



**To:** Planning Committee

**Date:** March 6, 2014

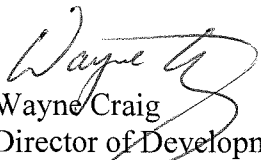
**From:** Wayne Craig  
Director of Development

**File:** RZ 12-619835

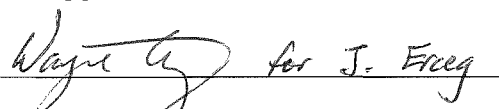
**Re:** Application by 664525 B.C. Ltd. for Rezoning at 7400, 7420 and  
7440 Railway Avenue from Single Detached (RS1/E) to Low Density Townhouses  
(RTL4)

**Staff Recommendations**

1. That Bylaw 9015, for the rezoning of 7400, 7420 and 7440 Railway Avenue from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.
2. That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 5.

  
Wayne Craig  
Director of Development

WC:el

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

## Staff Report

### Origin

664525 B.C. Ltd. has applied to the City of Richmond for permission to rezone 7400, 7420 and 7440 Railway Avenue (**Attachment 1**) from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” in order to permit the development of 14 townhouse units. 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: Three (3) “Single Detached (RS1/E)” lots with a mix of newer and older homes fronting Railway Avenue; and then single-family lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)” fronting Linfield Gate.

To the South: Two (2) deeper “Single Detached (RS1/E)” lots with older homes; and then two (2) “Single Detached (RS1/B)” lots with newer homes and a temporary shared access from Railway Avenue to the unopened back lane; further south are six (6) more “Single Detached (RS1/E)” lots fronting Railway Avenue.

To the East: Three (3) “Single Detached (RS1/B)” lots with newer homes and one (1) “Single Detached (RS1/H)” lot, all fronting Lindsey Road.

To the West: Across Railway Avenue, Railway Corridor Greenway, then McCallan Road with a mix of newer and older, larger single-family dwellings on “Single Detached (RS1/E)” lots.

### Background

- A rezoning application to rezone the subject site to permit the development of 15 townhouse units was submitted to the City on September 5, 2012.
- A petition with 35 signatures from 33 households and 13 letters from residents within the immediate neighbourhood in opposition to the proposed 15 unit townhouse development were received in early 2013.
- An Open House for the 15 unit townhouse proposal was held on March 12, 2013. Three (3) residents from two (2) households attended the event.
- A Report to Committee was taken to Planning Committee on April 16, 2013 and then to Public Hearing on May 21, 2013.
- An additional eight (8) pieces of written submissions, including seven (7) letters and one (1) petition with 12 signatures from six (6) households in opposition to the 15 unit townhouse proposal, were received prior to the Public Hearing meeting on May 21, 2013. In addition, there were five (5) residents spoke in opposition and one (1) person spoke in favour of the 15 unit townhouse proposal at the Public Hearing.

- A mapping of households within the immediate neighbourhood in opposition to the proposed townhouse development can be found in **Attachment 4**.
- The following referral motion was carried at the Public Hearing:  
*“That Zoning Amendment Bylaw 9015 be referred to staff to have the applicant consult with the community as to an appropriate development for the site.”*
- The developer worked with staff to develop development options for the site.
- A second Open House was held on February 25, 2014; two (2) development options were presented. 20 residents from 10 households attended the event. Details on this Open House are provided in the next section.

### **Open House – February 25, 2014**

In response to Council’s referral, the applicant consulted with the neighbouring residents regarding the development of the subject site through an Open House held on February 25, 2014 at the Thompson Community Centre. An Open House flyer was delivered by the applicant to approximately 105 households including properties on McCallan Road, as directed by Council (see **Attachment 5** for a map of the Notification Area).

Two (2) options were presented at the Open House: a 14 unit townhouse development (**Attachment 2**); and a 10 unit fee-simple rowhouse development (**Attachment 6**). Further discussions on these two (2) development options are provided in the Analysis section.

20 residents from 10 households attended the event. Staff attended the Open House to observe the meeting and answer questions related to current city policies. Comment sheets were provided to all the attendees. 16 completed comment sheets from nine (9) households were received; in which,

- seven (7) attendees from three (3) households within the notification area and an additional three (3) attendees from two (2) households from the neighbourhood were in favour of the townhouse development option;
- no support for the row-housing development option is recorded; and
- six (6) attendees from four (4) households within the notification area oppose to either of the presented options and some of them recommend single-family development instead (i.e. 3 to 5 single detached lots).

Mapping of the comment sheet responses as well as the completed comments sheets and follow up letters from the residents can be found in **Attachment 7**. A copy of the Open House Summary prepared by the applicant can be found in **Attachment 8**.

Staff has also received two (2) petitions regarding this project after the February 25, 2014 Open House:

- a petition in opposition with 11 signatures from six (6) households within the immediate neighbourhood (**Attachment 9**); and
- a petition in favour with 34 signatures from 25 households within the Notification Area and an extra 14 signatures from other City of Richmond residents (**Attachment 10**).

## Public Input

Major concerns from the neighbourhood on the proposed townhouse development raised in all correspondences, petitions, and open house comment sheets received are summarized below with responses to each of the concerns identified in ***bold italics***.

1. The proposed townhouse development would generate more traffic. Traffic on Railway Avenue would be blocked by southbound vehicles turning left into the site. More vehicles would cut through this block of Railway Avenue via McCallan Road.

***(Transportation staff have reviewed the proposed townhouse development and confirmed that the proposed fourteen (14) unit townhouse development will result in a manageable increase in traffic over the existing three (3) single-family houses. This marginal increase is expected to have minimal impact to the surrounding road system and can be accommodated within the capacity and geometry of Railway Avenue including southbound movements into the site.***

***It is noted that the Railway Avenue corridor is designed for all road users including transit and pedestrians, as well as bicycle lanes in both directions. Transportation supports a direct access from Railway Avenue as shown on the conceptual development plans as full movement. The townhouse proposal reduces the number of access points on Railway Avenue from three (3) to just a single access for the site. )***

2. The proposed townhouse development would delay left turns at the Railway Avenue/ Linfield Gate intersection.

***(The proposed site access is over 130 m from Linfield Gate. It is not anticipated that site generated traffic will impact the operation of the Railway Avenue / Linfield Gate intersection as adequate separation between the two (2) locations is provided.)***

3. The proposed development would create a parking problem for the neighbourhood.

***(The original 15 townhouse unit proposal included two (2) side-by-side parking spaces per unit and a total of three (3) visitor parking spaces on site, which is in compliance with the bylaw requirement. Based on the public input, the developer has agreed to reduce the number of townhouse unit to 14 and provide an extra small car visiting parking stall for a total of four (4) onsite visitor parking provided. Staff and the applicant have also looked at opportunities to provide a fifth visitor parking stall onsite but are not recommending this currently as it would compromise the access, function, and openness to the outdoor amenity area. The provision of an additional visitor parking stall could be further reviewed at Development Permit stage.)***

4. Parking generated by the townhouse development would spill over to the residential neighbourhood on Linfield Gate, Lindsay Road and McCallan Road.

***(The proposed development meets the off-street parking requirement in the Zoning bylaw with two (2) parking spaces for each unit and exceeds the bylaw parking rate for Visitor spaces by providing one additional visitor stall on site. In addition, there is no direct internal connection from the single-family neighbourhood to this site. Linfield Gate is over 130 m from the propose site access with less likelihood for parking to spill over to the residential neighbourhood.***

*As well, the City's Traffic Control and Regulation Bylaw restricts parking in front of a residential house over three (3) hours. Residents experiencing parking issues are encouraged to contact the RCMP non-emergency line.)*

5. The proposed townhouse development would change the neighbourhood character.  
*(Two-storey ground oriented duplexes with traditional residential character are proposed to compliment surrounding single-family houses. High building quality details, materials and landscaping will enhance the streetscape. These proposed design features and landscaping will be controlled through the Development Permit.)*
6. The proposed development would add burden on the infrastructure in the area.  
*(Upgrades to the existing storm sewer along the Railway Avenue frontage is required as part of this townhouse development. There is no concern on sanitary and water main capacity. There are no other impacts to infrastructure expected from this proposal.)*
7. The proposed townhouse development would create privacy and overlook concerns.  
*(The developer has increased the setbacks where possible. Buildings will be set back a minimum 5.0 m from the rear property line and the second floor will be further set back to 6.0 m. Proposed side yard setbacks along the north and south property lines meet the bylaw required 3.0 m setback, which exceeds the typical minimum setback for single-family dwellings. A solid 1.8 m high wood fence is proposed along the property lines. Buildings will be limited to two-storeys with windows on upper floors oriented to minimize overlook. These proposed design features will be controlled through the Development Permit.)*
8. The proposed townhouse development would block the sunlight on the neighbouring back yards.  
*(The applicant has provided a shadow analysis (Attachment 11) and confirmed that shading on the neighbouring yards is nominal. Staff have reviewed the analysis and agreed with the developer's findings.)*
9. The proposed driveway along the north property line would have a disastrous effect on the neighbouring property.  
*(Based on the public input, the developer has relocated the entry driveway from the north edge of the site to the midpoint of the site frontage.)*
10. The proposed townhouse development would reduce the value of the neighbouring properties along Railway Avenue.  
*(The applicant advised that the project will feature high quality construction in terms of detailing, materials, and landscaping, which could be controlled through the Development Permit. In addition, as part of the development, the frontage of the development site will be improved with a new 1.5 m wide sidewalk and a 2.0 m wide grassed and treed boulevard. Seven (7) bylaw-sized trees in the front yard of the site will also be retained and protected. The proposed development will improve the appearance of the streetscape.)*

## **Related Policies & Studies**

### Arterial Road Policy

The 2041 OCP Bylaw 9000 Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along certain arterial roads as identified on the Arterial Road Development Map (Section 3.6 of Schedule 1 of Bylaw 9000). Although the subject site is not specifically identified for townhouse development, it meets the location criteria set out in the OCP for new townhouse areas:

- within 800 m (or 10 minute walk) of a City Community Centre (i.e., Thompson Community Centre at Granville and Lynas Lane);
- within 400 m (or 5 minute walk) of a Commercial Service use (i.e., retail stores at Blundell and McCallan); and
- within 400 m (or 5 minute walk) of a Park on City lands (i.e., Railway Corridor Greenway on the west side Railway Avenue).

### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level 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 provide a cash contribution of \$2.00 per buildable square foot as per the strategy; making the payable contribution amount \$39,082.44.

## **Staff Comments**

### Site Servicing and Frontage Improvements

The existing 450 mm diameter storm sewer along the Railway Avenue frontage (from the north property line to the south property line of the proposed site with an approximate length of 70 meters) must be upgraded to a 600 mm diameter storm sewer.

A new 1.5 m sidewalk along the front property line, with a 2.0 m grass and treed boulevard (between curb & sidewalk) and street lighting (replacing the existing Hydro lease lights), extended south to the north property line of 7488 Railway Avenue is required.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel and enter into the City's standard Servicing Agreement to design and construct the required infrastructure upgrades described above and frontage beautification.

### Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application; 36 trees were identified and assessed (see Tree Preservation Plan in **Attachment 12**):

- 2 trees located on City property;
- 1 tree located on neighbouring property; and
- 33 trees located on site.

### *Tree Protection*

The developer is proposing to retain and protect seven (7) trees located along the Railway Avenue frontage and one (1) tree on the adjacent property to the east at 7373 Lindsay Road. Tree protection fencing is required to be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

In order to ensure that the eight (8) protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

### *Tree Removal*

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the arborist's recommendation to remove 23 trees as they are either dead, dying (sparse canopy foliage), or exhibit suppressed canopies due to competition, structural defects such as inclusions at the main branch union and co-dominant stems.

The developer is also proposing to remove three (3) additional trees that are in "moderate-good" condition due to its conflict with the proposed driveway and buildings. To compensate for the loss of three (3) large conifers along the street frontage, the City's Tree Preservation Coordinator recommends that three (3) new larger caliper conifer replacement trees be provided along the Railway Avenue frontage. These "specimen" replacement trees will be specified at Development Permit stage and exceed typical replanting size requirements. Staff will work with the landscape architect to explore additional tree planting opportunities and ensure the provision of the larger specimen trees on-site at the Development Permit stage.

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 the landscape security and tree compensation cash-in-lieu (i.e. \$33,000 in total) to ensure the replacement planting will be provided.

### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 52 replacement trees are required for the removal of 26 trees. Considering the effort made by the applicant to retain the seven (7) trees on site, staff recommend seven (7) replacement trees be exempted. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 12 new trees on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$16,500 to the City's Tree Compensation Fund in lieu of planting the remaining 33 replacement trees should they not be accommodated on the site.

### *City Tree*

It is noted that two (2) city trees are located within the city boulevard in front of the site and may be impacted by the construction of the proposed storm sewer upgrade. The proposed servicing upgrade works will be under arborist supervision. The arborist will assess the impact of the proposed works to the protected city trees at the Servicing Agreement stage, and will provide future recommendations to the City as part of the Development Permit process.

### Vehicle Access

One (1) driveway from Railway Avenue is proposed. The long-term objective is for the driveway access established on Railway Avenue to be utilized by adjacent properties to the north and south if they ultimately apply to redevelop. A Public Right of Passage (PROP) Rights of Way (ROW) will be secured as a condition of rezoning to facilitate this vision.

### 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. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements. Staff will work with the applicant at the Development Permit stage to ensure the configuration, and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### **Analysis**

#### Development Options

In determining the potential forms of redevelopment for the subject site, staff recommend looking at the development potential of the entire block (i.e., east side of Railway Avenue between Linfield Gate and Lancing Road), rather than individual development sites or properties. Two (2) types of housing forms on this block are supported by current City's Policies: Small Lot Single-Family; and Townhouses. As part of the neighbourhood consultation, the applicant proposed a third option: Fee-Simple Rowhouse Developments.



*Single-Family Development*

Currently, there is a mix of older and newer homes on single-family lots with frontage/lot width ranging from 14.85 m to 27.11 m on the east side of Railway Avenue between Linfield Gate and Lacing Road. Single-Family Lot Size Policy 5463 (adopted by Council on February 19, 1996, **Attachment 13**) permits properties fronting on Railway Avenue on this block to be rezoned and subdivided as per “Single Detached (RS1/E)” zone, which is the current zoning of most the properties on this block.

Policy 5463 also permits these properties to be rezoned and subdivided into “Single Detached (RS2/B)” lots (minimum 12 m wide) where a lane or internal road access is available. A sketch showing the potential single-family development pattern can be found in **Attachment 14**. It is noted that:

- The existing lot pattern of the block between Linfield Gate and Lacing Road will create some impediments regarding the ability to establish a lane along the rear of these properties.
- A recent subdivision and new house constructions on Linfield Gate render it impossible to create a new lane connecting to the side street (i.e., Linfield Gate).
- To allow developments of “RS2/B” lots on this block, a lane access point off Railway Avenue will be required.
- For properties between 7320 and 7440 Railway Avenue, there is potential for 2-lot consolidations to facilitate 3-lot-subdivisions; however, a lane connecting Railway Avenue and the back lane would be required.
- There is no subdivision potential at 7460 and 7480 Railway Avenue since these lots are too narrow (16.76 m wide) for subdivision; these lots are also much deeper than the adjacent properties; this eliminates the opportunity to extend the back lane to the south.
- 7488 and 7508 Railway Avenue have already been redeveloped into “RS1/B” lots with a temporary access off Railway Avenue and an unopened lane at the rear.
- There is no subdivision potential at 7520 and 7540 Railway Avenue since lane access is not available.
- There is no subdivision potential at 7560 and 7566 Railway Avenue since these lots are too narrow (14.86 m wide) for subdivision.
- 7580 Railway Avenue and 5111 Lancing Road, together, maybe rezoned and subdivided into three (3) “RS2/B” lots with a back lane connecting to Lancing Road.
- Dead-end lanes are not preferred by Transportation and Environmental Programs due to issues related to garbage and recycling pick up services on major arterial road and limited turn-around capability in the dead-end lane.
- The applicant advised that single-family developments would not be economically feasible on this site.

### *Fee-Simple Rowhouse Development*

At the Open House on February 25, 2014, the applicant presented a Fee-Simple Rowhouse Development option (**Attachment 6**). Each lot would have a lot width of 6.0 m and a lot area of approximately 239 m<sup>2</sup> (2572.6 ft<sup>2</sup>). The proposed density would be 0.65 FAR and each dwelling would be approximately 155.35 m<sup>2</sup> (1,672.2 ft<sup>2</sup>). Units will be grouped into duplexes to maintain a single-family scale and character; the streetscape of the proposed development would appear to be five (5) single-family homes. Vehicle access to these lots would be from a new back lane that would daylight to Railway Avenue. Each unit would have a total of two (2) parking spaces – one (1) enclosed and one (1) surface parking.

This development option was not well received by the area residents as there is no support to this form of housing according to the result of the completed comment sheets received at the Open House.

### *Multiple-Family Development*

This block of Railway Avenue between Granville Avenue and Blundell Road is within 800 m of Thompson Community Centre located at Granville Avenue and Lynas Lane, 400 m of retail stores at Blundell Road and McCallan Road, 400 m of Railway Corridor Greenway on the west side Railway Avenue, and is on a bus route; therefore, townhouse developments may be considered in accordance with the Arterial Road Policy. A sketch showing the potential townhouse development pattern for this area can be found in **Attachment 15**. It is noted that:

- 7320/7340/7360 Railway Avenue, when consolidated, would have a frontage over 50 m, which meet the land assembly requirement under the Arterial Road Policy for a townhouse development.
- Although the consolidated frontage of 7460 and 7480 Railway Avenue (approximately 33.5 m) does not meet the minimum width requirement for arterial road townhouse development, the consolidated site may be considered as an extension of the subject townhouse proposal; a conceptual development plan has been prepared by the applicant and is on file.
- The houses at 7488 and 7508 Railway Avenue are approximately 10 years old; staff do not envision any redevelopment in the near future. These properties would remain “as is” until redevelopment occurs. Should the owners wish to redevelop these properties into townhouses in the future, the back lane must be closed and consolidated to the development site.
- 7520/7540/7560/7566 Railway Avenue, when consolidated, would have a frontage over 50 m, which meet the land assembly requirement under the Arterial Road Policy for a townhouse development.
- The houses at 7580 Railway Avenue and 5111 Lancing Road are approximately 4 and 17 years old respectively; staff does not envision any redevelopment in the near future. However, future development on the consolidated site could be considered as an extension of the development at 7520/7540/7560/7566 Railway Avenue.

Staff recommend low-density multiple-family developments on this block of Railway Avenue between Linfield Gate and Lancing Road as this form of development would provide the City an opportunity to review and guide the development pattern including the location and number of vehicle access points, provision of on-site, as well as the character and massing of the future dwellings.

In addition, staff believe that small scale duplex units along Railway Avenue would be compatible with the existing single-family developments on the block. Two-storey massing, the potential for detached rear units, as well as rear yard setbacks similar to the setback required for single-family lots, would provide an appropriate interface with the neighbouring single-family homes and would alleviate concerns related to privacy and shading.

Staff are of the opinion that a low density townhouse development is an appropriate supportable form of development for this block due to close proximity to a community centre, public school, access to transit services, and Railway Avenue is a designated bicycle route.

#### Proposed 14 Unit Townhouse Development

The proposed development is generally consistent with the Development Permit Guidelines for arterial road townhouse developments contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings generally respect the massing of the existing one or two-storey single-family homes to the north, south and east. The 2-storey interface with single-family homes around the subject site also complies with the Arterial Road Guidelines for Townhouses in the OCP.

The proposed small scale duplex units along Railway Avenue fit well with the character of the existing single-family neighbourhood. The detached units along the rear property line provide a good transition between the duplex units along Railway Avenue and the single-family homes to the east. The increased rear yard setback (minimum 5.0 m on the ground floor and 6.0 m on the second floor, compared to 3.0 m as required under the Low Density Townhouse zones) provides appropriate private outdoor open space for the units at the back of the site and minimizes the impact of the proposed development on existing single-family houses to the east.

All units have two (2) vehicle parking spaces in a side-by-side double car garage. A total of four (4) visitor parking spaces, including one (1) accessible visitor parking space, are provided throughout the site. The number of visitor parking spaces proposed exceeds the bylaw requirement (i.e., 3 spaces including 1 accessible space).

The site grade within the backyards will be raised to approximately 1.40 m geodetic, which is approximately 0.6 m higher than the site grade at the adjacent properties to the east. Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

#### Design Review and Future Development Permit Considerations

A Development Permit will be required for the proposed townhouse development to ensure that the development at 7400, 7420 and 7440 Railway Avenue is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development

Permit application is processed to a satisfactory level. As part of the Development Permit, the following issues are to be further examined:

- Compliance with the relevant Development Permit Guidelines for multiple-family projects contained in OCP Bylaw 9000.
- Location, size and manoeuvring capacity of visitor parking stalls and landscape buffer adjacent to neighbouring back yards.
- Building form and architectural character, including separations between street fronting buildings, to ensure the proposal complements the existing single-family developments in terms of massing and scale.
- Provision of at least one (1) convertible unit and design of other units to include accessibility/aging-in-place features;
- Site grading to be designed to ensure the survival of protected on-site trees.
- Enhancement of the proposed landscaping design and provision of three (3) new larger caliper conifer replacement trees (in the range of 4.0 to 8.0 m tall) to compensate for the loss of three (3) large conifers along the street frontage.
- Design refinement of the outdoor amenity space to comply with the Development Permit Guidelines in terms of size and configuration, as well as provision of children's play equipments.

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

#### Public Hearing Notification Area

Staff were directed by Council at the May 21, 2013 Public Hearing to expand the notification area for future public consultation regarding the redevelopment proposal to include residents on McCallan Road. In addition, a number of residents on the east side of Lindsay Road expressed concerns regarding the original 15 unit townhouse development. Therefore, the notification area for the Open House held on February 25, 2014 was expanded to include residents on a portion of Lindsay Road.

Should the application be endorsed by Council and proceed to Public Hearing, it is recommended that the notification area be expanded. The statutory requirement for notification of Public Hearing is 50 m (164 ft.) from the development site, which generally includes all immediate neighbours. An expanded notification area as shown in **Attachment 5** is proposed.

It is recommended that the Public Hearing notices be sent to the same notification area as the Open House held in February 25, 2014 to ensure that residents who were involved in the recent public consultation process are advised of the Public Hearing date.

#### **Financial Impact or Economic Impact**

None.

## Conclusion

The proposed 14-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the proposed land use, site plan, and building massing complement the surrounding neighbourhood. 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. The list of rezoning considerations is included as **Attachment 16**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend that the proposed rezoning be approved.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9015 be introduced and given first reading.



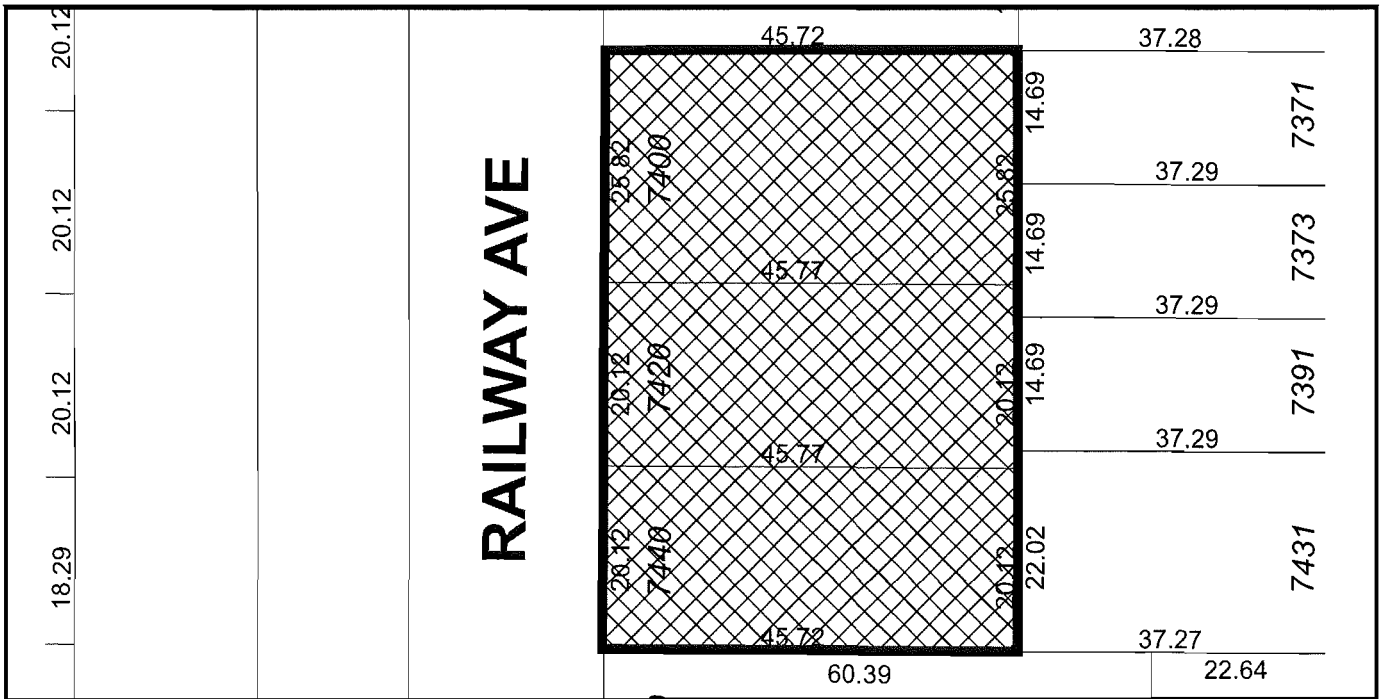
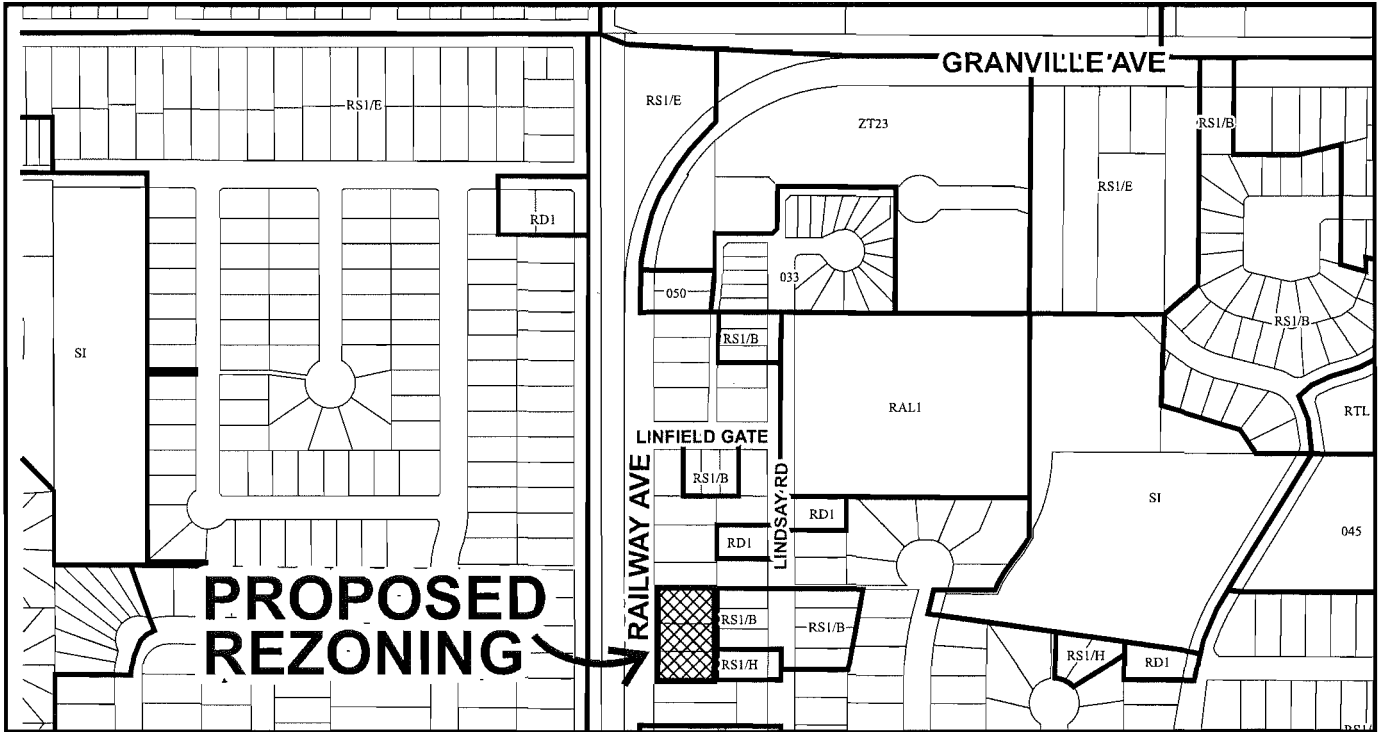
Edwin Lee  
Planning Technician - Design

EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Townhouse Design
- Attachment 3: Development Application Data Sheet
- Attachment 4: Mapping of Opposition Letters and Petition Received Prior to Public Hearing Held on May 21, 2013
- Attachment 5: Open House Notification Area
- Attachment 6: Potential Fee-Simple Rowhouse Development Plan
- Attachment 7: Consultation Result – February 2014
- Attachment 8: Summary of the Open House Held on February 25, 2014
- Attachment 9: Petition in Opposition Received March 2014
- Attachment 10: Petition in Favour Received March 2014
- Attachment 11: Shadow Analysis
- Attachment 12: Tree Preservation Plan
- Attachment 13: Lot Size Policy 5463
- Attachment 14: Potential Development Pattern – Single Detached (RS2/B)
- Attachment 15: Potential Development Pattern – Low Density Townhouses
- Attachment 16: Rezoning Considerations



City of  
Richmond



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|  | <p style="text-align: center; font-size: 24pt; font-weight: bold;">RZ 12-619835</p> | <p>Original Date: 03/04/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p> |
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RZ 12-619835

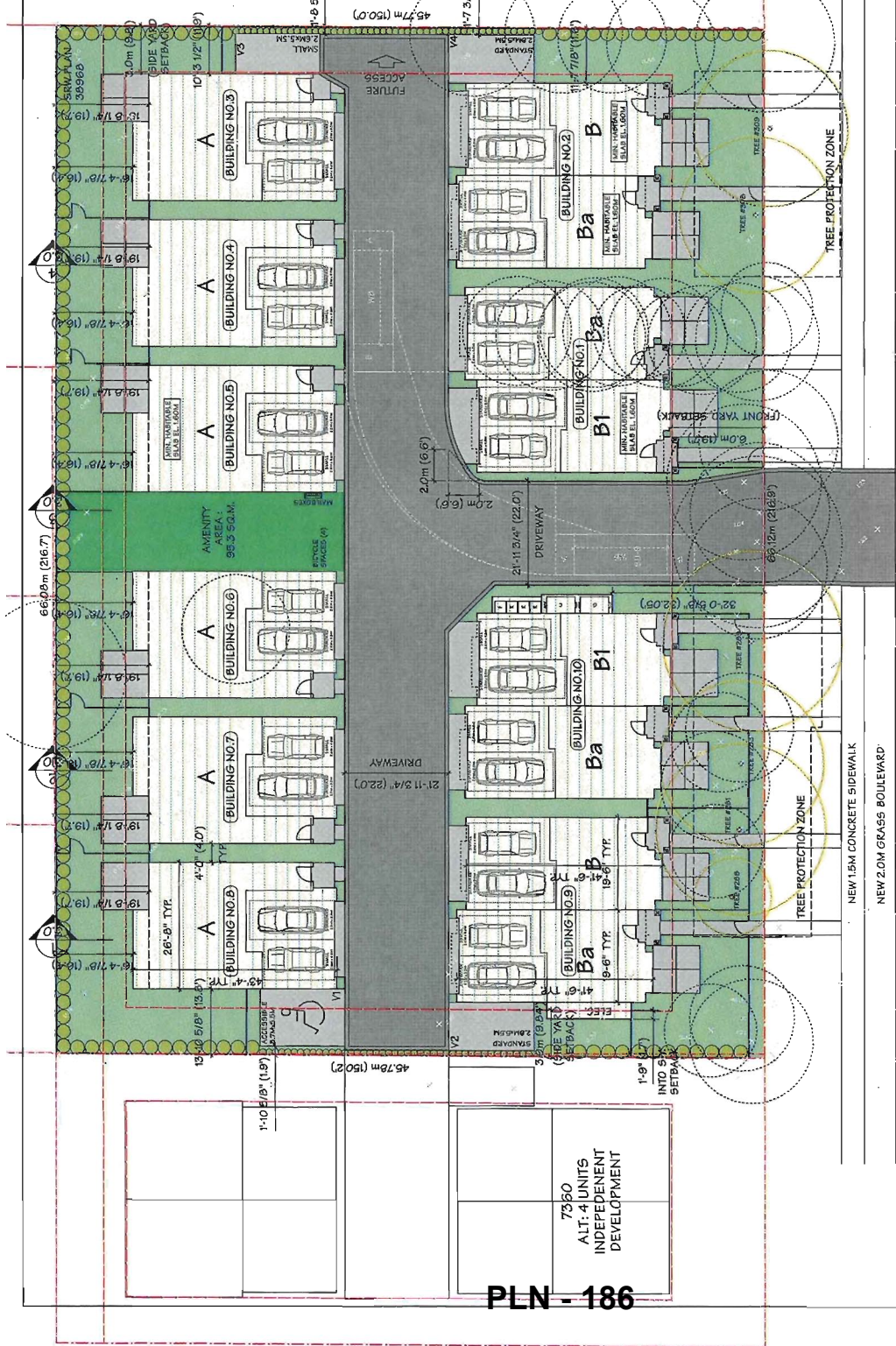
Original Date: 09/20/12

Amended Date:

Note: Dimensions are in METRES



CONTEXT PLAN  
SCALE 1:100



7350  
ALT. 4 UNITS  
INDEPENDENT  
DEVELOPMENT  
PLN - 186

STATISTICS:  
GRC ADDRESS: 7405, 7402, 7400 RAILWAY AVE.  
LOCAL RECEPTION

TOWNHOUSE (PROPOSED)  
3,225.7 SQ.M. (52,667.7 SQ.FT.)

OF OVERALL PROPOSED:  
BUILDING: 1428 SQ. FT.  
PDRCH: 282 SQ. FT.  
ELECTRICAL/ELEC: 1466 SQ. FT. (400)

TOTAL: 1466 SQ. FT. (400)

2,169.7 SQ.FT. / 14 UNITS = 155.0 SQ. FT. / UNIT

F.A.R.: 2.04 (GARAGE + 4 UNIT OPEN STORAGE) = 28 SPACES (RESERVED)  
3 SPACES (AVAILABLE)  
TOTAL = 31 SPACES

AMENITY:  
NONE (GARAGE-LEVEL)  
INDOOR PROPOSED: 80.3 SQ.M. (1,025.8 SQ.FT.) - 3.1X  
OUTDOOR PROPOSED:

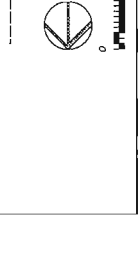
|                       |                       |                       |                            |
|-----------------------|-----------------------|-----------------------|----------------------------|
| PROJECT TITLE         |                       | SITE PLAN - TOWNHOUSE |                            |
| PROJECT               |                       | STATISTICS            |                            |
| 14 UNIT               | TOWNHOUSE DEVELOPMENT | SCALE                 | 1" = 10' / 1"              |
| TOWNHOUSE DEVELOPMENT |                       | DATE                  | 12/14/2019                 |
|                       |                       | DESIGNER              | YAMAMOTO ARCHITECTURE INC. |
|                       |                       | CHECKED               |                            |
|                       |                       | PROJECT NO.           | 1.0-TH                     |
|                       |                       | DATE                  |                            |

Yamamoto  
Architecture Inc.

| NO. | DATE | REVISION               |
|-----|------|------------------------|
| 1   |      | PREPARED FOR SUBMITTAL |
| 2   |      | REVISED PER COMMENTS   |

RAILWAY AVENUE

SITE PLAN - TWO-STORY TOWNHOUSE  
SCALE 1" = 10' / 1"











**PROJECT DATA - TWO-STORY TOWNHOUSE**

**STATISTICS:**

**CIVIC ADDRESS:**

7400, 7420, 7440 RAILWAY AVE.

**PROPOSED ZONING:**

TOWNHOUSE (PROPOSED)

**LOT DIMENSIONS :**

45.78M (150.2') x 66.12M (216.9')

**LOT AREA :**

3,025.7 SQ.M. (32,568.7 SQ.FT.)

**SETBACKS:**

FRONT YARD:  
REAR YARD:  
SIDE YARD:

6.0M (19.7')  
5.0M (16.4') - GROUND FLOOR  
6.0M (19.7') - SECOND FLOOR  
3.14M (10.30')

**LOT COVERAGE:**

32,568.7 SQ.FT. x 45% = 14,656.0 SQ.FT.

PROPOSED:

BUILDING: 14228 SQ. FT.  
PORCH: 262 SQ. FT.  
ELEC./GARB./REC.: 166 SQ. FT.  
TOTAL: 14656 SQ. FT. (45.0%)

**F.A.R.:**

32,568.7 SQ.FT. x 60% = 19,541.2 SQ.FT.  
19,541.2 SQ.FT. / 14 UNITS = 1,395.8 SQ. FT. AVG./UNIT

**BLDG. HTI:**

9.5M (2 STOREYS)

**PARKING:**

2 CAR GARAGE x 14 UNITS = 28 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 4 SPACES (VISITORS)  
TOTAL = 32 SPACES

**AMENITY:**

INDOOR PROPOSED: NONE (CASH-IN-LIEU)  
OUTDOOR PROPOSED: 95.3 SQ.M. (1,025.8 SQ.FT.) - 3.1%

**DESIGN RATIONALE: TWO-STORY TOWNHOUSE**

- 14 TOWNHOUSE UNITS PROPOSED
- MAXIMUM TWO STOREY UNITS SIMILAR SCALE AS ADJACENT HOMES
- UNITS GROUPED INTO DUPLEXES TO MAINTAIN SINGLE FAMILY SCALE AND CHARACTER
- STREETScape APPEARS TO BE FOUR SINGLE FAMILY HOMES
- HIGH QUALITY MATERIALS TO ENSURE QUALITY STREETScape AND HIGH PROPERTY VALUES
- ALL TWO STOREY, SINGLE UNITS AT REAR TO MAXIMIZE PRIVACY
- MINIMAL IMPACT ON SUNLIGHT TO NEIGHBOURING LOTS
- WINDOWS ON UPPER STOREYS MINIMIZED TO REDUCE OVERLOOK
- PLANT AND FENCE BUFEER TO ENHANCE PRIVACY TO NEIGHBOURING HOMES
- CENTRAL DRIVEWAY LOCATED TO MINIMIZE NOISE FOR NEIGHBOURS
- DRIVEWAY ENDS TREATED WITH HIGH FENCE AND TRELIS
- 4 VISITOR PARKING SPACES PROVIDED (IN EXCESS OF CITY REQUIREMENTS)
- RETENTION OF LARGE TREES ALONG RAILWAY AVENUE TO MAINTAIN GREEN APPEARANCE
- ADDITIONAL RESIDENTS WILL NOT CREATE NOTICEABLE INCREASE IN TRAFFIC

|  |  |                                 |        |
|--|--|---------------------------------|--------|
| PROJECT                                      |  | SUBMITTAL TITLE                 |        |
| 14 UNIT TOWNHOUSE DEVELOPMENT                |  | KEY STATISTICS DESIGN RATIONALE |        |
| Yamamoto Architecture Inc.                   |  | DATE                            | 0.0-TH |
| 7400, 7420, 7440 RAILWAY AVE. NICHOLAS, A.C. |  | DATE                            | 0.0-TH |
| 7400, 7420, 7440 RAILWAY AVE. NICHOLAS, A.C. |  | DATE                            | 0.0-TH |
| 7400, 7420, 7440 RAILWAY AVE. NICHOLAS, A.C. |  | DATE                            | 0.0-TH |



**RZ 12-619835**

**Attachment 3**

Address: 7400, 7420 and 7440 Railway Avenue

Applicant: 664525 B.C. Ltd.

Planning Area(s): Blundell

|                                   | <b>Existing</b>  | <b>Proposed</b>               |
|-----------------------------------|--|-------------------------------|
| <b>Owner:</b>                     | SSB Homes Ltd.   | To be determined              |
| <b>Site Size (m<sup>2</sup>):</b> | 3,025.6 m <sup>2</sup>   | No Change                     |
| <b>Land Uses:</b>                 | Single-Family Residential  | Multiple-Family Residential   |
| <b>OCP Designation:</b>           | Neighbourhood Residential  | No Change                     |
| <b>Area Plan Designation:</b>     | N/A  | No Change                     |
| <b>702 Policy Designation:</b>    | Single Detached (RS1/E) or Single Detached (RS2/B) with lane or internal road access. This policy is not applicable for multiple-family development. | No Change                     |
| <b>Zoning:</b>                    | Single Detached (RS1/E)  | Low Density Townhouses (RTL4) |
| <b>Number of Units:</b>           | 3  | 14                            |
| <b>Other Designations:</b>        | N/A  | No Change                     |

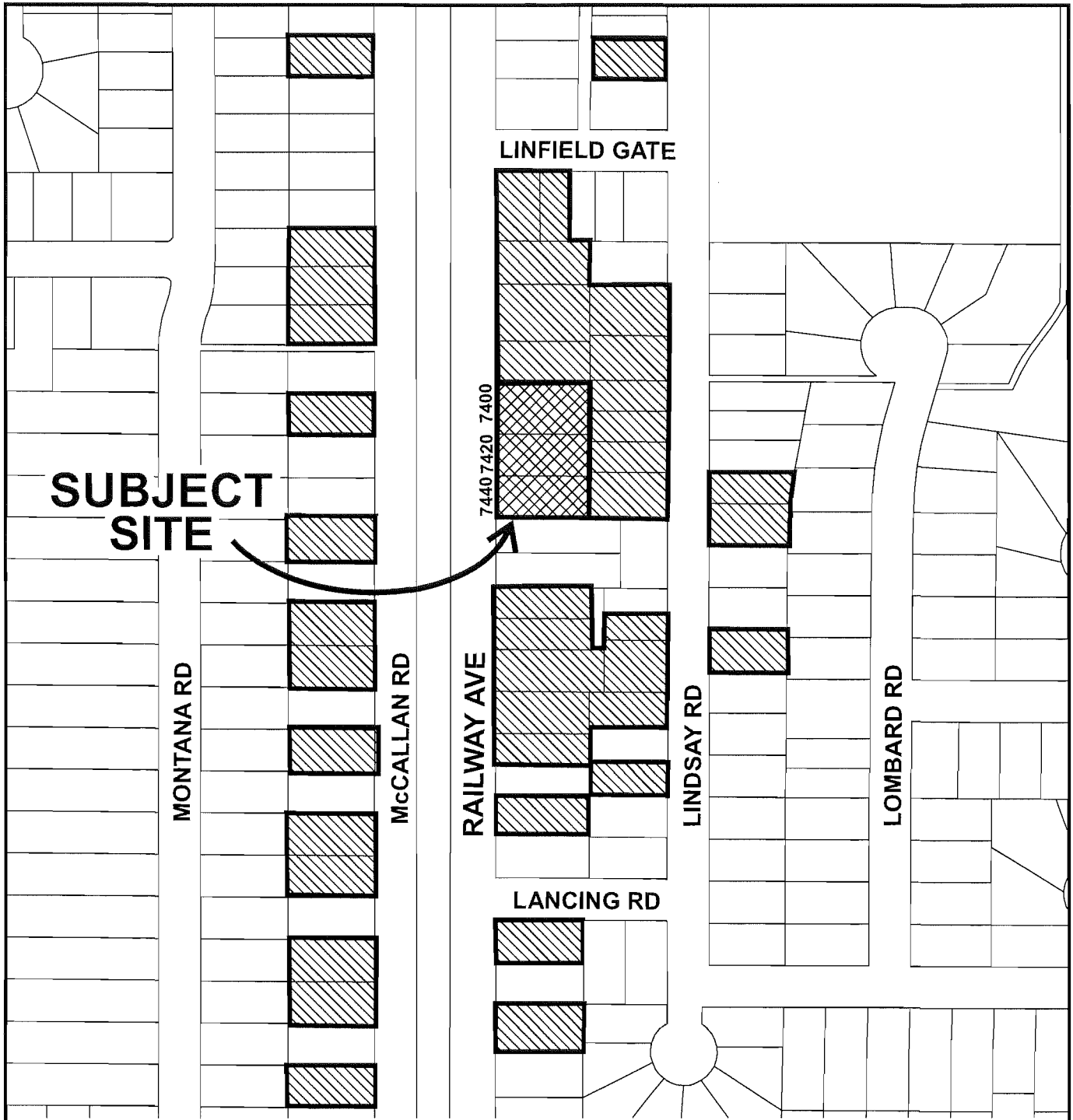
| <b>On Future Subdivided Lots</b>                       | <b>Bylaw Requirement</b>   | <b>Proposed</b>              | <b>Variance</b> |
|--|----------------------------|------------------------------|-----------------|
| Floor Area Ratio:                                      | Max. 0.60                  | 0.60 Max.                    | none permitted  |
| Lot Coverage – Building:                               | Max. 40%                   | 40% Max.                     | none            |
| Lot Coverage – Non-porous Surfaces:                    | Max. 65%                   | 65% Max.                     | none            |
| Lot Coverage – Landscaping:                            | Min. 25%                   | 25% Min.                     | none            |
| Setback – Front Yard (m):                              | Min. 6.0 m                 | 6.0 m Min.                   | none            |
| Setback – North Side Yard (m):                         | Min. 3.0 m                 | 3.0 m Min.                   | none            |
| Setback – South Side Yard (m):                         | Min. 3.0 m                 | 3.0 m Min.                   | none            |
| Setback – Rear Yard (m):                               | Min. 3.0 m                 | 5.0 m Min.                   | none            |
| Height (m):  | Max. 12.0 m (3 storeys)    | 8.5 m (2 storeys)            | none            |
| Lot Width:   | Min. 50.0 m                | 66.06 m                      | none            |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 2 (R) and 0.2 (V) per unit | 2 (R) and 0.286 (V) per unit | none            |

| <b>On Future Subdivided Lots</b>   | <b>Bylaw Requirement</b>   | <b>Proposed</b>   | <b>Variance</b> |
|------------------------------------|--|-------------------|-----------------|
| Off-street Parking Spaces – Total: | 31   | 32                | none            |
| Tandem Parking Spaces:             | Max. 50% of proposed residential spaces in enclosed garages (28 x Max. 50% = 14) | 0                 | none            |
| Small Car Parking Spaces           | Max. 50% when 31 or more spaces are provided on site (32 x Max. 50% = 16)        | 14                | 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 <sup>2</sup> or Cash-in-lieu   | Cash-in-lieu      | none            |
| Amenity Space – Outdoor:           | Min. 6 m <sup>2</sup> x 15 units = 90 m <sup>2</sup>                             | 95 m <sup>2</sup> | none            |

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



# City of Richmond



Mapping of Opposition Letters  
and Petition Received prior to  
Public Hearing on May 21, 2013  
RZ 12-619835

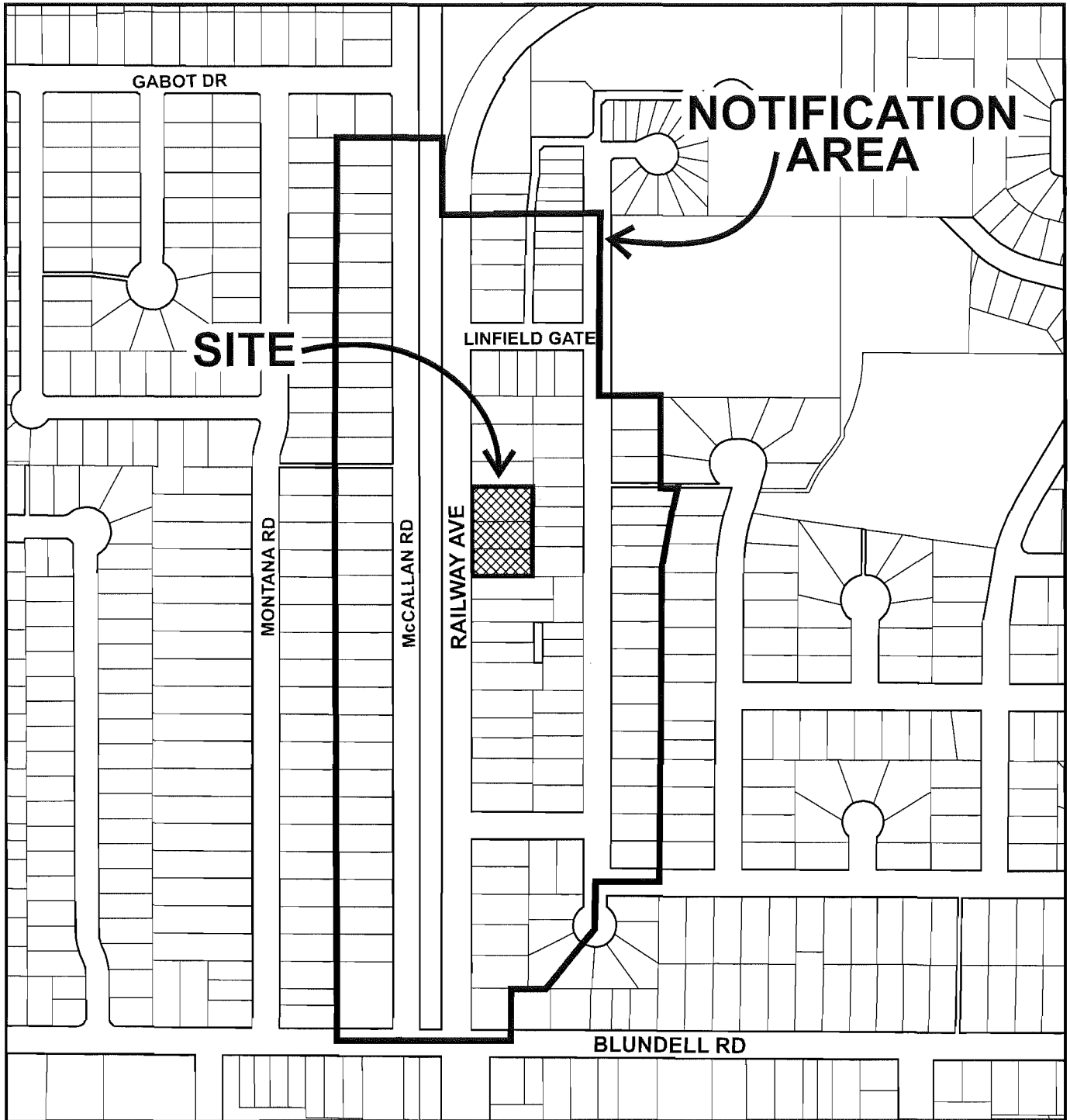
Original Date: 03/03/14

Revision Date: 03/05/14

Note: Dimensions are in METRES



# City of Richmond



February 25, 2014,  
Open House  
Notification Area  
RZ 12-619835

**PLN - 194**

Original Date: 03/04/14

Revision Date: 03/05/14

Note: Dimensions are in METRES

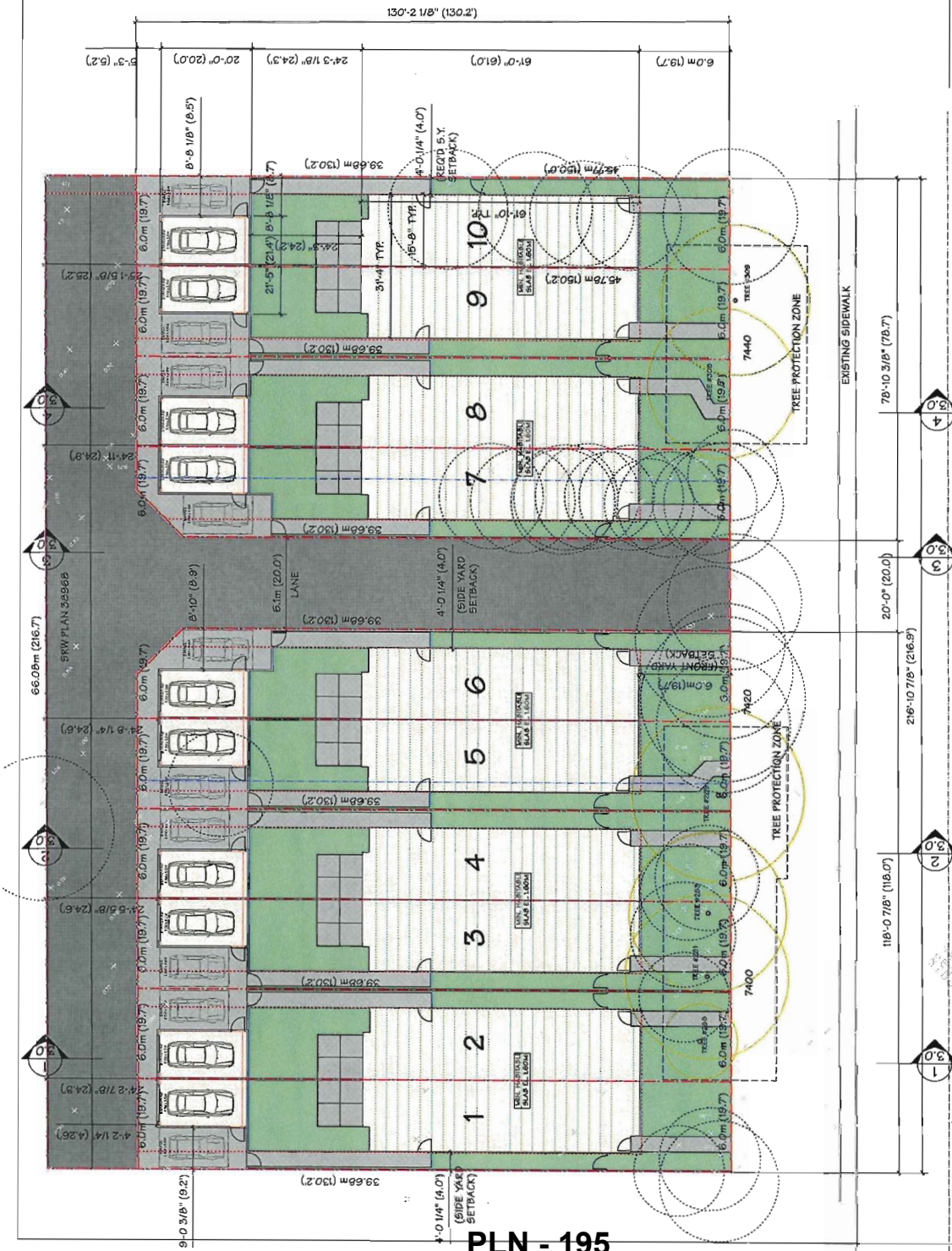




**CONTEXT PLAN**  
SCALE: N.T.S.

**STATISTICS (10 TYP. LOTS):**

CITY ADDRESS: 7400, 7420, 7440 RAILWAY AVE.  
 LEGAL DESCRIPTION: FEE SIMPLE ROWHOUSE (PROPOSED)  
 PROPOSED ZONING: NET 230.0 SOLA (2,372.6 SQ FT) FES & UO6  
 LOT AREA: 1,940.8 SQ FT (20.0)  
 LOT COVERAGE: 39.6% (77.7)  
 BUILDING: 39.6% (77.7)  
 DECKED GARAGE: 39.6% (77.7)  
 TOTAL: 1,940.8 SQ FT (20.0)  
 F.A.R. (PER LOT): 1.0-R  
 PROPOSER: YAMAMOTO ARCHITECTURE INC.  
 PARKING: 10 SPACES (10.0)  
 PROPOSED: 10 SPACES (10.0)  
 PROPOSED: 10 SPACES (10.0)  
 PROPOSED: 10 SPACES (10.0)



|  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
| <b>PROJECT</b>                                   |                             | <b>10 LOT SUBDIVISION</b>                        |                             |
| <b>PREPARED TITLE</b>                            |                             | <b>SITE PLAN STATISTICS</b>                      |                             |
| DATE: 11-14-2023                                 | SCALE: 1" = 10'-0"          | DATE: 11-14-2023                                 | SCALE: 1" = 10'-0"          |
| PROJECT: 10 LOT SUBDIVISION                      | PROJECT: 10 LOT SUBDIVISION | PROJECT: 10 LOT SUBDIVISION                      | PROJECT: 10 LOT SUBDIVISION |
| YAMAMOTO ARCHITECTURE INC.                       |                             | YAMAMOTO ARCHITECTURE INC.                       |                             |
| 1000 10TH AVE NW, SUITE 100, SEASIDE, BC V8N 2X1 |                             | 1000 10TH AVE NW, SUITE 100, SEASIDE, BC V8N 2X1 |                             |
| TEL: 250-733-1111                                |                             | TEL: 250-733-1111                                |                             |
| FAX: 250-733-1112                                |                             | FAX: 250-733-1112                                |                             |
| WWW.YAMAMOTOARCHITECTURE.COM                     |                             | WWW.YAMAMOTOARCHITECTURE.COM                     |                             |

**RAILWAY AVENUE**

EXISTING FIRE HYDRANT

EXISTING SIDEWALK

7400, 7420, 7440 RAILWAY AVE.

10 LOT SUBDIVISION

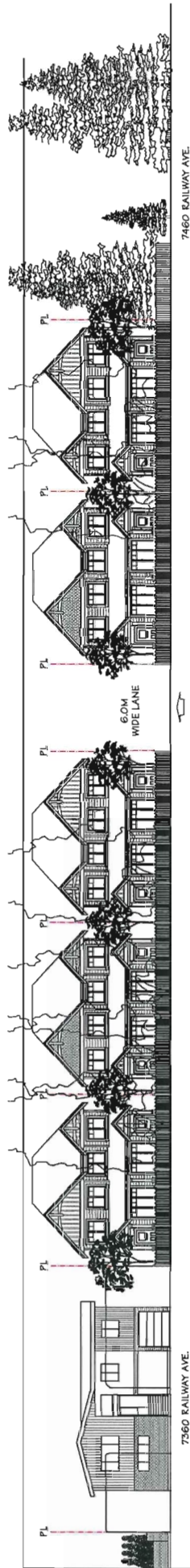
10 TYP. LOTS

10 SPACES (10.0)

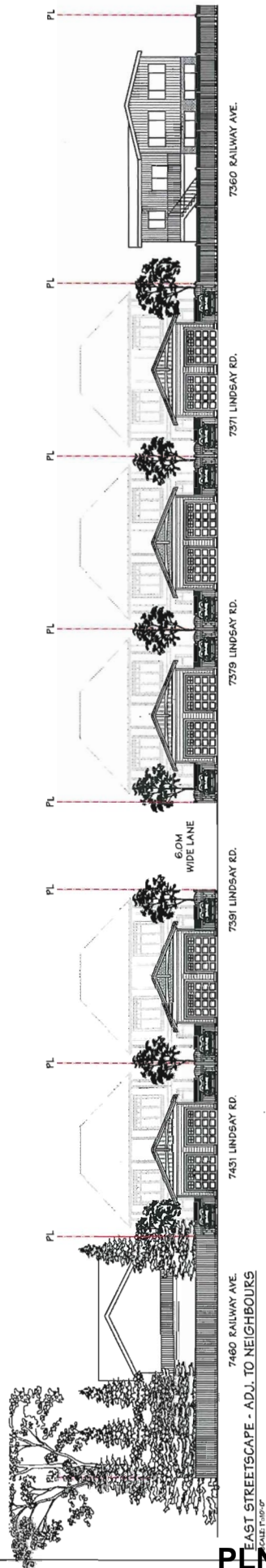
1.0-R

SCALE: 1" = 10'-0"

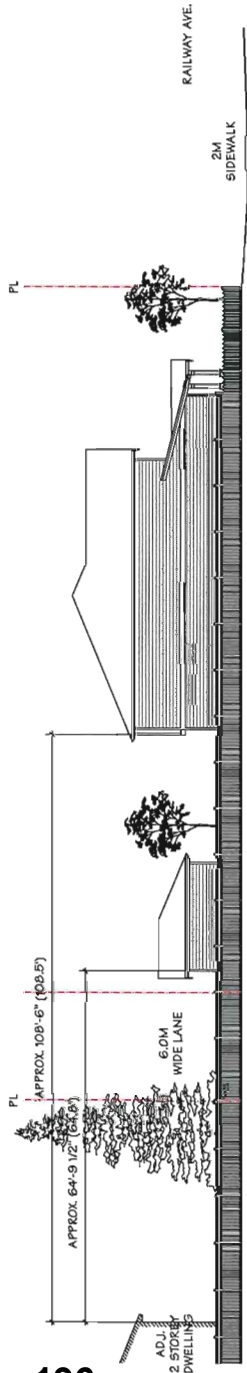
0 10 20 40



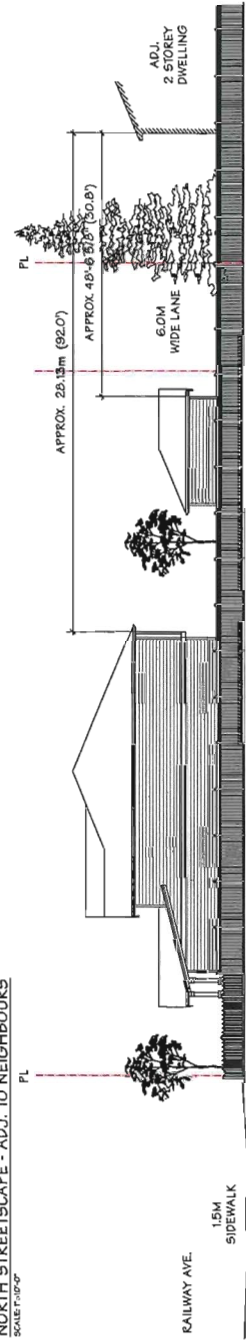
WEST STREETScape - RAILWAY AVE.  
SCALE 1/4"=1'-0"



EAST STREETScape - ADJ. TO NEIGHBOURS  
SCALE 1/4"=1'-0"



NORTH STREETScape - ADJ. TO NEIGHBOURS  
SCALE 1/4"=1'-0"



SOUTH STREETScape - ADJ. TO NEIGHBOURS  
SCALE 1/4"=1'-0"

|  |            |               |       |
|--|------------|---------------|-------|
| PROJECT  |            | DRAWING TITLE |       |
| 10 LOT SUBDIVISION                                 |            | STREETSCAPES  |       |
| DATE   | SCALE      | DATE          | SCALE |
| 18/01/2023   | 1/4"=1'-0" | 18/01/2023    | 2.0-R |
| PROJECT LOCATION                                   |            | DRAWN BY      |       |
| 100, 102, 104 RAILWAY AVENUE<br>MORNINGTON, Q.L.D. |            | C. YAMAMOTO   |       |
| PROJECT NO.  |            | SHEET NO.     |       |
| 100-104 RAILWAY AVENUE                             |            | 2.0-R         |       |
| DATE   |            | SCALE         |       |
| 18/01/2023   |            | 1/4"=1'-0"    |       |
| PROJECT NO.  |            | SHEET NO.     |       |
| 100-104 RAILWAY AVENUE                             |            | 2.0-R         |       |

Yamamoto  
Architecture Inc.

|                        |            |            |            |
|------------------------|------------|------------|------------|
| DATE                   | SCALE      | DATE       | SCALE      |
| 18/01/2023             | 1/4"=1'-0" | 18/01/2023 | 1/4"=1'-0" |
| PROJECT NO.            |            | SHEET NO.  |            |
| 100-104 RAILWAY AVENUE |            | 2.0-R      |            |



**PROJECT DATA - FEE SIMPLE ROWHOUSE**

**STATISTICS (10 TYP. LOTS):**

**CIVIC ADDRESS:** 7400, 7420, 7440 RAILWAY AVE.

**PROPOSED ZONING:** FEE SIMPLE ROWHOUSE (PROPOSED)

**LOT DIMENSIONS :** 6.0M (19.7') x 39.68M (130.2') PER LOT

**LOT AREA :** 239.0 SQ.M. (2,572.6 SQ.FT.) PER LOT

**SETBACKS:**  
 FRONT YARD: 6.0M (19.7')  
 REAR YARD: 1.3M (4.26') + 6.0M LANE (20.0')  
 SIDE YARD: 1.2M (4.0')

**LOT COVERAGE:**  
 BUILDING: 940.4 SQ. FT.  
 DETACHED GARAGE: 214 SQ. FT.  
**TOTAL: 1154.4 SQ. FT. (45.0%) - PER LOT**

**F.A.R.:** PROPOSED: 2,572.6 SQ.FT. x 65% = 1,672.2 SQ.FT. - PER LOT

**F.A.R. OF ALL LOTS:** PROPOSED: 25,668 SQ.FT. x 65% = 16,684.2 SQ.FT.

**BLDG. HT.:** PROPOSED: 9.62M (2 STOREYS)

**PARKING:**  
 1 STANDARD CAR INDOOR PARKING STALL  
 1 SMALL CAR OUTDOOR PARKING STALL

**DESIGN RATIONALE: FEE SIMPLE ROWHOUSES**

- TO ROWHOUSE UNITS PROPOSED ON TO LOTS
- MAXIMUM TWO STOREY UNITS SIMILAR SCALE AS ADJACENT HOMES
- UNITS GROUPED INTO DUPLEXES TO MAINTAIN SINGLE FAMILY SCALE AND CHARACTER
- STREETSCAPE APPEARS TO BE FIVE SINGLE FAMILY HOMES
- HIGH QUALITY MATERIALS TO ENSURE QUALITY STREETSCAPE AND HIGH PROPERTY VALUES
- LANEWAY AT REAR OF PROPERTY TO MINIMIZE OVERLOOK FROM UNITS INTO SINGLE FAMILY YARDS
- ONE STORY GARAGES ALONG LANE TO HAVE MINIMAL IMPACT ON VIEW FROM NEIGHBOURING HOMES
- NO IMPACT ON SUNLIGHT TO NEIGHBOURING LOTS TO EAST AND SOUTH, MINIMAL IMPACT ON SUNLIGHT TO NEIGHBOUR TO THE NORTH
- WINDOWS ON UPPER STOREYS MINIMIZED TO REDUCE OVERLOOK
- LANEWAY TREATED WITH HIGH FENCE AROUND PERIMETER
- RETENTION OF LARGE TREES ALONG RAILWAY AVENUE TO MAINTAIN GREEN APPEARANCE
- ADDITIONAL RESIDENTS WILL NOT CREATE NOTICEABLE INCREASE IN TRAFFIC

|      |          |
|------|----------|
| DATE | REVISION |
|      |          |
|      |          |
|      |          |

**Yamamoto Architecture Inc.**

PROJECT: 10 LOT SUBDIVISION

ISSUANCE TITLE: KEY STATISTICS DESIGN RATIONALE

|      |          |
|------|----------|
| DATE | REVISION |
|      |          |
|      |          |
|      |          |

SCALE: 1" = 30'-0"

DATE: 18 OCT 2010

DATE: 18 OCT 2010

DATE: 18 OCT 2010

DATE: 18 OCT 2010

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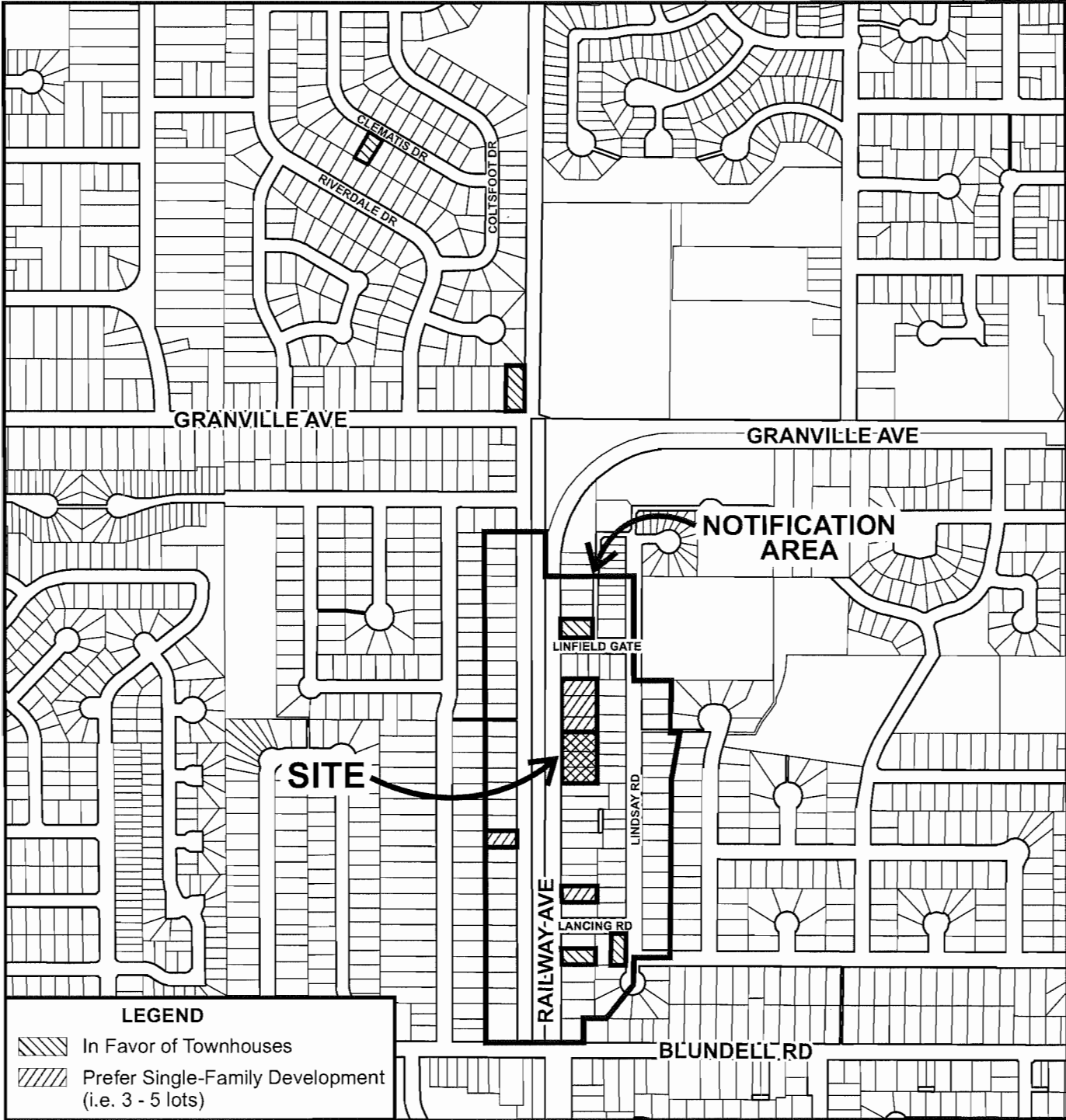
DATE: 18 OCT 2010

DATE: 18 OCT 2010

DATE: 18 OCT 2010



# City of Richmond



Open House Comment  
Sheet Responses  
RZ 12-619835

Original Date: 03/06/14  
Revision Date: 03/10/14  
Note: Dimensions are in METRES

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting

### Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Burder Gill

Address: 7240 Railway

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Sharen Gill

Address: 7240 Railway Ave

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

*It is okay I am in favour it*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

Your comments will be collected by the City and will become public record.

Contact Information:

Name: BALJINDE KHANGURA

Address: 7660 Railway Ave



# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

*I am in favour. It is ok*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

Your comments will be collected by the City and will become public record.

Contact Information:

Name: LAKHBIR S. KHANGURA

Address: 7660 Railway Ave.

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Sadagni Dhandu

Address: 7631 Lindsay Road

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Narinder Patara

Address: 7631 Lindsay Road

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Darren Skulsky

Address: 7631 Lindsay Rd

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Harsit Sandhu 604-771-0299

Address: 6991 Clematis Drive

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: TJ Chung

Address: 6491 Clematis Dr

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**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: Tirath Sandhu

Address: 4757 Granville Row

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February 25, 2014

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**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

*Not in support for following reasons.*  
*1) More congestion in area ie number of residences*  
*2) Out of character for current zoning in area. All new houses in area are large houses on large lots.*  
*3. Increased burden on infrastructure ie sanitary, storm roads.*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

*Do not support for same reasons above.*  
*\* IN support of establishing the maximum number of single family residences (lots) for the area covered by 7400, 7420, 7440 Railway Ave.*

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Tom Knowles

Address: 7320 RAILWAY AVE. Richmond.



# SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

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February 25, 2014

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The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

I am not in favour of (14) 2-storey townhouses. They are going to wreck the character of the tree lined street. Making left turn exiting out to Railway + left hand turn entering into our property is a challenge, especially Railway is a single lane both ways. It is even worse at rush hours. There are no townhouses all the way to Steveston + if this proposal is allowed it will destroy the appeal of Railway.

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

I am not in favour of (10) units rowhouses (duplex). There is no visitor parking + no parking on Railway. Visitors are going to park on McAllum + other side streets. These duplexes are going to wreck the street appeal. I am in favour of detached single residential houses. Either have 3 houses or have 3 properties subdivided to provide 5 detached single family houses, which I feel is a fair compromise + still keep the appeal of Railway.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: BALJIT TAMANA

Address: 7340 RAILWAY AVENUE

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

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**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

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**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

Want single family detached homes only. Either 3 as is or 5 40ft lots but no townhouse or duplex. want neighbourhood w/ appeal

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

Baljit Tamara

Address:

7340 Railway Ave.

## Lee, Edwin

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**From:** Baljit Tamana [btamana@hotmail.com]  
**Sent:** Tuesday, 25 February 2014 20:02  
**To:** Lee, Edwin  
**Subject:** 7400, 7420, 7440 Railway Ave Public Information meeting by Sandhill Homes

**Categories:** To Do

Hi Edwin,

I live at 7340 Railway Avenue and am the homeowner. I went to the public information meeting held by Sandhill Homes for the redevelopment of the site they own. I want to make sure you get my view on this project because the opinion form I was asked to fill out were taking by employees of Sandhill Homes and I want to make sure you and the City know my view.

First, the information meeting was very misleading showing the neighbours two options and the Sandhill staff making it sound like these are the only two options available when this is not true. Uninformed neighbours could easily think that they have to choose between these two options only and that no other options are available and the comment form reflected this by not providing a space to discuss another option and instead just saying which of these two options we want.

Secondly, I wrote I am against both options and am only in favour of DETACHED single residential homes. Either having 3 homes built on the 3 properties or the 3 properties being subdivided to provide for 5 DETACHED single family homes which I feel is a fair compromise.

Thank You,

Baljit Tamana

# SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

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February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow fourteen (14) 2-storey townhouse units or ten (10) units rowhouse (duplex) to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

**NO**

Comments:

*I am not in favor of fourteen (14) 2 storey townhouse units. This plunked in the middle of our surrounding block does not fit in. This is blockbusting which has been recorded at the May 21st 2013 meeting. This proposal affects residents in many different ways. For us at 7360 Railway left turns exiting our driveway onto Railway and left turns entering into our driveway is the problem especially at rush hour. Traffic backs up. For our busy 410 bus service drivers turning left hold up the buses. Because Railway is a two lane Rd. If this proposal is allowed a domino effect along Railway could happen. Single detached homes is a better option and will be more appealing.*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

**NO**

Comments:

*With no visitor parking, this is unrealistic for anyone buying into this 10 units' rowhouse (duplex) proposal. With bicycle lanes on both sides along Railway Ave and no street parking, visitors will go to the surrounding streets. This is already happening. This proposal will have no street appeal.*

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

*Helen Sheardown*

Address:

*7360 Railway Ave.  
Richmond BC.  
V7C-3J9*

PLN - 214

*604  
Phone 274-3181*

# SANDHILL HOMES LTD.

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February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex) to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

NO - Not in Favor.

Comments:

*This proposed presentation of 14 - 2 storey townhouses is not any better than the first presentation submitted at the first public hearing at city hall on May 21st, 2013. My rejections to these townhouses are already recorded at the public hearing and should be available at the city clerk's office for viewing.  
These townhouses do not fit in with the overall character of the 7000 Block Railway Ave and surrounding streets.  
All my recorded concerns remain the same*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

NO - Not in Favor.

Comments:

*Other Builders at this time are constructing single family homes on our street and surrounding streets with respect to the character of our neighborhood.  
These (10) unit rowhouse (Duplex) with no visitor parking and no parking on Railway Ave is not acceptable.  
This type of rowhouse (Duplex) won't have any appeal to this neighborhood and will decrease the value of our property.*

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Mr. Glen Sheardown

Address: 7360 Railway Ave. Richmond, BC V7C-3J9 Phone 604-274-3181

# SANDHILL HOMES LTD.

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February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouse units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

I am totally against the idea to rezone this area, to allow townhouses. Apart from the traffic, parking problems, Railway Ave, as it is (two lanes only) cannot support, safely, any more traffic.  
My main concern is from all the people (myself included) who have invested millions of dollars to build single dwelling houses with the

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

sense of living on Railway Ave and not worrying about what type of structure was going up next door, to devalue our life long savings.  
There are many other places where this type of development is acceptable, certainly not on Railway.  
Put me down to 100% against this proposal.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: JASWANT MANN,

Address: 7580 RAILWAY AVE., RICHMOND

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February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

Rather than either of the two options proposed, I believe you should consider the option presented in the following paragraphs, as it makes more sense within a "SINGLE FAMILY DWELLING" neighbourhood.

I would prefer the option of having 3 single family homes rather than either of the two proposed options.

First reason is that little or no visitor parking is provided with either of the two proposed options, which means that any persons visiting the new residences would probably park on McCallan Road since there is no parking allowed on Railway. This would result in more vehicle traffic on McCallan and further disrupt our "single family neighbourhood".

Second reason is that there are already a large number of vehicles on Railway as well as city buses. Many vehicles when heading west on Granville will turn onto McCallan rather than following the natural turn when Granville Avenue feeds into Railway. They do this because there is already a lot of traffic on Railway and there are no pullouts on Railway for the city buses and, therefore, traffic backs up on Railway. Many of these vehicles travel at a high rate of speed down McCallan (70-80km/hr) causing a safety hazard for the homeowners such as myself when we are pulling out of our driveways.

If there were only 3 single family homes built on the lots even if we assume 3 vehicles per house that would result in only 9 new vehicles being added to the existing traffic nightmare on Railway, whereas if either of the two proposed options were chosen it would result in upwards of 20 new vehicles being added. On top of this there would potentially be an exponential number of visitor vehicles looking for parking space on McCallan. Most single family homes have driveways large enough to accommodate a couple of visitor vehicles, which would eliminate a lot of the potential visitor parking issue caused by either of the two proposed options.

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Your comments will be collected by the City and will become public record.

Contact Information:

Name: KEVIN MASON

Address: 7531 McCALLAN RD., RICHMOND

**SANDHILL HOMES LTD.**

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

**Public Information Meeting  
Rezoning Application Number: RZ 12-619835**

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

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Your comments will be collected by the City and will become public record.

**Contact Information:**Name: PAT MASONAddress: 1531 McCallan Rd., Richmond



# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

## **Public Information Meeting** 7400, 7420, 7440 Railway Avenue

**Purpose:** A proposed to rezone 7400, 7420, 7440 Railway Avenue to allow fourteen (14) 2-storey townhouses units or ten(10) units rowhouses (duplex) to be developed on the property.

When: February 25, 2014  
Time: 5:30 p.m. to 8:30 p.m.  
Where: Thompson Community Center  
(Boardroom)  
5151 Granville Avenue  
Richmond, BC V7C 1E6

### **Meeting Notice**

Notice of the meeting was distributed to all properties located with in100 meters (300 ft.) of the proposed project or subject site as specified distance from the city. The notice was sent on February 8, 2014, two weeks before the meeting date.

Please see enclosure (A) for the copy of Notice sent to the residents.

### **Time of the Meeting**

The meeting was held on February 25, 2014 at 5:30 p.m. to 8:30 p.m. The time provided for this meeting is long enough for the residents to take a look into details of the proposed project, ask questions, and give their comments. The hours are also very suitable for those who are working.

### **Location of the Meeting**

The meeting was held at Thompson Community Center's Boardroom which is very accessible and suitable location in close proximity of the project site. The parking and room is large enough to accommodate anticipated number of attendees.

### **Presentation and Information Supplied at the Meeting**

The meeting is open to the public or residents within 100 meters (300 ft.) of the proposed project. As attendees arrived, they were asked to log into the sign in sheet. Comment sheet where given to them to put their selected option, make comments, give suggestions, and write their concerns in the development of the proposed project.

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The presentation was done as a group or families, after they signed on the sign in sheet, the attendees were advised about the two proposed options. They were allowed to look into the details. Sandhill Development Staff's guided families and informed them about the options and Arch. Taizo Yamamoto did the presentation, explanation, clarification, and answered inquiries for the two options presented.

Illustration board/display was used for the presentation of the proposed plan. The two Options presented were: *Option 1 – Fourteen (14) 2-storey townhouses units and Option 2 – Ten (10) units Rowhouses (duplex)*. A letter size copy of drawings was also given to attendees as they requested for it.

In our illustrations for both options we included:

- Project Data and Design Rationale
  - Proposed Zoning, Lot Dimensions, Lot Area, Setbacks, Lot Coverage, F.A.R., F.A.R. of all Lots, Building Height, Parking
- Site Plan and Context Plan
- Streetscapes
  - West Streetscape – Railway Avenue
  - East Streetscape – Adjacent to Neighbors
  - North Streetscape – Adjacent to Neighbors
  - South Streetcape – Adjacent to Neighbors
- Site Sections and Index Plan
- Context Plan showing the subject site, townhouse developments, and apartments.

Please see enclosure (B)

## *Other Materials:*

- Sign in Sheet for the attendees was prepared for the record of who attended the Public Information Meeting.
- Comment Sheet was provided to all the attendees where they can put their selected option, make comments, give suggestions, and write their concerns in

# SANDHILL HOMES LTD.

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the development of the proposed project. After the meeting all collected data was given to Mr. Edwin Lee.

Please see enclosure (C)

## City of Richmond Representative

Edwin Lee from the City Planning and Development Department was present in the meeting.

## Meetings Comments, Response, and Summary

In speaking with the attendees at the Public Information Meeting, it was found that the majority were in favour of the 14-unit townhouse proposal. Those who were non-supportive of either scheme had similar objections, as outlined below.

1. Neighbours who objected did not want anything other than single family homes, they did not want townhouses nor duplexes. The concern was with increasing the number of people in the neighbourhood, and preserving the area as a single family enclave.

### Response:

*In speaking with the neighbours, it was explained that the two options presented were schemes that were economically viable for the developer. The desire for 3-5 single family lots was not realistic given the cost of the individual lots purchased by the developer. It was also explained that the City is looking to increase density along major arterial roads, as this is the most logical place for new homes. By creating density along these roads, lower density and single family neighbourhoods can be preserved off of the arterials. Finally, the housing types offered by a townhouse development are a unit type that is affordable to many more families, as opposed to "monster" homes affordable only by the wealthy. As a result, the arterials provide housing for a more diverse population in close proximity to public transportation.*

2. Some neighbours had concerns about the increase in traffic that they felt would result from the townhouse development. They also noted that there was significant short-cutting of cars onto McCallan Road, many of which sped through the neighbourhood.

### Response:

*It was pointed out to the neighbours that single family lots within Richmond have the potential for secondary suites. With a potential subdivision of the subject site into 5 single family lots, each with secondary suites, the number of families within the site would be 10. The proposed townhouse development is for 14 families. The amount of additional traffic generated by this development would be negligible, especially when compared to the number of people that could be housed on five single family lots with*

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*secondary suites.*

*The City policy for both townhouse and single family subdivision is to reduce the number of driveways onto the arterial road. It was explained that even a single family subdivision would require a single access onto Railway, which would mean the introduction of a lane at the back of the property. In this way, the limited access onto Railway will minimize conflict of cars leaving and entering driveways and should improve the flow of traffic.*

*Finally, it was suggested that the neighbours bring their concerns about cars short-cutting through McCallan Road to the attention of the City so that potential traffic calming and traffic diverting measures can be considered.*

3. Some neighbours had concerns about visitor parking, and suggested incorrectly that neither scheme had any visitor parking.

*Response:*

*It is true that the rowhouse scheme did not include visitor parking, as this is consistent with the requirement for single family lots. The townhouse proposal does in fact propose 4 visitor parking stalls, which exceeds the requirements of the City Bylaw by 33%. A ratio of 0.2 visitor parking spaces is required for each unit which for 14 units results in a requirement of 2.8 stalls. With 4 stalls being proposed, the ratio is increased to 0.29. It was pointed out that there are no requirements for visitor parking on single family lots.*

4. Though few of the immediate neighbours attended the Public Information meeting, attendees had concerns about reduced privacy for the single family homes surrounding the development.

*Response:*

*It was pointed out that the minimum setback for single family homes is 6.0m. The proposed townhouse development has setbacks ranging from 5-6m on the ground floor and 6.0m on the upper floor. It was also explained that six, single units were proposed along the rear of the property so that out of the four homes backing onto the property from the east, only two would back onto the rear yards of two townhouse units. The other two homes would back onto the rear yards of one townhouse units. It was also explained that windows on upper floors would be minimized to reduce the potential for overlook, and that a landscape buffer would be planted to maximize planting.*

*As previously discussed, a single family alternative form of development would require a rear lane that would run along the length of the property. It was explained to the attendees that this could have a more negative impact to privacy as a public space would be introduced at the rear of the single family lots. To address issues of security*

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*within the lane, it is likely that lighting would have to be installed, and this could have a negative impact to the privacy and livability of the rear yards of the adjacent homes.*

*Finally, it was explained that a townhouse development would be subject to a Development Permit, and that the neighbourhood would have more opportunity to provide input into how the townhouses were designed. With a single family subdivision, there would be no design review by the City or Design Panel, and there would be no opportunity for the neighbours to bring up any concerns with privacy and overlook resulting from the construction of large homes.*

5. Some attendees had concerns about the change in character resulting from the proposed townhouse development.

*Response:*

*It was difficult to get a clear definition from the attendees about what they meant by “character” beyond issues highlighted above (density, number of homes, traffic, etc.). It was explained that the design of four duplexes along Railway would appear to be four single family homes, and that high quality materials and finishes would be used. In addition, each of the duplexes would have entries facing the street to reinforce the “front door” appearance and enhance the streetscape. It would be possible to differentiate the design of each duplex to further emphasize the individual units, and to enhance the appearance of four single homes fronting the street.*

*With the City policy to reduce the number of private driveways on Railway, it was pointed out that the streetscape massing for a townhouse development and 4 - 5 single family homes would be virtually identical.*

*Again, it was outlined that the public would have more input into the design and aesthetic character of a townhouse development subject to Design Panel and Development Permit. Since this is not required for single family lots, the resulting streetscape is inconsistent with multiple styles, rooflines, and landscape treatments. The townhouse form could be varied if this is desired, but it could also be made more uniform and consistent to create a strong character and identity for the street.*

6. Some attendees suggested that their property values would go down as a result of a townhouse development.

*Response:*

*We feel that the opposite is true. For property owners along Railway, the*

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*potential for development in line with what is being proposed would increase their property value. For single family property owners backing onto the site, the City would have more control over what was built in the rear yards, and would ensure that privacy and livability concerns are addressed. The amount of wall that is proposed along all property lines is actually less than what might be possible for single family homes.*

7. Some attendees perceived an increased burden on infrastructure resulting from a townhouse development.

*Response:*

*We feel that densification along arterial roads, in line with City policy, establishes an efficient use of City infrastructure, including utilities, roads, and public transit. A wide, single family subdivision requires significantly more infrastructure per family and as a result would require higher taxes per family to maintain.*

# Sandhill Homes Ltd.

Land Development Residential & Commercial Construction

**Sandhill Homes** is hosting a Public Information meeting to discuss the properties located at 7400, 7420, 7440 Railway Avenue.

We would like to give you the opportunity to express your comments and voice your concerns, and participate in the public consultation process.

At the meeting you will be able to view two possible development options, and to provide your feedback on these two schemes. We hope you are able to attend and look forward to seeing you there.

**When:** Tuesday, February 25, 2014

**Time:** 5:30 p.m. - 8:30 p.m.

**Where:** Thompson Community Center  
(Boardroom)  
5151 Granville Avenue  
Richmond, BC V7C 1E6



**CONTEXT PLAN**  
SCALE: N.T.S.

SUBJECT SITE:  
7400, 7420, 7440  
RAILWAY AVE

**PROJECT DATA - TWO-STOREY TOWNHOUSE**

**STATISTICS:**

**CIVIC ADDRESS:**

**PROPOSED ZONING:**

**LOT DIMENSIONS :**

**LOT AREA :**

**SETBACKS:**

FRONT YARD:

REAR YARD:

SIDE YARD:

**LOT COVERAGE:**

PROPOSED:

PROPOSED:

**F.A.R.:**

PROPOSED:

**BLDG. HT.:**

PROPOSED:

**PARKING:**

PROPOSED:

**AMENITY:**

INDOOR PROPOSED:

OUTDOOR PROPOSED:

7400, 7420, 7440 RAILWAY AVE.

TOWNHOUSE (PROPOSED)

45.78M (150.2') x 66.12M (216.9')

3,025.7 SQ.M. (32,568.7 SQ.FT.)

6.0M (19.7')

5.0M (16.4') - GROUND FLOOR

6.0M (19.7') - SECOND FLOOR

3.14M (10.30')

32,568.7 SQ.FT. x 45% = 14,656.0 SQ.FT.

BUILDING: 14228 SQ. FT.

PORCH: 262 SQ. FT.

ELEC./GARB./REC.: 166 SQ. FT.

TOTAL: 14656 SQ. FT. (45.0%)

32,568.7 SQ.FT. x 60% = 19,541.2 SQ.FT.

19,541.2 SQ.FT. / 14 UNITS = 1,395.8 SQ. FT. AVG./UNIT

9.5M (2 STOREYS)

2 CAR GARAGE x 14 UNITS = 28 SPACES (RESIDENTS)

OPEN VISITORS PARKING = 4 SPACES (VISITORS)

TOTAL = 32 SPACES

NONE (CASH-IN-LIEU)  
95.3 SQ.M. (1,025.8 SQ.FT.) - 3.1%

**DESIGN RATIONALE: TWO-STOREY TOWNHOUSE**

- 14 TOWNHOUSE UNITS PROPOSED
- MAXIMUM TWO STOREY UNITS SIMILAR SCALE AS ADJACENT HOMES
- UNITS GROUPED INTO DUPLEXES TO MAINTAIN SINGLE FAMILY SCALE AND CHARACTER
- STREETSCAPE APPEARS TO BE FOUR SINGLE FAMILY HOMES
- HIGH QUALITY MATERIALS TO ENSURE QUALITY STREETSCAPE AND HIGH PROPERTY VALUES
- ALL TWO STOREY, SINGLE UNITS AT REAR TO MAXIMIZE PRIVACY
- MINIMAL IMPACT ON SUNLIGHT TO NEIGHBOURING LOTS
- WINDOWS ON UPPER STOREYS MINIMIZED TO REDUCE OVERLOOK
- PLANT AND FENCE BUFEER TO ENHANCE PRIVACY TO NEIGHBOURING HOMES
- CENTRAL DRIVEWAY LOCATED TO MINIMIZE NOISE FOR NEIGHBOURS
- DRIVEWAY ENDS TREATED WITH HIGH FENCE AND TRELIS
- 4 VISITOR PARKING SPACES PROVIDED (IN EXCESS OF CITY REQUIREMENTS)
- RETENTION OF LARGE TREES ALONG RAILWAY AVENUE TO MAINTAIN GREEN APPEARANCE
- ADDITIONAL RESIDENTS WILL NOT CREATE NOTICEABLE INCREASE IN TRAFFIC

Yamamoto  
Architecture Inc.

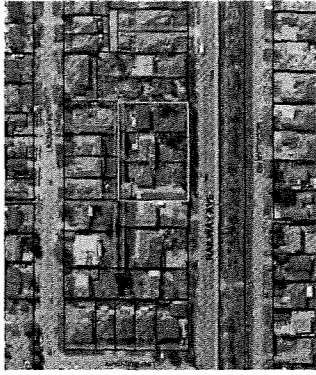
PROJECT  
14 UNIT  
TOWNHOUSE DEVELOPMENT

KEY STATISTICS  
DESIGN RATIONALE

|  |                 |                                  |                  |
|--|-----------------|----------------------------------|------------------|
| DATE: 2019.05.01                       | REVISION: 01    | SCALE: 1/8" = 1'-0"              | DATE: 2019.05.01 |
| DRAWN: [Name]                          | CHECKED: [Name] | DATE: 2019.05.01                 | SCALE: 0.0-TH    |
| PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT |                 | KEY STATISTICS: DESIGN RATIONALE |                  |

|  |                 |
|--|-----------------|
| DATE: 2019.05.01                       | REVISION: 01    |
| DRAWN: [Name]                          | CHECKED: [Name] |
| PROJECT: 14 UNIT TOWNHOUSE DEVELOPMENT |                 |





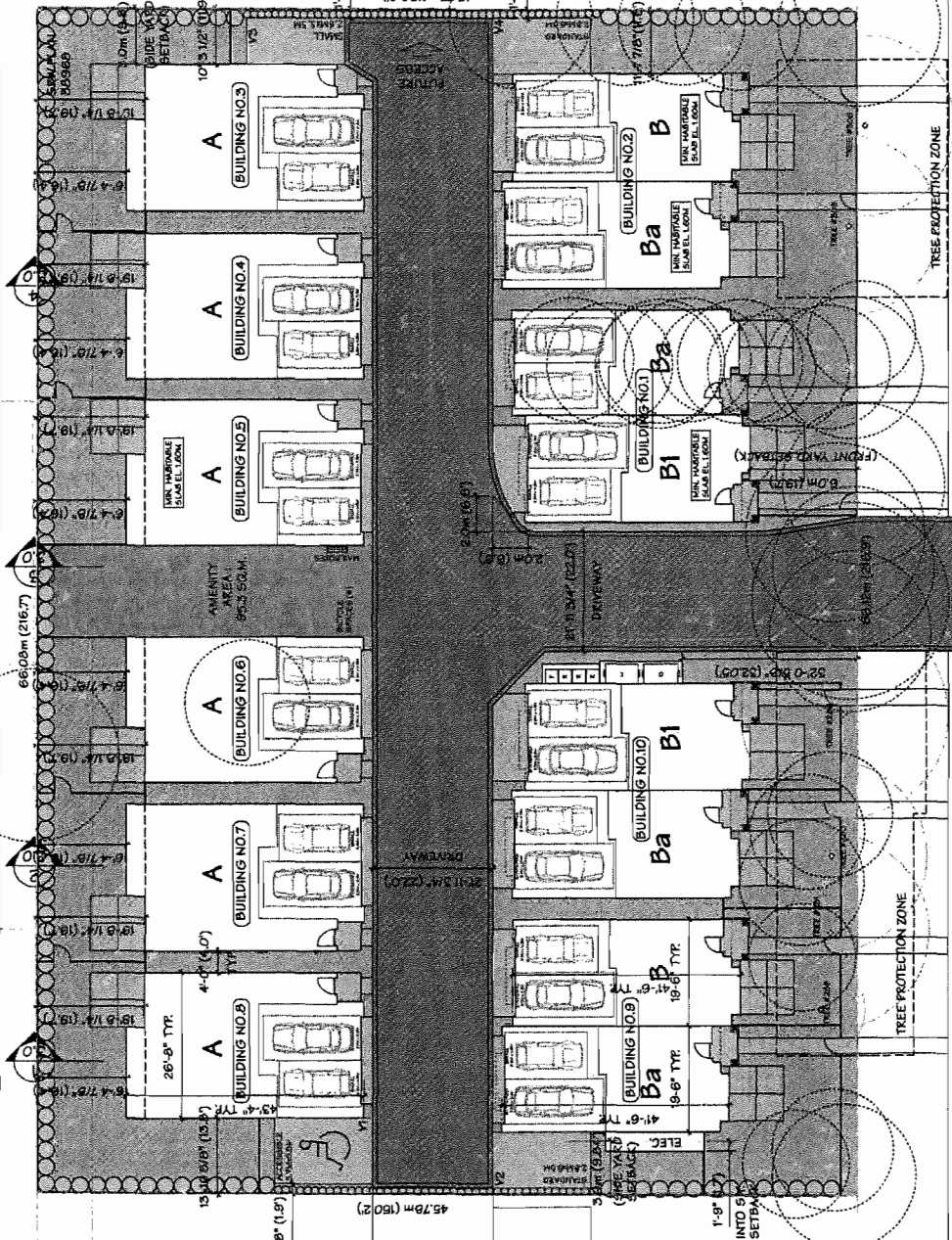
CONTEXT PLAN  
SCALE: N.T.S.

STATISTICS:  
OWNER ADDRESS: 7400 7400 RAILWAY AVE.  
LEGAL DESCRIPTION:

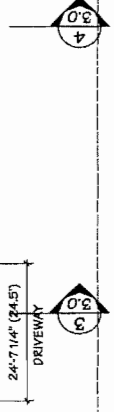
TOWNHOUSE (PROPOSED):  
3,029.7 SQ.M. (32,648.7 SQ.FT.)  
BUILDING: 14,229 SQ. FT.  
PORCH: 262 SQ. FT.  
ELEC. (BASE REC.): 186 SQ. FT.  
TOTAL: 14,656 SQ. FT. (157,000)

2 CAR GARAGE x 14 UNIT: 28 SPACES (RESIDENTS)  
OPEN VISIBLE PARKING: 3 SPACES (CUSTOMER)  
TOTAL: 31 SPACES

AMENITY: NONE (GASHIM-HU)  
INDOOR PROPOSED: 96.5 SQ.M. (1,029.9 SQ.FT.) - 3A1  
OUTDOOR PROPOSED:



NEW 1.5M CONCRETE SIDEWALK  
NEW 2.0M GRASS BOULEVARD



RAILWAY AVENUE

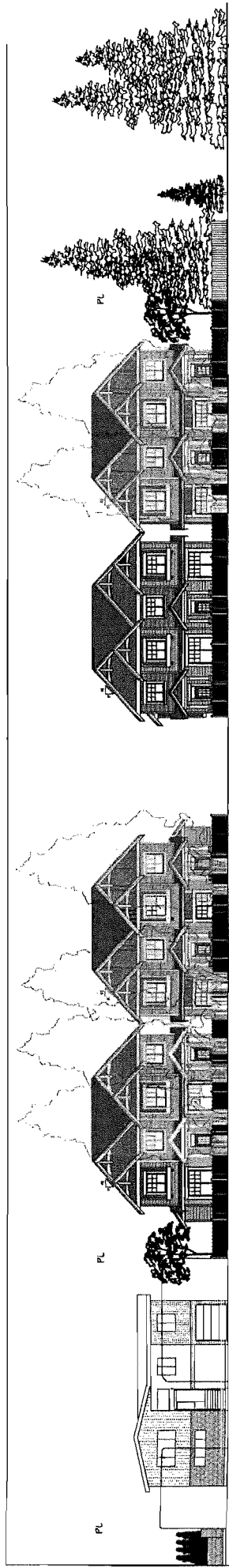
SITE PLAN - TWO-STORY TOWNHOUSE  
SCALE: 1:500



Yamamoto  
Architecture Inc.

| SITE PLAN - TOWNHOUSE |                     |
|-----------------------|---------------------|
| DATE: 10-20-20        | PROJECT NO.: 1,0-TH |
| DRAWN BY: [Name]      | CHECKED BY: [Name]  |
| DATE: 10-20-20        | PROJECT NO.: 1,0-TH |

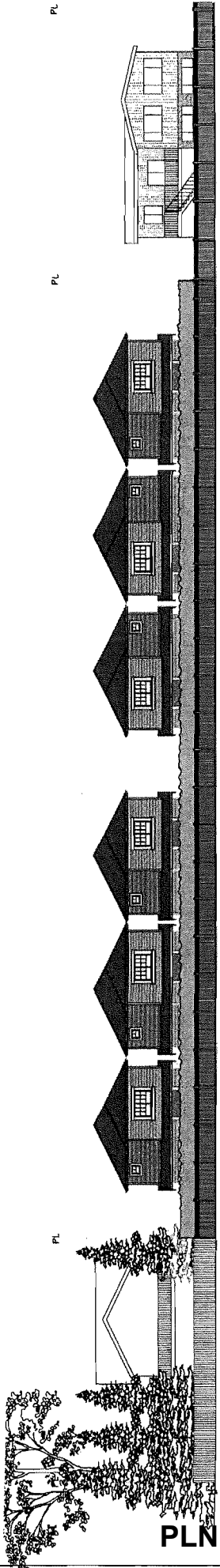
73560  
POTENTIAL FUTURE  
DEVELOPMENT  
PLN - 227



7360 RAILWAY AVE.  
WEST STREETSCAPE - RAILWAY AVE.  
SCALE 1/8" = 1'-0"

7400, 7420, 7440 RAILWAY AVE. - SUBJECT SITE

7460 RAILWAY AVE.

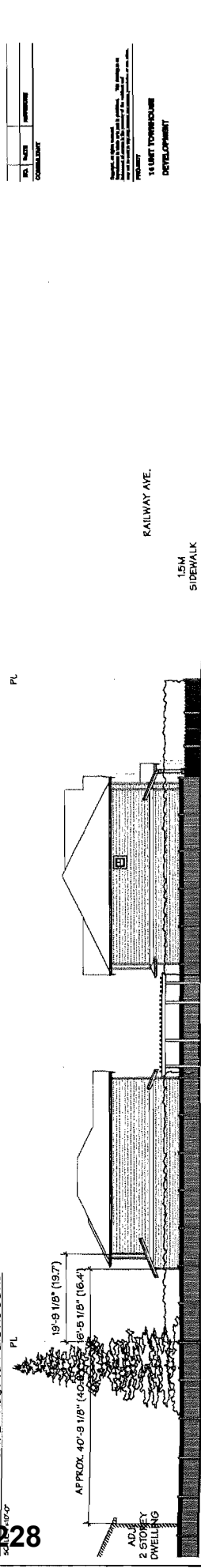


7431 LINDSAY RD.  
EAST STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1/8" = 1'-0"

7579 LINDSAY RD.

7571 LINDSAY RD.

7560 RAILWAY AVE.



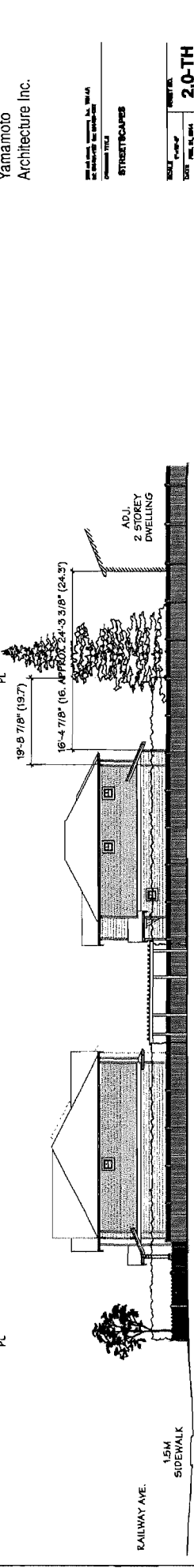
7371 LINDSAY RD.  
NORTH STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1/8" = 1'-0"

7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.

7431 LINDSAY RD.



7371 LINDSAY RD.  
SOUTH STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1/8" = 1'-0"

7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.

7431 LINDSAY RD.

|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
|     |      |             |
|     |      |             |

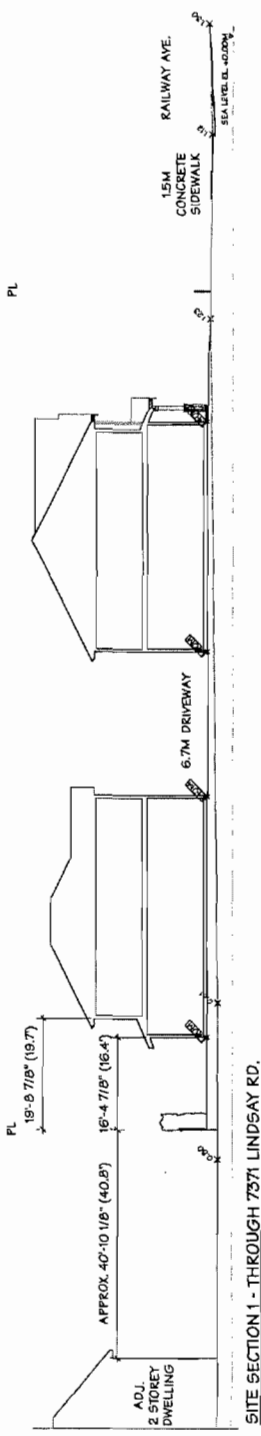
THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF YAMAMOTO ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF YAMAMOTO ARCHITECTURE INC.

YAMAMOTO ARCHITECTURE INC.  
11801 TOWNSHIRE DRIVE  
DUBLIN, CALIFORNIA 94568

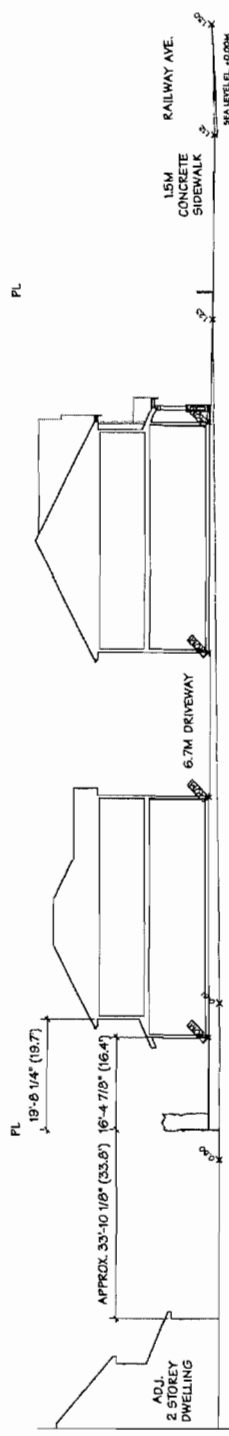
Yamamoto  
Architecture Inc.

PROJECT TITLE  
STREETSCAPES

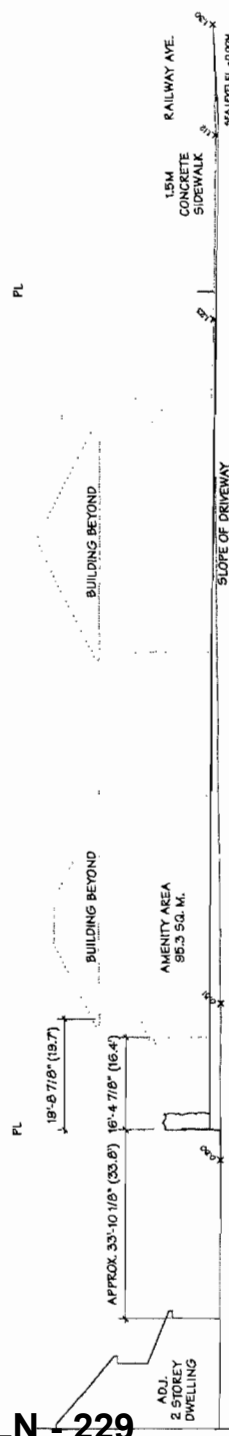
|             |        |
|-------------|--------|
| PROJECT NO. | 2.0-TH |
| DATE        |        |
| SCALE       |        |
| DESIGNED BY |        |
| CHECKED BY  |        |
| DATE        |        |



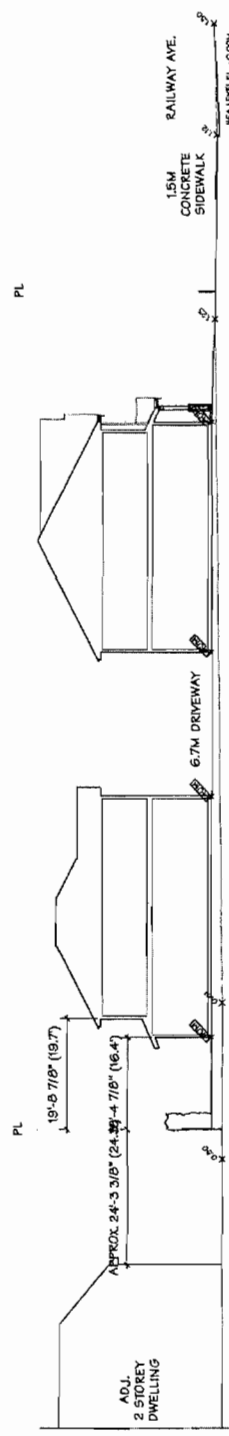
SITE SECTION 1 - THROUGH 7371 LINDSAY RD.  
SCALE: 1/8" = 1'-0"



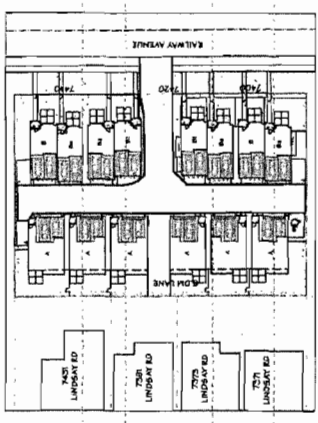
SITE SECTION 2 - THROUGH 7373 LINDSAY RD.  
SCALE: 1/8" = 1'-0"



SITE SECTION 3 - THROUGH 7391 LINDSAY RD. & DRIVEWAY  
SCALE: 1/8" = 1'-0"



SITE SECTION 4 - THROUGH 7431 LINDSAY RD.  
SCALE: 1/8" = 1'-0"



INDEX PLAN  
SCALE 1:500

**Yamamoto Architecture Inc.**

PROJECT: 16 LOT SUBDIVISION  
SHEET TITLE: SITE SECTIONS  
DATE: 11/20/2024  
SCALE: 1/8" = 1'-0"  
SHEET NO.: 3.0-TH  
PROJECT NO.: 24-001-001

|       |            |                       |
|-------|------------|-----------------------|
| NO. 1 | DATE       | DESCRIPTION           |
| 1     | 11/20/2024 | ISSUED FOR PERMITTING |

**PROJECT DATA - FEE SIMPLE ROWHOUSE**

**STATISTICS (NO TYP. LOTS):**

**CIVIC ADDRESS:** 7400, 7420, 7440 RAILWAY AVE.

**PROPOSED ZONING:** FEE SIMPLE ROWHOUSE (PROPOSED)

**LOT DIMENSIONS:** 6.0M (19.7') x 39.62M (130.2') PER LOT

**LOT AREA:** 239.0 SQ.M. (2,572.6 SQ.FT.) PER LOT

**SETBACKS:**  
 FRONT YARD: 6.0M (19.7')  
 REAR YARD: 1.3M (4.26') + 6.0M LANE (20.0')  
 SIDE YARD: 1.2M (4.0')

**LOT COVERAGE:**  
 BUILDING: 940.4 SQ. FT.  
 DETACHED GARAGE: 214 SQ. FT.

**PLN - 230** TOTAL: 1154.4 SQ. FT. (45.0%) - PER LOT

**F.A.R.:** PROPOSED: 2,572.6 SQ.FT. x 65% = 1,672.2 SQ.FT. - PER LOT

**F.A.R. OF ALL LOTS:** PROPOSED: 25,668 SQ.FT. x 65% = 16,684.2 SQ.FT.

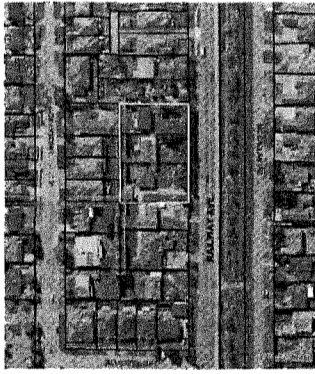
**BLDG. HT:** PROPOSED: 9.62M (2 STOREYS)

**PARKING:**  
 1 STANDARD CAR INDOOR PARKING STALL  
 1 SMALL CAR OUTDOOR PARKING STALL

**DESIGN RATIONALE: FEE SIMPLE ROWHOUSES**

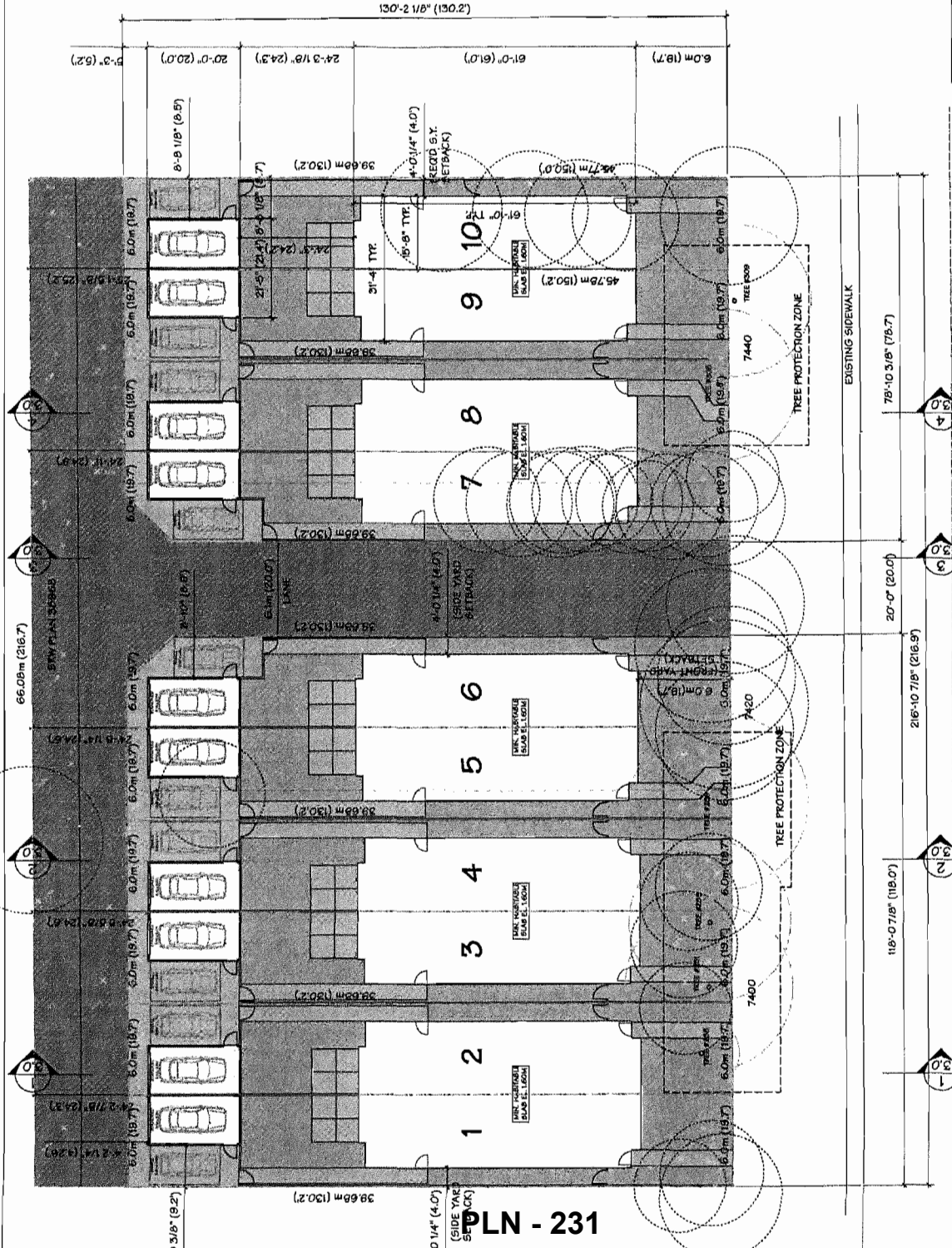
- 10 ROWHOUSE UNITS PROPOSED ON 10 LOTS
- MAXIMUM TWO STOREY UNITS SIMILAR SCALE AS ADJACENT HOMES
- UNITS GROUPED INTO DUPLEXES TO MAINTAIN SINGLE FAMILY SCALE AND CHARACTER
- STREETSCAPE APPEARS TO BE FIVE SINGLE FAMILY HOMES
- HIGH QUALITY MATERIALS TO ENSURE QUALITY STREETSCAPE AND HIGH PROPERTY VALUES
- LANEWAY AT REAR OF PROPERTY TO MINIMIZE OVERLOOK FROM UNITS INTO SINGLE FAMILY YARDS
- ONE STORY GARAGES ALONG LANE TO HAVE MINIMAL IMPACT ON VIEW FROM NEIGHBOURING HOMES
- NO IMPACT ON SUNLIGHT TO NEIGHBOURING LOTS TO EAST AND SOUTH, MINIMAL IMPACT ON SUNLIGHT TO NEIGHBOUR TO THE NORTH
- WINDOWS ON UPPER STOREYS MINIMIZED TO REDUCE OVERLOOK
- LANEWAY TREATED WITH HIGH FENCE AROUND PERIMETER
- RETENTION OF LARGE TREES ALONG RAILWAY AVENUE TO MAINTAIN GREEN APPEARANCE
- ADDITIONAL RESIDENTS WILL NOT CREATE NOTICEABLE INCREASE IN TRAFFIC

|  |   |   |
|--|---|---|
| YAMAMOTO ARCHITECTURE INC.<br>1000 WEST 10TH AVENUE, SUITE 200<br>VANCOUVER, BC V6H 2Y6<br>TEL: 604-681-1111 FAX: 604-681-1112<br>WWW.YAMAMOTOARCHITECTURE.COM |   | PROJECT NO.<br>0.0-R<br>SHEET NO.   |
| DATE: 10/10/2014<br>DRAWN BY: [Name]<br>CHECKED BY: [Name]   | PROJECT TITLE<br>10 LOT SUBDIVISION<br>DESIGN RATIONALE | KEY STATISTICS<br>DESIGN RATIONALE<br>SHEET NO. 0.0-R<br>DATE: 10/10/2014<br>DRAWN BY: [Name]<br>CHECKED BY: [Name] |



**CONTEXT PLAN**  
SCALE: N.T.S.

**STATISTICS (10 TYP. LOTS):**  
 DVC ADDRESS: 7400, 7420, 7440 RAILWAY AVE.  
 LEGAL DESCRIPTION: FEE SIMPLE ROWHOUSE (PROPOSED)  
 PROPOSED ZONING: R1  
 LOT AREA: NET 233.0 SQ.M. (23,276 SQ.FT.) PER 5 LOTS  
 LOT COVERAGE: BUILDING: 94.4 SQ. FT. 24.50 FT.  
 DETACHED GARAGE: TOTAL: 104.4 SQ. FT. (10,291)  
 F.A.R. (PER LOT): PROPOSED: 1.000 (6.56 FT. (2.00 M))  
 PROPOSED: 1.500 (9.84 FT. (3.02 M))  
 PROVIDED: 1.500 (9.84 FT. (3.02 M))  
 PROVIDED: 1.500 (9.84 FT. (3.02 M))  
 PROVIDED: 1.500 (9.84 FT. (3.02 M))  
 PROVIDED: 1.500 (9.84 FT. (3.02 M))



|                 |                            |
|-----------------|----------------------------|
| PROJECT         | 10 LOT SUBDIVISION         |
| DATE PLAN       | STATISTICS                 |
| SCALE           | 1.0-R                      |
| DESIGNER        | YAMAMOTO ARCHITECTURE INC. |
| DATE            |                            |
| PROJECT NO.     |                            |
| PROJECT NAME    |                            |
| PROJECT ADDRESS |                            |
| PROJECT CITY    |                            |
| PROJECT STATE   |                            |
| PROJECT ZIP     |                            |

**Yamamoto Architecture Inc.**

|                 |          |
|-----------------|----------|
| DATE            | 10/15/20 |
| SCALE           | 1.0-R    |
| PROJECT NO.     |          |
| PROJECT NAME    |          |
| PROJECT ADDRESS |          |
| PROJECT CITY    |          |
| PROJECT STATE   |          |
| PROJECT ZIP     |          |



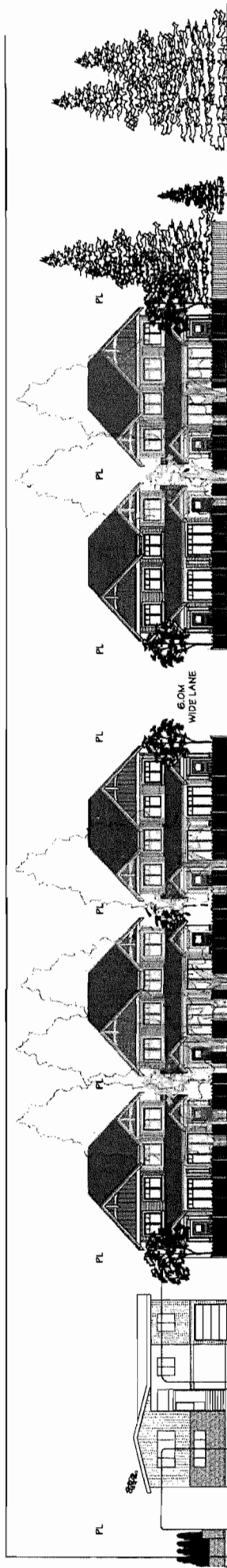
**RAILWAY AVENUE**

**EXISTING SIDEWALK**

**EXISTING FREE-DRYANT**

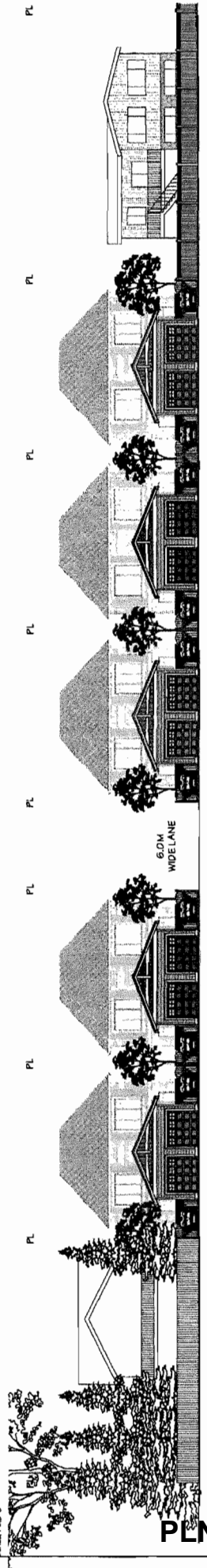
**SITE PLAN - FEE SIMPLE ROWHOUSE**  
SCALE: 1/8"=1'-0"

**PLN - 231**



7460 RAILWAY AVE.

7460 RAILWAY AVE.  
WEST STREETSCAPE - RAILWAY AVE.  
SCALE 1:50



7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

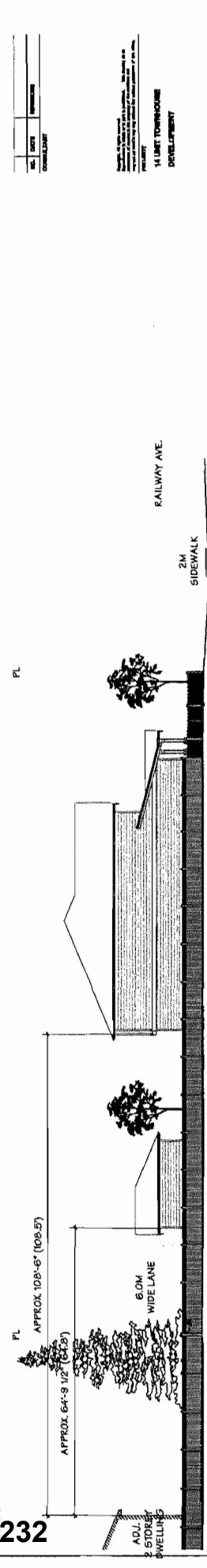
7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

PLN 232

7460 RAILWAY AVE.  
EAST STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1:50



7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.

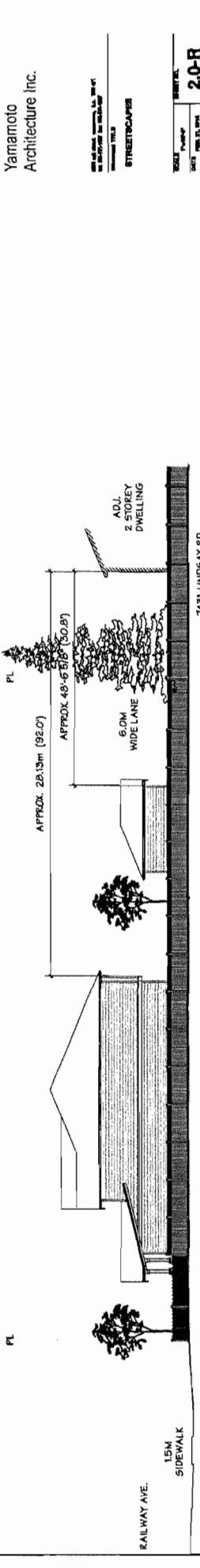
7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.

7371 LINDSAY RD.  
NORTH STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1:50



7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.

7431 LINDSAY RD.  
SOUTH STREETSCAPE - ADJ. TO NEIGHBOURS  
SCALE 1:50

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

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14 LINDSEY TERRACE  
DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

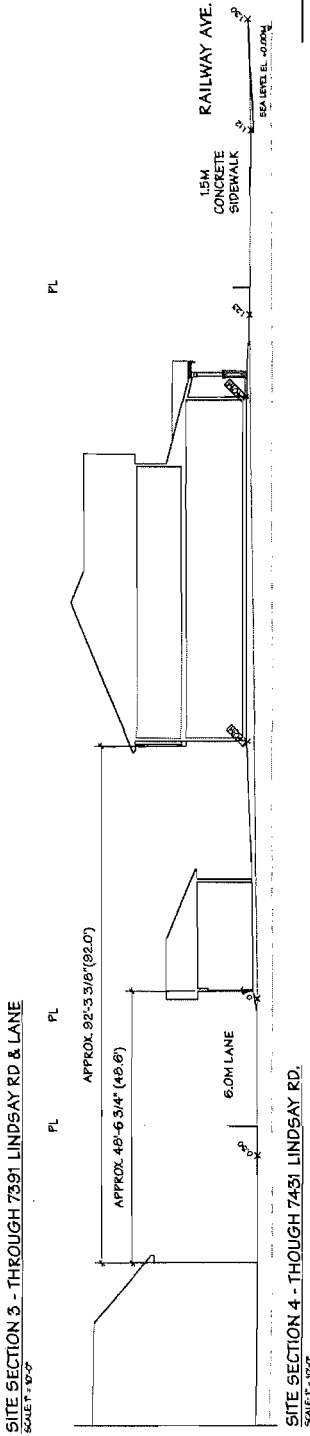
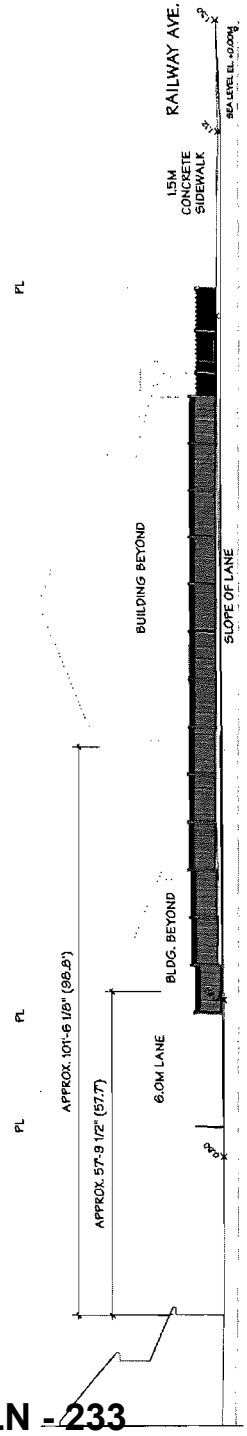
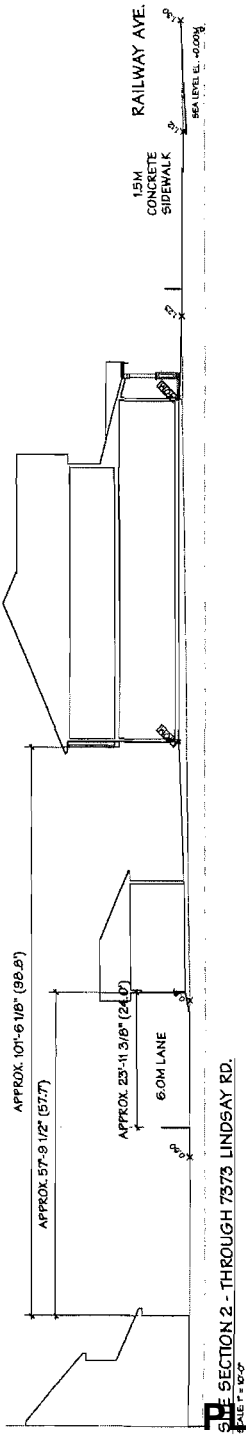
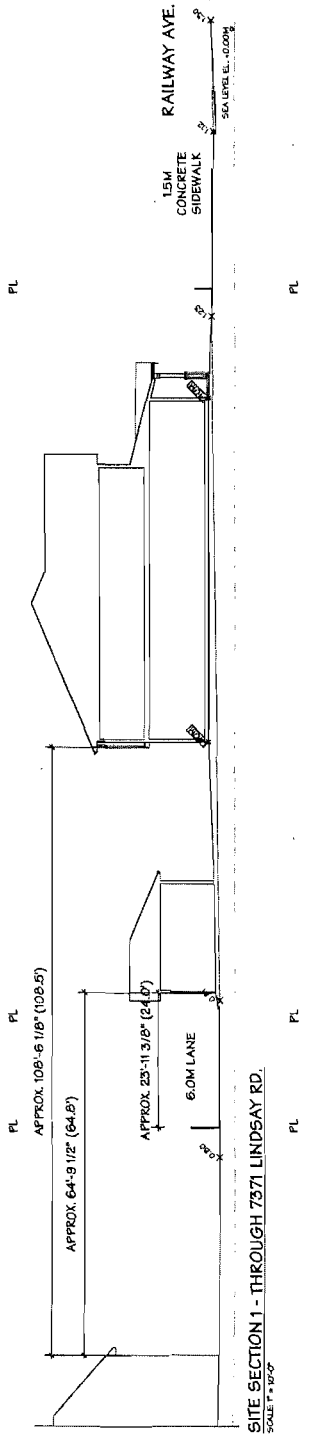
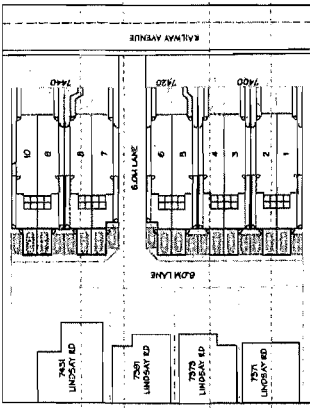
YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA

YAMAMOTO ARCHITECTURE INC.  
14 LINDSEY TERRACE  
SCARBOROUGH, ONTARIO, CANADA



N - 233

Yamamoto Architecture Inc.

18 LOT SUBDIVISION

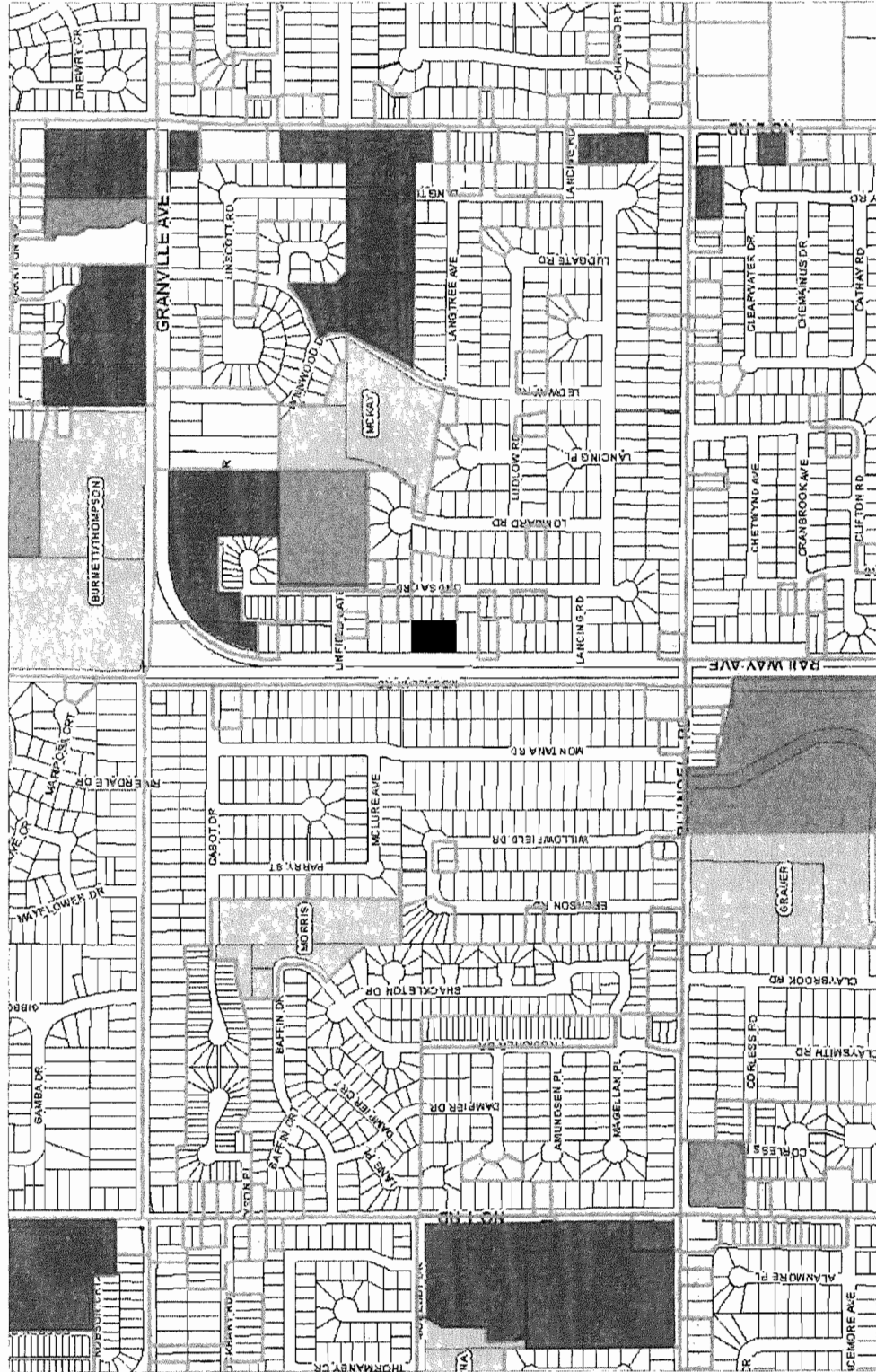
DATE: 08/14/2024  
SCALE: 3.0-R  
PROJECT NO.: 24-000000

| NO. | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 08/14/2024 | ISSUE FOR PERMIT |

PROJECT NO.: 24-000000  
DATE: 08/14/2024  
SCALE: 3.0-R  
PROJECT NO.: 24-000000

**LEGEND:**

- SUBJECT SITE
- TOWNHOUSE DEVELOPMENTS
- APARTMENTS



**PLN - 234**

Yamamoto  
Architecture Inc.

|                              |                    |
|------------------------------|--------------------|
| CONCEPT PLAN<br>USE ANALYSIS |                    |
| DATE: 11-11-11               | SCALE: 1" = 40'    |
| PROJECT: 110101              | CLIENT: CP-U       |
| DESIGNED BY: [Name]          | CHECKED BY: [Name] |
| DATE: 11-11-11               |                    |

CONCEPT PLAN : USE ANALYSIS  
SCALE: 1/8" = 1'-0"



**SANDHILL HOMES LTD.**

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: [info@sandhilldevelopment.ca](mailto:info@sandhilldevelopment.ca)

February 25, 2014

**Public Information Meeting Sign In Sheet**  
**Rezoning Application Number: RZ 12-619835**

The Developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouse units* or *ten (10) units rowhouse (duplex)* to be developed on the property.

Attachment C

| No. | Name | Phone# | Address |
|-----|------|--------|---------|
| 1   |      |        |         |
| 2   |      |        |         |
| 3   |      |        |         |
| 4   |      |        |         |
| 5   |      |        |         |
| 6   |      |        |         |
| 7   |      |        |         |
| 8   |      |        |         |
| 9   |      |        |         |
| 10  |      |        |         |

# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

Attachment C

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

---

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---

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

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Your comments will be collected by the City and will become public record.

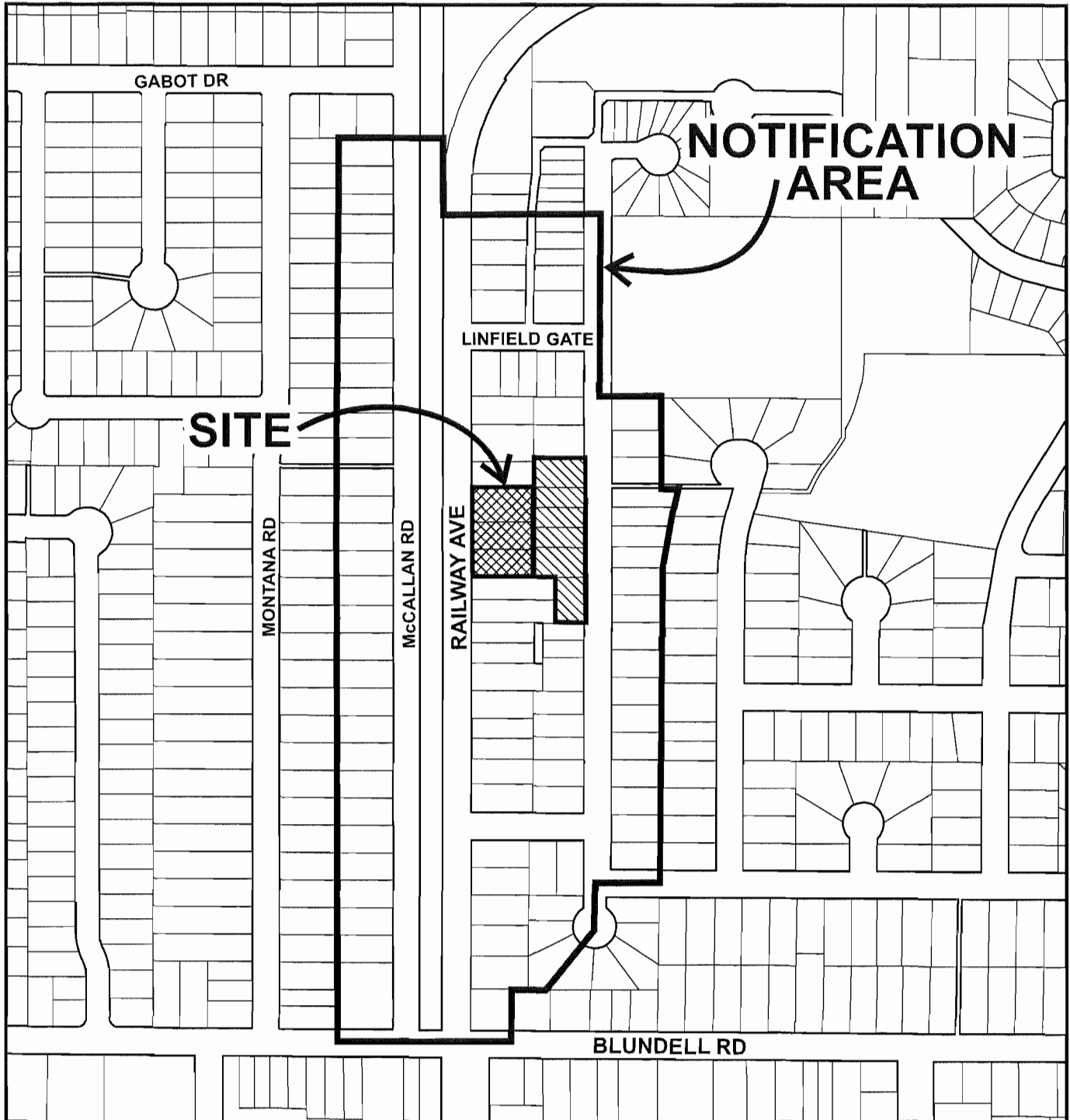
Contact Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_



# City of Richmond



|  |   |   |
|--|---|---|
|  | <p>Petition in Opposition<br/>received March 2014<br/>RZ 12-619835<br/><b>PLN - 237</b></p> | <p>Original Date: 03/04/14<br/>Revision Date: 03/05/14<br/>Note: Dimensions are in METRES</p> |
|--|---|---|

# Petition

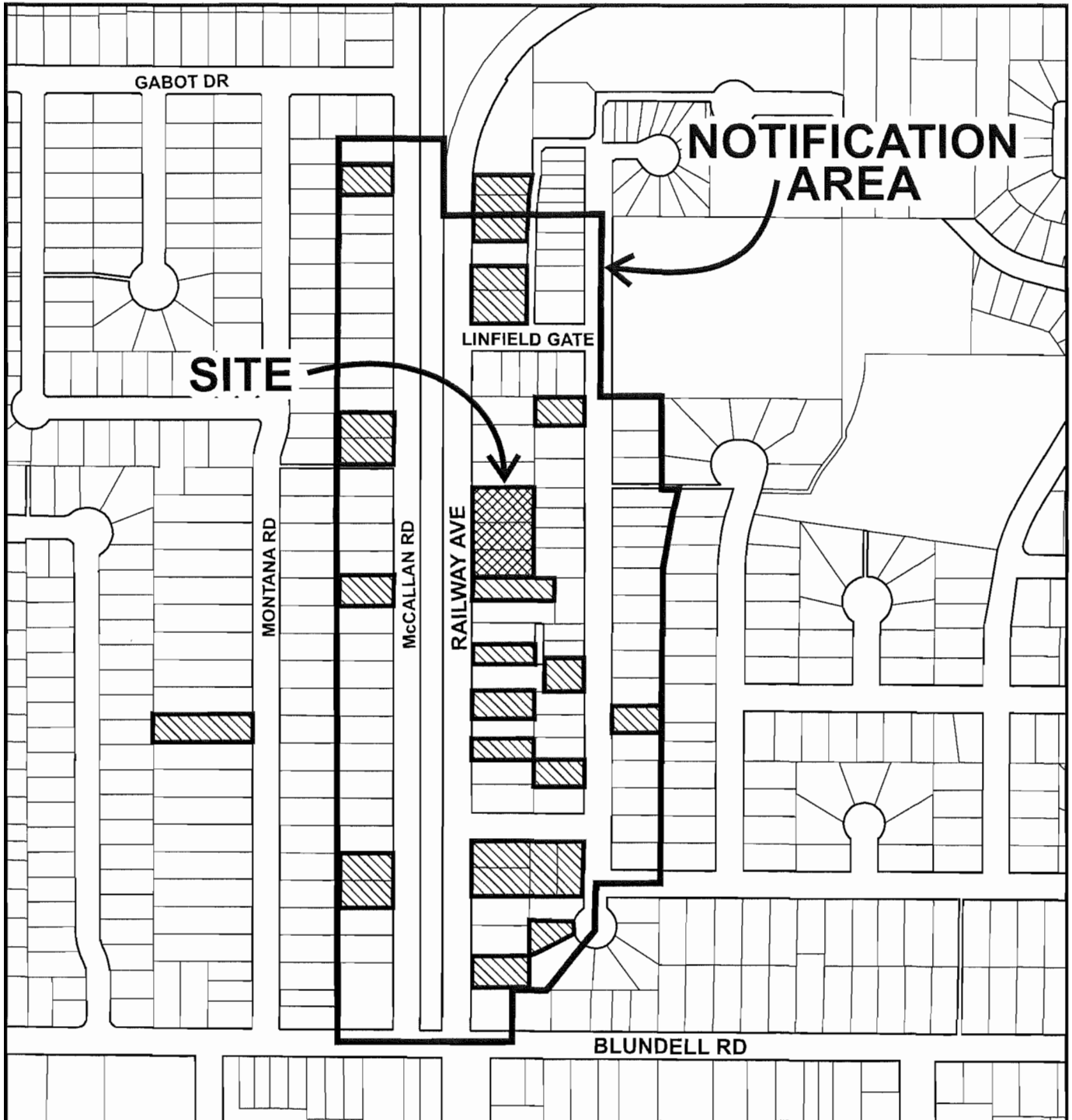
We the residents and homeowners of 7351, 7371, 7373, 7391, 7431 and 7451 Lindsay Road reject any townhouse options and proposals on the properties of 7400, 7420, and 7440 Railway Avenue.

Only single family detached homes or the properties subdivided to provide for 5 single family detached homes on 40 ft lots would be acceptable to us. This would be a better option in the overall character of our neighborhood.

| Name            | Address                     | Phone #        | Signature    |
|-----------------|-----------------------------|----------------|--------------|
| Hui Jun He      | 7373 Lindsay Rd             | 604 477 0629   |              |
| Guo An Zhang    | 7373 Lindsay Rd Richmond    | 1380194 5786   |              |
| GEORGE WANG     | 7351 LINDSAY RD<br>Richmond | (604) 272-4286 |              |
| DAVID WANG      | 7351 LINDSAY RD<br>RICHMOND | (604) 272-7395 |              |
| Ming Jing Huang | 7431 Lindsay Rd Richmond    | 778-886-1886   |              |
| Tian wei zhan   | 7431 Lindsay Rd Richmond    | 778-588-1105   | Tianwei zhan |
| Sun Tao         | 7371 Lindsay Rd             | 778-712-0928   |              |
| Xiao Min Mai    | 7391 Lindsay Rd.            | 604-781-6810   |              |
| Joe Lau         | 7391 Lindsay Rd.            | 604-767-7729   |              |
| DIEGO CHUANG    | 7451 LINDSAY RD.            | 604-275-7272   |              |
| CHUANG, CHUN-I  | 7451 LINDSAY Rd.            | 604-275-7272   |              |
|                 |                             |                |              |
|                 |                             |                |              |
|                 |                             |                |              |
|                 |                             |                |              |



# City of Richmond



Petition in Favor  
received March 2014  
RZ 12-619835

\*only showing residents/households within  
the immediate neighbourhood

**PLN - 239**

Original Date: 03/04/14

Revision Date: 03/05/14

Note: Dimensions are in METRES

### PETITION IN FAVOR

We, the neighbors, are in favor in the rezoning application (File No. RZ 12-619835) to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouses (RTL4) in order to construct 14 townhouse units (6 detached units and 8 duplex) with this amended plan instead of 15 townhouses.

This proposal is in line with the character of the street and neighborhood.

We are in favor that the City of Richmond approves this rezoning application.

| Name            | Address           | Phone #      | Signature   |
|-----------------|-------------------|--------------|-------------|
| Sharon Gill     | 7240 Railway Ave. | 604-557-1004 | [Signature] |
| Gurdev Gill     | 7240 Railway Ave  | 604-278-1330 | [Signature] |
| Hugo Pineda     | 7260 Railway Ave  | 604 561 7325 | [Signature] |
| Marili Vosquez  | 7260 Railway Ave  | 604 561 7325 | [Signature] |
| Penny Yin       | 7201 Lindsay Rd   | 604 34-2130  | [Signature] |
| Eric Li         | 7251 Lindsay Rd   | 7789915507   | [Signature] |
| Guybert Mann    | 7491 Lindsay Rd.  | 604 720 0944 | [Signature] |
| Abuhmani        | 7491 Lindsay Rd.  | 604 506 5546 | [Signature] |
| Stanley Tsing   | 7540 Lindsay Rd.  | 604 396-4900 | [Signature] |
| Fumatale        | 5100 Landing Rd.  | 604-720-2611 | [Signature] |
| Gertrud Beichel | 5040 Landing      | 604-2778878  | [Signature] |
|                 |                   |              |             |
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| Name            | Address           | Phone #      | Signature    |
|-----------------|-------------------|--------------|--------------|
| N. Li           | 7460 Railway Rd.  | 778-385-1018 | [Signature]  |
| Dawn Sh         | 7478 Railway Ave  | 604-729-7962 | [Signature]  |
| [Signature]     | 7400 Railway Ave  | 604-353-0122 | [Signature]  |
| LAKH BIR SINGH  | 7660 Railway Ave  | 778-895-1453 | [Signature]  |
| Sukhi Gosal     | 7210 Railway Ave  | 604-807-1513 | [Signature]  |
| MADAN SINGH     | 7220 Railway Ave  | 604-649-4209 | [Signature]  |
| Parvez Malik    | 7220 Railway Ave  | 778-975-5211 | [Signature]  |
| Jindal H.       | 7571 Lonsdale Rd  |              | [Signature]  |
| Gajinder Singh  | 7571 Lonsdale Rd  |              | 604-447-1991 |
| Karen Duorschak | 7611 Lindsay Cir  | 604-270-0442 | [Signature]  |
| Manjinder Kaur  | 7162 Lindsay Ave  |              | [Signature]  |
| Uday Feroz      | 7160 Railway Ave  | 604-447-4078 | [Signature]  |
| Abdul Feroz     | 7160 Railway Ave  | 604-447-4078 | [Signature]  |
| Trevor Quinn    | 7171 McCollan Rd  | 604-271-4551 | [Signature]  |
| [Signature]     | 7351 McCollan Rd  | 778-888-7777 | [Signature]  |
| FAZAN SINGH     | 7371 McCollan Rd  | 604-272-9981 | [Signature]  |
| [Signature]     | 7671 McCollan Rd  | 604-448-9213 | [Signature]  |
| [Signature]     | 7691 McCollan Rd  | 604-231-5017 | [Signature]  |
| AZIM BHIMANI    | 7491 LINDSAY ROAD | 604-649-1099 | [Signature]  |

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## PETITION IN FAVOR

We, the neighbors, are in favor in the rezoning application (File No. RZ 12-619835) to rezone 7400, 7420, 7440 Railway Avenue from single detached (RS1/E) to low density townhouses (RTL4) in order to construct 14 townhouse units (6 detached units and 8 duplex) with this amended plan instead of 15 townhouses.

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We are in favor that the City of Richmond approves this rezoning application.

| Name           | Address               | Phone #          | Signature      |
|----------------|-----------------------|------------------|----------------|
| Navinder Dadas | 9591 Potlerson Road   | 604<br>721-2192  | Navinder       |
| Steve Dhandra  | 11890 Railway Avenue  | 739<br>7-8883    | [Signature]    |
| Darren Skullys | 7631 Lindsay Road     | 604<br>219-6562  | [Signature]    |
| Jas Sandhu     | 7788 Railway Ave      | 604-274-1000     | [Signature]    |
| Pam Sandhu     | 7788 Railway Ave      | 604<br>274-1000  | Pam Sandhu     |
| ZAKI KHAN      | 6800 GIBBONS DR       | 604-782<br>4146  | Zaki Khan      |
| Aneesha Hayer  | 4651 TITON Rd.        | 604-339<br>7474  | Aneesha        |
| NABEEL KHAN    | 6800 GIBBONS DR.      | 604-782<br>4146  | [Signature]    |
| Ashaun Jagpal  | 4651 Titon Rd.        | 778 889 7777     | [Signature]    |
| LUTFOR KHAN    | 6780 GIBBONS DR.      | 604-782<br>4146  | [Signature]    |
| PAVI SAUNDHU   | 7611 McAllan Rd       | 604-778 233 9821 | [Signature]    |
| JASPREET ARORA | 7551 Montana Road     | 604-215-9172     | Jaspreet Arora |
| Kaul Arora     | 7551 Montana Road     | 604-215-9172     | [Signature]    |
| Carl Zheng     | 8980 Demorest Dr.     | 778-855-8321     | Carl Zheng     |
| Allen Wang     | 7391 Potts Rd         | 604-561-9799     | [Signature]    |
| Frick Wolf     | #5-7760 Blundell Rd   | 604-809-3501     | [Signature]    |
| Wendi Robinson | H.S. 7760 Blundell Rd | (604) 809-3501   | [Signature]    |
| Randy Nysson   | # 7566 Railway Ave    | 778-759-5377     | [Signature]    |
| Juliz Shala    | 7540 Railway Ave      | 778-323-7607     | [Signature]    |
| YANJIE HE      | 7458 RAILWAY AVE      | 778-994          | Yanjie He      |

BALSINDE KAVR 7660 Railway Ave 778 383 6215  
604 272 1453 [Signature]





10 AM - SEPTEMBER 23



12 PM - SEPTEMBER 23



2 PM - SEPTEMBER 23

SHADOW ANALYSIS  
SCALE 1/8"=1'-0"

PROJECT  
Yamamoto  
Architecture Inc.

TO LOT SUBDIVISION

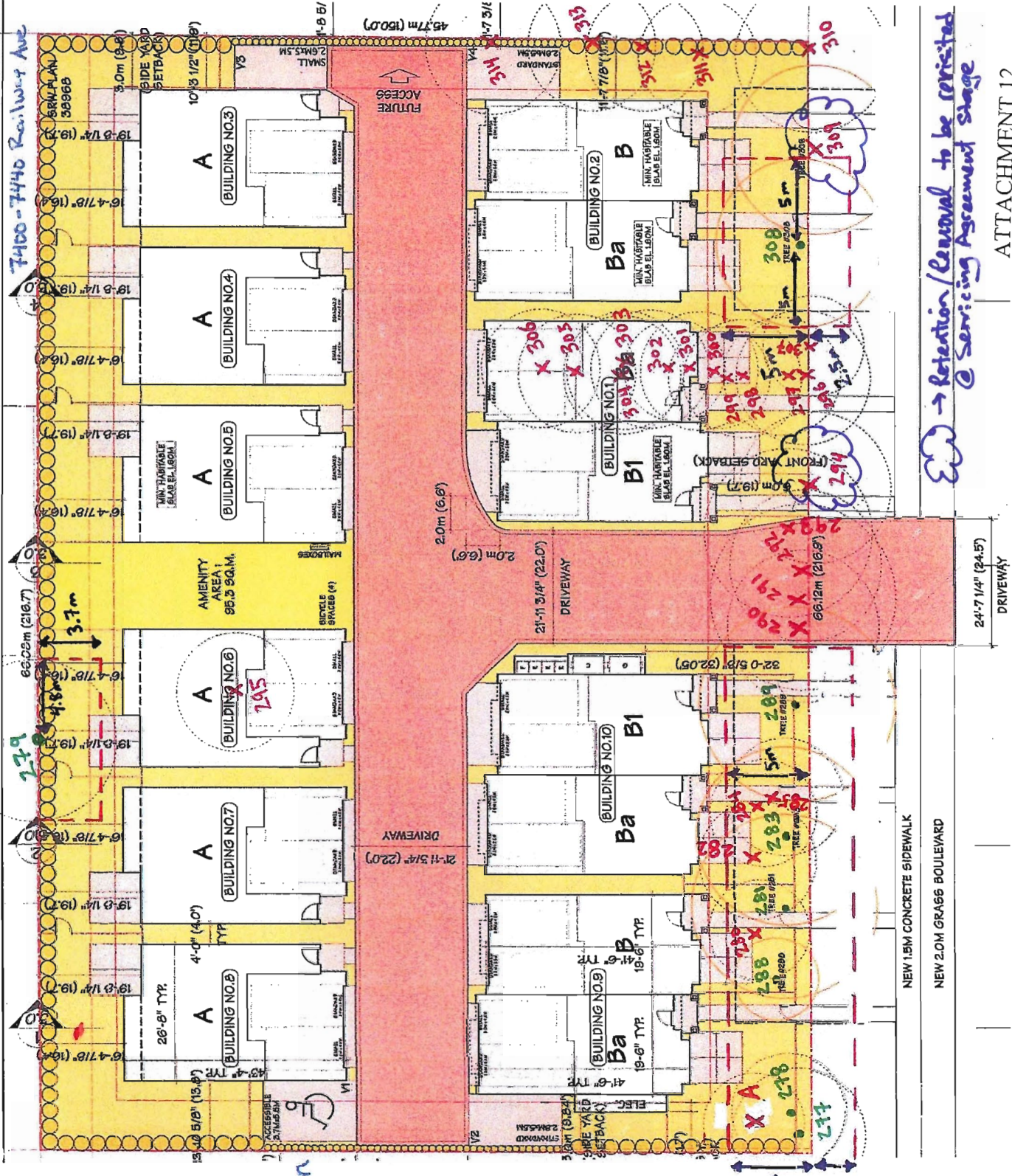
DRAWING TITLE  
SHADOW ANALYSIS

| NO. | DATE     | DESCRIPTION                 | BY       |
|-----|----------|-----------------------------|----------|
| 1   | 08/23/23 | ISSUED FOR PLANNING / APPL. | YAMAMOTO |

|        |          |          |          |          |
|--------|----------|----------|----------|----------|
| SCALE  | DATE     | DATE     | DATE     | DATE     |
| 4.0-TH | 08/23/23 | 08/23/23 | 08/23/23 | 08/23/23 |

FOR USE FOR EXISTING PROJECT  
ARCHITECTURAL, LLC

Tree Location + Protection Plan - Amend. #2 (March 3 2014)



0 3 6 9  
Scale (m)

Retain Tree 100

Tree Protection Barrier

Remove Tree 101

PLN - 244

→ Retention/Removal to be revisited @ Servicing Agreement Stage

## Tree Information for Tree Location & Protection Plan Amendment #2: 7400 – 7440 Railway Ave. Richmond, B.C.

| Tree I.D. | Species<br>Common Name ( <i>Botanical Name</i> )         | DBH<br>(cm)        | Crown Radius (m) |
|-----------|--|--------------------|------------------|
| 277       | Western Redcedar ( <i>Thuja plicata</i> )                | 32+30              | 4.0              |
| 278       | Shore Pine ( <i>Pinus contorta</i> var <i>contorta</i> ) | 35                 | 3.4              |
| A         | Juniper ( <i>Shrub</i> )                                 | NA                 | 3.0              |
| 279       | Western Redcedar ( <i>Thuja plicata</i> )                | 65                 | 4.8              |
| 280       | Falsecypress ( <i>Chamaecyparis</i> )                    | 28 + 12 x2         | 3.0              |
| 281       | Douglas-fir ( <i>Pseudotsuga menziesii</i> )             | 55                 | 5.5              |
| 282       | Western Redcedar ( <i>Thuja plicata</i> )                | 43                 | 3.5              |
| 283       | Douglas-fir ( <i>Pseudotsuga menziesii</i> )             | 44                 | 5.3              |
| 284       | Western Redcedar ( <i>Thuja plicata</i> )                | 33+15              | 3.2              |
| 285       | Shore Pine ( <i>Pinus contorta</i> var <i>contorta</i> ) | 24                 | 3.5              |
| 288       | Western Redcedar ( <i>Thuja plicata</i> )                | 14+13              | 2.5              |
| 289       | Douglas-fir ( <i>Pseudotsuga menziesii</i> )             | 50                 | 5.8              |
| 290       | Douglas-fir ( <i>Pseudotsuga menziesii</i> )             | 28                 | 4.5              |
| 291       | European Birch ( <i>Betula pendula</i> )                 | 37                 | 5.5              |
| 92        | Norway Spruce ( <i>Picea abies</i> )                     | 40                 | 4.2              |
| 293       | Western Redcedar ( <i>Thuja plicata</i> )                | 44                 | 5.0              |
| 294       | Douglas-Fir ( <i>Pseudotsuga menziesii</i> )             | 50                 | 4.5              |
| 295       | Japanese Flowering Cherry ( <i>Prunus serrulata</i> )    | 30 x2              | 4.7              |
| 296       | Western Hemlock ( <i>Tsuga heterophylla</i> )            | 34                 | 4.0              |
| 297       | Western Redcedar ( <i>Thuja plicata</i> )                | 15+18+20           | 3.5              |
| 298       | Western Redcedar ( <i>Thuja plicata</i> )                | 28+18+10           | 3.5              |
| 299       | Western Hemlock ( <i>Tsuga heterophylla</i> )            | 15 x2 + 13         | 3.0              |
| 300       | Western Redcedar ( <i>Thuja plicata</i> )                | 20 x2 +24          | 3.5              |
| 301       | Western Hemlock ( <i>Tsuga heterophylla</i> )            | 25                 | 3.0              |
| 302       | Western Redcedar ( <i>Thuja plicata</i> )                | 25+15              | 3.5              |
| 303       | Douglas-Fir ( <i>Pseudotsuga menziesii</i> )             | 40                 | 3.5              |
| 304       | Western Redcedar ( <i>Thuja plicata</i> )                | 20 x4 + 15 x3 + 25 | 3.5              |
| 305       | Western Redcedar ( <i>Thuja plicata</i> )                | 20 x3 + 15 x3      | 3.5              |
| 306       | Western Redcedar ( <i>Thuja plicata</i> )                | 28+25 + 30 x2      | 3.5              |
| 307       | Ponderosa Pine ( <i>Pinus ponderosa</i> )                | 40                 | 3.0              |
| 308       | Western Redcedar ( <i>Thuja plicata</i> )                | 40+45+ 20 x3       | 5.0              |
| 309       | Ponderosa Pine ( <i>Pinus ponderosa</i> )                | 90                 | 5.0              |
| 310       | Ponderosa Pine ( <i>Pinus ponderosa</i> )                | 75                 | 4.5              |
| 311       | Japanese Flowering Cherry ( <i>Prunus serrulata</i> )    | 25+20              | 3.5              |
| 312       | Western Redcedar ( <i>Thuja plicata</i> )                | 14 x2              | 3.5              |
| 313       | Western Redcedar ( <i>Thuja plicata</i> )                | 26                 | 3.8              |
| 314       | Atlas Cedar ( <i>Cedrus atlantica</i> )                  | 44                 | 4.0              |





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

**POLICY 5463**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

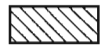
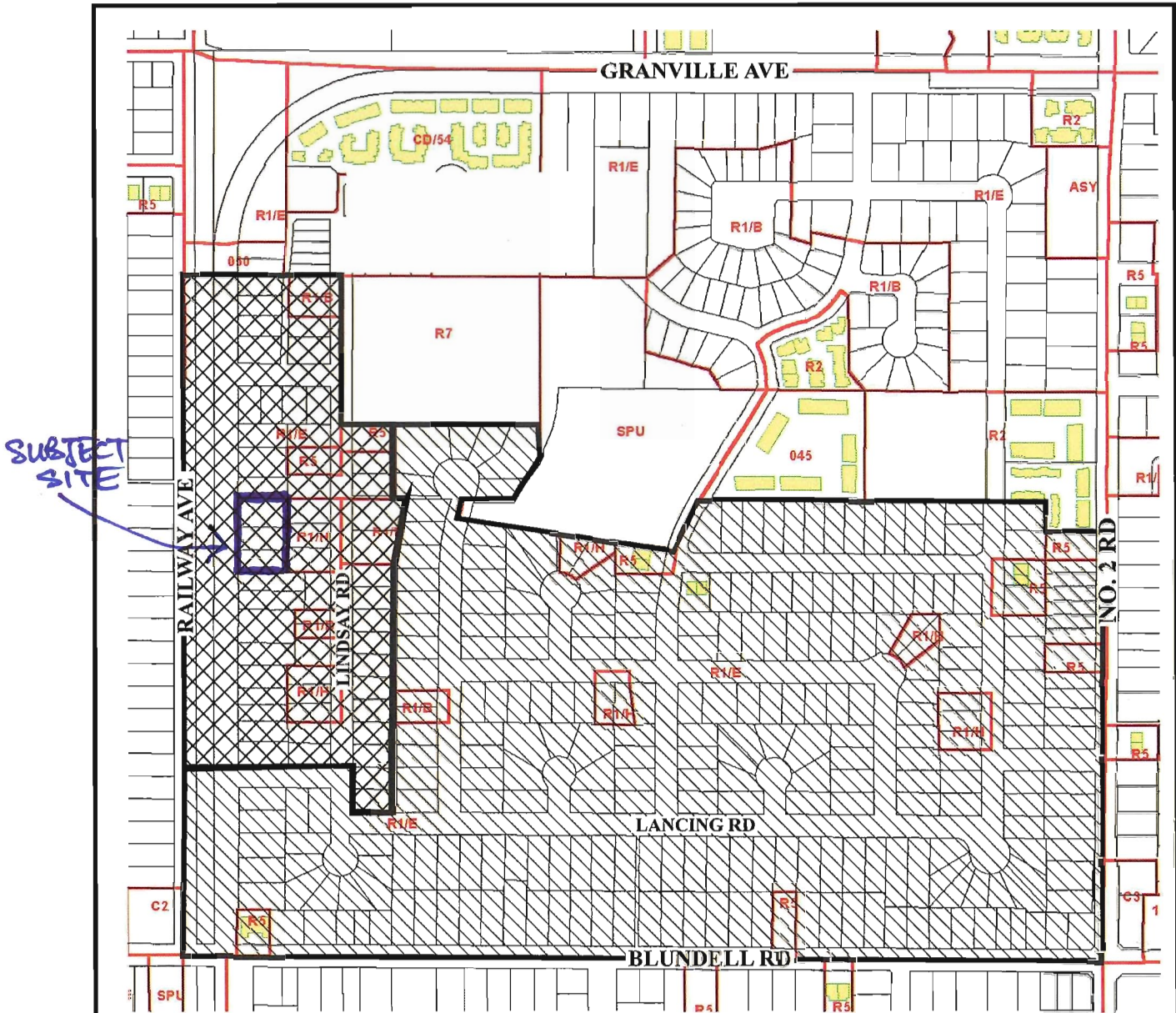
## **POLICY 5463:**

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

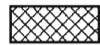
That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



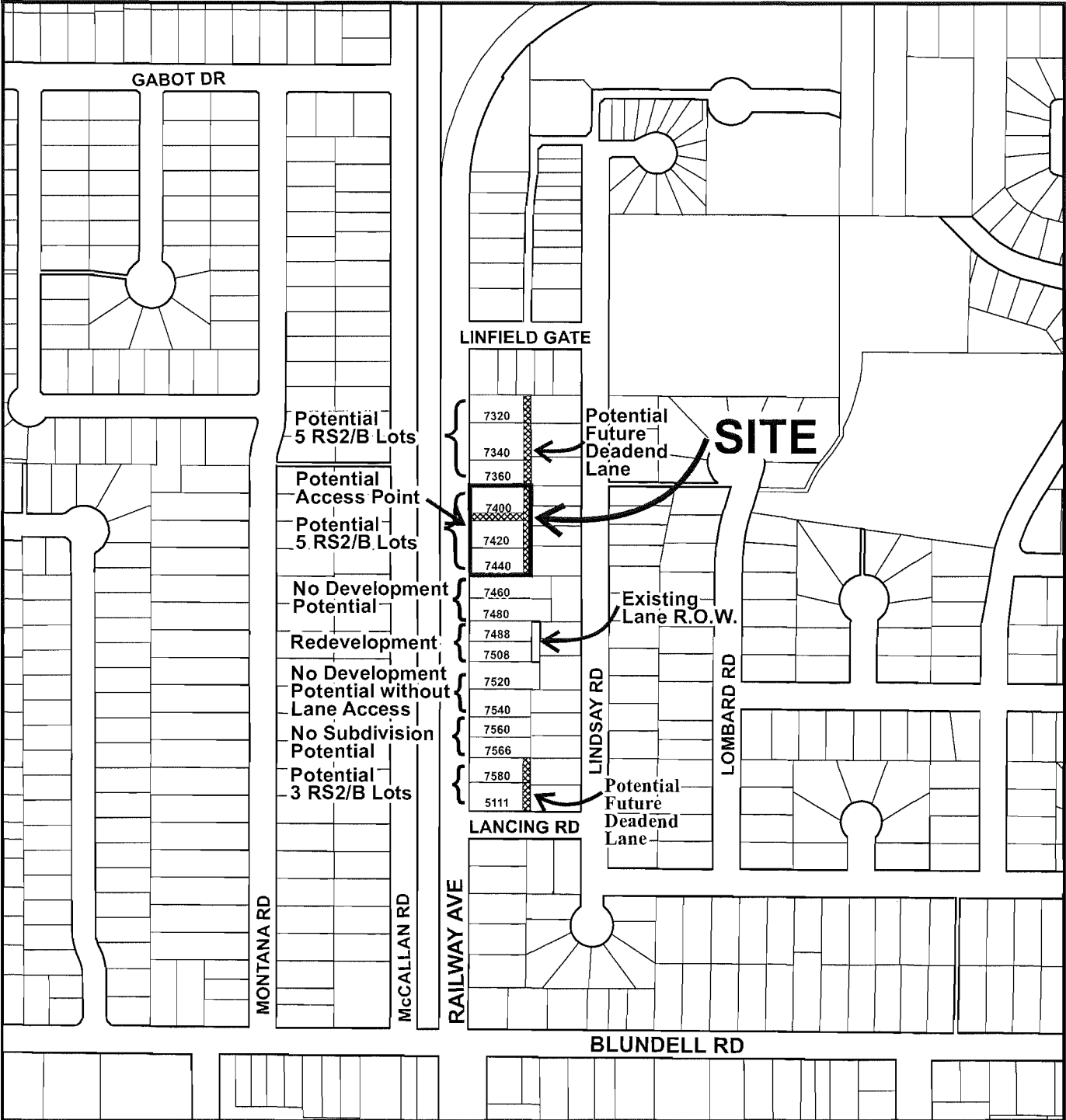
**POLICY 5463**  
**SECTION 13, 4-7**

Adopted Date: 02/19/96

Amended Date:



# City of Richmond

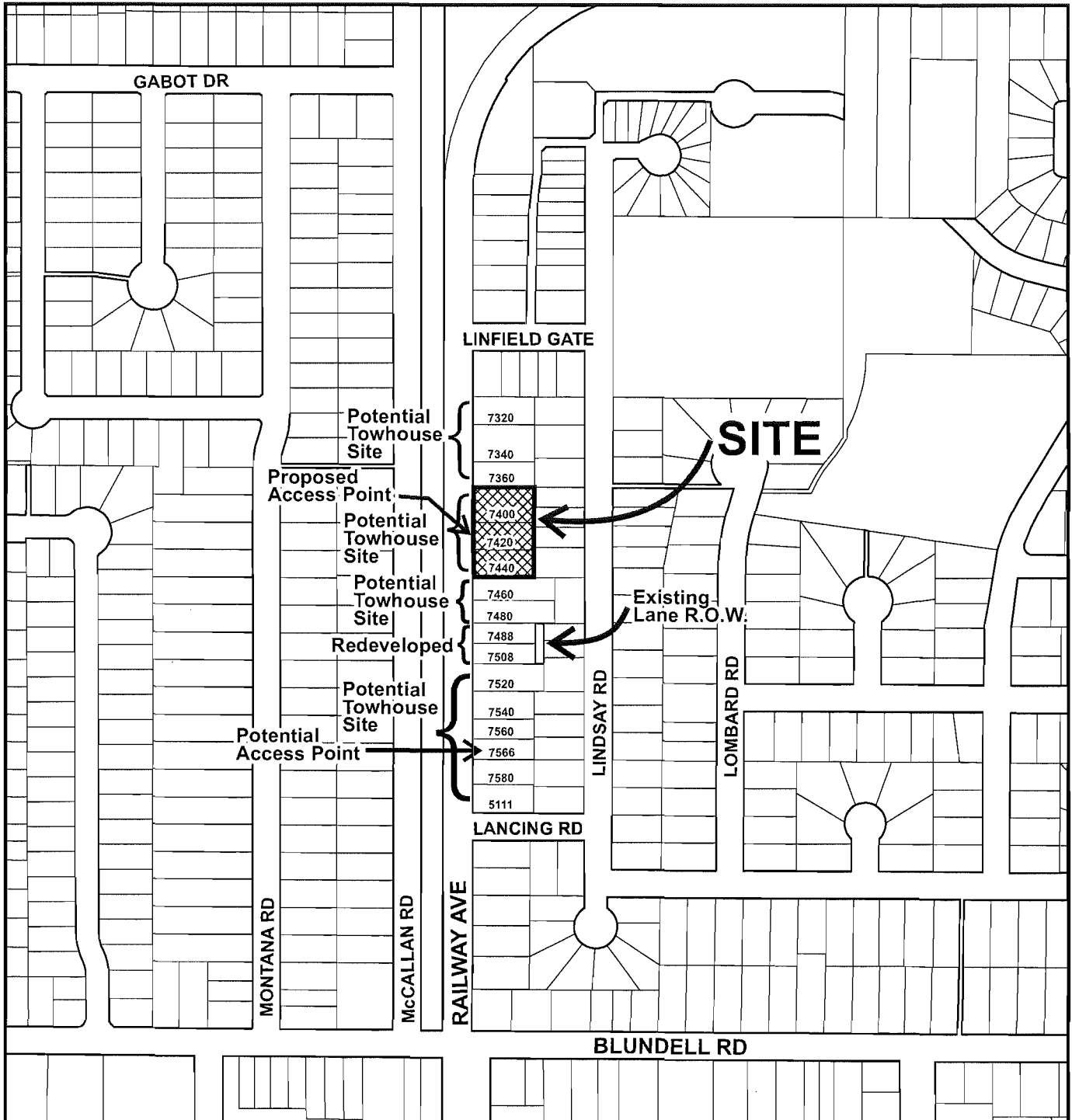


Potential Single-Family  
Redevelopment Pattern  
(Single Detached (RS2/B) with  
Lane Access)

Original Date: 03/04/14  
Revision Date: 03/06/14  
Note: Dimensions are in METRES



City of  
Richmond



Potential Low Density  
Townhouse Development Pattern

Original Date: 03/04/14

Revision Date:

Note: Dimensions are in METRES



**Address:** 7400, 7420 and 7440 Railway Avenue

**File No.:** RZ 12-619835

**Prior to final adoption of Zoning Amendment Bylaw 9015 , 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. Registration of a flood indemnity covenant on title.
3. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future townhouse developments to the north and south. Language should be included in the ROW document that the City will not be responsible for maintenance or liability within this ROW.
4. City acceptance of the developer's offer to voluntarily contribute \$16,500.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the 12 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
5. Contribution of \$1000.00 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$39,082.44) to the City's affordable housing fund.
7. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
8. Enter into a Servicing Agreement\* for the design and construction of frontage improvements along Railway Avenue. The frontage improvements to include, but not limited to:
  - a) Removal of the existing asphalt sidewalk, construction of a new 1.5 m concrete sidewalk and a 2.0 m grass boulevard (between existing curb and new sidewalk) extended south to the north property line 7488 Railway Avenue, and Street Lighting (replacing the existing Hydro lease lights).
  - b) Upgrade the existing 450 mm diameter storm sewer along Railway Avenue frontage to 600 mm diameter. It is noted that existing large trees located near the south end of the site frontage may be impacted by the construction of the proposed storm sewer upgrade. The proposed servicing upgrade works must be under arborist supervision. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).
  - c) Design to include water, storm & sanitary connections for the proposed Townhouse development.
    - i. The location for the sanitary service connection of the proposed site is to be at the northeast corner of 7400 Railway Avenue so that sanitary flow from the proposed site will be directed to the existing manhole and existing 200 mm diameter sanitary pipe along the north property line of 7371 Lindsay Road.
    - ii. The Water Connection to the proposed site is to be from the existing 300 mm diameter watermain at the west side of Railway Avenue. The existing 100 mm diameter AC watermain along the proposed site's Railway Avenue frontage on the east side of Railway Avenue is to be abandoned and connected back to the 300 mm diameter at both ends of the abandoned section.

Note: DCC's (City & GVS&DD), School site acquisition charges and Utility Charges etc., will be paid at Building Permit stage.



RE: Item #7 - Bylaw 9015  
March 18, 2014  
Planning Committee  
Agenda

re: Marnie Craig  
Joe Erceg

# SANDHILL HOMES LTD.

TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

|   |    |     |
|---|----|-----|
|   | DW | INT |
| ✓ | MJ |     |
|   | DB |     |
|   |    |     |
|   |    |     |
|   |    |     |

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

8060-20-9015  
X: 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units* or *ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.  **No**

Comments:

- TRAFFIC CONGESTION
- SAFETY OF FAMILIES LIVING AROUND THE NEIGHBORHOOD

• IT WOULD BE VERY ODD TO SEE MULTIFLEX HOMES ALONG SIDE BY SIDE WITH SINGLE HOMES. NEW HOMES ARE CURRENTLY IN CONSTRUCTION AND THE VIEW WOULD BE NOT APPEALING IF THIS PLAN WOULD PUSH THROUGH.

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).  **No**

Comments:

• NO VISITOR PARKING IS UNACCEPTABLE  
~~ALMOST SAME R~~

• I HAVE THE SAME REASONS AS ABOVE AS WELL. THIS IS A NICE WEST SIDE OF RICHMOND & THE PROPERTIES ARE I BELIEVE VERY VALUABLE. IF THIS PLAN OF HAVING MULTIPLE HOMES ARE BUILT, THE "EXCLUSIVENESS" FEELING WOULD BE THERE ANYMORE AS THIS SIDE OF RAILWAY IS ONLY DESIGNED FOR SINGLE HOMES. WHERE WE ENJOY THE NEW GREEN WALK WAY. LETS

Your comments will be collected by the City and will become public record. **KEEP THIS GREEN!**

Contact Information:

Name: DIVINA C. HIPOLITO

Address: 7560 RAILWAY AVE RICHMOND BC V7C3J8



# SANDHILL HOMES LTD.

228 - 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouse units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.  no

Comments:

We just think only single house with 40 foot lot or three single houses would be acceptable. But not 14 townhouses.

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).  no

Comments:

I think it is no good to build ~~the~~ either townhouse or rowhouse in between single houses. It will cause potential troubles, like the traffic. It may make the already busy Railway worse to drive on. Anyway, we just want to keep our community along railway a single house area like it is right now. Thank you for your consideration to our opinions.

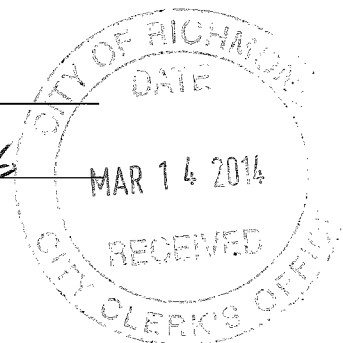
**Option 3:** We prefer Single Houses in this area.

Your comments will be collected by the City and will become public record.

Contact Information:

Name: Jiro Zhang

Address: 7500 Lindsay Rd. Richmond, BC V6C 3M6



# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7  
Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

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The developer, Sandhill Development Ltd., is proposing to rezone 7400, 7420, 7440 Railway Avenue to allow *fourteen (14) 2-storey townhouses units or ten (10) units rowhouse (duplex)* to be developed on the property. We would appreciate your comments on the proposal.

**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

Comments:

*Its a bad plan. and the parking is a problem  
and its will block the traffic.  
we want a single homes. Beside me will  
build a single homes*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

Comments:

*no visit parking is unrealistic. and could its  
could be turn out. a rental. I reject this  
idea. and its will lost the privacy.*

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

*GEORGE WANG*

Address:

*7351 LINDSAY RD RICHMOND BC*

PLN - 253



# SANDHILL HOMES LTD.

228 – 11020 No. 5 Road, Richmond BC, Canada V7A 4E7

Phone: (604) 271 6296 Fax: (604) 276 8937 Email: info@sandhilldevelopment.ca

February 25, 2014

## Public Information Meeting Rezoning Application Number: RZ 12-619835

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**Option 1:** I am in favor of fourteen (14) 2-storey townhouse units.

NO

Comments:

*We ask council to reject this option No 1  
Traffic and parking are already an issue.  
3 new homes are being built beside me.*

**Option 2:** I am in favor of ten (10) units' rowhouse (duplex).

NO

Comments:

*We ask council to reject this option No 2  
Could this units end up being rentals.  
With our new Greenway why would our City Council  
plug Railway with townhouses?*

Your comments will be collected by the City and will become public record.

Contact Information:

Name:

*Gertrud Beichel*

Address:

*5040 Lancing Rd.*

PLN - 254





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9015 (RZ 12-619835)  
7400, 7420 and 7440 Railway Avenue**

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 “**LOW DENSITY TOWNHOUSES (RTL4)**”.

P.I.D. 002-372-088

Lot 8 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 008-823-511

Lot 7 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 001-923-927

Parcel Two (Reference Plan 16460) of Parcel One (Explanatory Plan 11037) of Lots “A” and “B” Section 13 Block 4 North Range 7 West New Westminster District Plan 8007

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9015**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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| CITY OF<br>RICHMOND                                  |
| APPROVED<br>by<br><i>RK</i>                          |
| APPROVED<br>by Director<br>or Solicitor<br><i>pl</i> |

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER