



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

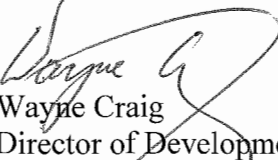
Date: April 14, 2015

File: RZ 14-669511

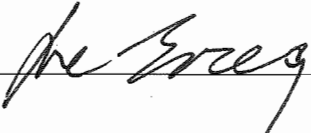
Re: Application by Yamamoto Architecture Inc. for Rezoning at 9560 Alexandra Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9240, for the rezoning of 9560 Alexandra Road from "'Single Detached (RS1/F)" " to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:dcb

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to rezone 9560 Alexandra Road from “Single-Detached (RS1/F)” to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in order to construct 20 three storey townhouse units.

A location map and an aerial photo are provided in Attachment 1. A proposed site plan and preliminary landscape plan are provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is in Attachment 3.

Surrounding Development

To the North: Properties immediately north of the subject site (i.e. 9491 to 9591 Alexandra Road) are part of a rezoning application (RZ 12-598506) by 0731649 BC Ltd. which proposes to develop 280 units in a 4 storey wood frame apartment building. The application seeks to rezone the site from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to a Site Specific Zone. This application is currently in being reviewed by staff.

To the East: Six lots (9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road) under an application for Rezoning (13-649999) from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in order to develop approximately 96 three storey townhomes on the assembled site. This application was granted third reading at the July 21, 2014 Public Hearing.

To the South: Alderbridge Way and the Garden City lands to the south of that. The 55 hectare (136.5 acres) Garden City lands are zoned “Agriculture (AG1)”.

To the West: To the immediate west, 9540 Alexandra Road is currently zoned “Single Detached (RS1/F)”. This property is designated as Park under the Alexandra Neighbourhood Land Use Plan but is currently privately owned. Immediately to the west of 9540 Alexandra Road is a narrow park strip (zoned “School and Institutional Use (SI)”) owned by the City.

Related Policies & Studies

Official Community Plan - West Cambie Area Plan

The site is designated “Neighbourhood Residential” in the Official Community Plan (OCP) and townhouses in the West Cambie Area Plan with a maximum density of 0.65 FAR with potential density bonus to a maximum of 0.75 FAR with the provision of built affordable housing. The proposal is consistent with this designation at 0.65 FAR and provides a cash contribution to the affordable housing fund. The West Cambie Area Plan is shown in Attachment 4.

Aircraft Noise Policy

The subject property is located within Area 2 of the Aircraft Noise Sensitive Development (ANSND) Policy Areas, which allows all aircraft noise sensitive land uses except new single family. The proposed townhouse development conforms to this policy. The Rezoning Considerations include provisions for the registration of a restrictive covenant related to aircraft noise.

Flood Management

The proposed development will meet the flood proofing requirements of the Flood Plain Designation and Protection Bylaw No. 8104. Registration of a flood indemnity covenant on title is required prior to final adoption of the Rezoning Bylaw.

Energy Efficiency

This project will be required to achieve an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating. Registration of legal agreements on title ensuring these requirements will be addressed prior to Bylaw adoption is included in the Rezoning Considerations.

Public Consultation

Development information signage has been installed on the subject site. No telephone or written enquiries have been received to time of writing.

AnalysisPreliminary Architectural and Landscape Plans

The intent of the rezoning application is to allow development of a 20 unit townhouse development arranged in four buildings. The townhouse units are proposed to be 3 storeys high and each unit will have 3 bedrooms providing the ability to accommodate families. The site will include a 133.78 m² (1,440 ft²) outdoor amenity space with play equipment and landscaping.

Conceptual development plans are provided in Attachment 2.

Site Servicing and Vehicle Access

No significant concerns have been identified through the technical review. Key elements of the required off-site works will include replacement of the watermain along the site's frontage, upgrading of sanitary and storm sewers in the vicinity of the site, undergrounding of private utilities, road improvements along Alexandra Road and walkway upgrades along Alderbridge Way. These elements will be addressed through a forth coming Servicing Agreement to be executed prior to final adoption of the Rezoning Bylaw.

Registration of a covenant to ensure that only emergency vehicles can access the site from Alderbridge Way is required prior to final adoption of the Rezoning Bylaw. Removable bollards or an equivalent barrier system will be required at the emergency access through the forth coming Development Permit. Registration of a Statutory Right of Way (SRW) is also required to ensure that emergency vehicles will have access through the site and the ability to connect to the neighbouring property if necessary. Registration on title of this SRW is required prior to final adoption of the Rezoning Bylaw.

To facilitate an uninterrupted 20 m (19.7 ft) wide greenway at the northern end of the property, a Statutory Right of Way (SRW) has been secured over the adjacent property (9580-9680 Alexandra Road) to provide access to the subject property. Way finding signage has also been secured to facilitate locating the future dwellings on the subject site.

A road dedication is required to accommodate the installation of a new 3.3 m (10.8 ft) wide public sidewalk with pedestrian scale lighting and a 1.5 m (4.9 ft) wide treed boulevard along Alderbridge Way between the subject property's eastern property boundary and May Drive. New pedestrian lighting will also be required along this same area.

West Cambie – Alexandra Amenity Contributions

The site is subject to the “West Cambie-Alexandra Interim Amenity Guidelines Policy 5044” for voluntary developer contributions toward affordable housing, community and engineering planning costs, child care and City beautification for new developments in the Alexandra area.

The contributions for community and engineering planning costs (estimated at \$1,968.49), child care (estimated at \$16,872.77) and City beautification (estimated at \$16,872.77) will be finalized and collected at the prior to final adoption of the Rezoning. The City beautification contribution may be reduced from the rate established by Policy 5044 as a result of frontage improvements identified and bonded for through the Servicing Agreement that extend beyond the site's immediate frontage. These contributions are included in the Rezoning Considerations to be addressed prior to Bylaw adoption.

Parking

The preliminary site plan indicates that 40 regular parking spaces and 4 visitor parking spaces will be provided meeting the Zoning Bylaw requirements for a project of this size. The site plan also indicates that 24 (55%) of the 44 parking spaces will be in a tandem configuration as is permitted under the proposed ZT67 Zoning. Registration of a legal agreement on title is required prior to final adoption of the Rezoning Bylaw ensuring that the tandem stalls will not be used for habitable space and that each set of two tandem parking spaces shall be assigned for use by only one unit.

Affordable Housing

The proponent has opted to build to a maximum density of 0.65 FAR and provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund. The estimated Affordable Housing contribution for this project is approximately \$143,418.50 based on the plan submission. This contribution is included in the Rezoning Considerations to be addressed prior to Rezoning adoption.

Greenway Preservation

The proposal includes a 533.26 m² (5,740 ft²) treed greenway across the northern portion of the property that will be combined with adjacent greenways eventually running between Alderbridge Way and the interior of the Alexandra Neighbourhood. The greenway link is a key component previously identified in the Alexandra Neighbourhood Land Use Plan (Attachment 4).

A Statutory Right of Way is required to be registered on title prior to Bylaw adoption to preserve this 20 m (65.6 ft) wide greenway corridor. This area will be enhanced with native trees and shrubs. Parks staff will coordinate the greenway plan, vegetation selections, drainage and pedestrian linkages through the Servicing Agreements for the subject site and the adjacent development to the east (Am-Pri Developments 2012 Ltd at 9580-9680 Alexandra Road).

Tree Assessment Report

A Tree Retention Assessment report prepared by Arbortech Consulting (report dated July 21, 2014) indicates that 5 trees are located within the proposed greenway and recommends that these be retained. The report also identifies 20 bylaw sized trees not within the greenway. An additional 3 trees are located on a neighbouring property in proximity to the site.

The Arborist report recommends the removal the 20 bylaw sized trees. Both the consulting Arborist and the City's Tree Preservation Coordinator agree that the trees are in poor condition with structural defects, dying or are unsuitable for retention due to conflicts with the proposed site preparation and/or the proposed construction. Protection fencing will be required for the 3 off-site trees located on a neighbouring property.

A preliminary landscape plan has been included in the Rezoning submission. This plan will be refined through the Development Permit review. Forty four replacement trees are currently proposed for the 20 trees proposed to be removed exceeding the Official Community Plan requirements of 2 for 1 replacement. Submission of a tree security of \$40,000 and a letter agreeing not to remove any trees or understory vegetation within the existing Environmentally Sensitive Area until the Development Permit has been issued are included in the Rezoning Considerations to be addressed prior to Bylaw adoption.

The Rezoning Considerations include requirements that:

- No trees or understory vegetation is to be removed from the Environmentally Sensitive Area (ESA) until the Development Permit has been issued;
- Submission of a contract with a Qualified Environmental Professional to monitor removal and proper disposal of invasive species to prevent their spread;
- A requirement for a Qualified Environmental Professional (QEP) to undertake a pre-clearing bird nest survey and submit a summary of the findings and recommendations to the City prior to Building Permit issuance; and
- Submission of a contract with a certified Arborist for supervision of any works within the tree protection zone of any retained trees on-site including those within the greenway.

Environmentally Sensitive Area

Detailed environmental assessments of the subject site were undertaken by Stantec Consulting Ltd. (Biologist report dated August 23, 2013) as part of their review of a larger area involving six adjacent properties (9560 through 9680 Alexandra Road). This inventory has been refined and updated with a second assessment report (report dated March 24, 2015) by Stantec. Their assessment classifies the site into five different areas as shown on the map and accompanying table in Figure 1 below. Much of the north half of the subject site (polygon 5) has been altered by human activities and consequently has a lower environmental value. Slightly higher habitat value exists in the mixed forest area (two areas identified as polygon 4) but a higher presence of

invasive vegetation and the low habitat connectivity have resulted in an overall “low” environmental ranking in the assessment.

The majority of the southern half (polygons 1-3) of the subject site is characterized as Birch shrubland, and graminoid or shrub/graminoid meadows (grass and shrub meadows). While some vegetation diversity is evident, habitat connectivity is low and there is evidence of some invasive species in each area. Overall, the assessment rates these three areas as “low-moderate” or “low” in terms of their environmental habitat value

Invasive species noted in different areas of the site include Himalayan blackberry, Reed canarygrass, creeping buttercup, horse chestnut, English oak and European birch. Japanese knotweed has been observed on adjacent sites and may also be present on the subject site but was not noted in any significant quantities.

Figure 1: Environmental Ranking Summary Map and Table



Polygon Number	Community Type	Vegetation Diversity and Health	Wildlife Habitat Connectivity	Invasive Species Presence	Overall Rank
Polygon 1	Birch Shrubland	Moderate	Low	Low	Low-Moderate
Polygon 2	Graminoid Meadow	Low	Low	Low	Low
Polygon 3	Shrub/ Graminoid Meadow (grasses & Shrubs)	Moderate	Low	High	Low
Polygon 4	Mixed Forest	Moderate	Low	Moderate	Low
Polygon 5	Anthropogenic	Low	Low	High	Low

From: Stantec Consulting Ltd. Environmental Site Assessment For 9560 Alexandra Road, March 24, 2015.

Anticipated Environmental Compensation Package

Based on the findings of both the Environmental Assessment and the Arborist's report, the conceptual development plans for the site have incorporated a proposed compensation / enhancement plan that includes the following:

- The provision of a 20 m (65.6 ft) wide corridor running east-west across the frontage of the subject site that will merge with a similar greenway provision across the frontage of 9580 and 9600 Alexandra Road. This area will be enhanced with native trees and shrubs. Parks staff will coordinate the greenway plan, vegetation selections, drainage and pedestrian linkages through the Servicing Agreements for the subject site and the adjacent development to the east (Am-Pri Developments 2012 Ltd at 9580-9680 Alexandra Road).
- Provision of a minimum 4.0 m (13.12 ft) wide strip of native trees and shrubs within the 6 m (19.7 ft) wide setback at the southern end of the property adjacent to Alderbridge Way. Provision will be made to accommodate an emergency vehicle access only to the site.
- Infill tree planting will be sought along the centre median for a portion of Alderbridge Way with the intent of providing a year round visual screen to the subject site when viewed from the south. The applicant will work with Parks staff on an appropriate planting plan for the median through the Servicing Agreement.

A detailed landscape plan and an overall ESA balance sheet for the subject site will be developed and assessed through the Development Permit review. Based on the Arborist's report and the two Biologist's report of the existing vegetation on the site, staff's assessment is that the overall quality of the habitat will be significantly improved as a result of the proposed enhancements.

Public Art

The applicant has submitted a Public Art Plan checklist and is working with the Public Art Planner to address the City's Public Art Program Policy 8703. A voluntary contribution of \$22,215.81 to the City's public art fund is included in the Rezoning Considerations to be addressed prior to Bylaw adoption.

Development Permit Issues

Site plan and design elements that will be further defined through the Development Permit review include:

- Confirmation of the site plan in relation to the Zoning Schedule "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)" requirements, detailing of building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas;
- Details on the proposed ESA compensation/enhancement and submission of an acceptable long term maintenance plan;
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas;
- Submission of an Ener-Guide 82 assessment based on the building design;
- Resolving on-site garbage collection and ensuring that appropriate vehicle movement allowances are provided;
- Inclusion of the emergency vehicle access in the site plan;
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans;
- Addressing accessibility features within the units;
- Addressing drainage concerns adjacent to the Alexandra Road greenway;
- Submission of preliminary plans for planting and drainage measures to be incorporated within the 20 m wide greenway to be reviewed through the Development Permit application; and
- Confirmation of the sustainability and aging in place measures will be built into the units.

Financial Impact or Economic Impact

No operating budget impacts are anticipated from the development project.

Conclusion

Staff recommend support for the Rezoning of 9560 Alexandra Road from "'Single Detached (RS1/F)" " to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" as the development proposal is consistent with the intent of the Alexandra Neighbourhood Land Use Plan and the conceptual development plans are sufficient to allow greater design detail to be prepared. On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9240 be introduced and given first reading.



David Brownlee

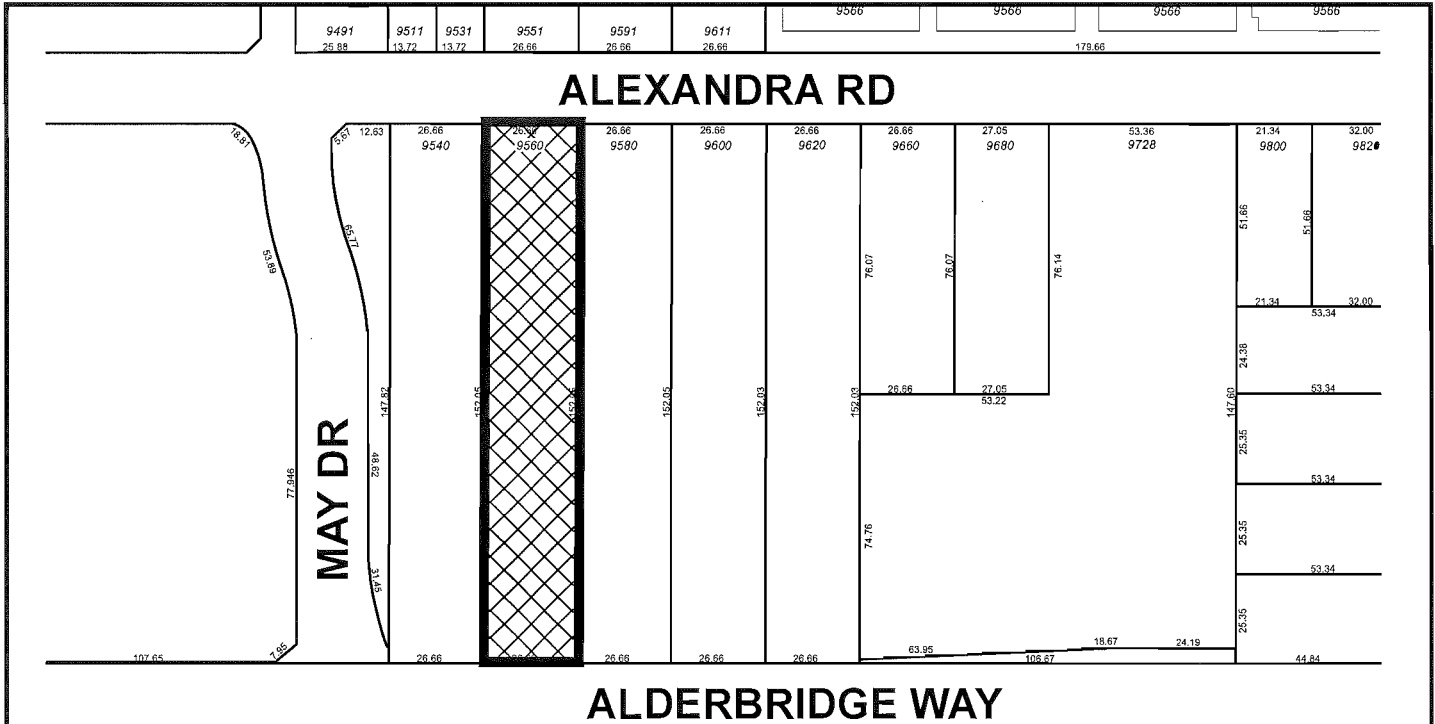
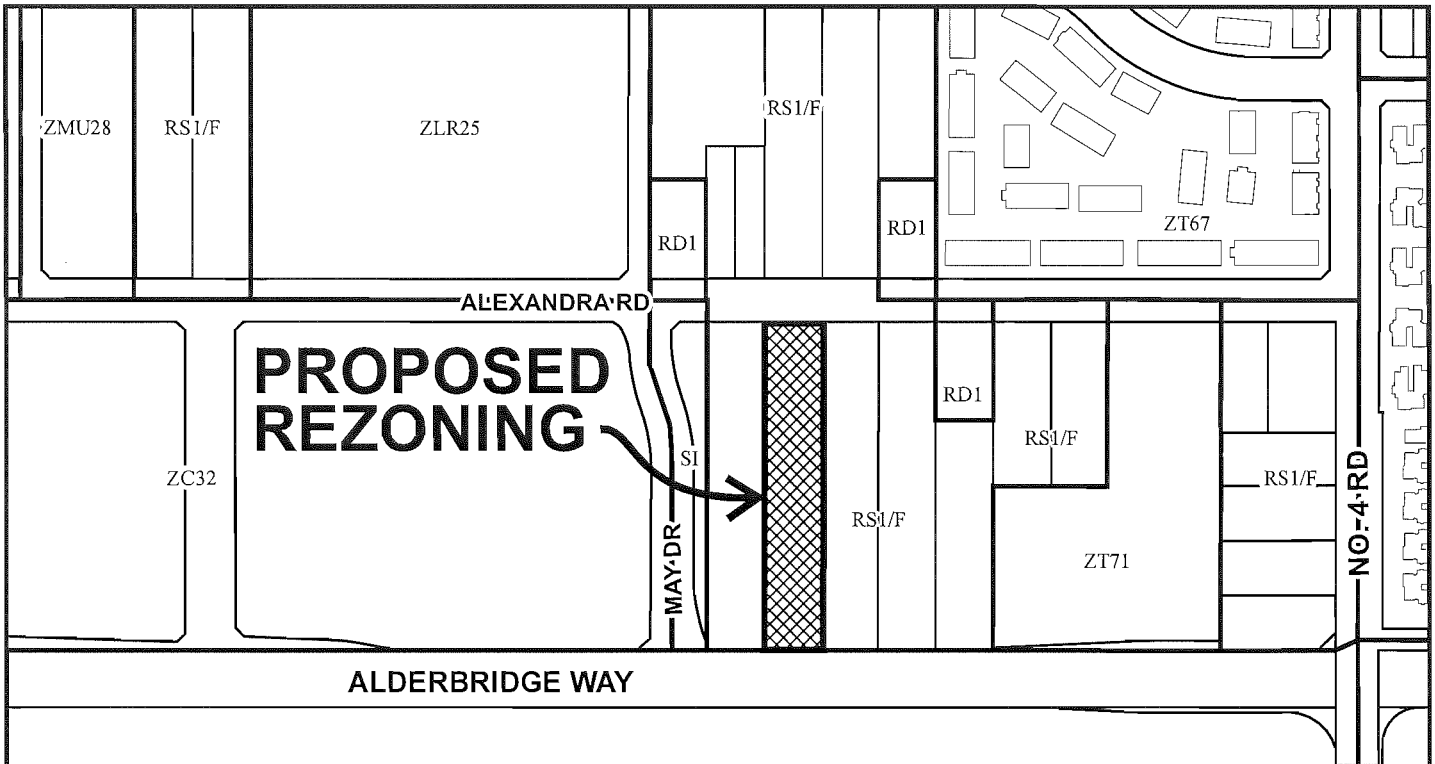
Planner 2

DCB:cas

- Attachment 1: Location Map and Aerial Image
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Land Use Plan
- Attachment 5: Rezoning Considerations Concurrence.



City of
Richmond



RZ 14-669511

PH - 107

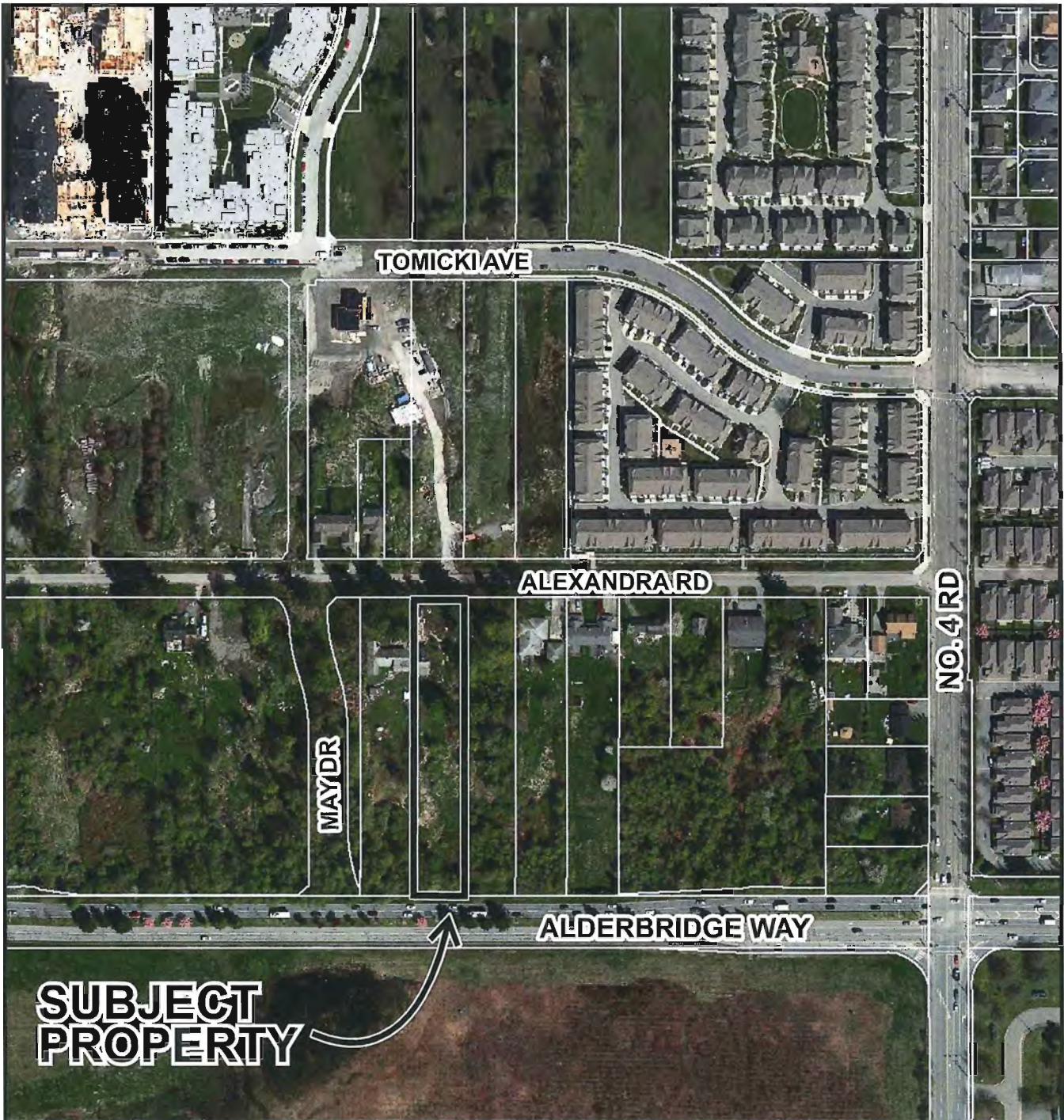
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Revision Date: 04/14/15

Note: Dimensions are in METRES



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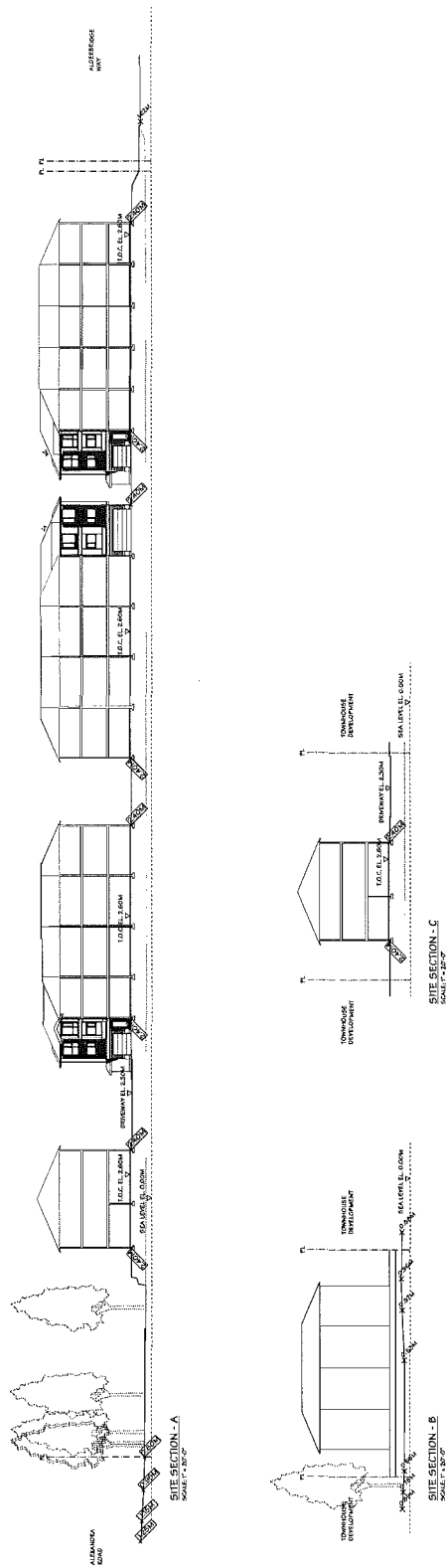


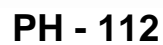
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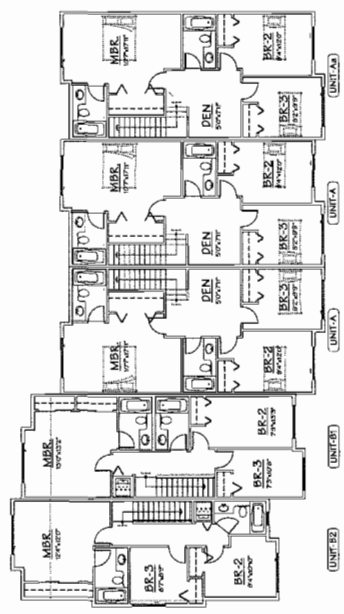
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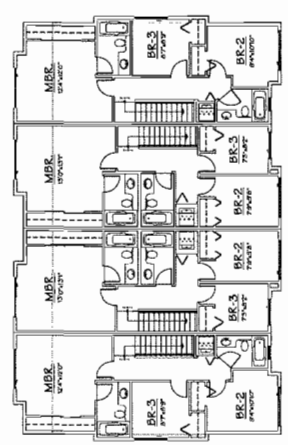
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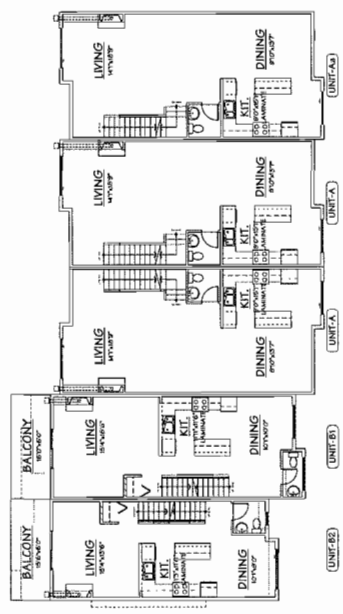
AGING IN PLACE FEATURES
(TO BE PROVIDED IN ALL UNITS):
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- 3/4" SLIP-RESISTANT BATH FLOORING
- 3/4" SLIP-RESISTANT KITCHEN FLOORING
- 3/4" SLIP-RESISTANT HALLWAY FLOORING
- 3/4" SLIP-RESISTANT STAIR TREADS
- 3/4" SLIP-RESISTANT TOE KICKS
- 3/4" SLIP-RESISTANT HANDRAILS
- 3/4" SLIP-RESISTANT BATH TUBS
- 3/4" SLIP-RESISTANT SHOWER FLOORS
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- 3/4" SLIP-RESISTANT PARKING LOT FLOORS
- 3/4" SLIP-RESISTANT BIKEWAY FLOORS
- 3/4" SLIP-RESISTANT TRAIL FLOORS
- 3/4" SLIP-RESISTANT BOARDWALK FLOORS
- 3/4" SLIP-RESISTANT BEACH FLOORS
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- 3/4" SLIP-RESISTANT TENNIS COURT FLOORS
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- 3/4" SLIP-RESISTANT SOFTBALL FIELD FLOORS
- 3/4" SLIP-RESISTANT RUGBY FIELD FLOORS
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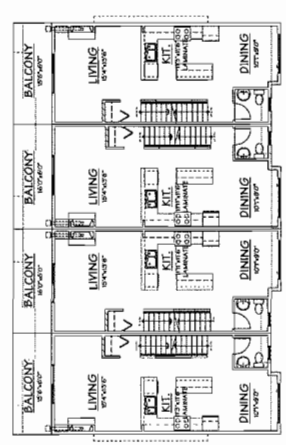
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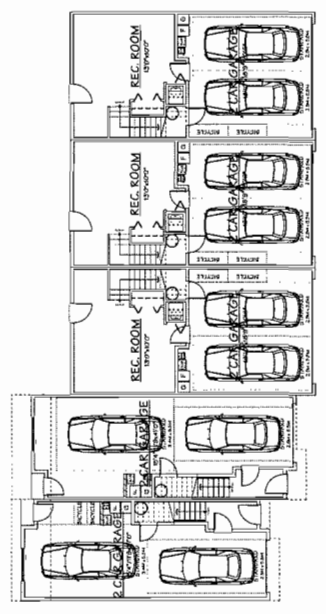
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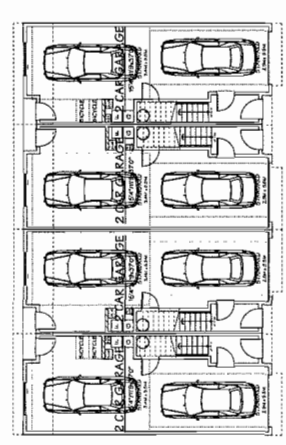
SECOND FLOOR PLAN
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SECOND FLOOR PLAN
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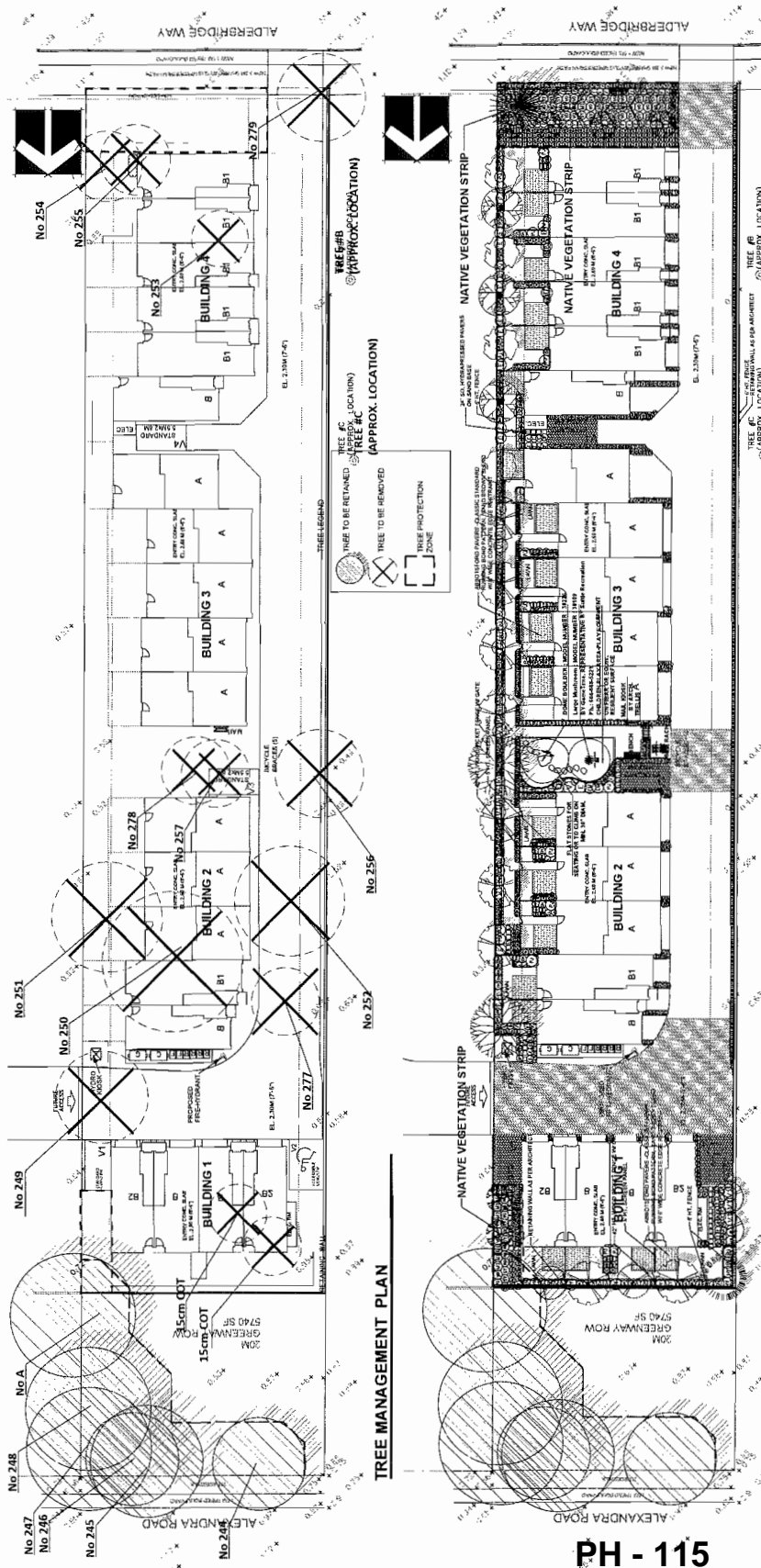


GROUND FLOOR PLAN
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GROUND FLOOR PLAN
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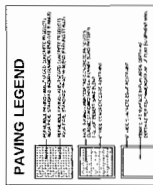
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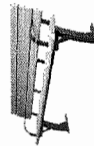
TREE MANAGEMENT PLAN

LANDSCAPE PLAN

PH - 115

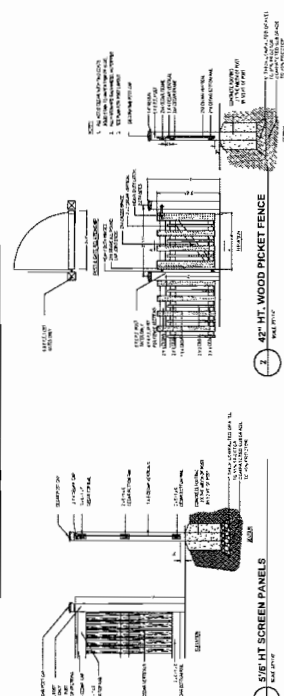


SURF BIKE RACK MODEL SP88P4 - BLACK COLOUR
REFER TO WISHBONE SITE FURNISHINGS P/L 104 126 1476



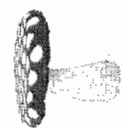
PARKER BENCH P88P4 - BLACK FRAME
REFER TO WISHBONE SITE FURNISHINGS P/L 104 126 1476

PLANT SCHEDULE	COMMON NAME	PLANTED SET SPECIES
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3	ARJUNIA INDICA	PLANTED SET SPECIES
4	BEAUVERGIA FRAXINIFOLIA	PLANTED SET SPECIES
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69	BETULA PULCHRA	PLANTED SET SPECIES
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97	BETULA PULCHRA	PLANTED SET SPECIES
98	BETULA PULCHRA	PLANTED SET SPECIES
99	BETULA PULCHRA	PLANTED SET SPECIES
100	BETULA PULCHRA	PLANTED SET SPECIES



Large Mushroom : MODEL NUMBER : 38109

Large Mushroom : MODEL NUMBER : 38228



DOME BOULDER : MODEL NUMBER : 38228



RZ 14-669511

Attachment 3

Address: 9560 Alexandra Road

Applicant: Yamamoto Architecture Inc.

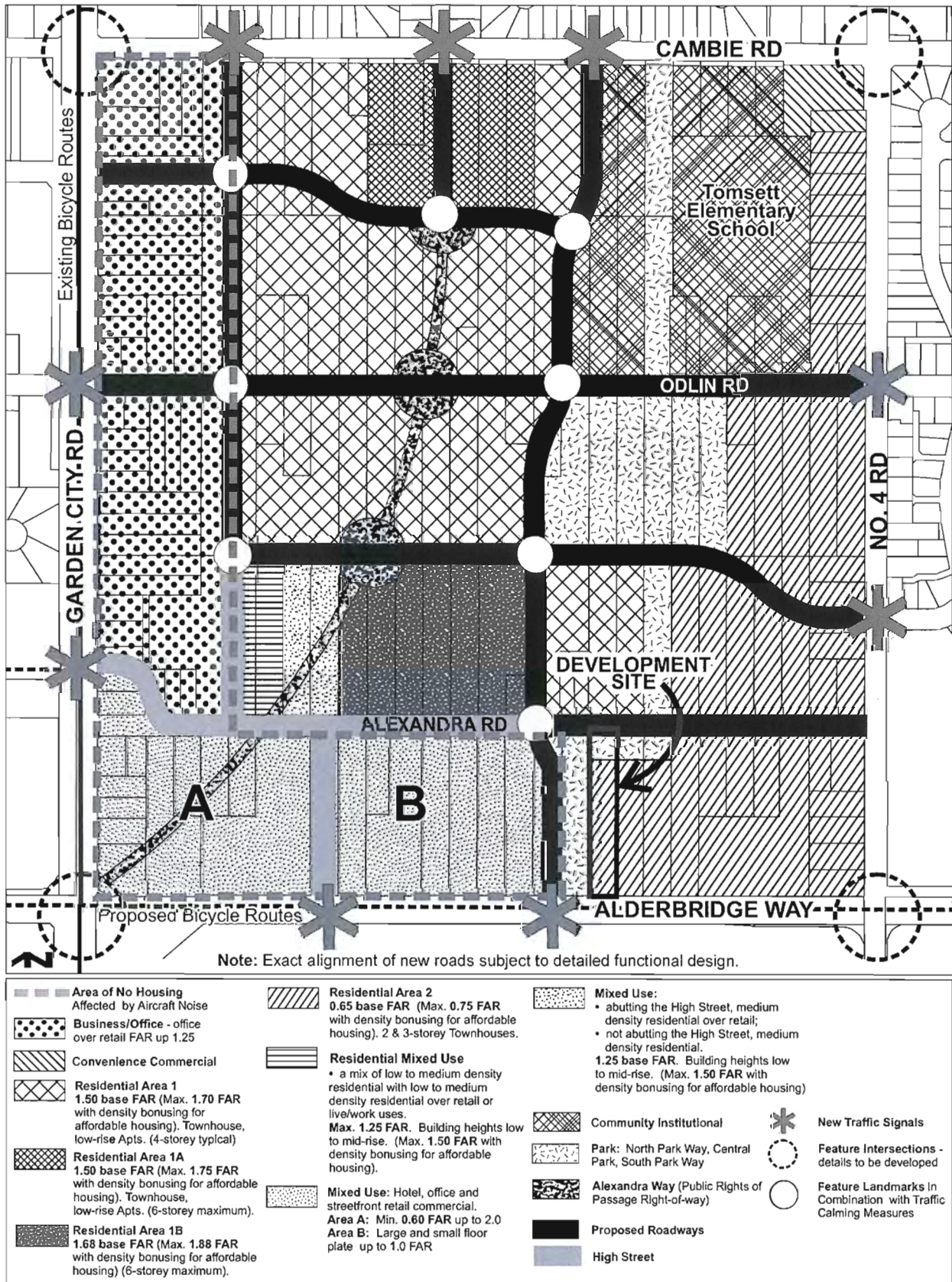
Planning Area(s): West Cambie – Alexandra Neighbourhood

	Existing	Proposed
Owner:	Marden Enterprises Ltd. Inc.No. 364683	Rick Sian
Site Size (m²):	4,051.3 m ² (43,607.7 ft ²) gross	4,019.3 m ² (43,263.5 ft ²) after road dedications
Land Uses:	Single Family Residential	Multiple Family Residential
OCP Designation:	Neighbourhood Residential and Park	No Change
Area Plan Designation:	Residential Area 2	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT67)
Number of Units:	1 Single Family Dwelling	20 Townhouses
Other Designations:	Environmentally Sensitive Area (ESA) covering approximately 60% of the lot.	Compensation / replacement required for impacts

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.13 upa	none permitted
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	31.7%	none
Setback – Front Yard (m):	Min. 5.0 m	24.5 m	none
Setback –Interior Side & Rear Yards (m):	Min. 3.0 m	Side: Min. 3.0 m Rear: Min. 6.0 m	none
Height (m):	12 m	10.7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5/unit (30 R) and 0.2/unit (4 V)	40 (R) and 4 (V) per unit	none
Off-street Parking Spaces – Total:	34	44	none
Tandem Parking Spaces:	Permitted	24 stalls total in 12 units (60%)	none
Accessible Stalls	1	1	None
Amenity Space – Indoor:	Min. 70 m ² (753.5 ft ²) or \$1,000/unit for 19 units & \$2,000 / unit over 19 units	\$21,000 cash in lieu	none
Amenity Space – Outdoor:	120 m ² (1,292 ft ²)	120 m ² (1,292 ft ²)	none

Other: Tree replacement compensation required for loss of significant trees. Based on Arborist report 12 Bylaw sized trees to be removed. 5 Bylaw sized trees to be retained in greenway.

Alexandra Neighbourhood Land Use Map





Rezoning Considerations

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

Address: 9560 Alexandra Road

File No.: RZ 14-669511

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9240, the developer is required to complete the following:

1. Dedicate a strip of land along the entire Alderbridge Way frontage in order to accommodate a 3.3m wide shared cyclist/pedestrian path and a 1.5m wide treed boulevard. Final dedication requirement to be determined by a functional road design approved by the Director of Transportation. Outside the development frontage to May Drive, the same treed boulevard and shared cyclist/pedestrian path should be provided within the existing road right-of-way where space permits.
2. Installation of appropriate tree protection fencing around all trees to be retained including the 20m wide greenway as part of the development prior to any construction activities, including building demolition, occurring on site.
3. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained including those within the 20 m wide greenway. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a contract entered into between the applicant and a Qualified Environmental Professional to ensure that the invasive vegetation on site will be appropriately removed and disposed of.
5. Submission of a tree security in the amount of \$40,000 and submission of a letter agreeing not to remove any trees, with the exception of hazard trees, or understory vegetation within the existing Environmentally Sensitive Area until the Development Permit has been issued.
6. Registration of a 20 m wide statutory right-of-way along the northern property line for public right of passage and conservation purposes – maintenance and liability to be the responsibility of the City.
7. Registration of an aircraft noise sensitive use covenant on title.
8. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency and that the dwellings are pre-ducted for solar hot water heating. A report by a qualified professional prepared to the satisfaction of the Director of Development is to be submitted prior to the Development Permit Panel review certifying that the units meet the Ener-guide 82 criteria and that the solar heating pre-ducting has been installed.
9. Registration of a flood indemnification covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
10. Registration of a statutory right-of-way on title ensuring that, with the exception of emergency vehicles, there will be no vehicle access to Alderbridge Way.
11. Registration of a statutory right-of-way to the satisfaction of the Director of Development, over the internal drive-aisle for emergency service providers. Maintenance and liability to be the responsibility of the owners.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$22,215.81 based on 28,121.28 ft² at \$0.79 / ft²) to the City's public art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (e.g. \$143,418.50 based on 28,121.28 ft²) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute the following amounts per Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines:
 - a) Community and Engineering Planning Costs of \$0.07 per buildable square foot (e.g. \$1,968.49 based on 28,121.28 ft²);

- b) Child Care Contribution of \$0.60 per buildable square foot (e.g. \$16,872.77 based on 28,121.28 ft²);
- c) City Beautification contribution of \$0.60 per buildable square foot (e.g. \$16,872.77 based on 28,121.28 ft²).
Note that the amount of the City Beautification contribution may be reduced once the value of the frontage improvements have been determined through the Servicing Agreement).

- 15. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space and to ensure that each set of two tandem parking spaces shall be assigned for use by only one unit.
- 16. Contribution of \$1,000 per dwelling unit up to 19 units and \$2,000 per dwelling unit over 19 units (total: \$21,000) in-lieu of on-site indoor amenity space.
- 17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 18. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to;
 - If adequate flow is not available on Alexandra Road, the developer shall be required to construct a 200 mm diameter watermain along the future May Drive from Alexandra Rd to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
 - Replacement of existing watermain is required along the development site frontage;
 - Installation of additional fire hydrants to achieve minimum spacing requirements;
 - Construction of a 200 mm diameter gravity sanitary sewer along Alexandra Road from the east property line of the site to the future May Drive;
 - Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
 - Upgrade the existing storm sewer line from the west property line of 9560 Alexandra Road to the existing box culvert in No 4 Road as per storm capacity analysis dated April 23, 2014 (complete with tie-in the box culvert);
 - Undergrounding of existing private utility lines along Alexandra Road frontage to accommodate the proposed raising of Alexandra Road;
 - Planting and drainage works as necessary and in consultation with Parks staff for the 20 m wide greenway adjacent to Alexandra Road; and
 - Provide pedestrian lighting along the site's Alexandra Road frontage and the frontage of 9540 Alexandra Road extending to the tie in at May Drive. The lighting standard is to be the same as that used under SA12-627046 for 9251 Alderbridge Way.

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

- 1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

- 1. 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.

2. A Qualified Environmental Professional to undertake a pre-clearing bird nest survey and submit a summary of the findings and recommendations to the City prior to site clearing activities.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
5. Payment of latecomer agreement charges associated with eligible latecomer works.
6. 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 Original on File]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9240 (RZ 14-669511)
9560 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT67) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)"**;

P.I.D. 013-044-061

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan 80461

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9240"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 27 2015



MAYOR

CORPORATE OFFICER