



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 8, 2014
File: RZ 13-647246

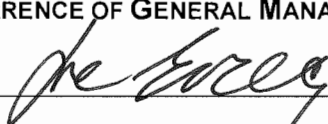
Re: Application by Yamamoto Architecture Inc. for Rezoning at 9611, 9631 and 9651 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) – North McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, for the rezoning of 9611, 9631 and 9651 Blundell Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)”, be introduced and given first reading.


Wayne Craig
Director of Development

WC:el
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9611, 9631 and 9651 Blundell Road (Attachment 1) from “Single Detached (RS1/F)” zone to “Town Housing (ZT60) – North McLennan (City Centre)” zone in order to permit the development of 14 two- and three-storey townhouse units.

Project Description

The three (3) properties, with a total combined frontage of 72.39 m along Blundell Road, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Bridge Street; with a pedestrian access proposed from Blundell Road. The amenity area will be situated in a central open courtyard. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: A 32-unit townhouse development on a site zoned “Town Housing (ZT50) – South McLennan (City Centre)”

To the East: A 25-unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”

To the South: Across Blundell Road, a 6-unit townhouse development on a site zoned “Low Density Townhouses (RTL1)” and single-family homes on lots zoned “Single Detached (RS1/C)” fronting on Aspin Drive.

To the West: Across Bridge Street, a 22-unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood C2” (clusters of predominantly single-family, duplex, and triplex units) with a base density of 0.55 FAR and 3 storeys maximum building height. The applicant is proposing a density of 0.65 FAR, above the base density of 0.55 FAR as indicated in the OCP. The proposed development would comply with the land use designation.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$38,342.30.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$14,761.79.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Staff CommentsTree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has agreed with the recommendations that all onsite trees should be removed based on the health and general condition of the trees. A Tree Management Plan can be found in Attachment 5.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 29 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site, consistent with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant through Development Permit to fine-tune the configuration and design of the outdoor amenity space.

Access and Parking

Vehicle access is proposed on Bridge Street. All units will have two (2) vehicle parking spaces. Tandem parking arrangement is permitted under "Town Housing (ZT60) – North McLennan (City Centre)" zone and 14 tandem parking spaces (in 7 of the 14 units) are proposed. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works along both Blundell Road and Bridge Street; discharge the existing 3.0 m sanitary SRW LMP39900 across the Blundell frontage, and register a new 4.5m sanitary SRW from the new property line; and consolidate the three (3) lots into one (1) development parcel and dedicate a 0.39 m wide road across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street. All works are at the Owners sole cost; no DCC Credits apply. Prior to issuance of a Building Permit, the developer is also required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs. The list of rezoning considerations is included as Attachment 6, which has been agreed to by the applicants (signed concurrence on file).

Analysis

Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential land use designation, in terms of land use and character.

Town Housing (ZT60) – North McLennan (City Centre) – Project Density

The proposed rezoning to “Town Housing (ZT60) – North McLennan (City Centre)” would allow a maximum density of 0.65, consistent with the General Urban (T4) designation under the CCAP. This density would be in keeping with the range of density of other projects in the area. The increased density is supported by staff, because of the following contributions:

- road dedication along Blundell Road;
- frontage improvements along Blundell Road including a new 1.5 m wide concrete sidewalk and a 1.5 m wide grass and treed boulevard, as well as storm sewer upgrades;
- frontage improvements along Bridge Street including widening the pavement along the entire development frontage to 11.2 m wide; construction of a new 1.75 m wide concrete sidewalk and a minimum 1.5 m wide grass and treed boulevard;
- voluntary contribution of \$38,342.30 to the City’s Affordable Housing Reserve Fund and \$14,761.79 to the City’s Public Art fund.
- voluntary contribution of \$25,000 to the City’s Parks Development fund for park related improvements in the immediate area; and
- reduction of lot coverage of Buildings from 40% to 35.6% to provide additional open space, as per guidelines.

Built Form and Architectural Character

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000 as well as the Development Permit Guidelines under the McLennan South Sub-Area Plan.
- Refinement of the proposed building form and architectural character to differentiate the proposed development from adjacent existing developments.
- Review of the 3rd storey roof form to reduce visual massing along the streetscape.
- Configuration and massing of the cluster along the rear property line to improve sunlight penetration to the neighbouring private backyards.
- Review of a sustainability strategy for the development proposal.

- Review of opportunity to provide aging-in-place features in all units and at least one (1) convertible unit.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

None.

Conclusion

The proposed 14 unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9200 be introduced and given first reading.



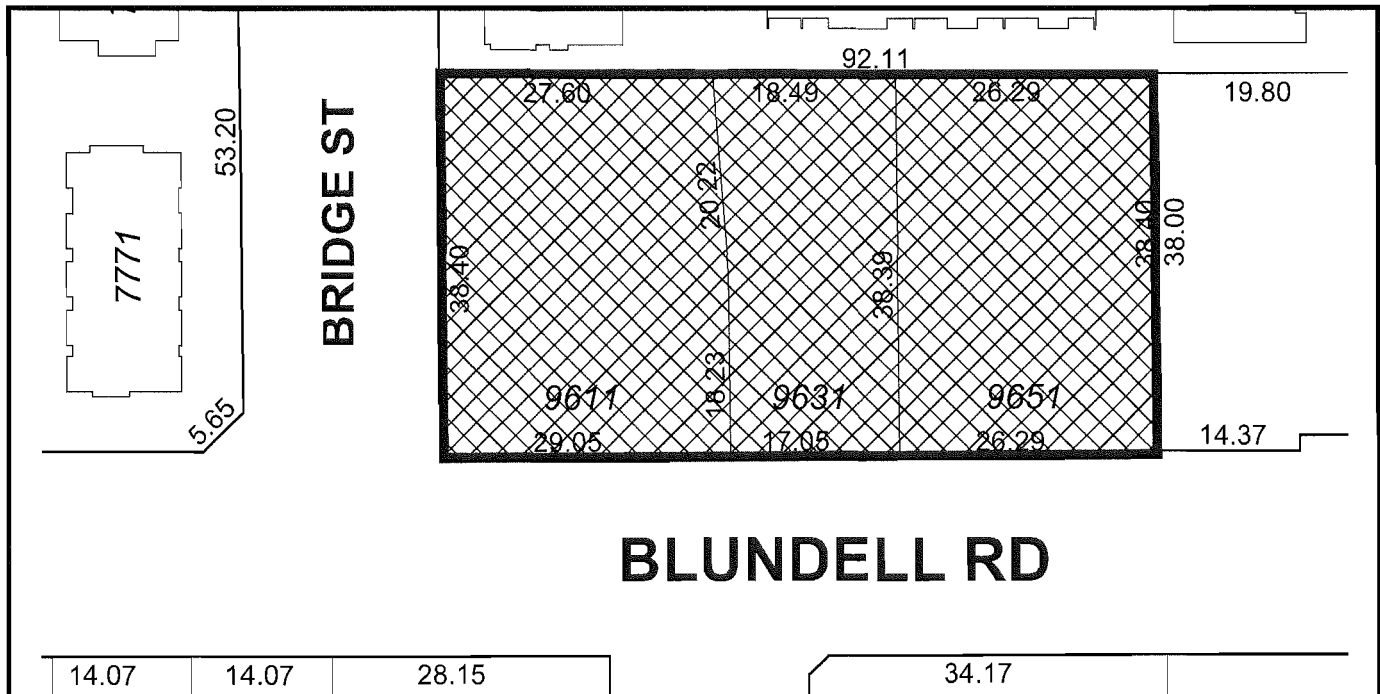
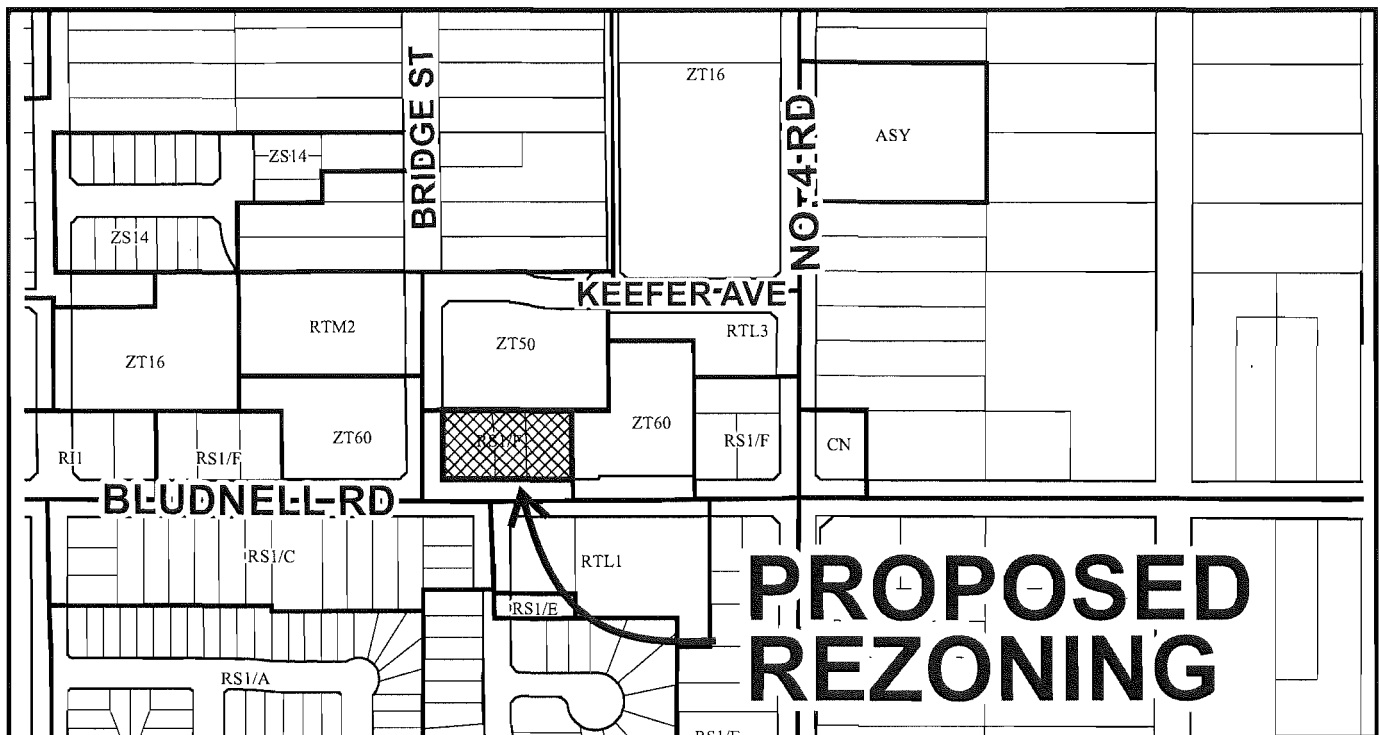
Edwin Lee
Planner 1

EL:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Plan
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-647246

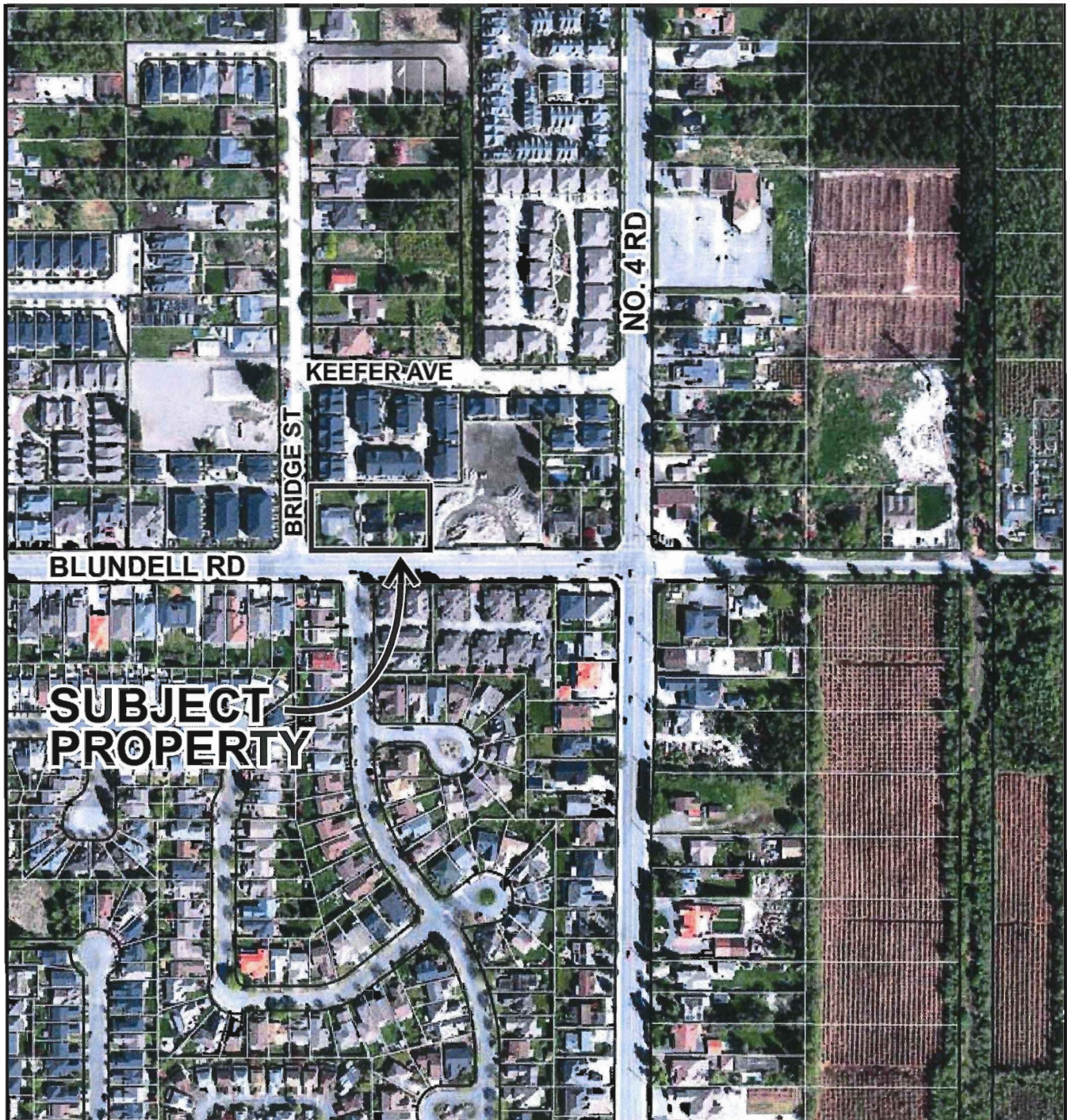
Original Date: 12/04/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

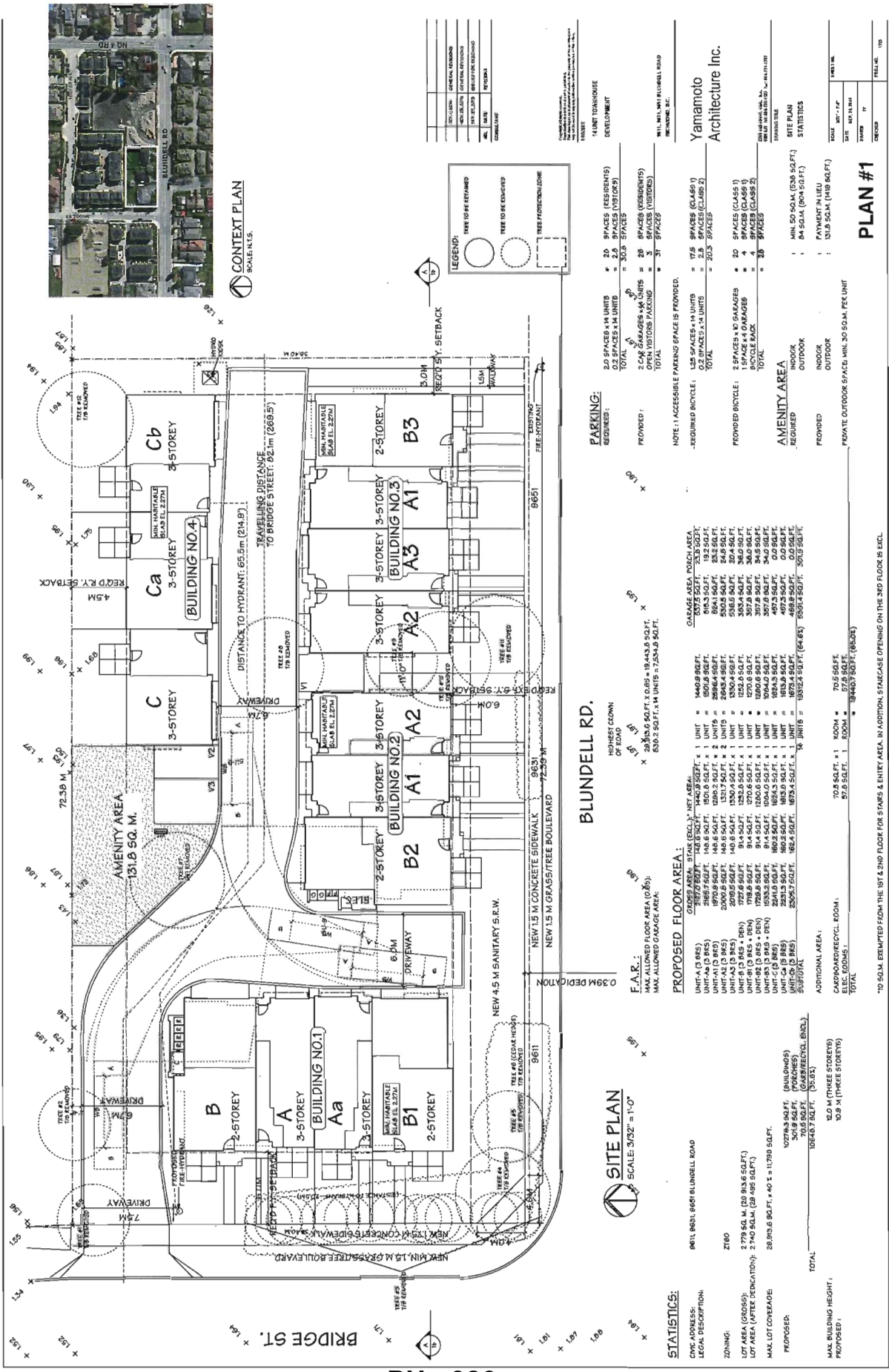


RZ 13-647246

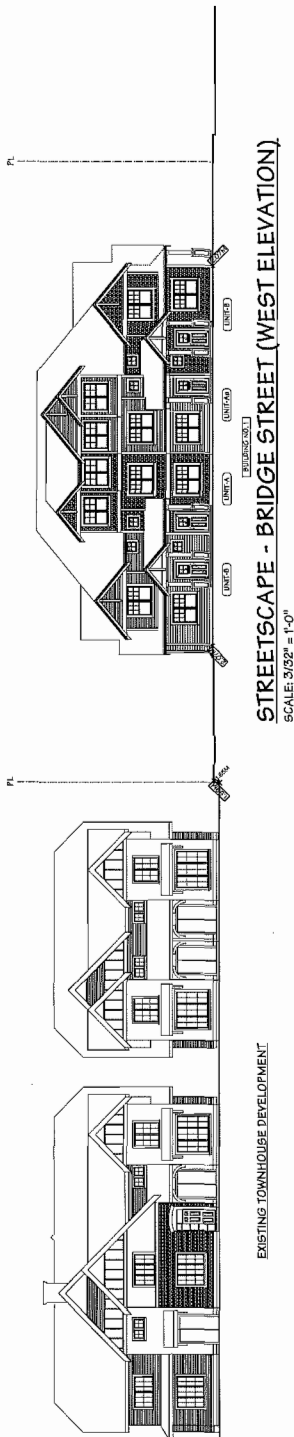
Original Date:10/07/13

Revision Date:

Note: Dimensions are in METRES

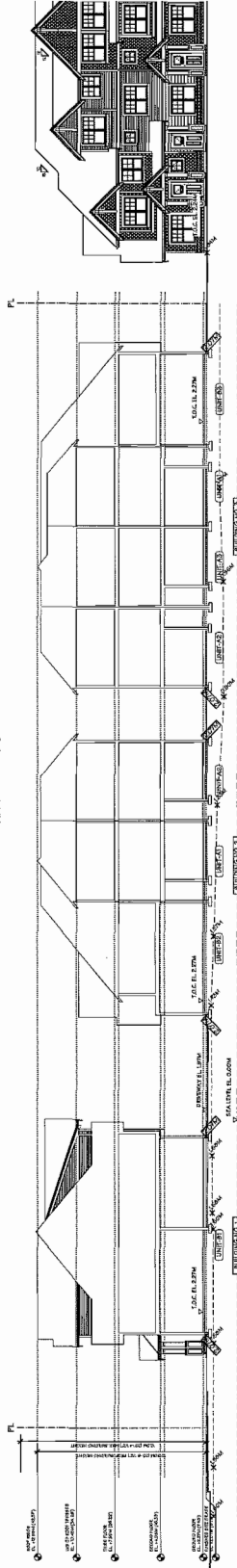






STREETSCAPE - BRIDGE STREET (WEST ELEVATION)

SCALE: 3/32" = 1'-0"



SITE SECTION - A

SCALE: 3/32" = 1'-0"

[illegible]

PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

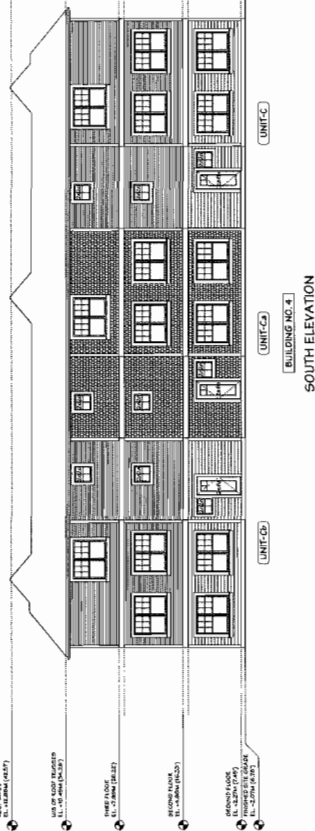
9511, 9531, 9551 BLUMHILL ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

255 Washington, N.W., D.C.
TEL: 415 398-7372 FAX: 415-398-7377

ISSUANCE	ISSUED	SHEET NO.
DATE	SEP. 24, 2013	
FOR	BY	
CHECKED		PRG. NO. 1125

PLAN #1b



DATE	BY	REVISION
10/1/14	YAMAMOTO	1. INITIAL DESIGN
10/1/14	YAMAMOTO	2. REVISED DESIGN
10/1/14	YAMAMOTO	3. REVISED DESIGN
10/1/14	YAMAMOTO	4. REVISED DESIGN
10/1/14	YAMAMOTO	5. REVISED DESIGN
10/1/14	YAMAMOTO	6. REVISED DESIGN
10/1/14	YAMAMOTO	7. REVISED DESIGN
10/1/14	YAMAMOTO	8. REVISED DESIGN
10/1/14	YAMAMOTO	9. REVISED DESIGN
10/1/14	YAMAMOTO	10. REVISED DESIGN
10/1/14	YAMAMOTO	11. REVISED DESIGN
10/1/14	YAMAMOTO	12. REVISED DESIGN
10/1/14	YAMAMOTO	13. REVISED DESIGN
10/1/14	YAMAMOTO	14. REVISED DESIGN
10/1/14	YAMAMOTO	15. REVISED DESIGN
10/1/14	YAMAMOTO	16. REVISED DESIGN
10/1/14	YAMAMOTO	17. REVISED DESIGN
10/1/14	YAMAMOTO	18. REVISED DESIGN
10/1/14	YAMAMOTO	19. REVISED DESIGN
10/1/14	YAMAMOTO	20. REVISED DESIGN
10/1/14	YAMAMOTO	21. REVISED DESIGN
10/1/14	YAMAMOTO	22. REVISED DESIGN
10/1/14	YAMAMOTO	23. REVISED DESIGN
10/1/14	YAMAMOTO	24. REVISED DESIGN
10/1/14	YAMAMOTO	25. REVISED DESIGN
10/1/14	YAMAMOTO	26. REVISED DESIGN
10/1/14	YAMAMOTO	27. REVISED DESIGN
10/1/14	YAMAMOTO	28. REVISED DESIGN
10/1/14	YAMAMOTO	29. REVISED DESIGN
10/1/14	YAMAMOTO	30. REVISED DESIGN
10/1/14	YAMAMOTO	31. REVISED DESIGN
10/1/14	YAMAMOTO	32. REVISED DESIGN
10/1/14	YAMAMOTO	33. REVISED DESIGN
10/1/14	YAMAMOTO	34. REVISED DESIGN
10/1/14	YAMAMOTO	35. REVISED DESIGN
10/1/14	YAMAMOTO	36. REVISED DESIGN
10/1/14	YAMAMOTO	37. REVISED DESIGN
10/1/14	YAMAMOTO	38. REVISED DESIGN
10/1/14	YAMAMOTO	39. REVISED DESIGN
10/1/14	YAMAMOTO	40. REVISED DESIGN
10/1/14	YAMAMOTO	41. REVISED DESIGN
10/1/14	YAMAMOTO	42. REVISED DESIGN
10/1/14	YAMAMOTO	43. REVISED DESIGN
10/1/14	YAMAMOTO	44. REVISED DESIGN
10/1/14	YAMAMOTO	45. REVISED DESIGN
10/1/14	YAMAMOTO	46. REVISED DESIGN
10/1/14	YAMAMOTO	47. REVISED DESIGN
10/1/14	YAMAMOTO	48. REVISED DESIGN
10/1/14	YAMAMOTO	49. REVISED DESIGN
10/1/14	YAMAMOTO	50. REVISED DESIGN
10/1/14	YAMAMOTO	51. REVISED DESIGN
10/1/14	YAMAMOTO	52. REVISED DESIGN
10/1/14	YAMAMOTO	53. REVISED DESIGN
10/1/14	YAMAMOTO	54. REVISED DESIGN
10/1/14	YAMAMOTO	55. REVISED DESIGN
10/1/14	YAMAMOTO	56. REVISED DESIGN
10/1/14	YAMAMOTO	57. REVISED DESIGN
10/1/14	YAMAMOTO	58. REVISED DESIGN
10/1/14	YAMAMOTO	59. REVISED DESIGN
10/1/14	YAMAMOTO	60. REVISED DESIGN
10/1/14	YAMAMOTO	61. REVISED DESIGN
10/1/14	YAMAMOTO	62. REVISED DESIGN
10/1/14	YAMAMOTO	63. REVISED DESIGN
10/1/14	YAMAMOTO	64. REVISED DESIGN
10/1/14	YAMAMOTO	65. REVISED DESIGN
10/1/14	YAMAMOTO	66. REVISED DESIGN
10/1/14	YAMAMOTO	67. REVISED DESIGN
10/1/14	YAMAMOTO	68. REVISED DESIGN
10/1/14	YAMAMOTO	69. REVISED DESIGN
10/1/14	YAMAMOTO	70. REVISED DESIGN
10/1/14	YAMAMOTO	71. REVISED DESIGN
10/1/14	YAMAMOTO	72. REVISED DESIGN
10/1/14	YAMAMOTO	73. REVISED DESIGN
10/1/14	YAMAMOTO	74. REVISED DESIGN
10/1/14	YAMAMOTO	75. REVISED DESIGN
10/1/14	YAMAMOTO	76. REVISED DESIGN
10/1/14	YAMAMOTO	77. REVISED DESIGN
10/1/14	YAMAMOTO	78. REVISED DESIGN
10/1/14	YAMAMOTO	79. REVISED DESIGN
10/1/14	YAMAMOTO	80. REVISED DESIGN
10/1/14	YAMAMOTO	81. REVISED DESIGN
10/1/14	YAMAMOTO	82. REVISED DESIGN
10/1/14	YAMAMOTO	83. REVISED DESIGN
10/1/14	YAMAMOTO	84. REVISED DESIGN
10/1/14	YAMAMOTO	85. REVISED DESIGN
10/1/14	YAMAMOTO	86. REVISED DESIGN
10/1/14	YAMAMOTO	87. REVISED DESIGN
10/1/14	YAMAMOTO	88. REVISED DESIGN
10/1/14	YAMAMOTO	89. REVISED DESIGN
10/1/14	YAMAMOTO	90. REVISED DESIGN
10/1/14	YAMAMOTO	91. REVISED DESIGN
10/1/14	YAMAMOTO	92. REVISED DESIGN
10/1/14	YAMAMOTO	93. REVISED DESIGN
10/1/14	YAMAMOTO	94. REVISED DESIGN
10/1/14	YAMAMOTO	95. REVISED DESIGN
10/1/14	YAMAMOTO	96. REVISED DESIGN
10/1/14	YAMAMOTO	97. REVISED DESIGN
10/1/14	YAMAMOTO	98. REVISED DESIGN
10/1/14	YAMAMOTO	99. REVISED DESIGN
10/1/14	YAMAMOTO	100. REVISED DESIGN

PROJECT
14 UNIT TOWNHOUSE
DEVELOPMENT

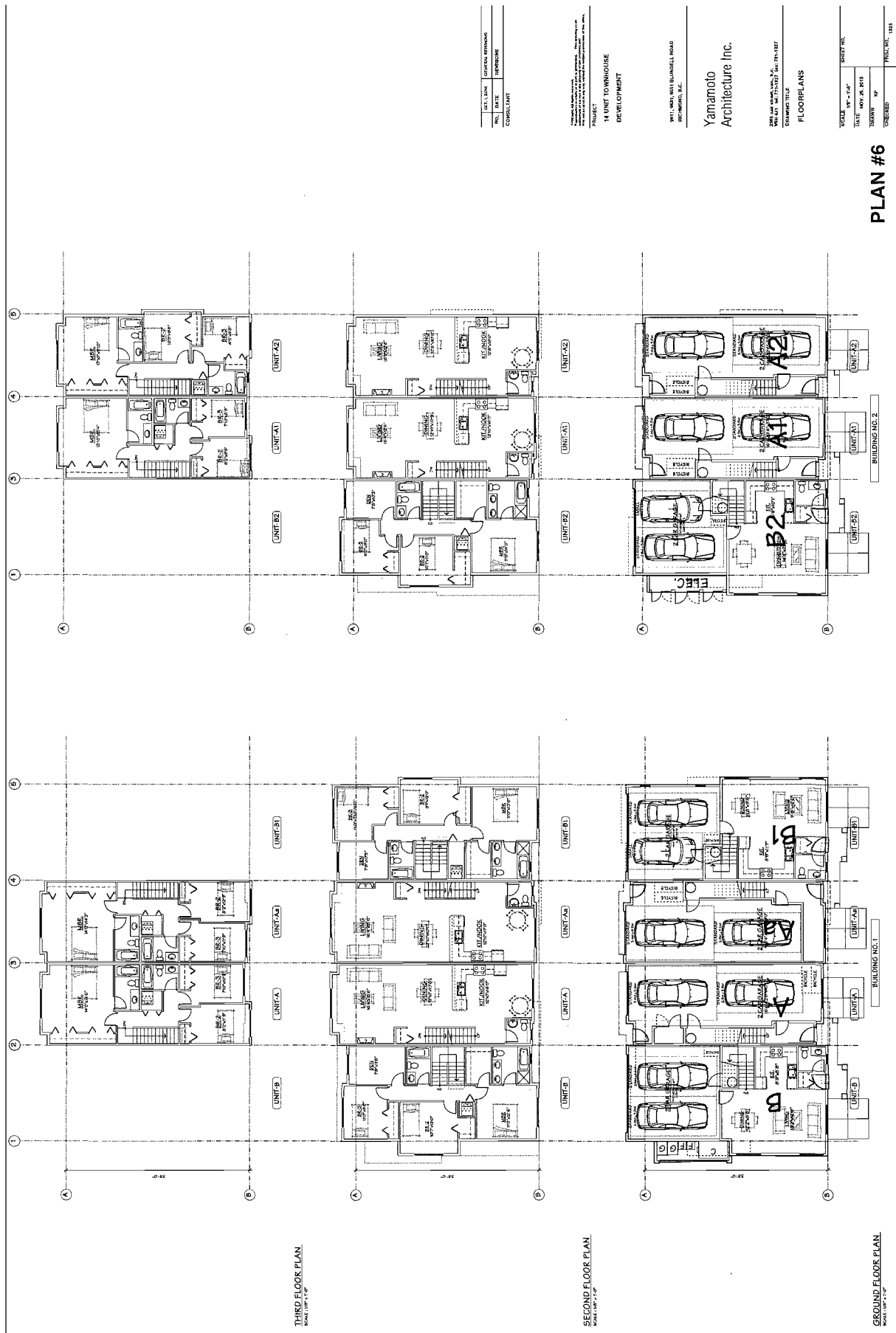
1411 WEST 10TH STREET, SUITE 100
DENVER, CO 80202

Yamamoto
Architecture Inc.

DATE: 10/1/14
BY: YAMAMOTO
CHECKED: YAMAMOTO
ELEVATIONS

SCALE	SHEET NO.
1/4" = 1'-0"	101
DATE	BY
10/1/14	YAMAMOTO
CHECKED	DATE
YAMAMOTO	10/1/14

PLAN #5



REAL



NO	DATE	SESSION DESCRIPTION	QTY	UNIT PRICE	TOTAL
1	10/10/2023	10/10/2023	1	10.00	10.00
2	10/10/2023	10/10/2023	1	10.00	10.00
3	10/10/2023	10/10/2023	1	10.00	10.00
4	10/10/2023	10/10/2023	1	10.00	10.00
5	10/10/2023	10/10/2023	1	10.00	10.00
6	10/10/2023	10/10/2023	1	10.00	10.00
7	10/10/2023	10/10/2023	1	10.00	10.00
8	10/10/2023	10/10/2023	1	10.00	10.00
9	10/10/2023	10/10/2023	1	10.00	10.00
10	10/10/2023	10/10/2023	1	10.00	10.00
11	10/10/2023	10/10/2023	1	10.00	10.00
12	10/10/2023	10/10/2023	1	10.00	10.00
13	10/10/2023	10/10/2023	1	10.00	10.00
14	10/10/2023	10/10/2023	1	10.00	10.00
15	10/10/2023	10/10/2023	1	10.00	10.00
16	10/10/2023	10/10/2023	1	10.00	10.00
17	10/10/2023	10/10/2023	1	10.00	10.00
18	10/10/2023	10/10/2023	1	10.00	10.00
19	10/10/2023	10/10/2023	1	10.00	10.00
20	10/10/2023	10/10/2023	1	10.00	10.00
21	10/10/2023	10/10/2023	1	10.00	10.00
22	10/10/2023	10/10/2023	1	10.00	10.00
23	10/10/2023	10/10/2023	1	10.00	10.00
24	10/10/2023	10/10/2023	1	10.00	10.00
25	10/10/2023	10/10/2023	1	10.00	10.00
26	10/10/2023	10/10/2023	1	10.00	10.00
27	10/10/2023	10/10/2023	1	10.00	10.00
28	10/10/2023	10/10/2023	1	10.00	10.00
29	10/10/2023	10/10/2023	1	10.00	10.00
30	10/10/2023	10/10/2023	1	10.00	10.00
31	10/10/2023	10/10/2023	1	10.00	10.00
32	10/10/2023	10/10/2023	1	10.00	10.00
33	10/10/2023	10/10/2023	1	10.00	10.00
34	10/10/2023	10/10/2023	1	10.00	10.00
35	10/10/2023	10/10/2023	1	10.00	10.00
36	10/10/2023	10/10/2023	1	10.00	10.00
37	10/10/2023	10/10/2023	1	10.00	10.00
38	10/10/2023	10/10/2023	1	10.00	10.00
39	10/10/2023	10/10/2023	1	10.00	10.00
40	10/10/2023	10/10/2023	1	10.00	10.00
41	10/10/2023	10/10/2023	1	10.00	10.00
42	10/10/2023	10/10/2023	1	10.00	10.00
43	10/10/2023	10/10/2023	1	10.00	10.00
44	10/10/2023	10/10/2023	1	10.00	10.00
45	10/10/2023	10/10/2023	1	10.00	10.00
46	10/10/2023	10/10/2023	1	10.00	10.00
47	10/10/2023	10/10/2023	1	10.00	10.00
48	10/10/2023	10/10/2023	1	10.00	10.00
49	10/10/2023	10/10/2023	1	10.00	10.00
50	10/10/2023	10/10/2023	1	10.00	10.00

CLIENT:
BLACKEN INVESTMENTS INC.

PROJECT.

**14 UNIT TOWNHOUSE
DEVELOPMENT**
6611, 9631, 9651 BLUNDELL ROAD
RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

LANDSCAPE
PLAN

DATE: March 28, 2014 DRAWING NUMBER:

DATE: August 23, 2014

TIME: 3:03 PM

SALE
SHEPHERD
17

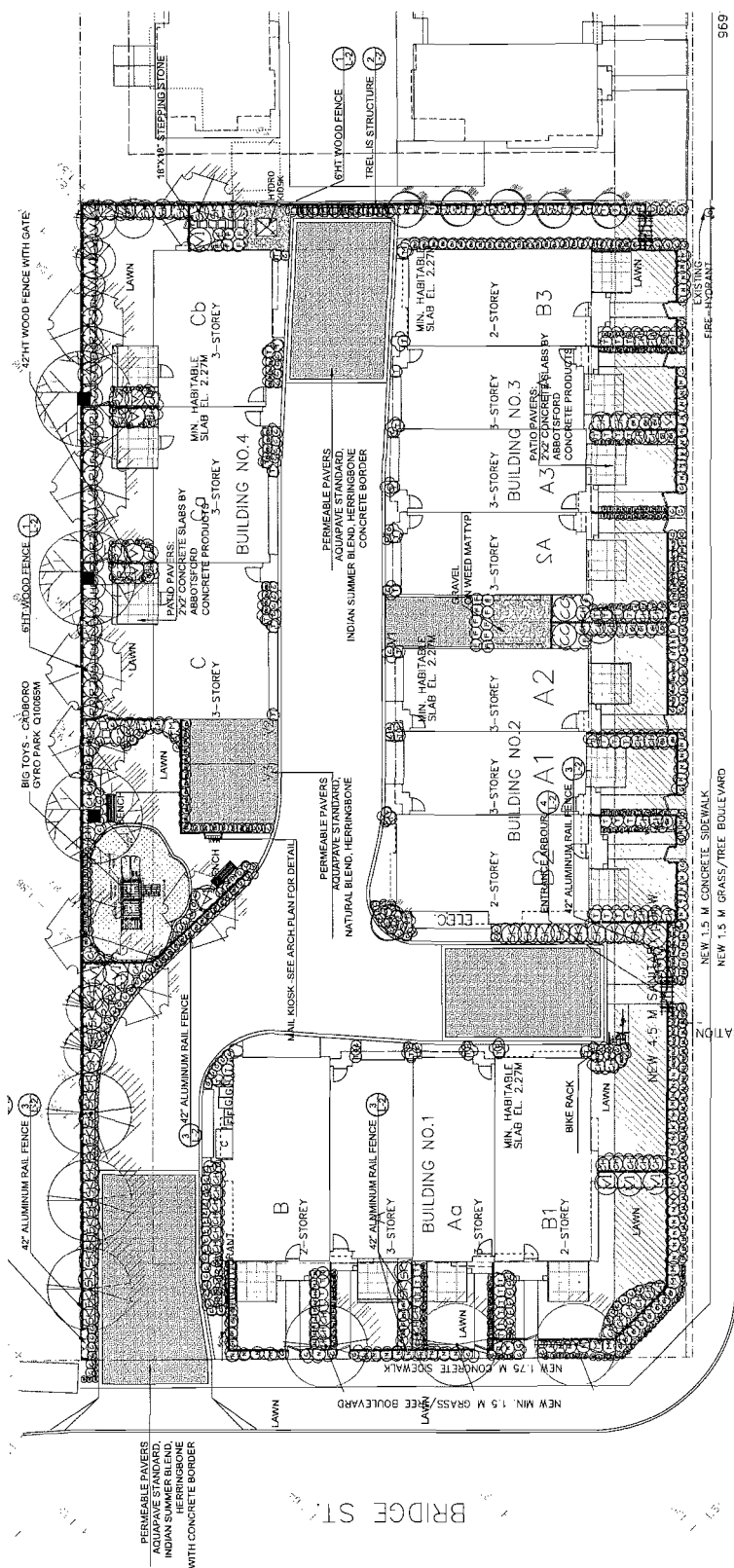
11

DATE: 01/11/2011

TIME: 01:11

OF 1

16-010

[illegible][illegible]


RZ 13-647246
Attachment 3

Address: 9611, 9631 and 9651 Blundell Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): South McLennan Sub-Area (City Centre)

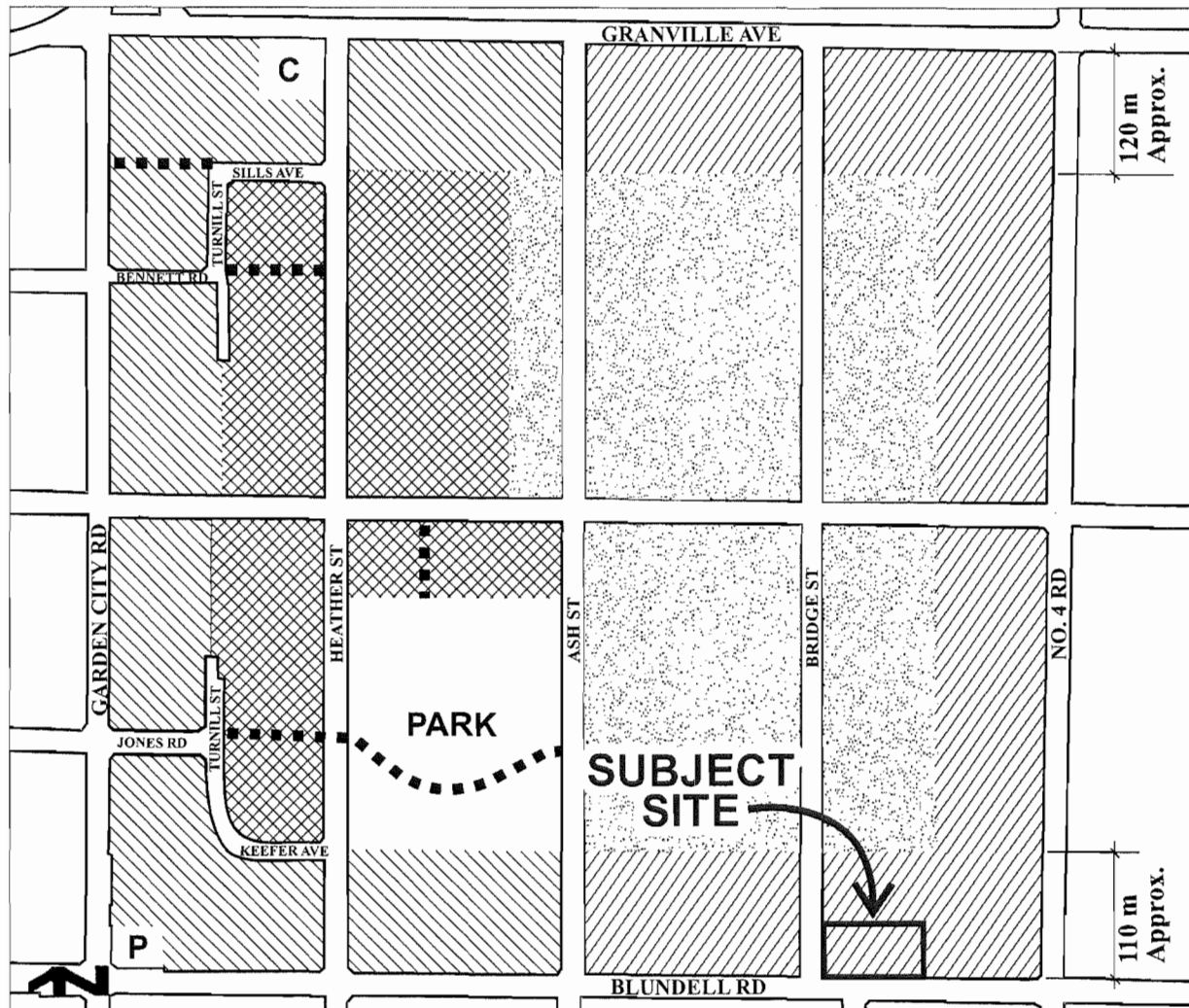
	Existing	Proposed
Owner:	0884100 B.C. Ltd.	To be determined
Site Size (m²):	2,779 m ²	2,740 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	3	14
Other Designations:	N/A	No Change


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35.6%	none
Setback – Front Yard (Bridge Street) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard (Blundell Road) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – Rear Yard (East) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) & 0.2 (V) per unit	2 (R) & 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	23	31	none
Tandem Parking Spaces:	Allowed	14	none


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 14 units = 84 m ²	131.8 m ²	none


Other: Tree replacement compensation required for removal of bylaw-sized trees.


Land Use Map
McLennan South Sub-Area



 **Residential, Townhouse up to 3 storeys** over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

 **Residential, 2 ½ storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

 **Residential, Historic** Single-Family, **2 ½ storeys** maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Copyright 2018. This drawing is the property of the owner and is not to be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
P.C.
1400 S. 10TH AVE.
SUITE 200
RICHMOND, VA 23261
TEL: (804) 781-1111
WWW.PMGVA.COM

10/18



NO.	DATE	REVISION DESCRIPTION	BY
1	10/18/18	ISSUED FOR PERMIT	DK
2	10/18/18	ISSUED FOR PERMIT	DK

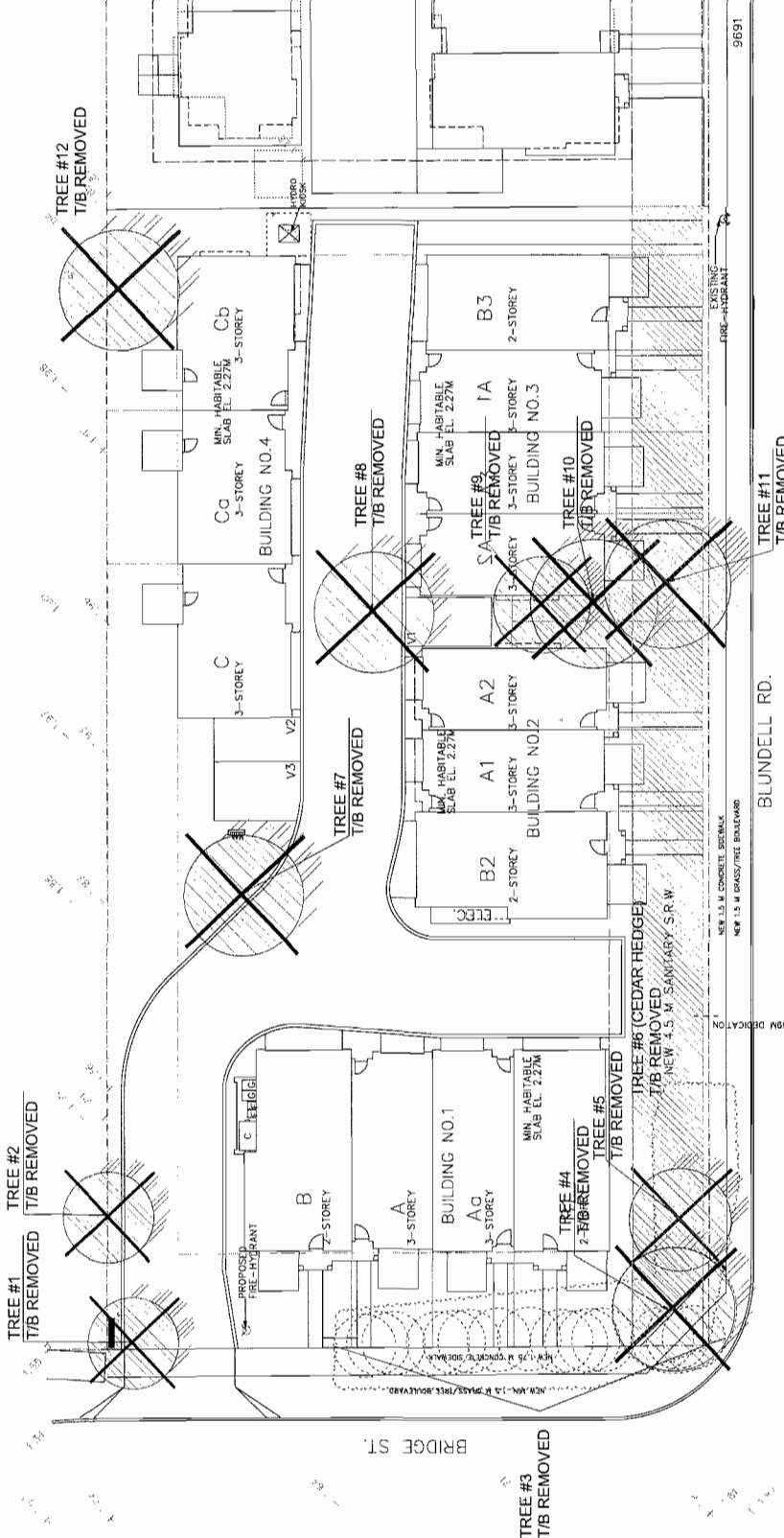
CLIENT: INVESTMENTS INC.
PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT

PROJECT:
14 UNIT TOWNHOUSE
DEVELOPMENT
9513, 9533, 9553 BLUNDELL ROAD
RICHMOND, VA
WITH: MAMMOTO ARCHITECTURE, INC.

EXAMINING TITLE:
TREE MANAGEMENT
PLAN

DATE: 10/18/18
SCALE: 3/32" = 1'-0"
DRAWN: JDO
DESIGNED: JDO
CHECKED: JDO
PROJECT NUMBER: 14-014

10/18/18



Suitable Replacement Trees	
Common Name	Botanical Name
ACER PALMATUS BLOODGOOD	RED JAPANESE MAPLE
FRAXINUS AMERICANA AUTUMN APPLAUSE	AUTUMN APPLAUSE ASH
PRUNUS SP.	SERBIAN SPRUCE
PRUNUS SP.	SWEDISH COLUMBIAN ASPEN
STYRAX JAPONICUS ROSEAN	JAPANESE SNOWBELL

Table of Trees	
Tree No.	Species
Common Name	Botanical Name
DBH (cm)	CRZ radius (m)
No.1	Betula sp.
No.2	Betula sp.
No.3	Thuja sp.
No.4	Cedrus deodara
No.5	Alnus rubra
No.6	Thuja sp.
No.7	Prunus sp.
No.8	Prunus sp.
No.9	Rhododendron
No.10	Cherry
No.11	Hazelnut
No.12	Cherry



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9611, 9631 and 9651 Blundell Road

File No.: RZ 13-647246

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedicate approximately 0.39m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire Blundell Road frontage, including a 4m x 4m corner cut at Bridge Street.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking areas into habitable space.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$38,342.30) to the City's affordable housing fund.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$14,761.79) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 to the City's Parks Development Fund.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of \$9,000.00 to ensure the replacement planting will be provided.
2. Enter into a Servicing Agreement* for the design and construction of the design and construction of frontage improvements. Works include, but may not be limited to:
 - a) Blundell Road Frontage Improvements:
 - i. Construct a new 1.5 m wide concrete sidewalk next to the new property line and a 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.

- ii. The existing driveways to provide access to 9611/9631/9651 Blundell Road are to be closed. Remove the existing driveway letdowns and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
 - iii. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
 - iv. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
 - v. The design should match works done via SA11-596153 (9733 Blundell Road).
- b) Bridge Street Frontage Improvements:
- i. Widen Bridge Street along the entire development frontage to provide an 11.2 m wide pavement (measuring from the curb on the west side of the road).
 - ii. Construct a new 1.75 m wide concrete sidewalk next to the property line and a minimum 1.5 m wide grass/treed boulevard between the curb and the new sidewalk. Note that the minimum 1.5 m wide boulevard is exclusive of the 0.15 m wide top of curb.
 - iii. The existing driveway at the Bridge Street development frontage is to be closed. Remove the existing driveway letdown and replace with barrier curb and gutter, grass/treed boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as a result of the driveway closures in addition to other required frontage improvements.
 - iv. Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
 - v. Consult Engineering on lighting and underground utility requirements as part of the frontage works.
 - vi. The design should match works done via SA07- 358208 (9688 Keefer Street).
- c) Sanitary
- i. Site service is to connect to existing manhole SMH7562, located along east property line of the development site (9651 Blundell Road).
 - ii. If the site requires pre-loading, it cannot encroach onto the existing City rights-of-way along Blundell Road.
 - iii. Existing 3.0m SRW LMP39900 along the entire frontage of Blundell Road is to be discharged and replaced with a 4.5m SRW along the entire Blundell Road frontage; new SRW agreement to include wording to permit the encroachment of non-permanent structures (stairs, fences, etc.).
- d) Storm
- i. The Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to existing manhole STMH1299 (Bridge Street) with a length of approximately 76 m must be upgraded to a minimum 600 mm by the developer, as per City requirements. Existing manhole STMH1299 (Bridge Street) and STMH1440 (Aspin Drive) will need to be replaced and existing storm sewers and services will need to be re-connected.
- e) Water
- i. In order to accommodate the required storm upgrade, the developer is required to replace the existing 300mm asbestos cement watermain along the Blundell Road frontage from the east property line of the development site (9651 Blundell Road) to Bridge Street; the replacement is to be installed at a new offset (refer to SA 11-596153).
 - ii. An additional hydrant is required on Blundell Rd to achieve 75m (min.) spacing for multi-family areas.
- f) Other
- i. The developer is responsible for the installation of pre-ducting for private utilities along Bridge Street and Blundell Road frontage. The developer must contact Private Utility Companies to determine what equipment will be required (vistas, kiosks, transformers, etc.) and where it can be located; the City will not permit such equipment to be located in the City road dedication or rights-of-way. The developer is encouraged to investigate whether it can be located within the building, so that it is not visible from the fronting streets.

3. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
4. Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Incorporation of accessibility, CPTED, and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
7. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9200 (RZ 13-647246)
9611, 9631 and 9651 Blundell Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)"**.

P.I.D. 003-089-410

Lot 76 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

P.I.D. 003-612-805

Lot 77 Section 15 Block 4 North Range 6 West New Westminster District Plan 47089

P.I.D. 003-971-481

East Half Lot 10 Except: Part Subdivided by Plan 36473, Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9200"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

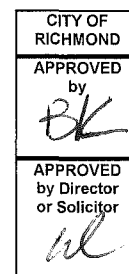
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 17 2014



MAYOR

CORPORATE OFFICER