



To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: November 6, 2006
File: RZ 05-296361
Re: **Application by Patrick Cotter Architect Inc. for Rezoning at 7700, 7720, 7740, 7760 Bridge Street from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128)**

Staff Recommendation

That Bylaw No. 8158, to add minimum road setbacks along Keefer Avenue of 4.57 m (15 ft.) and along Bridge Street of 5 m (16.4 ft.) in Comprehensive Development District (CD/128), and for the rezoning of 7700, 7720, 7740, 7760 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:ef
Att. 8

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Patrick Cotter Architect Inc. has applied to rezone 7700, 7720, 7740 and 7760 Bridge Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128) in order to permit the development of approximately 32 townhouse units lots fronting onto a new extension of Keefer Avenue extending east from Bridge Street along the north edge of the subject site.

The development will dedicate lands and construct the full width of Keefer Avenue from Bridge Street to Le Chow Street.

Background.

On October 24th, 2005, Council re-affirmed its support for the existing McLennan South Circulation Map (**Attachments 2 and 3**), and approved recommendations for future road development, including requirements that new development provide land dedication and construction for the Keefer Avenue “ring road”.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 4**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: A mix of older and several newer existing single-family homes on large lots (typically 18 m wide or wider), fronting Bridge Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

To the East: An area designated for townhouse re-development, with a mix of older and several newer existing single-family homes on large lots (typically 18 m wide or wider), fronting No. 4 Road and Blundell Road, and zoned as Single-Family Housing District, Subdivision Area F (R1/F); and the recently constructed Polygon Westbury 42 unit 2 and 3-storey townhouse development (DP 04-280617); and the proposed 12 unit townhouse development at 7791,7931 No 4 Rd. (RZ 05-313124).

To the South: Four existing single-family homes on large lots fronting Blundell Road, in an area designated for townhouse re-development; and the proposed 10-unit townhouse development at 9631, 9651 Blundell Road (RZ 05-321063).

To the West: A mix of older and several newer existing single-family homes on large lots (typically 18 m wide or wider), fronting Bridge Street, and zoned as Single-Family Housing District, Subdivision Area F (R1/F).

Related Policies & Studies

- Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D.

- OCP McLennan South Sub-Area Land Use Map (**Attachment 3**): Residential, two and a half storeys typical (3 storeys maximum), Predominantly Triplex, Duplex, Single-Family, 0.55 base F.A.R.
- Roads: The plan intends that developers will build a number of new roads, with the final alignments “subject to development” (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds). Land dedication and construction of Keefer Avenue and frontage improvements to Bridge Street are required to be completed with this development.
- Development Permit Guidelines: The main objectives are to achieve an adapted version of the rural estate character through building form and character, landscape treatment to maximize the sense of openness and the integration of buildings into a treed landscape; and to achieve a neighbourly transition across the “ring road” to the single-family neighbourhood to the north.

The proposal to develop townhouses and construct portions of the road network is consistent with the objectives of the McLennan South Sub-Area Plan in terms of land use, character, density, and road network.

Staff Comments

A preliminary site plan, streetscape elevations, and floor plans are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements and new east-west road) and Building Permit.

Analysis

Density and Form

A design rationale and appropriate public benefit contributions from the developer are required to support a density increase above the base 0.55 FAR to 0.79 FAR, as proposed. The increased density is justified as follows:

- The proposed dedication of lands and construction for the full width of Keefer Avenue, in excess of the half road requirement for new development, is significant and warrants support of the density increase to FAR 0.79. The applicant will also be required to construct frontage improvements on Bridge Street. The cost of constructing Keefer Avenue will far exceed the applicable DCC credits. As well, due to requirements to align Keefer Avenue with the existing portion to the east, a remnant parcel in excess to the road requirement will be created, and granted to the City as a fee simple lot;
- Additionally, the applicant proposes a \$0.60 per buildable sq. ft. cash contribution (e.g., \$27,489) towards Affordable Housing, consistent with the City Interim Affordable Housing Policy;
- The applicant proposes to contribute the proportionate amount of approximately \$83,903 to the storm drainage upgrade along Blundell Road, from Garden City Road to Ash Street; and
- The proposed townhouse layout provides for an attractive pedestrian oriented streetscape of duplex and triplex units along Bridge Street; and end units of townhouse buildings fronting

the historic single-family character area opposite the proposed new east-west street to maintain the wide frontage of the established subdivision pattern.

Building Appearance - Amendments to Comprehensive Development District (CD/128)

Comprehensive Development District (CD/128) has been used for previous townhouse developments fronting the “ring road” in the McLennan South Sub-Area, including the Polygon Leighton Court (DP 01-198839) and Jasmine Lanes (DP 03-254841) developments along Turnill Road and Sills Avenue, in Character Area A. It includes setback requirements generally consistent with the goals for Character Area C2 in which the proposed development is located.

An amendment to CD/128 is proposed with this application to provide a road setback from Keefer Avenue of 4.57 m (15 ft.), consistent with the setback for the other “ring roads” (Sills Avenue and Turnill Street) as currently identified in CD/128. Additionally, a road setback from Bridge Street of 5 m (16.4 ft.) is proposed. This setback is appropriate for this portion of Bridge Street, in an area outside the “ring road”, where future townhouse development is anticipated across the street from the subject site.

With the Development Permit, control of the height of buildings along Bridge Street and Keefer Avenue to two and a half storeys, to achieve a neighbourly transition across the “ring road” to the single-family neighbourhood to the north, will be addressed.

Road and Vehicle Access

This application proposes an extension of the east-west “ring road”, as currently shown on the “Circulation Map” for the McLennan South Sub-Area Plan (**Attachment 2**). The proposal includes dedicating and constructing the new east-west road across the entire north edge of the site. Dedication and construction of a portion of the “ring road” will provide opportunities for future back land development in this area.

The applicant will be responsible for the construction of frontage improvements on the north and south sides of Keefer Avenue and to the east side of Bridge Street, including road widening, curb and gutter, grass and treed boulevards, lighting and sidewalks, to City standards. Development Cost Charge credits are available for the Keefer Avenue road works.

The proposed development is consistent with the McLennan South Sub-Area Plan’s requirements for the establishment of new roads to provide access to the back lands. The proposal to construct a new east-west road is sound and consistent with the approach taken elsewhere in McLennan South.

Access to the site from Keefer Avenue (to be constructed through this development) is consistent with the Transportation Plan for the Sub-Area. Sole vehicular access to this new townhouse project is to be from the new Keefer Avenue, only. No covenants are required, as this will be controlled with the forthcoming Development Permit.

Although tandem parking is permitted under Comprehensive Development District (CD/128), the applicant has proposed limiting tandem parking to less than 50% of the units, with side by side parking garages proposed for 17 of the 32 total units.

Trees

An Arborist report and tree survey (**Attachment 6**) has been submitted and reviewed by City staff, with recommendations for tree retention within the net site after the required road

dedications. Trees located within the future extension of Keefer Avenue were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Keefer Avenue is identified in the Area Plan.

The following Table summarizes the findings of the Arborist Report. The proposed plan for the tree relocation and retention and replacement will be further refined as part of the Development Permit process.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
Total on site trees	49	-	-	
Within building envelope, internal driveways or sidewalks to be removed	40	2:1	80	To be removed, due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree.
Trees with potential to be retained, based on current site plan	9	-	-	To be further assessed during the DP. If retention is not possible, 2:1 replacement will be required.
Trees adjacent to the site within Bridge St and future Keefer Ave ROW	12	-	-	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the DP and SA processes.

A preliminary landscape plan has been prepared (**Attachment 7**), which proposes a total of 102 trees, including 9 retained trees, 80 replacement trees on site, and 13 boulevard street trees.

In order to ensure that this work is undertaken, the applicant will be required to provide a landscape security with the Development Permit. The boulevard street trees are secured through the standard Service Agreement, also required as a condition of the rezoning.

Amenity Space

The applicant has agreed on a payment-in-lieu for indoor amenity space in the amount of \$45,000 towards the development of the McLennan South neighbourhood parks.

Affordable Housing

The applicant has agreed to the payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$27,489) towards the City's Affordable Housing Reserve Fund, in accordance with the Interim Affordable Housing Strategy.

Accessible Housing

The applicant has proposed ten units that include substantial living areas at the ground floor, providing opportunities for enhanced accessibility and aging in place. Details of these units will be reviewed at the Development Application stage.

Aircraft Noise

The subject site is outside the boundary of the Aircraft Noise Sensitive Development Policy Area. A noise covenant, therefore, is not required.

Servicing Capacity

The City has completed a storm and sewer capacity analysis for the McLennan South Development Area Catchment and has determined the requirements and associated costs to accommodate on-going development within the area in the near future. The City requires that the developers contribute their proportionate amount based on the area of their development with respect to the entire catchment area affected.

The applicant has agreed to contribute the proportionate amount of approximately \$83,903 to the storm drainage upgrade along Blundell Road, from Garden City Road to Ash Street.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Future Development Permit Application

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and character;
- Review of units providing opportunities for enhanced accessibility;
- Pedestrian frontage along Keefer Avenue and Bridge Street;
- Building heights, to maintain a neighbourly transition to the adjacent single-family neighbourhood; and
- Landscaping design, including the retention or replacement of existing trees, in accordance with the preliminary landscape plan (**Attachment 7**).

Financial Impact

Contributions of both land and construction costs to construct the full width of Keefer Avenue along the north frontage, and upgrades to Bridge Street frontage to the west will provide improvements to the neighbourhood, and are a significant public benefit.

Keefer Avenue is identified in the Implementation Strategy for McLennan South, and has been included in the Area DCC Program.

The applicant has committed not to request a latecomers agreement or other financial consideration for dedication and construction of the full width of Keefer Avenue. Keefer Avenue is on the DCC Program for land and construction cost; credits will be a maximum of the full assessment of the Roads Component of the DCC Assessment for the proposed 32 townhouses.

Conclusion

Staff recommend support for this application. The proposed extension to Keefer Avenue will complete access from No. 4 Road to Bridge Street, and improve opportunities for single-family development of the back lands of properties fronting Bridge Street and Le Chow Street.

Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan South objectives for residential growth and development and merits favourable consideration.



Eric Fiss, MAIBC, MCIP
Policy Planner

EF:cas

See **Attachment 8** for legal and development requirements agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

Attachment 1: Location Map and Site Context – GIS 2005 Aerial Photo

Attachment 2: McLennan South Circulation Map

Attachment 3: McLennan South Sub-Area Site Context

Attachment 4: Development Application Data Sheet

Attachment 5: Conceptual Development Plans

Attachment 6: Arborist Report Tree Survey

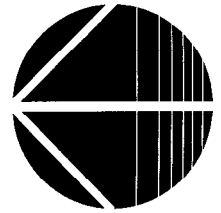
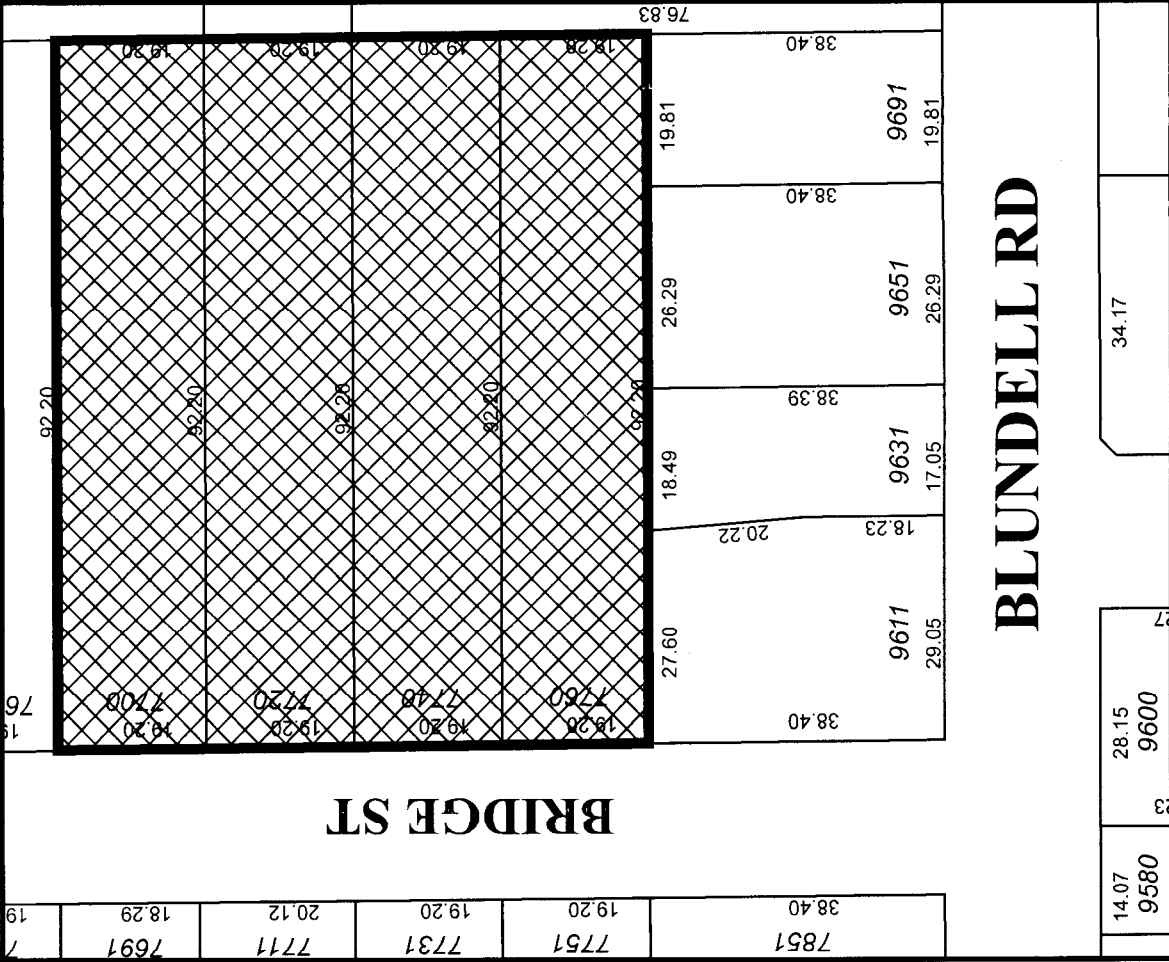
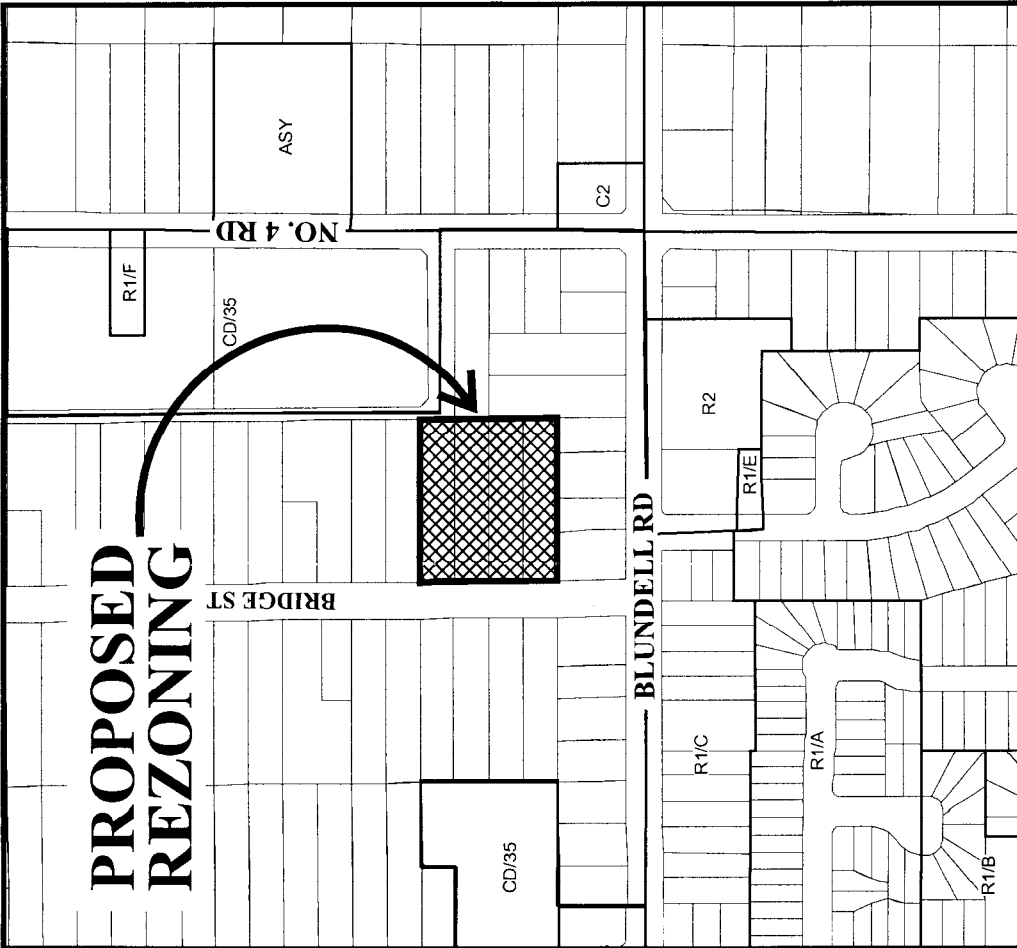
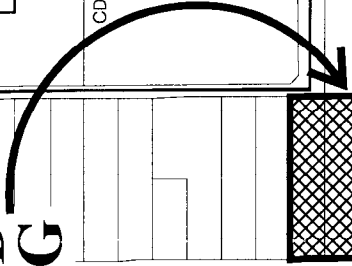
Attachment 7: Preliminary Landscape Plan

Attachment 8: Conditional Rezoning Requirements Concurrence



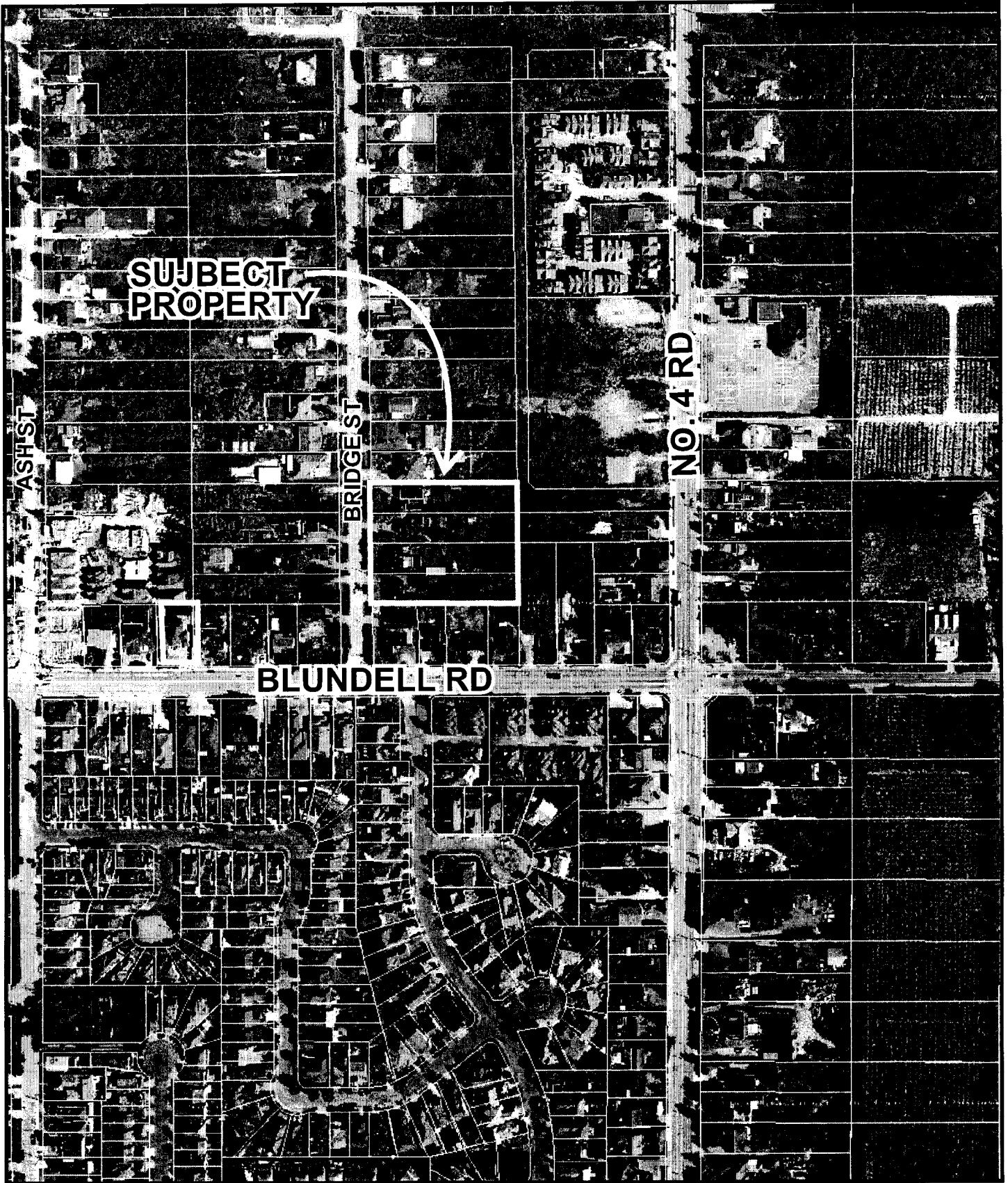
City of Richmond

PROPOSED REZONING



RZ 05-296361

Original Date: 10/23/06
 Revision Date: 10/27/06
 Note: Dimensions are in METRES



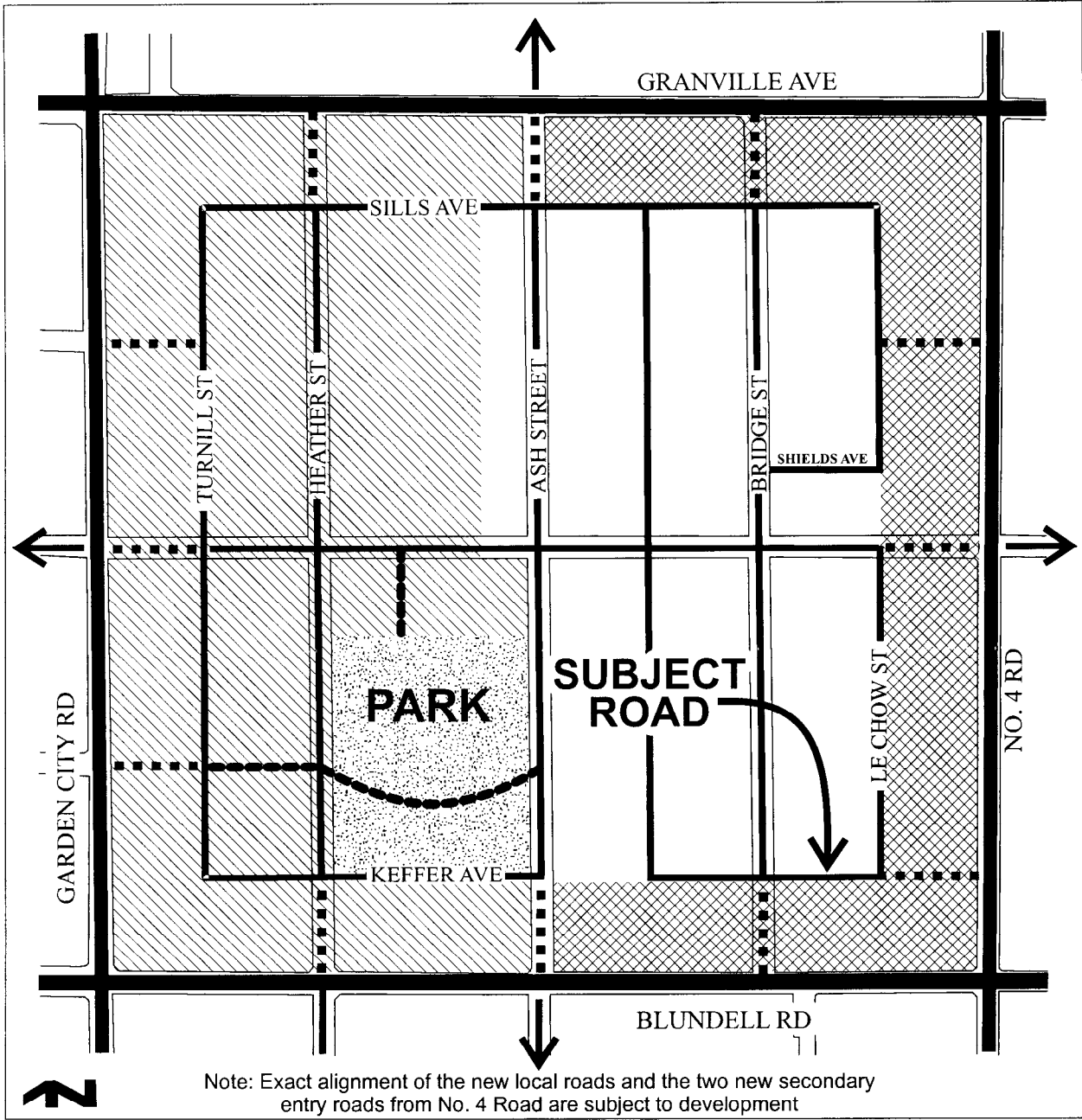
RZ 05-296361









Original Date: 10/19/06

Amended Date:

Note: Dimensions are in METRES

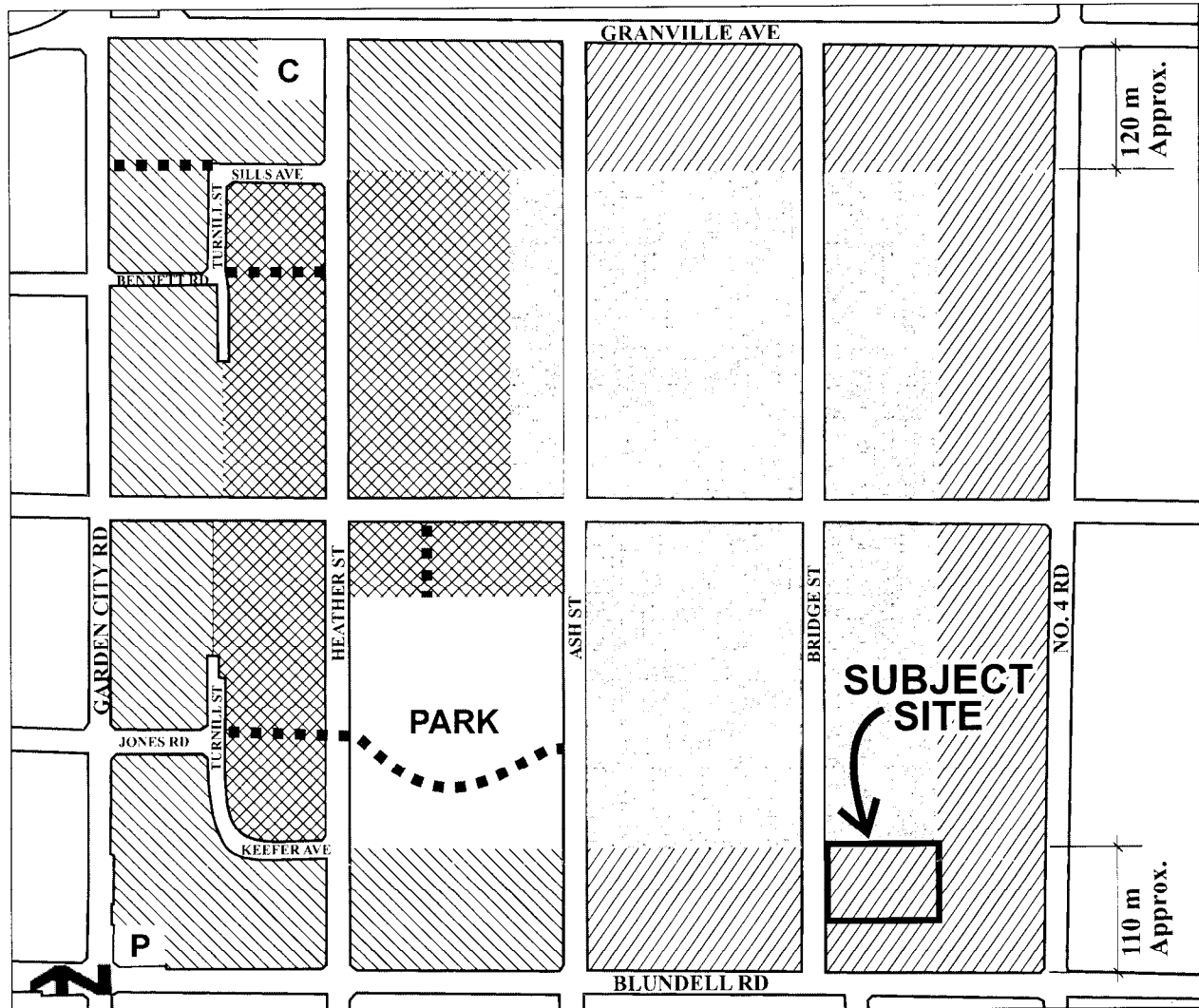
Existing Circulation Map



	Access From local roads		Arterial		Trail/Walkway
	Consolidated driveways, lanes or access from new local roads		Collector		Major Entry/Exit Points
	Consolidated driveways or lanes, or collectors to No. 4 Rd depending on final parcel sizes		Local		

Land Use Map

Bylaw 7892
2005/04/18



	<p>Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.</p>		<p>Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> • Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area) 	<p>■ ■ ■ ■ Trail/Walkway</p>
	<p>Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.</p>	<p>C Church</p>	<p>Elsewhere:</p> <ul style="list-style-type: none"> • Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road; <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>P Neighbourhood Pub</p>
	<p>Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.</p>			

Note: Sills Avenue, Le Chow Street, Keffer Avenue, and Turnill Street are commonly referred to as the “ring road”.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Address: 7700, 7720, 7740, 7760 Bridge Street

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): City Centre Area Plan, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Rainbow Bridge Investments Inc.	Elegant Developments Inc.
Site Size (m²): (by applicant)	7,076.75 m ² (76,176 ft ²)	5,387.6 m ² (57,994 ft ²) The gross site area is reduced by: <ul style="list-style-type: none"> 16.3 m (32.8 ft.) to 20.6 m (67.6 ft.) wide dedicated right-of-way along the site's north edge for road (Keefer Ave.), complete with 4 m x 4 m corner cut at Bridge Street.
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Single or Multi-Family Residential	No change
Area Plan Designation:	Residential	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/128)
Number of Units:	4 Single-Family Dwelling Units	32 Townhouse Units

	Bylaw Requirement (CD/128)	Proposed Development	Variance
Density (units/acre):	N/A	24 upa	N/A
Floor Area Ratio:	Max. 0.80	0.79	None permitted
Lot Coverage – Building:	Max. 40%	41%	Variance required
Lot Size (min. dimensions):	0.405 ha (1.0 ac.)	0.538 ha (1.3 ac.)	None
Setback – Public Roads (Bridge Street (m):	Min. 5.0 m <i>Subject to adoption to Bylaw 8158</i>	5.0 m	None
Setback – Public Roads – Keefer Avenue (m):	Min. 4.5 m <i>Subject to adoption to Bylaw 8158</i>	4.5 m	None

ATTACHMENT 4

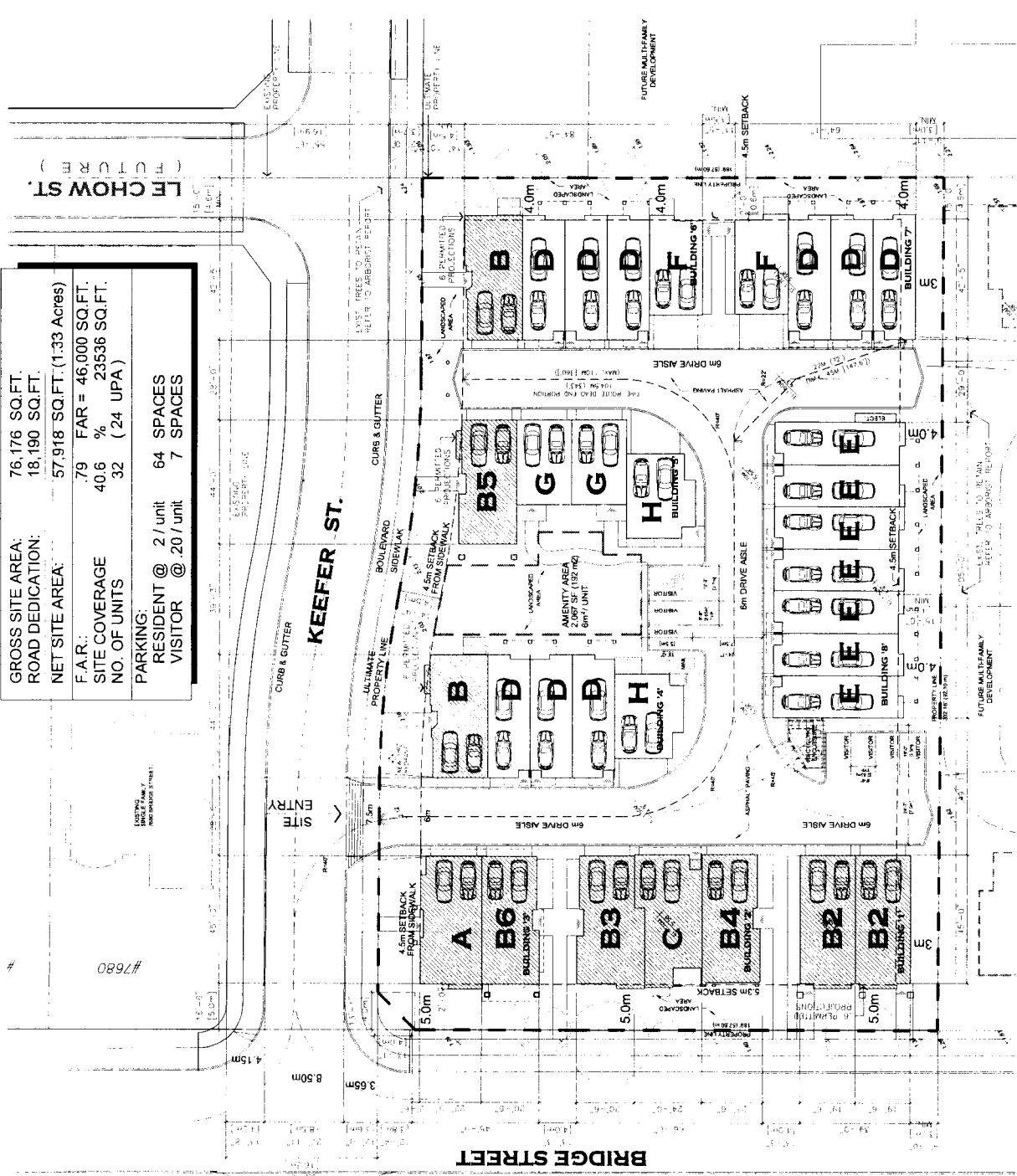
	Bylaw Requirement (CD/128)	Proposed Development	Variance
Setback – Side & Rear Yards (m):	Min. 3 m	3 m Minimum	None
Height (m):	Maximum 12 m 3 storeys	11 m and 3 storeys; except within 20 m of public road, 10 m and 2 1/2 storeys	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x 32 = 48 (R) 0.2 spaces/unit x 32 = 7 (V)	2 spaces/unit x 32 = 64 (R) 0.2 spaces/unit x 32 = 7 (V)	None
Off-street Parking Spaces – Total:	55	71	None
Tandem Parking Spaces:	Permitted	50% of Resident Spaces Provided = 32	None
Amenity Space – Indoor:	Min 70 m ²	\$45,000 cash-in-lieu	None
Amenity Space – Outdoor:	Min 6 m ² /unit = 192 m ²	192 m ²	None

NOTES

LEGEND

- 2-1/2 STOREY
- 3 STOREY

TYPE A:	1512	X 1	=	1512	S.F.
TYPE B:	1650	X 2	=	3300	S.F.
TYPE B2:	1635	X 2	=	3270	S.F.
TYPE B3:	1770	X 1	=	1770	S.F.
TYPE B4:	1491	X 1	=	1491	S.F.
TYPE B6:	1629	X 1	=	1629	S.F.
TYPE B6:	1634	X 1	=	1634	S.F.
TYPE C:	1267	X 9	=	11403	S.F.
TYPE D:	1383	X 7	=	9681	S.F.
TYPE E:	1516	X 2	=	3032	S.F.
TYPE F:	1307	X 2	=	2614	S.F.
TYPE H:	1507	X 2	=	3014	S.F.
TOTAL FAR				46000	S.F.



GROSS SITE AREA:	76,176	SQ.FT.
ROAD DEDICATION:	18,190	SQ.FT.
NET SITE AREA:	57,918	SQ.FT. (1.33 Acres)
F.A.R.:	79	FAR = 46,000 SQ.FT.
SITE COVERAGE	40.6	% 23536 SQ.FT.
NO. OF UNITS	32	(24 UPA)
PARKING:		
RESIDENT @	2/unit	64 SPACES
VISITOR @	20/unit	7 SPACES

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 7700, 7750/7740/7760 BRIDGE ST.
 Richmond, British Columbia

ELEGANT DEVELOPMENTS INC.
 8811 PENDELBURY ROAD
 Richmond, British Columbia
 V7E-1E39
 Ph: 604.880.2228
 Fax: 604.277.2345
 Website: www.elegantdevelopments.com

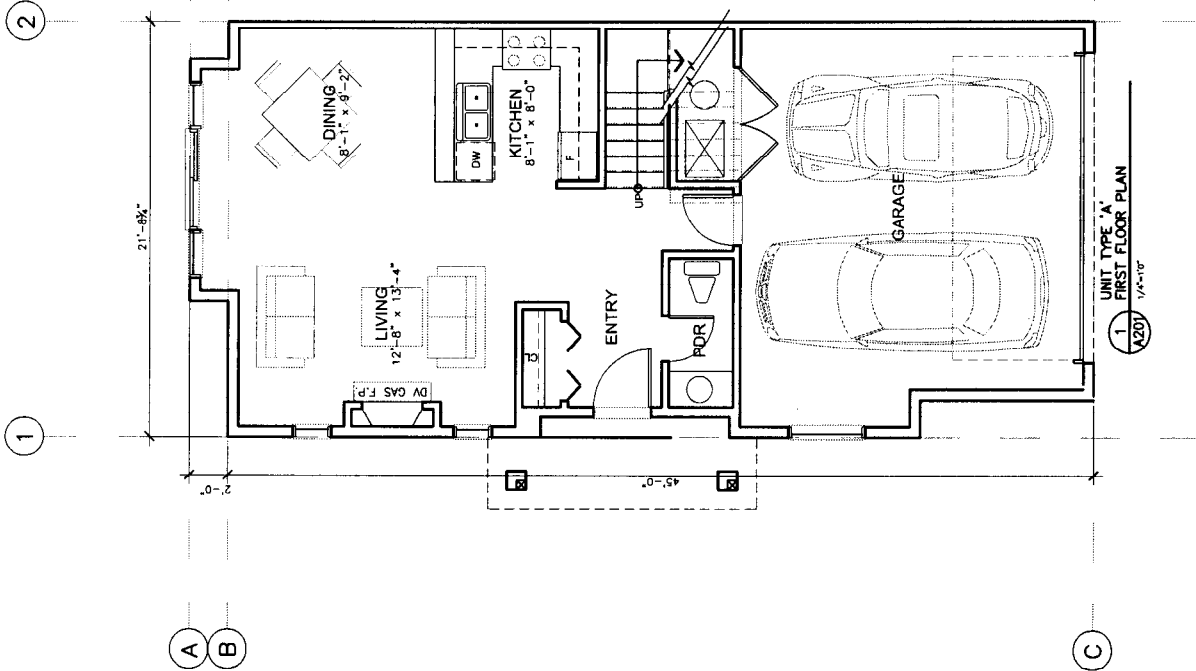
ARCHITECT
 2155 LAKELAND ROAD
 RICHMOND, BC V6X 4A6
 PH: 604.273.4147
 FAX: 604.273.4148
 EMAIL: info@pandora.com
 WWW: www.pandora.com

SCHMATIC SITE PLAN
26
 SEPT 18, 2006
 SHEET NO. **A-101**

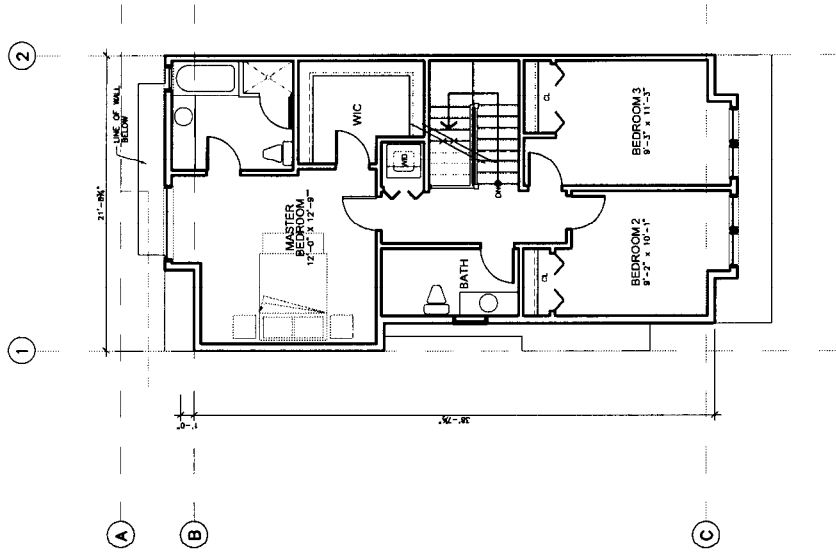


NOTES

TYPICAL 'A' UNIT
 TOTAL SF: 1,376



1 UNIT TYPE 'A'
 FIRST FLOOR PLAN
 1/4\"/>



2 UNIT TYPE 'A'
 SECOND FLOOR PLAN
 1/4\"/>

NO.	DATE	REVISION

Patrick
 ARCHITECTS
 1000 S. WILSON AVE. SUITE 100
 COLUMBIA, SC 29204
 TEL: 803.733.1477
 FAX: 803.733.1477
 E-MAIL: info@patrickarchitects.com
 WWW: www.patrickarchitects.com

PROPOSED MULTIFAMILY
 RESIDENTIAL DEVELOPMENT
 7191, 7211, 7231, 7251 No. 2 Road
 Charleston, South Carolina
 ELEGANT DEVELOPMENTS Inc.
 1811 PENNINGTON ROAD
 CHARLESTON, SOUTH CAROLINA
 29405
 Ph. 804.880.2228
 Fax. 804.277.2345
 www.elegantdevelopment.com

DATE	
SCALE	1/4" = 1'-0"
DRAWN BY	
CHECKED BY	
IN CHARGE	

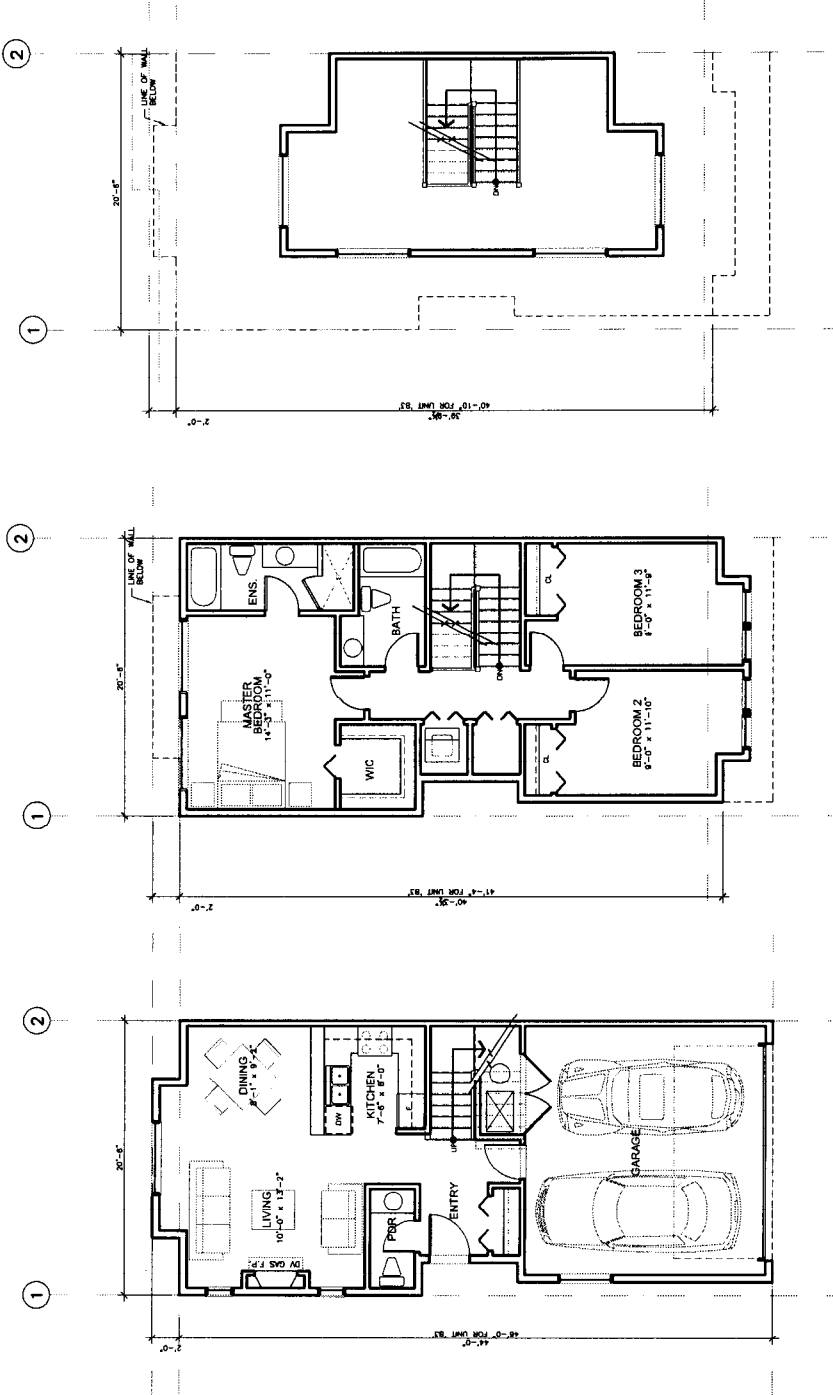
SHEET TITLE

UNIT TYPE 'A'
 FLOOR PLANS

PROJECT NO.	A-201
REV.	A

NOTES
 TYPICAL 'B' UNIT
 TOTAL SF: 1,635

TYPICAL 'B4' UNIT
 TOTAL SF: 1,656



UNIT TYPE 'B' / 'B4'
 THIRD FLOOR PLAN
 1/4"=1'-0"

UNIT TYPE 'B' / 'B4'
 SECOND FLOOR PLAN
 1/4"=1'-0"

UNIT TYPE 'B' / 'B4'
 FIRST FLOOR PLAN
 1/4"=1'-0"

Pallick Architects Ltd.
 1000-1500 VEA ROAD
 VANCOUVER, BC V6M 4E1
 TEL: (604) 273-1411
 FAX: (604) 273-1412
 EMAIL: info@pallickarchitects.com
 WEB: www.pallickarchitects.com

**PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT**
 7191, 7211, 7231, 7251 No. 2 Road
 Richmond, British Columbia

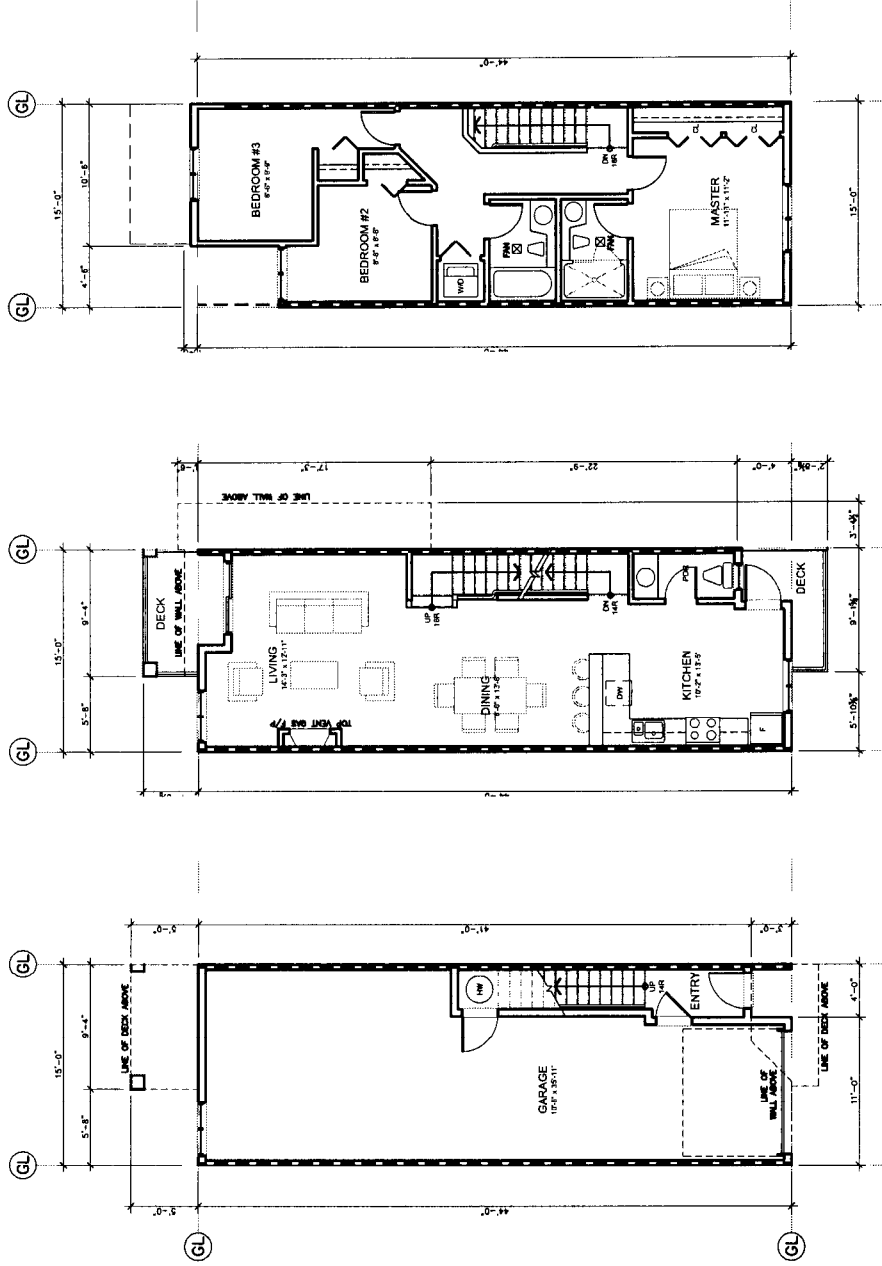
ELEGANT DEVELOPMENTS INC.
 8511 PENNEBURY ROAD
 RICHMOND, BC
 V7E 1E9
 Ph. 604.880.2228
 Fax. 604.271.2343

DATE	
REVISION	
BY	
CHECKED	
SCALE	
SHEET NO.	
SHEET TITLE	

Sheet No. **A-202**

NOTES

TYPICAL 'D&E' UNIT
 TOTAL SF: 1,269



UNIT TYPE 'D&E'
 THIRD FLOOR PLAN
 1/4" = 1'-0"

UNIT TYPE 'D&E'
 SECOND FLOOR PLAN
 1/4" = 1'-0"

UNIT TYPE 'D&E'
 FIRST FLOOR PLAN
 1/4" = 1'-0"

NO.	DATE	BY	CHKD.
1	10/17/17	MM	MM
2	10/17/17	MM	MM
3	10/17/17	MM	MM
4	10/17/17	MM	MM
5	10/17/17	MM	MM
6	10/17/17	MM	MM
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27	10/17/17	MM	MM
28	10/17/17	MM	MM
29	10/17/17	MM	MM
30	10/17/17	MM	MM

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 Tel: 604.273.1411
 Fax: 604.273.1411
 Email: info@patrickd.com
 Web: www.patrickd.com

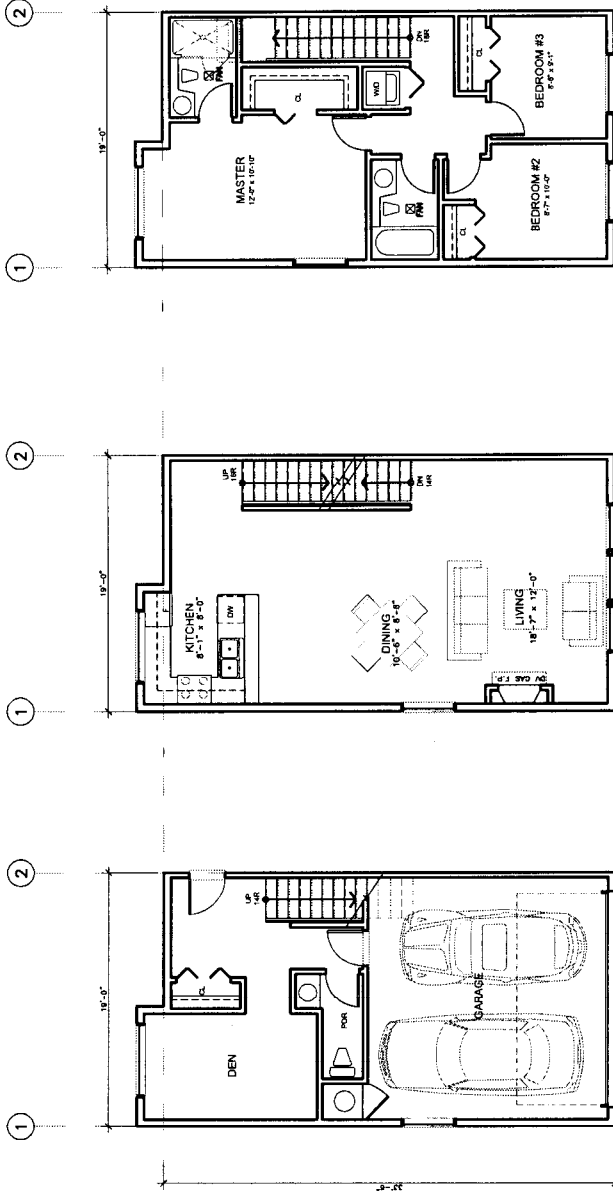
PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 7917/2111/2311/2511/2622 Road
 Richmond, British Columbia
 ELEGANT DEVELOPMENTS Inc.
 11111 Kingsway
 Richmond, British Columbia
 V7E-1E9
 Ph: 604.880.2228
 Fax: 604.273.1411
 Email: info@elegantd.com
 Web: www.elegantd.com

UNIT TYPE 'D&E'
 FLOOR PLANS

A-206
 A

NOTES

TYPICAL 'F' UNIT
 TOTAL SF.: 1,593



1 UNIT TYPE 'F'
 FIRST FLOOR PLAN
 1/4" = 1'-0"

2 UNIT TYPE 'F'
 SECOND FLOOR PLAN
 1/4" = 1'-0"

3 UNIT TYPE 'F'
 THIRD FLOOR PLAN
 1/4" = 1'-0"

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
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100	REVISED PER COMMENTS

Patrick
 ARCHITECTS
 1000 W. 10th Ave., Suite 100
 Vancouver, BC V6H 1A7
 Tel: 604.681.1211
 Fax: 604.681.1212
 E-Mail: info@patrickarch.com
 Web: www.patrickarch.com

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 181,721,723,725,727 No.2 Road
 Burnaby, British Columbia
 V7E-1E9

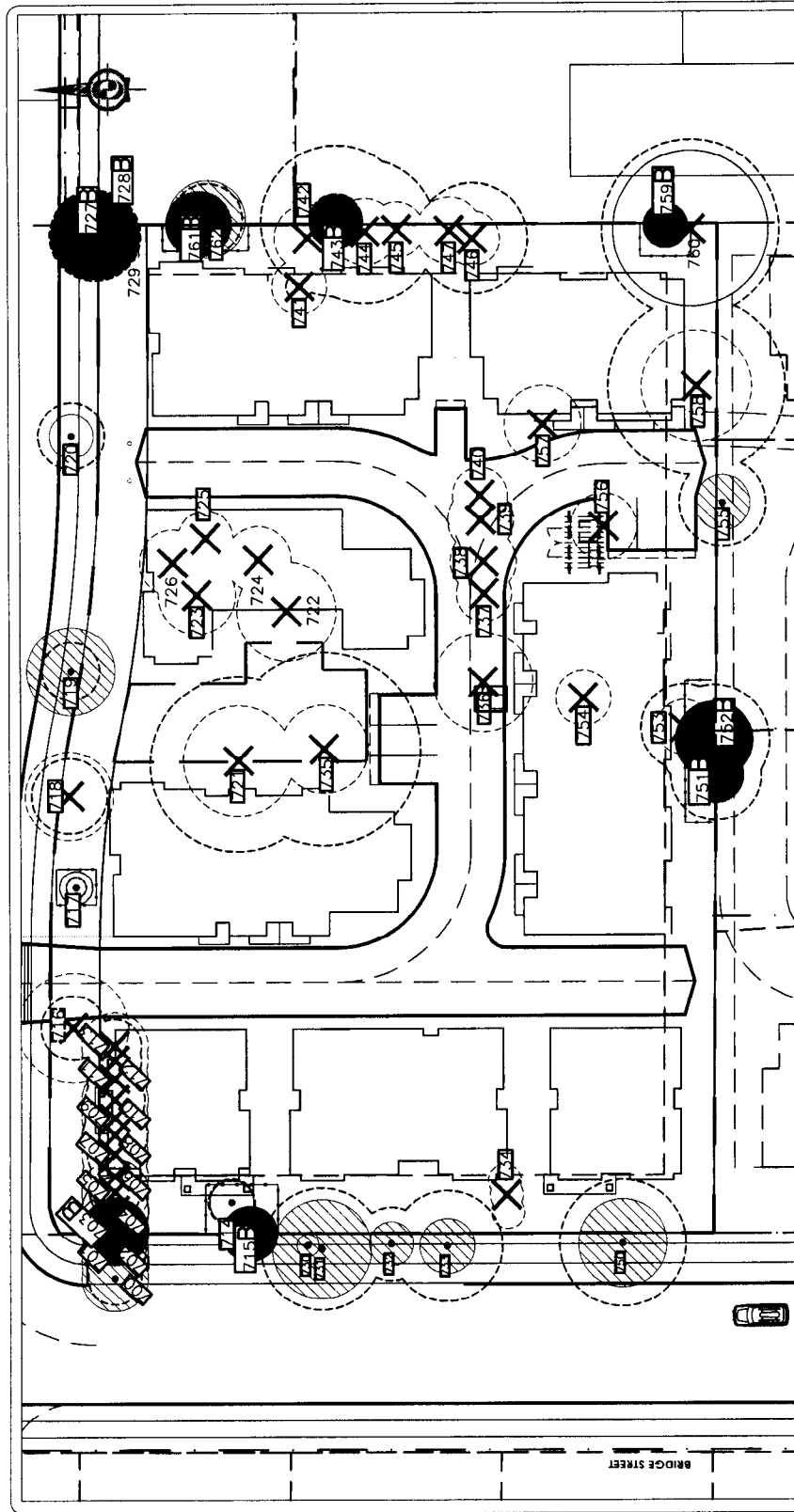
ELEGANT DEVELOPMENTS Inc.
 4100 Kingsway
 Richmond, British Columbia
 V7E-1E9
 Ph: 604.880.2228
 Fax: 604.271.7342
 E-Mail: info@elegantdev.com
 Web: www.elegantdev.com

DATE: 10/11/11
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]

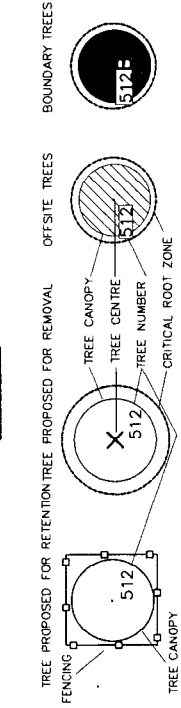
SCALE: AS SHOWN

UNIT TYPE 'F'
 FLOOR PLANS

NO.	A-207
REV.	A



LEGEND



- NOTES:
1. SITE LAYOUT INFORMATION PER PATRICK COTTER ARCHITECT INC.; AUGUST 21, 2006.
 2. TREE SURVEY DATA PER J.C. TAM AND ASSOCIATES; MAY 17, 2005.
 3. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

PATRICK COTTER ARCHITECT INC. 1000 WEST 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.2444 FAX: 303.733.2444 WWW.PATRICKCOTTERARCHITECT.COM	G.Y.E. & ASSOCIATES CONSULTANTS IN ENVIRONMENTAL AND ARCHITECTURE 1475 WEST 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.2444 FAX: 303.733.2444 WWW.GYEASSOCIATES.COM	SHEET: 05-033-15 DATE: AUGUST 21, 2006
		TREE PROTECTION PLAN (SEE TREE PROTECTION REPORT FOR TREE INFORMATION) PREPARED BY: GY DATE: AUGUST 21, 2006

DMG architects is not responsible for the design or construction of any structure or utility work shown on this drawing. The drawings are the property of DMG architects and may not be reproduced or used for other projects without their permission.



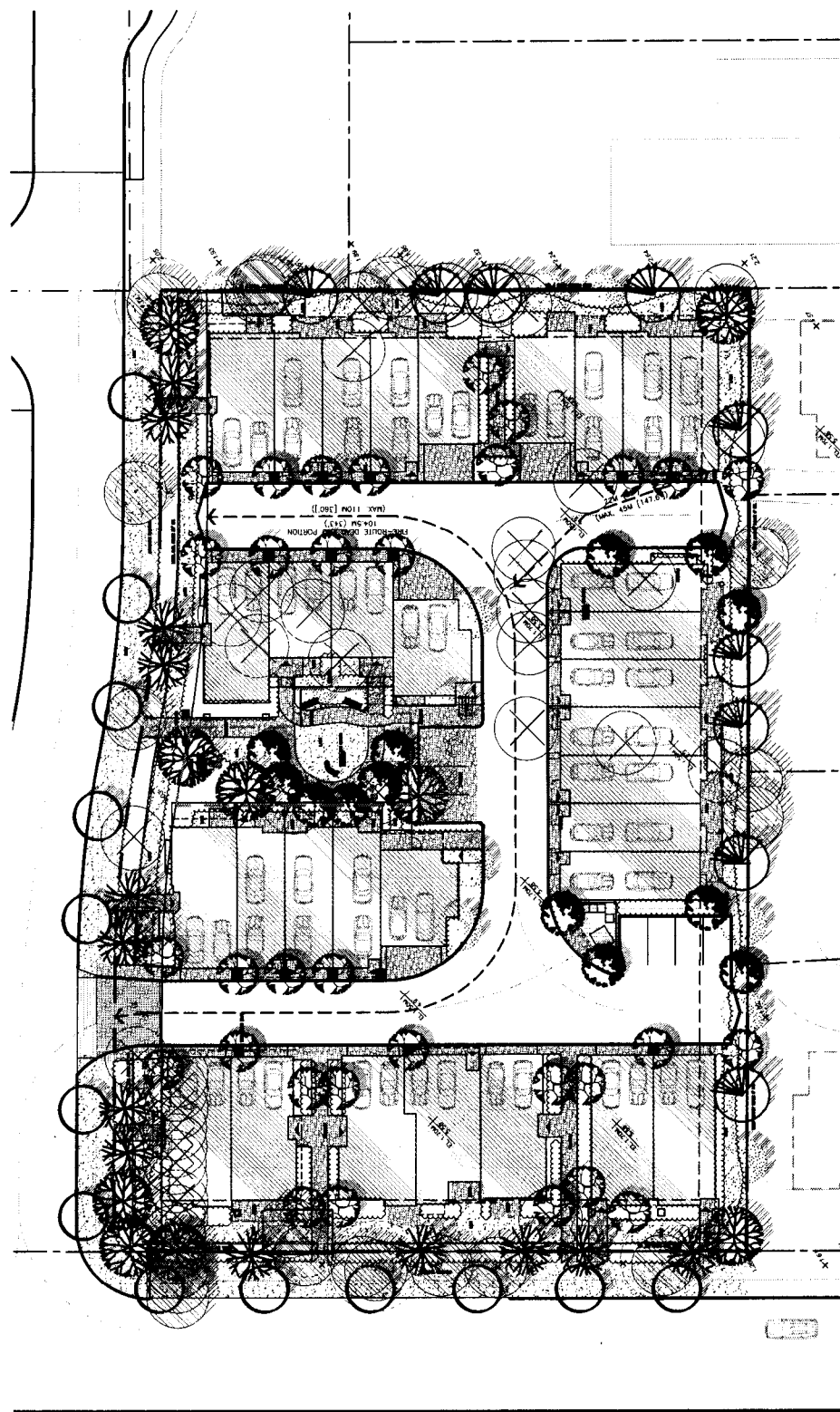
NO.	DATE	REVISION DESCRIPTION	BY

DMG
landscape architects

4300 Northpark Drive
Suite 100
Richmond, VA 23234
Tel: 804.773.4177
Fax: 804.773.4178
Email: info@dmgarch.com
www.dmgarch.com

PROJECT
**PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
7720/7740/7760 BRIDGE STREET
RICHMOND, VA**

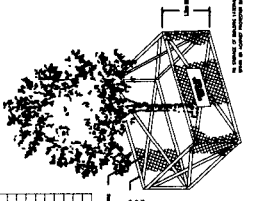
DRAWING TITLE		DRAWING NUMBER	SHEET NUMBER
LANDSCAPE PLAN			
DATE	SCALE	DRAWN BY	CHECKED BY
	V/P = 7'-0"	JG	
		JG	
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DMG PROJECT NUMBER		OF 2	
		08-200	



- (X) TREES TO BE REMOVED
- (◐) TREES TO BE KEPT
- (◑) TREE PROTECTION BARRIER

TREE PROTECTION DISTANCE TABLE

TREE SIZE CLASS	PROTECTIVE BARRIER DISTANCE FROM TRUNK	MINIMUM DISTANCE TO ADJACENT UTILITY
1.5"	1.5'	1.5'
2.0"	2.0'	2.0'
2.5"	2.5'	2.5'
3.0"	3.0'	3.0'
3.5"	3.5'	3.5'
4.0"	4.0'	4.0'
4.5"	4.5'	4.5'
5.0"	5.0'	5.0'
6.0"	6.0'	6.0'
7.0"	7.0'	7.0'
8.0"	8.0'	8.0'
9.0"	9.0'	9.0'
10.0"	10.0'	10.0'
12.0"	12.0'	12.0'
14.0"	14.0'	14.0'
16.0"	16.0'	16.0'
18.0"	18.0'	18.0'
20.0"	20.0'	20.0'
24.0"	24.0'	24.0'
28.0"	28.0'	28.0'
32.0"	32.0'	32.0'
36.0"	36.0'	36.0'
40.0"	40.0'	40.0'
44.0"	44.0'	44.0'
48.0"	48.0'	48.0'
52.0"	52.0'	52.0'
56.0"	56.0'	56.0'
60.0"	60.0'	60.0'
64.0"	64.0'	64.0'
68.0"	68.0'	68.0'
72.0"	72.0'	72.0'
76.0"	76.0'	76.0'
80.0"	80.0'	80.0'
84.0"	84.0'	84.0'
88.0"	88.0'	88.0'
92.0"	92.0'	92.0'
96.0"	96.0'	96.0'
100.0"	100.0'	100.0'



TREE PROTECTION BARRIER
 1.5" TREE PROTECTION BARRIER
 2.0" TREE PROTECTION BARRIER
 2.5" TREE PROTECTION BARRIER
 3.0" TREE PROTECTION BARRIER
 3.5" TREE PROTECTION BARRIER
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 68.0" TREE PROTECTION BARRIER
 72.0" TREE PROTECTION BARRIER
 76.0" TREE PROTECTION BARRIER
 80.0" TREE PROTECTION BARRIER
 84.0" TREE PROTECTION BARRIER
 88.0" TREE PROTECTION BARRIER
 92.0" TREE PROTECTION BARRIER
 96.0" TREE PROTECTION BARRIER
 100.0" TREE PROTECTION BARRIER

Conditional Rezoning Requirements

7700, 7720, 7740, 7760 Bridge Street RZ 05-296361

Prior to final adoption of Zoning Amendment Bylaw 8158, the developer is required to complete the following requirements:

- Consolidation of the four lots into one development parcel;
- With the consolidation, dedication of full width of Keefer Avenue from Bridge Street to Le Chow Street (approximately 16.3 m minimum cross section). Final functional design by the applicant, in consultation with Transportation, based on the following preliminary requirements:
 - a) Dedication of land along the North edge of 7700 Bridge Street of a road Right-of-Way; alignment with future Keefer Street east of Le Chow Street and west of Bridge Street (i.e., to be straight and perpendicular to Le Chow Street and Bridge Street for a minimum of 10 meters); proper road transition from the 11.2-metre wide pavement east of Le Chow Street to 8.5-metre wide pavement west of Le Chow Street; and radius for horizontal transition to meet TAC's standard;
 - b) At the Southeast corner of Bridge Street and Keefer Avenue a 4m x 4m corner cut is required;
 - c) At the Northwest corner of Keefer Avenue and Le Chow Street a 4m x 4m corner cut is required; and
 - d) The remnant parcel that will exist in the Northeast corner of the site, north of the Keefer Avenue alignment, to be dedicated to the City as a fee simple lot.
- Enter into the City's standard Servicing Agreement* to design and construct offsite works of both Keefer Avenue and Bridge Street. Works include, but are not limited to:
 - a) New east-west street along the entire north edge of the subject site (Keefer Avenue) including, but not limited to, the 16.3 m typical cross section north to south comprises of a 1.75m sidewalk, a 2.4m wide grass and treed boulevard (trees on East side of Le Chow Street are Persian Ironwood) with Type I decorative luminaire poles per L12.5 and L13.4 – powder coated black, and hydro/telephone and gas, a 0.15m barrier curb and gutter, 8.5m asphalt roadway with storm sewer and 200mm diameter PVC water main, 0.15m barrier curb and gutter. 1.6m grass and treed boulevard with the same lighting as north side and a 1.75m sidewalk to the south property line. Residual area back of North sidewalk to North Property line to be a grass boulevard. A gravity sanitary sewer extension is also required from Bridge Street, east to Le Chow Street, and must be designed to service future lots North on Le Chow Street. The future North edge is currently to be single family per the current OCP, which would require an additional 1m utility Right-of-Way to provide room for the service inspection chambers behind the sidewalk – that will be secured as required via development of 7680 Bridge Street.
 - b) East side of Bridge, road widening (ultimate 8.5m asphalt), curb and gutter, a 3.6m grass and treed boulevard (Red Horse Chestnut per SA04-270080 and SA05-313234), and

Type I decorative luminaire poles – powder coated black with a 1.75m concrete sidewalk behind.

- Contribution of the proportionate amount of approximately \$83,903 to the storm drainage upgrade along Blundell Road, from Garden City Road to Ash Street;
- Payment-in-lieu for indoor amenity space in the amount of \$45,000 towards the development of the McLennan South neighbourhood parks;
- Payment of a contribution of \$0.60 per buildable sq. ft. (e.g., \$27,489) towards the City's Affordable Housing Reserve Fund;
- The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development; and
- Registration of a Flood Indemnity Covenant on title.

Then, prior to issuance of the Building Permit*:

- Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCO Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8158
7700, 7720, 7740, AND 7760 BRIDGE STREET
(RZ 05-296361)**

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

1. Richmond Zoning and Development Bylaw 5300, is amended by inserting a Public Road setback for Keefer Avenue and Bridge Street after Subsection 291.128.4.01(c) thereof the following and renumbering the remaining provisions accordingly:

291.128.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road:

- "d) Keefer Avenue: 4.57 m (15 ft.)
- e) Bridge Street: 5.0 m (16 ft.)"

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**.

P.I.D. 003-555-224

North Half Lot 8 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-566-455

South Half of Lot 8 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 012-032-085

North Half Lot 9 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-851-800

South Half Lot 9 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8158”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK