



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Tuesday, November 20, 2012  
4:00 p.m.

Pg. #      ITEM

### MINUTES

**PLN-5**      *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, November 6, 2012.*



### NEXT COMMITTEE MEETING DATE

Tuesday, December 4, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. TO REZONE 7451 AND 7471 NO. 4 ROAD, A NO ACCESS PROPERTY ON GENERAL CURRIE ROAD, AND A LANE TO BE CLOSED FROM “SINGLE DETACHED (RS1/B) AND (RS1/F)” TO “MEDIUM DENSITY TOWNHOUSES (RTM3)” IN ORDER TO DEVELOP A 20 UNIT TOWNHOUSE COMPLEX**

(File Ref. No. 12-8060-20-8198/ 8968; RZ 11-582929) (REDMS No. 3680513)

**PLN-11**

See Page **PLN-11** for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

- (1) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8198 be abandoned; and*
- (2) *That Bylaw 8968 for the rezoning of 7451 No 4 Road, a No Access Property on General Currie Road, and a Lane to be closed from “Single Detached, (RS1/B)” and 7471 No. 4 Road from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM3)”, be introduced and given first reading.*



2. **APPLICATION BY CRESSEY (GILBERT) DEVELOPMENT LLP FOR REZONING AT 5640 HOLLYBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL3)**

(File Ref. No. 12-8060-20-8957, RZ 12-602449 ) (REDMS No. 3699353 v. 2)

PLN-41

See Page PLN-41 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Bylaw 8957 to rezone 5640 Hollybridge Way from “Industrial Business Park (IB1)” to “Residential / Limited Commercial (RCL3)” be introduced and given first reading.*



3. **AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5467 IN SECTION 23-4-7 APPLICATION BY VANLUX DEVELOPMENT INC. FOR A REZONING AT 4691, 4731 AND 4851 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) AND LAND USE CONTRACT (LUC061) TO SINGLE DETACHED (ZS21) - LANCELOT GATE (SEAFair)**

(File Ref. No. 12-8060-20-8965, RZ 12-617436) (REDMS No. 3656893)

PLN-115

See Page PLN-115 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

- (1) *That Single-Family Lot Size Policy No. 5467 in Section 23-4-7, adopted by Council on March 15, 1999, be amended to exclude those properties fronting Francis Road between Lancelot Gate and Railway Avenue as shown on Attachment 4 to the report dated October 23, 2012, from the Director of Development; and*
- (2) *That the provisions of "Land Use Contract 061" be discharged from 4851 Francis Road and that Bylaw 8965, to create " Single Detached (ZS21) – Lancelot Gate (Seafair)", and for the rezoning of 4691, 4731 and 4851 Francis Road from "Single Detached (RS1/E) and Land Use Contract (LUC061)" to "Single Detached (ZS21) – Lancelot Gate (Seafair)", be introduced and given first reading.*



4. **MANAGER'S REPORT**

**ADJOURNMENT**







## Planning Committee

Date: Tuesday, November 6, 2012

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Chak Au (entered at 4:01 p.m.)  
Councillor Linda Barnes  
Councillor Harold Steves

Absent: Councillor Evelina Halsey-Brandt

Also Present: Councillor Linda McPhail (entered at 4:02 p.m.)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, October 16, 2012, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, November 20, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that the Agenda would be varied to consider Items 1, 3, and 4 first.

**PLANNING & DEVELOPMENT DEPARTMENT**

1. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9111 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**  
(File Ref. No. 12-8060-20-8963 Xr: RZ 12-613927) (REDMS No. 3654722)

It was moved and seconded

*That Bylaw No. 8963, for the rezoning of 9111 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY BENN PANESAR FOR REZONING AT 2420 MCKESSOCK AVENUE AND A PORTION OF 2400 MCKESSOCK AVENUE FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 12-8060-20-8943 Xr.: RZ 12-610919) (REDMS No. 3627209)

Please see Page 3 of the Minutes for action on this matter.

3. **APPLICATION BY TL HOUSING SOLUTIONS LTD., FOR REZONING AT 9020 BRIDGEPORT ROAD FROM AUTO-ORIENTED COMMERCIAL (CA) TO HEALTH CARE (HC)**  
(File Ref. No. 12-8060-20-8960, RZ 12-620766) (REDMS No. 3671911 v.7)

In reply to a query from Committee, Wayne Craig, Director, Development, stated that it is anticipated that the proposed complex care facility be utilized on a continuing basis for temporary accommodations for residents of other care facilities that may undergo renovation or replacement.

It was moved and seconded

*That Bylaw No. 8960 to amend the Health Care (HC) Zoning District and for the rezoning of 9020 Bridgeport Road from "Auto-Oriented Commercial (CA)" to "Health Care (HC)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY TOWNLINE VENTURES GRANVILLE AVENUE LTD. FOR REZONING AT 8280 AND 8300 GRANVILLE AVENUE FROM AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR13) - ST ALBANS (CITY CENTRE)**  
(File Ref. No. 12-8060-20-8958, RZ 12-615705) (REDMS No. 3658617 v.5)

Mr. Craig commented on the proposed development's access and egress configuration, noting that the proposed parking area has been designed to accommodate a connection with the future back lane.

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It was moved and seconded

*That Bylaw No. 8958, to create a new zoning district "High Rise Apartment (ZHR13) – St Albans (City Centre)" and to rezone 8280 and 8300 Granville Avenue from "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR13) - St Albans (City Centre)", be introduced and given first reading.*

**CARRIED**

**2. APPLICATION BY BENN PANESAR FOR REZONING AT 2420 MCKESSOCK AVENUE AND A PORTION OF 2400 MCKESSOCK AVENUE FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-8943 Xr.: RZ 12-610919) (REDMS No. 3627209)

Mr. Craig provided background information, noting that the subject site is within the area covered by Lot Size Policy 5448. He stated that Lot Size Policy 5448 was recently amended by Council, enabling properties on the north side of Bridgeport Road, between No. 4 Road and the west side of McKessock Avenue, to rezone and subdivide to Compact Single Detached or Coach House, when there is access to a lane.

Mr. Craig stated that properties on the north side of Bridgeport Road, between the east side of McKessock Avenue and Shell Road, were not affect by the amendment to Lot Size Policy 5448, as this block was identified for a more comprehensive review.

Mr. Craig noted that staff anticipate commencing the proposed comprehensive review of land use options for this area in 2013.

In reply to a query from Committee, Mr. Craig stated that the proposed rezoning does not preclude adjacent properties from redeveloping in the future.

Trevor Charles, 2380 McKessock Avenue, spoke in opposition of the proposed rezoning and stated that he believed it did not comply with Lot Size Policy 5448. Mr. Charles made reference to his submission (copy on file, City Clerk's Office) and listed concerns related to adequate lot depth to accommodate a future laneway and spoke of damage to nearby City utilities.

In response to questions from the Chair, Mr. Craig stated that Mr. Charles' concerns would be addressed as part of the proposed public consultation for the area, anticipated to commence in January 2013.

With the aid of artist renderings, Mr. Craig reviewed three different lot configurations for the area, which illustrated that lots fronting Bridgeport Road could potentially accommodate a rear lane.

Gavin Woo, Senior Manager, Building Approvals, commented on the BC Building Code as it relates to the proposed development.

3.

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Mr. Charles commented on engineering related concerns in the area.

Discussion ensued and Joe Erceg, General Manager, Planning and Development, stated that the much of the concerns raised by Mr. Charles are technical in nature and are managed by Servicing Agreements.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

*That Mr. Charles' submission be referred to staff for analysis.*

**CARRIED**

The Chair gave direction to staff to contact Mr. Charles in regards to the proposed public consultation process for the area.

It was moved and seconded

- (1) *That Bylaw No. 8943, for the rezoning of 2420 McKessock Avenue and a portion of 2400 McKessock Avenue from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading; and*
- (2) *That staff be directed to conduct public consultation beginning in January 2013 with the owners and residents of properties identified in a specified notification area within the Bridgeport planning area (as shown on Attachment 6 to the staff report dated October 9, 2012, from the Director of Development), for the purpose of exploring:*
  - (a) *land use options for future redevelopment of those properties shown hatched on Attachment 6; and*
  - (b) *road alignment options for the extension of McKessock Place.*

**CARRIED**

**5. MANAGER'S REPORT**

*Miscellaneous Matters*

Councillor Steves referenced an article (copy on file, City Clerk's Office) regarding a Rainwater Capture Guidebook recently released by the Nanaimo Regional District.

Discussion ensued regarding catering at City Hall and Mr. Erceg advised that staff would follow-up on the matter.

Mr. Erceg commented on the Wal-Mart application, noting that staff anticipate bringing it forward for Council consideration in the near future.

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:36 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 6, 2012.

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Councillor Bill McNulty  
Chair

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Hanieh Berg  
Committee Clerk





# City of Richmond

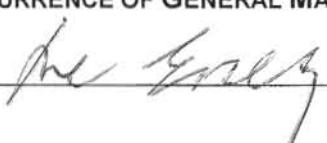
## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development  
**Date:** October 26, 2012  
**File:** RZ 11-582929  
**Re:** Application by MATTHEW CHENG ARCHITECT INC. to rezone 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed from "Single Detached (RS1/B) and (RS1/F)" to "Medium Density Townhouses (RTM3)" in order to develop a 20 unit townhouse complex.

### Staff Recommendation

1. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8198 be abandoned; and
2. That Bylaw 8968 for the rezoning of 7451 No 4 Road, a No Access Property on General Currie Road, and a Lane to be closed from "Single Detached, (RS1/B)" and 7471 No. 4 Road from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.

  
Wayne Craig  
Director of Development  
(604-247-4625)

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

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to rezone 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed (**Attachment 1**) from “Single Detached (RS1/B) and (RS1/F)” to a “Medium Density Townhouses (RTM3)” to permit the construction of 20 residential townhouse units (**Attachment 2**).

### Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

To the North: Across from the General Currie road Right-of-Way, at 7371 No. 4 Road, a Single Detached Dwelling, zoned “Single Detached (RS1/F)”.

To the East: Across No. 4 Road, Single Detached Dwellings on properties zoned “Agriculture (AG1)”.

To the South: At 7551 No. 4 Road, a 45 unit 2 ½ and 3 storey Townhouse, zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub Area (City Centre)”.

To the West: Single Detached Dwellings on Bridge Street, zoned “Single Detached (RS1/F)”.

### Related Policies and Studies

#### Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D.

#### McLennan South Sub-Area Plan

- Residential 2 ½ - stories typical (3 stories maximum), predominately Triplex, Duplex, Single-Family. 0.55 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.70 FAR, which is above the base density of 0.55 FAR as indicated in the OCP. The increase in density is supported given the applicant is providing:

- A voluntary contribution to the Affordable Housing Strategy reserve fund;
- Land dedication, road and frontage construction for No. 4 Road;
- Road construction along the undeveloped portion of General Currie Road, which will introduce the formal connection to No. 4 Road;
- Frontage construction along the northern edge of the subject property fronting General Currie Road;
- Land dedications, road and frontage construction for a new local road along the west end of the subject property (LeChow Street); and

- An agricultural buffer fronting the property along No. 4 Road.

#### Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

#### **Public Input**

A notice board is posted on the subject property to notify the public of the proposed development, but no communication has been received to date. Should this application receive first reading, a public hearing will be scheduled.

#### **Background**

Over the past twelve (12) years, these properties have seen separate development applications that result in what we see today.

##### 7451 No. 4 Road

SD 98-147601 and RZ 99-161573 were approved to allow the subdivision of this lot into two, for the purpose to allow for a single detached house to be developed on each lot. These lots are separated by a 6.0 meter wide lane, which was dedicated by the applicant to allow vehicle access from General Currie Road. In addition, a further 10.0 metres of land was dedicated along the western edge of the site to facilitate the future development of LeChow Street, along with 3.0 metre by 3.0 metre corner cuts at the corner of No. 4 Road and General Currie Road and at the future LeChow Street and General Currie Road. No road development or construction was done at this time and the property remains undeveloped, with the exception of the existing Single Detached house fronting No. 4 Road.

##### 7471 No. 4 Road

RZ 05-312975 and DP 08-444222 for the development of an eleven (11) unit townhouse complex were applied for on this single site. Access to the townhouses was to be from the lane that was dedicated through the subdivision of 7451 No. 4 Road. With a change of ownership and the acquisition of 7451 No. 4 Road, these applications were withdrawn in support of this current proposal.

RZ 05-312975 went as far as having received third reading on March 19, 2007. Little activity followed, and the change of ownership resulted with the formal withdrawal of that application in favour of this one.

With the withdrawal of RZ 05-312975, the Bylaw that was associated with the application (Bylaw 8198) to allow the rezoning of 7471 No. 4 Road for an eleven (11) unit townhouse will need to be abandoned.

#### **Staff Comments**

##### Proposed Site Assembly and Site Design

The subject site is bordered by No. 4 Road to the east, the undeveloped portion of General Currie Road to the north and the future LeChow Street to the west. LeChow Street is the new north-south back street identified in the South McLennan Sub Area Plan, located between Bridge Street and No. 4 Road, that is intended to help manage access and traffic flow from the

anticipated increase in population to the area. The subject site is the remaining lands along this strip of No. 4 Road that were never included with the land assembly that created the 45 unit townhouse development directly to the south of the subject site.

The proposed access to the site is located off General Currie Road, halfway down the length of the site, at the location of the lane that was dedicated for the subdivision of 7451 No. 4 Road (SD 98-147601). In order for the proposed site design to proceed, the lane is to be purchased back from the City, or it would otherwise be subject to building setback requirements. The internal drive-aisle travels in a predominately east-west direction to provide access to all the townhouse units.

The units are grouped in two and three unit building clusters with the duplex clusters fronting No. 4 Road being two (2) and two and one-half (2 ½) storeys in height. This respectfully addresses the heights of the townhouse complex to the south but also the single family houses on the eastern and more rural side of No. 4 Road. The remaining units are to be three (3) storeys in height, with most of the units fronting one of the three streets and will have their main pedestrian entrance facing the street.

The proposed outdoor amenity area is centrally located along the south property line, at the end of the main access to the complex from General Currie Road. The central location is good for easy access from within the complex and it has good south exposure to allow for abundant sunlight.

In keeping with the low density character on lots along No. 4 Road, the Development Permit Guidelines in the Neighbourhood Plan suggest a setback of six (6) to nine (9) metres for two (2) storey buildings, with two and one-half (2 ½) storey buildings set back at nine (9) metres lots for the purpose of softening the impact to the more rural character of properties on the eastern side of No. 4 Road to the more urban west side. The increased setback also provides more opportunities for landscaping to soften the visual impact of the townhouses. The applicant's proposal achieves this.

#### Transportation and Site Access

- This section of General Currie Road, west of No. 4 Road to LeChow Street, has never been constructed, although an existing road allowance is in place. As a result, a large part of the General Currie Road right-of-way between No. 4 Road and LeChow Street will need to be paved to help ensure a safe turn from No. 4 Road.
- The existing lane that divides 7451 No. 4 Road will need to be purchased from the City to allow for the proposed development to proceed. Without the purchase, compliance with the building setbacks in accordance to the RTM3 zone will need to be achieved.
- Land will need to be dedicated for the purpose of facilitating the development of LeChow Street. As some of the land has already been dedicated from the subdivision file (SD 98-147601) from the west edge of 7451 No. 4 Road, additional land will need to be dedicated along the western edge of 7471 No. 4 Road. To match the land dedicated from 7471 No. 4 Road to the townhouse complex to the south will require a 10 metre dedication at the north property line of 7471 No. 4 Road, tapering to 9 metres at the south property line.
- Corner cuts at the intersections of General Currie Road and both No. 4 Road and LeChow Street are to be the standard 4.0 m by 4.0m.

- The applicant has provided a site design that takes into consideration the requested land dedication requirements to allow the improvements to No. 4 Road and the introduction of LeChow Street that will connect to the paved section of General Currie Road.
- With the introduction of this section of General Currie Road connecting to No. 4 Road, a controlled traffic light is planned to be installed at this corner. To assist with the costs of installing these traffic lights, the applicant has agreed to make a contribution of \$50,000.00 as part of their rezoning considerations.
- Frontage improvements will be required along the three street fronts, consisting of a concrete sidewalk at the property line, grassed and treed boulevard, concrete curb and gutter, and road paving. The specifications will be provided during the separate Servicing Agreement.
- The proposed vehicular access to and from the site is proposed from General Currie Road, roughly at the location of the current dedicated lane. Connecting to the internal drive aisle heading south, the aisle quickly comes to an intersection, turning east to west that will provide access to all the units.
- The number of proposed parking stalls (including visitor parking) meets the minimum requirements of the parking requirements of Zoning Bylaw 8500.
- Pedestrian access to the site is achieved along the perimeter of the site to access the individual units that address all three road frontages. Access to the remaining units is through the internal drive-aisle.
- The applicant is proposing a corner cut along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

#### Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. A landscape proposal was referred to the Agricultural Advisory Committee (AAC) for their review and comments. The AAC was supportive of the proposal and identified areas for consideration that would limit any impacts coming onto the agricultural lands to the east as well as provide an attractive buffer to the street front. A relevant excerpt from the Committee's June 21, 2012 meeting is attached for reference (**Attachment 5**). Overall, they were supportive of the proposal, but suggested an alternative to the vacciniums (a type of blueberry shrub), to prevent a possible spread of harmful viruses to plants in neighbouring agricultural areas. The applicant has complied with this request.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on title. The covenant will indicate the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without City approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

### Trees

An Arborist Report and site survey (**Attachment 6**) was submitted to assess the existing trees on the site for possible retention of existing trees.

A detailed site review was conducted by City staff which identified that of the 55 trees on-site, 54 are in poor condition and/or located within the development area and will need to be removed. Of the remaining, one (1) is listed in good health and is a good candidate for retention.

There are two (2) street trees on city property that were identified as having an impact on the site. Both are considered to be in excellent condition and good candidates for retention or relocation, and will be incorporated with the separate Servicing Agreement design for the No. 4 Road frontage.

A summary of the submitted arborist report and staff review is outlined in the following table:

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	55	-	-	-
Trees located within the road right-of-way	38	-	-	Not counted for replacement as these road developments are a part of the neighbourhood plan.
On-site trees to be removed	54	2:1	108	To be removed due to conflicts with proposed building locations, flood bylaw requirements, poor health or structure of the trees.
Trees for retention	1	-	-	Applicant to incorporate them if the landscape plan as part of the Development Permit.
Trees located on City property	2	2:1	see comments	Both trees are listed in excellent condition. City staff recommends they be retained or relocated as part of the street tree planting requirements of the Servicing Agreement.
Trees for relocation within the site	0	-	-	-

Of the 54 trees that are to be removed, they would need to be replaced in accordance with the City's 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it will be determined if the number of trees proposed on the submitted landscape drawings meet the replacement requirements.

The applicant is currently proposing a total of 48 trees, including the one (1) that is to be retained, on their preliminary landscape plan. While this is short of the compensated number of 108 trees, staff is willing to work with the applicant to maximize the number of trees to be planted on the property during the Development Permit stage, it is unlikely that 108 trees can be accommodated on the site so some form of cash-in-lieu contribution will be required.

### Amenity Space

The outdoor amenity space is located in a central location of the site, at the south end of the north-south drive aisle when entering the site. The space is intended for a children's play area and benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor amenity space is being proposed, but a voluntary cash-in-lieu contribution of \$21,000.00 will be required prior to final adoption of this application.

### **Analysis**

#### Proposed Zoning to Medium Density Townhouses (RTM3)

The proposed rezoning from "Single Detached (RS1/B) and (RS1/F)" to "Medium Density Townhouses (RTM3)" represents an increase in density by allowing more primary residential units to the site. The submitted information is in conformance with the South McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings. No amendment is required to the OCP as the proposal meets the South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map (**Attachment 4**).

The proposed increase in density from a 0.55 FAR base to the proposed 0.70 FAR is an appropriate density for a site of this size and is supported through a voluntary contribution to the affordable housing reserve fund, through land dedications for local road improvements, establishing an agricultural buffer on the subject site, largely contributing to the initial development of General Currie Road from No. 4 Road to LeChow Street, and the initial construction of LeChow Street from General Currie Road to the extent of the adjacent property to the south.

#### Design

The two, two and one-half and three-storey proposal meets the intent of the neighbourhood plan. Façade materials will be available when the applicant makes their application for Development Permit. A more detailed analysis regarding the form and character of the proposal will be conducted during that process.

The applicant will also be identifying what unit(s) will be identified for easy conversion for Universal Access.

#### Affordable Housing

The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.

With respect to townhouse developments, the applicant has agreed to a voluntary contribution for this 20 unit proposal of \$2.00 per buildable square foot in accordance with the allowable FAR which is \$52,307.00.

#### Public Art

In response to the City's commitment to the provision of Public Art, the developer has agreed to provide a voluntary contribution toward the City's Public Art Reserve Fund at a rate of \$0.76/ft<sup>2</sup> based on the maximum floor area ratio (0.70 FAR) that can be built. This amount comes to \$19,876.00 for the entire project and is payable prior to the adoption of the rezoning application.

Parking

The submitted proposal meets the number of off-street parking stalls required by the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of 44 stalls are being proposed with 40 proposed for residents and 4 visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as 16 tandem parking spaces are being proposed. To ensure the space will be used for parking, a restrictive covenant to prevent conversion of tandem parking garages to habitable floor space will be secured prior to the adoption of rezoning.

Discharge of Existing Covenants

During the rezoning and subdivision of 7451 No. 4 Road, (SD 98-147601 and RZ 99-161573), two (2) covenants (BP294007 and BP294008) were registered to ensure:

1. A No-Build covenant to ensure no Building Permits would be issued before the construction of the roads and lane was in place (BP294007); and
2. Access to the site was to be from the lane established during the subdivision of this property (BP294008).

As the current proposal will need to purchase the lane to proceed with their plans, the reference to a lane in each of these covenants becomes redundant, and therefore will need to be discharged.

Servicing Agreement

Prior to the adoption of the rezoning application, the developer shall enter into the City's standard Servicing Agreement for the purpose to design and construct:

- No. 4 Road – from the property line (after land dedication) heading east;
  - 1.5m wide concrete sidewalk;
  - 1.5m tree and grass boulevard;
  - Concrete curb and gutter; and
  - Road paving to match existing pavement.
- General Currie Road – from the north property line heading north;
  - 2.0m wide concrete sidewalk;
  - 4.3m wide tree and grass boulevard;
  - Concrete curb and gutter; and
  - Connecting to works done for SA05-313234 to the west. Road paving to 11.2m wide pavement at No. 4 Road, tapering at 30:1 down to a minimum of 6m width (if appropriate). Curb and gutter at both the north and south ends with the north curb ending at the curb return.
- LeChow Street – from the property line (after land dedication) heading west;
  - 1.5m wide concrete sidewalk;
  - 1.6m wide tree and grass boulevard;
  - Concrete curb and gutter;
  - Road paving to the extent of the dedicated area; and
  - Full utility servicing needs to be established including water, storm, and sanitary sewer to the southern edge of LeChow Street.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Construct watermain along the frontages of both General Currie Road and LeChow Street; and
- Extend full utility servicing, including water, storm and sanitary sewer, to the south edge of LeChow Street.

Development Permit

A separate Development Permit application would be required with a specific landscaping plan to include the following:

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Identify unit(s) to allow easy conversion for Universal access.

**Financial Impact**

None.

**Conclusion**

The proposed 20 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM3) zone for the South McLennan neighbourhood plan. Staff contends that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Therefore, staff recommends that rezoning application RZ 11-582929 proceed to first reading.



David Johnson  
Planner 2  
(604-276-4193)

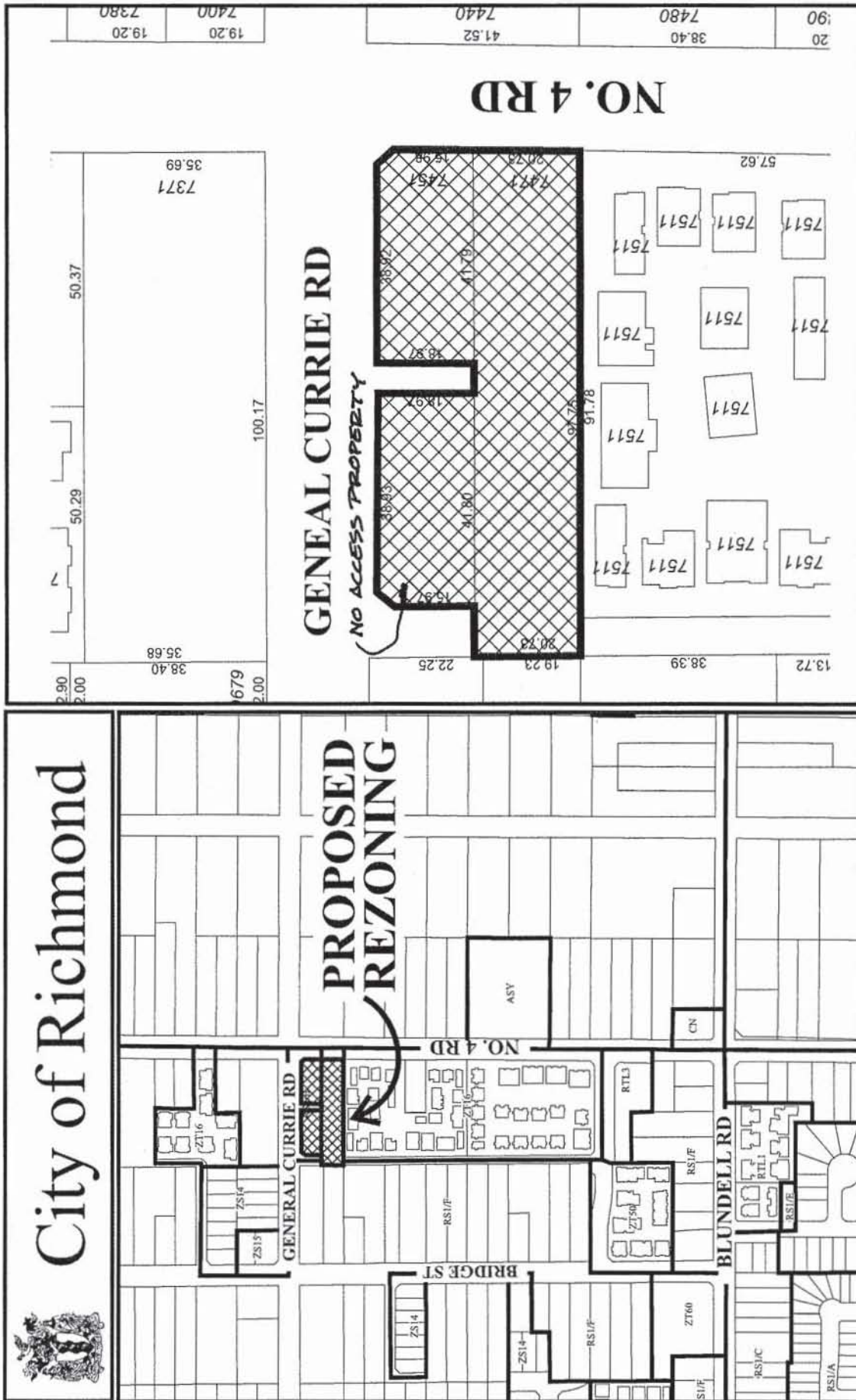
DJ:cas

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Agricultural Advisory Committee Minutes Excerpt
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



RZ 11-582929

Note: Dimensions are in METRES





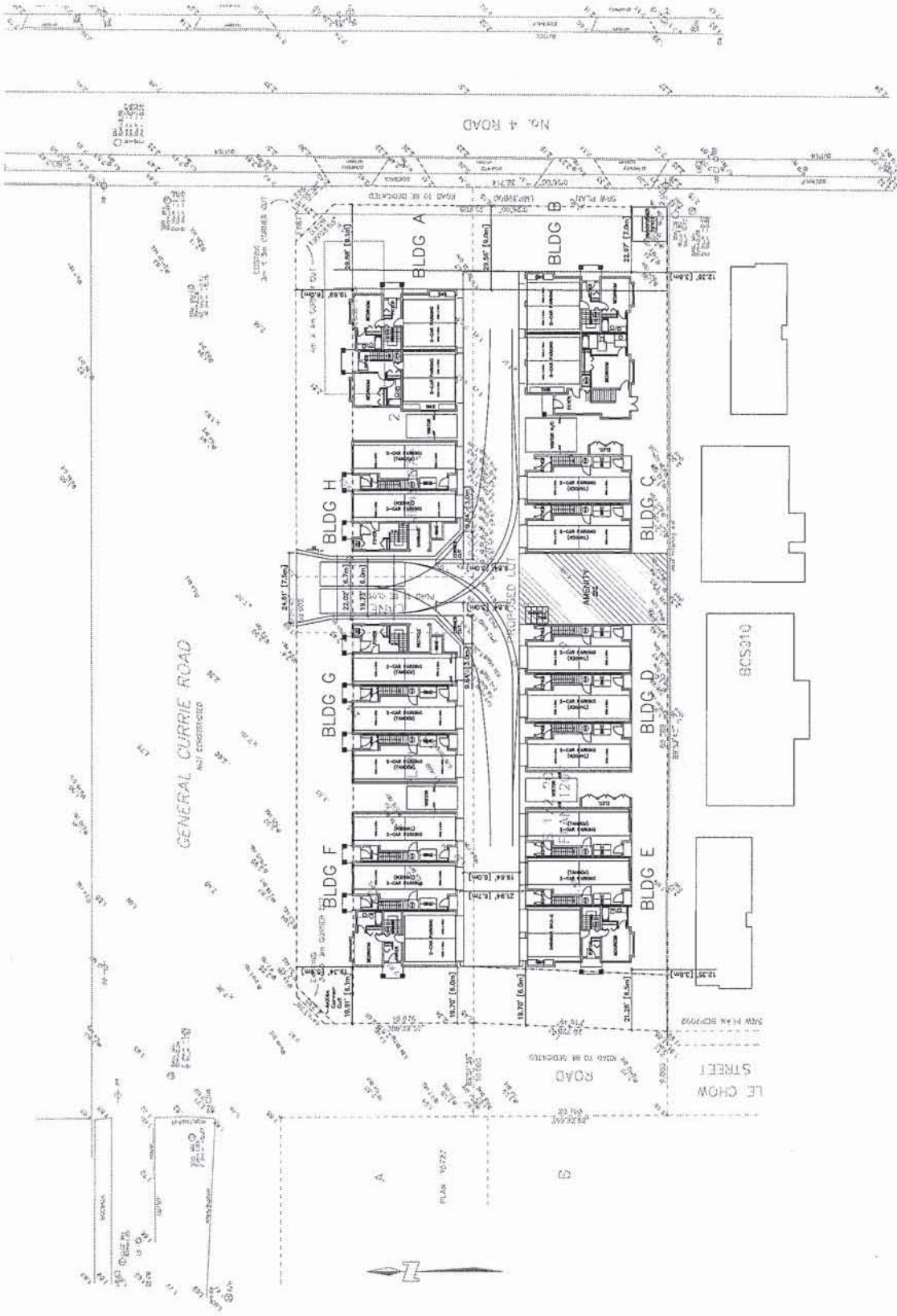
RZ 11-582929


Original Date: 07/20/11

Amended Date: 06/14/12

Note: Dimensions are in METRES

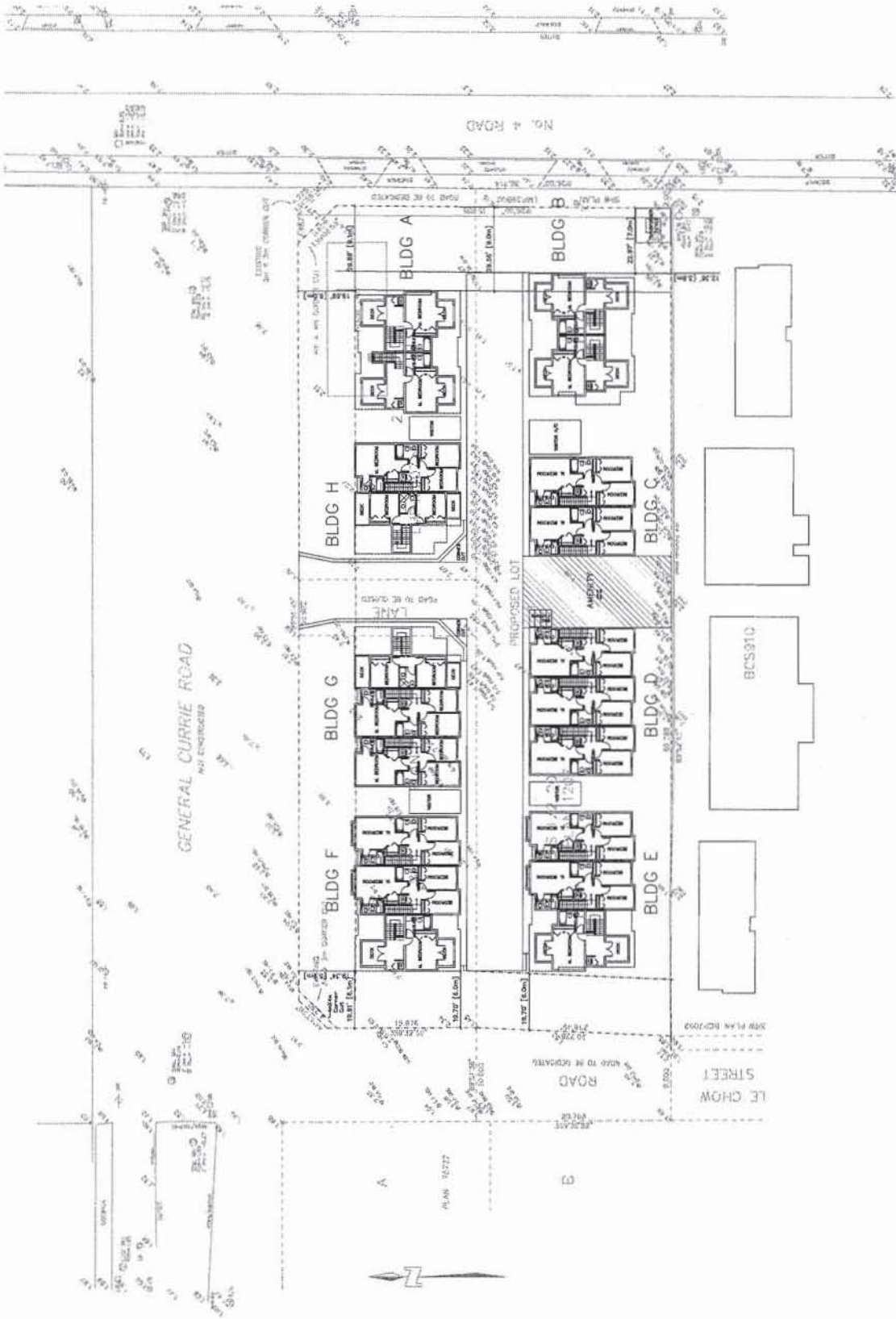
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 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          1100 WEST 10TH AVENUE          VANCOUVER, BC V6H 1T6          TEL: 604-681-1111 FAX: 604-681-1112          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS PLAN AND ANY OTHER PLANS, SPECIFICATIONS, SCHEDULES, OR CONDITIONS OF CONTRACT SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT. ALL CHANGES AND REVISIONS SHALL BE INDICATED BY A REVISION TABLE AND APPROVED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.</p>	<p>No Date      Revision      No Date      Revision</p>	<p>Conditions</p>	<p>Project Title  <b>20-UNIT TOWNHOUSE DEVELOPMENT</b>  <b>7451/7471 NO.4 ROAD</b>  <b>RICHMOND, B.C.</b></p>	<p>Drawn By  <b>PARKING PLAN</b></p>	<p>Design By          Checked By          Scale          Project Number</p>	<p>Revision Date          Project Date          Rev. No.  <b>#01a</b></p>
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 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          100-10101 PING AN AVENUE          VANCOUVER, BC V6A 3K4          Tel: (604) 271-1100          Fax: (604) 271-1101          Email: matthew@matthewcheng.com</p>	<p>THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. NO PART OF THIS DRAWING SHALL 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 MATTHEW CHENG ARCHITECT INC.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Consultants</p>	<p>Project Name  <b>20-UNIT TOWNHOUSE DEVELOPMENT</b>          7451/7471 NO.4 ROAD          RICHMOND, B.C.</p>	<p>Sheet Title  <b>SITE PLAN AND MAIN FLOOR PLAN</b></p>	<p>Owner          7451/7471          7451/7471          7451/7471</p>	<p>Revision Table          Project No. <b>#02</b>          Date: OCT. 24, 2012          Drawn By: [Signature]          Checked By: [Signature]          Project Number: [Blank]</p>
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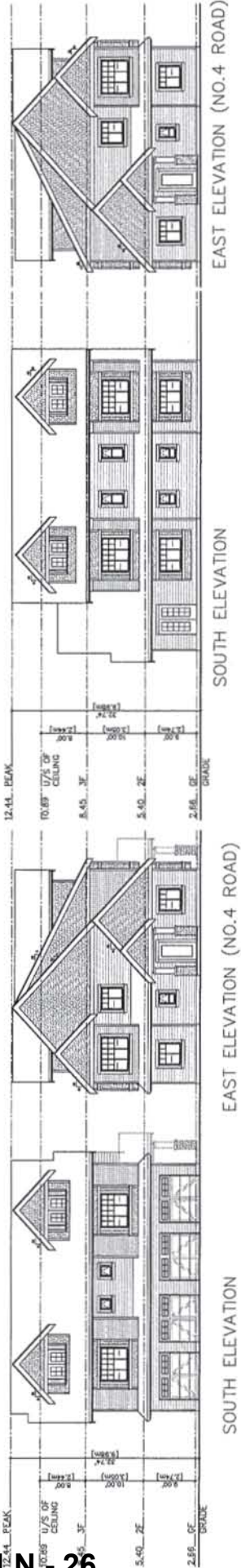
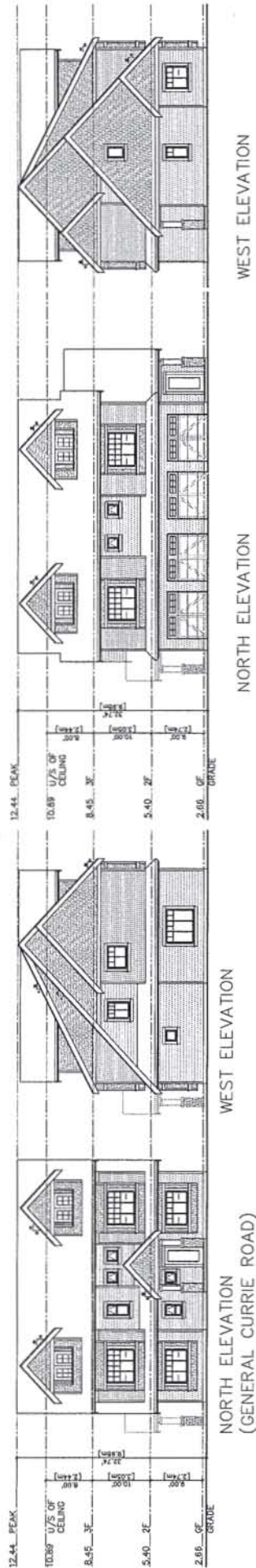


PLN - 25

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          1000 WEST 10TH AVENUE, SUITE 200          VANCOUVER, BC V6H 3G5          TEL: 604-681-1111          FAX: 604-681-1112          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS PLAN AND FLOOR PLAN SHALL BE USED FOR THE DEVELOPMENT OF THE PROJECT ONLY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.</p>	<p><b>Project Title:</b>          20-UNIT TOWNHOUSE DEVELOPMENT          7451/7471 NO.4 ROAD          RICHMOND, B.C.</p>	<p><b>Owner:</b>          CHENG ARCHITECT INC.</p>	<p><b>Revision:</b>          10/27/12</p>	<p><b>Scale:</b>          1" = 1'-0"</p> <p><b>Project Number:</b>          #03</p>
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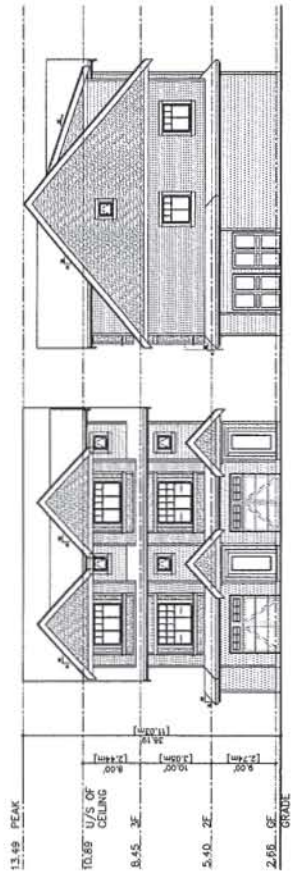
# BLDG A

# BLDG B



 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          1000 WEST 10TH AVE. SUITE 200          VANCOUVER, BC V6H 2G6          TEL: 604-681-1111 FAX: 604-681-1112          WWW.MCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY SUCH DAMAGE OR INJURY.</p>	<p>No. Date Revision</p>	<p>Consolidate</p>	<p>Project No. 20 UNIT TOWNHOUSE DEVELOPMENT 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Sheet No. BUILDING ELEVATIONS</p>	<p>Drawn By: JGC          Checked By: JGC          Scale: 1/8" = 1'-0"          Project Number:</p>	<p>Revision Date: OCT. 24, 2002          Project Date: OCT. 24, 2002          Drawn By: JGC          Project Number: #04</p>
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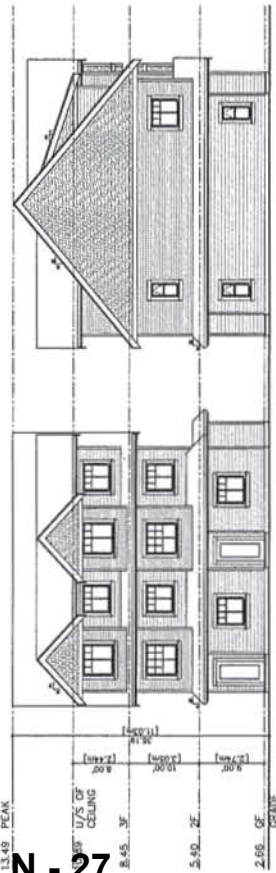
# BLDG C



NORTH ELEVATION

EAST ELEVATION

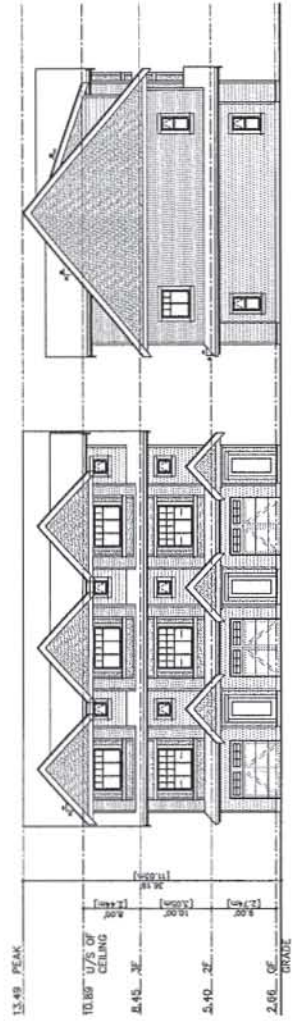
PLN - 27



SOUTH ELEVATION

WEST ELEVATION

# BLDG D



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          1000 WEST 10TH AVENUE, SUITE 100          VANCOUVER, B.C. V6H 3A2          TEL: 604-681-1888 • FAX: 604-681-1889</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. 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BLDG E



NORTH ELEVATION

EAST ELEVATION

BLDG F



NORTH ELEVATION (GENERAL CURRIE ROAD)

EAST ELEVATION

PLN - 28



SOUTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          1000 JONES ROAD SUITE 100          RICHMOND, B.C. V6X 1A6          TEL: 604-271-1111 FAX: 604-271-1112          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Comments</p>	<p>Project Title  <b>20-UNIT TOWNHOUSE DEVELOPMENT</b>  <b>7451/7471 NO.4 ROAD</b>  <b>RICHMOND, B.C.</b></p>	<p>Drawn By          H.C./J.C.          Checked By          J.C.          Scale          1/8" = 1'-0"          Project Number  <b>#06</b></p>
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BLDG G

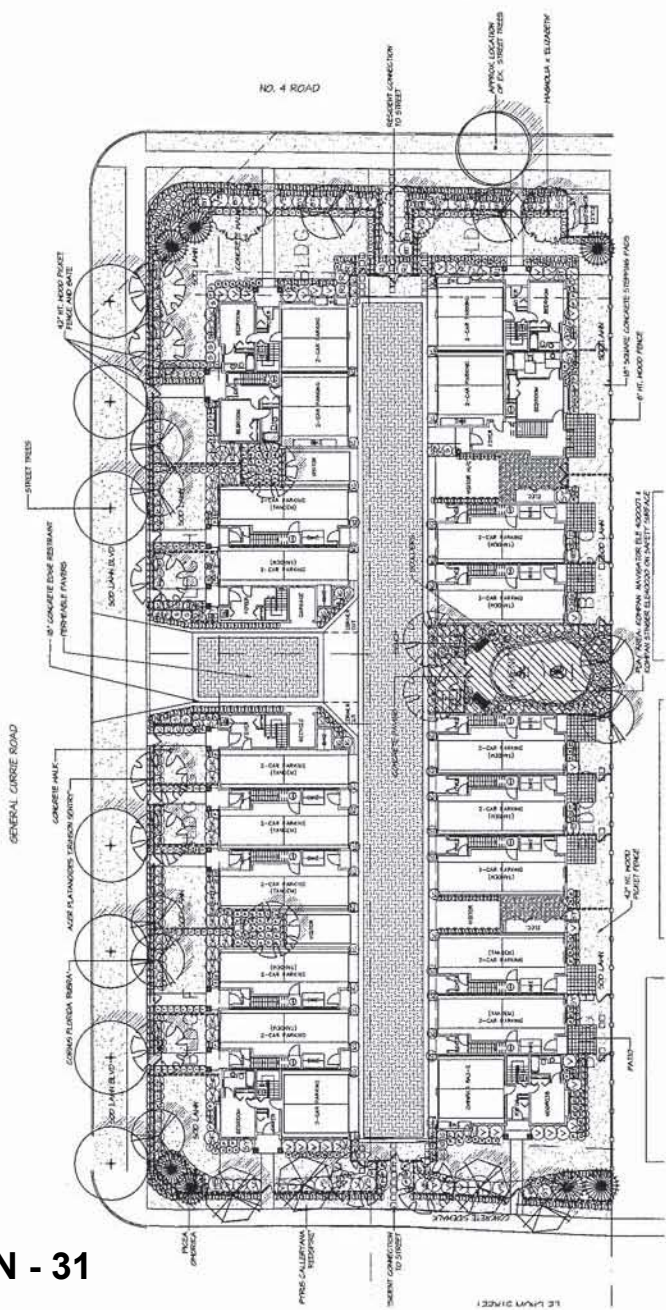


BLDG H



 <p><b>MATTHEW CHENG ARCHITECT INC.</b> 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, B.C. V6H 3A9 TEL: 604.681.1111 FAX: 604.681.1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No. Date Revision</p>	<p>No. Date Revision</p>	<p>Graduate</p>	<p>Project Title <b>20-UNIT TOWNHOUSE DEVELOPMENT</b> 7451/7471 NO.4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title <b>BUILDING ELEVATIONS</b></p>	<p>Drawn Checked Scale Project Number</p>	<p>Revision Table Revision Date Description By Date #07</p>
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**City of Richmond**

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

**Development Application  
Data Sheet**
**RZ 11-582929**

Address: 7451 and 7471 No. 4 Road, No Access Property on General Currie Road and Lane to be Closed

Applicant: Matthew Cheng Architect Inc.

Planning

Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

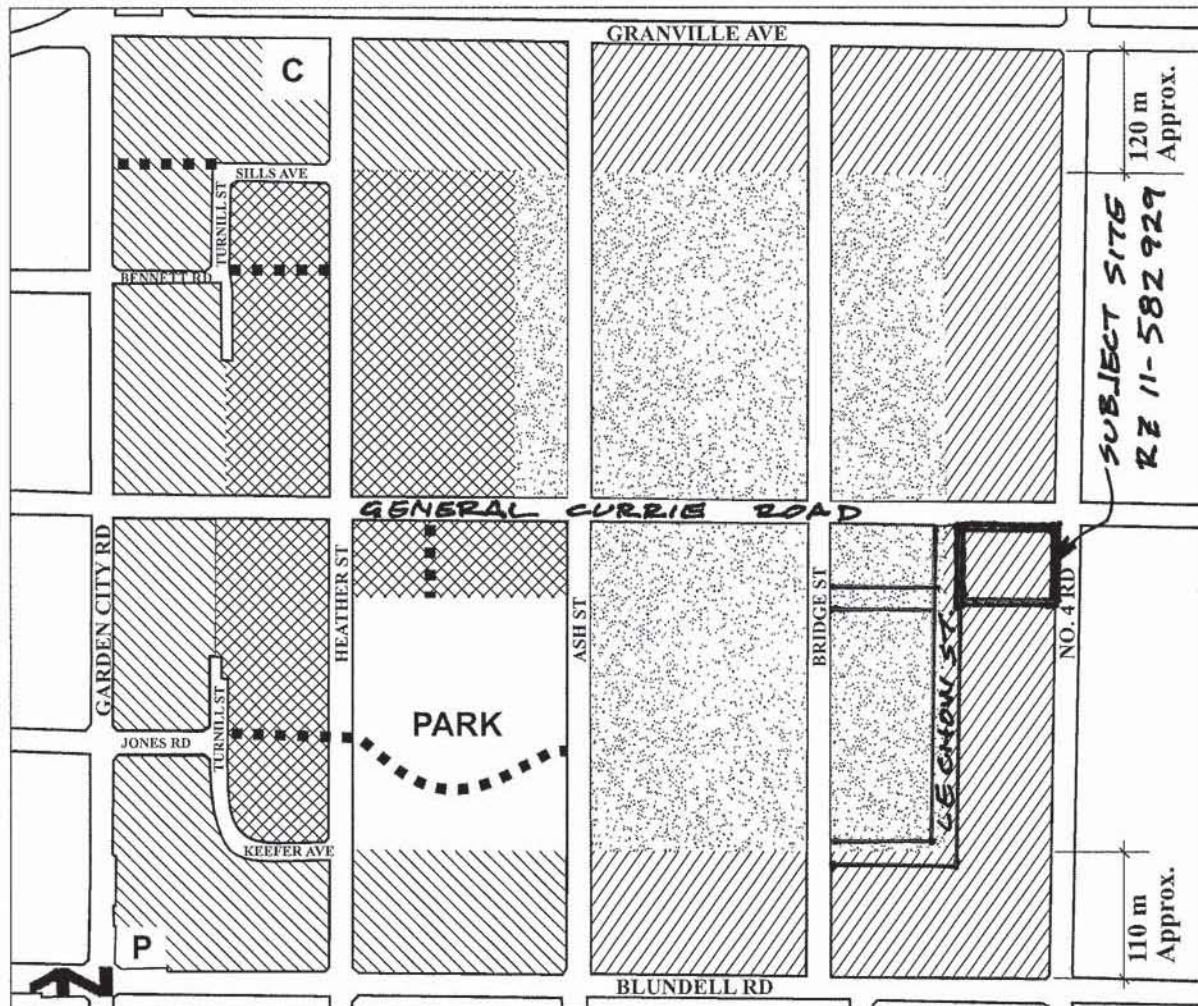
	Existing	Proposed
<b>Civic Address:</b>	7451 No. 4 Road 7471 No. 4 Road	To Be Determined
<b>Owner or Applicant:</b>	Matthew Cheng Architect Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,537.6m <sup>2</sup>	3,471.1m <sup>2</sup>
<b>Land Uses:</b>	Single-Family	Townhouse Residential
<b>OCP Area Plan Designation:</b>	Residential 2 1/2 –stories typical (3 stories maximum), predominately Triplex, Duplex, Single-Family 0.55 base FAR	No Change
<b>Zoning:</b>	Residential Single Detached, (RS1/B) for 7451 No. 4 Road  Residential Single Detached, (RS1/F) for 7471 No. 4 Road	Medium Density Townhouses (RTM3)  Permits Townhouses at 0.70 F.A.R. with a contribution to the Affordable Housing reserve Fund
<b>Number of Units:</b>	1 Single-Family Dwelling per lot	20 Townhouse Units on a consolidated lot.


	Bylaw Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,471.1m <sup>2</sup> (0.70 FAR) = 2,429.8m <sup>2</sup> Max.	2,415.3m <sup>2</sup> (0.70 FAR)	none permitted
Lot Coverage – Building:	40% Max.	38.9%	none
Lot Width (Min.):	50.0m	39.7m	10.3m
Lot Depth (Min.):	95.75m	35.0m	none
Lot Size (Min.):	No area requirements	3,471.1m <sup>2</sup>	none
Setback: No. 4 Road	6.0m Min.	7.0m	none
Setback: General Currie Road	6.0m Min.	6.00m	none


	<b>Bylaw Requirements</b>	<b>Proposed</b>	<b>Variance</b>
Setback: LeChow Street	6.0m Min.	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	10.72m and 3 stories	none
Minimum off-street Parking Requirements:	28 Resident <i>plus</i> 4 Visitor <b>32 spaces minimum</b>	40 Resident <i>plus</i> 4 Visitor <b>44 spaces</b>	none
Tandem Parking Spaces:	No tandem parking for townhouses	16 units x 2 = <b>32 spaces</b>	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m <sup>2</sup> or cash-in-lieu payment	Cash-in-lieu payment of <b>\$21,000.00</b>	none
Amenity Space – Outdoor:	6 m <sup>2</sup> minimum per unit x 20 units = 120m <sup>2</sup>	144.0m <sup>2</sup>	none


City of Richmond


## Land Use Map

Bylaw 7892  
2005/04/18

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

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

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

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

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/5,920 ft<sup>2</sup> min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m<sup>2</sup>/3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;

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

■ ■ ■ ■ Trail/Walkway

**C** Church

**P** Neighbourhood Pub

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

**Exert from the June 21, 2012 meeting minutes of the Agricultural Advisory Committee**

**Development Proposal – ALR Buffer/Adjacency (7451/7471 No. 4 Road)**

City staff provided an overview of the proposed development and ALR buffer scheme for the low-density townhouse project. The proposed setback area for townhouse buildings along No. 4 Road ranges from 7 to 9 m and will be planted with a combination of trees, shrubs and hedging. This landscape treatment generally will wrap around the corner (along the future General Currie Road). Further refinement of the landscape plan will be undertaken as part of the forthcoming Development Permit application. The ALR buffer will be secured through an appropriate legal agreement and bonding. Members commented that the vacciniums (variety of Blueberry shrub) be removed and replaced with another suitable planting to remove potential spread of harmful viruses to plants in neighbouring agricultural areas.

The AAC moved and seconded the following motion:

*That the AAC supports the preliminary ALR landscape buffer.  
Carried Unanimously*

Catherine MacDonald Inc.  
1398 Paisley Road  
North Vancouver, BC  
V7R 1C3  
604.904.0302  
catherine@catherinemacdonald.com

REFER TO ARBORIST REPORT.

USE DIMENSIONS; DO NOT SCALE PLAN.

DIMENSION PROTECTION BARRIERS AS SHOWN AND FOLLOW TECHNICAL GUIDELINES AS PER CITY OF VANCOUVER. THREE PROTECTION BARRIERS TO BE AT LEAST 1.2M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL OR WOOD STAKES SPACED NO FURTHER THAN 1M APART, OR PLYWOOD NAILED TO WOODEN STAKES, OR OTHER FORM OF BARRIER SATISFACTORY TO THE CITY STAFF.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPA (TREE PROTECTION AREA). THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

CONSULT PROJECT ARBORIST OR CITY STAFF IF IN DOUBT ABOUT ANY TREE ISSUE.

DENOTES TREE TO  
BE REMOVED.

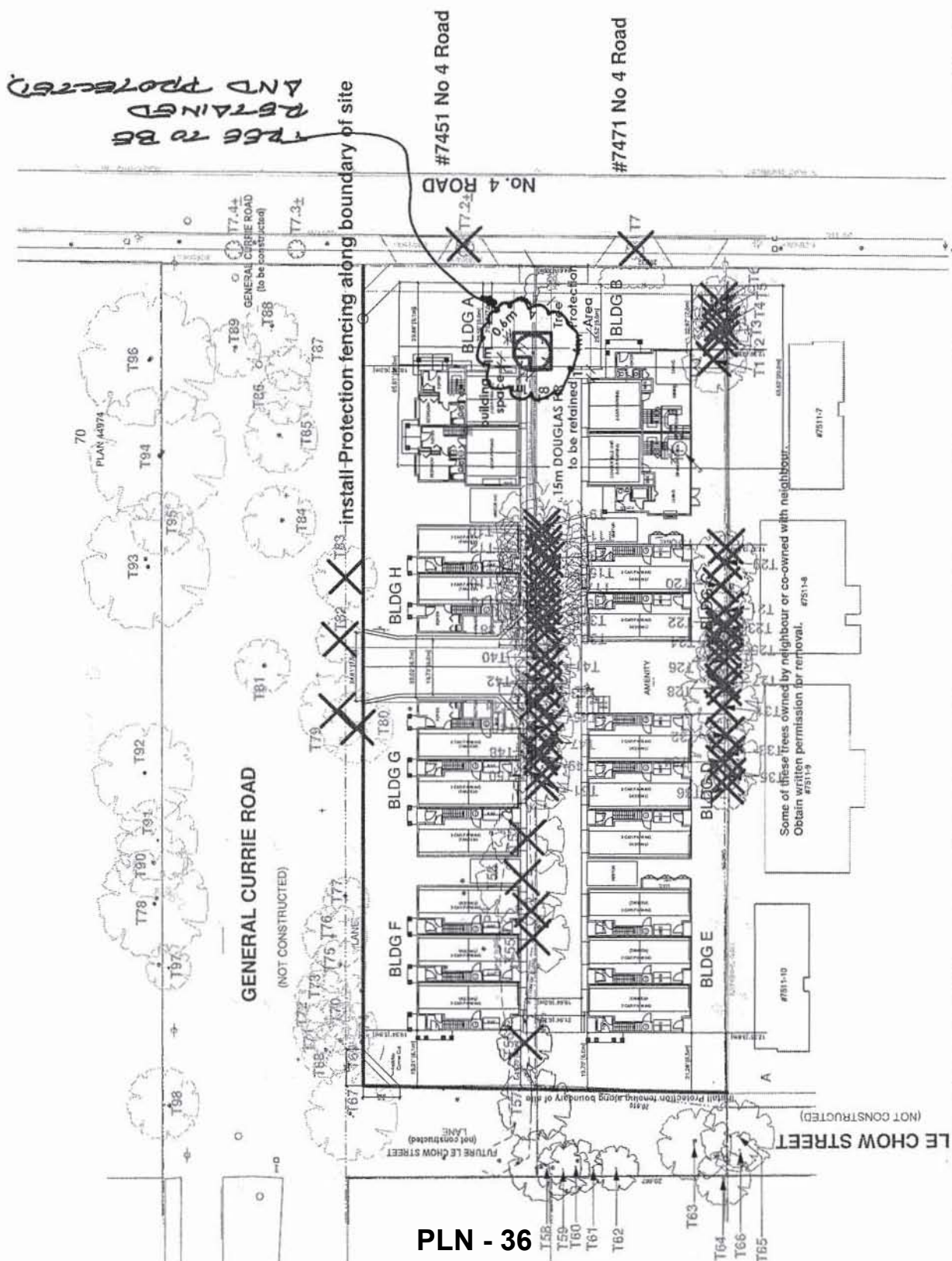
DO NOT REMOVE ANY TREE WITHOUT PERMIT.



ISSUED: 29 October 2012  
SCALE: 1:400m  
11" x 17" SHEET @ 100%

**TREE PROTECTION PLAN**  
7471 No. 4 Road  
Richmond, BC

# PLN - 36



**Conditional Zoning Requirements  
7451 and 7471 No. 4 Road,  
No Access Property on General Currie Road and  
Lane to be Closed  
RZ 11-582929**

**Prior to final adoption of Zoning Amendment Bylaw 8968, the developer is required to complete the following:**

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of approximately 113.8 m<sup>2</sup> (1,225 ft<sup>2</sup>) of surplus road, identified in "Schedule A", which is currently City owned property. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by Real Estate Services.
2. Consolidation of all the lots into one development parcel.
3. The discharge of covenants BP294007 and BP294008.
4. A 2.0 metre road dedication along the entire No. 4 Road frontage, including a 4.0 metre by 4.0 metre corner cut at the corner of No. 4 Road and General Currie Road affecting the north east corner of 7451 No. 4 Road.
5. A 4.0 metre by 4.0 metre corner cut at the corner of LeChow Street and General Currie Road affecting the north west corner of 7451 No. 4 Road.
6. Along the west property line of 7471 No. 4 Road, a land dedication of 10.0 metres starting at the north property line, tapering to 9.0 metre land dedication at the south property line.
7. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
8. Registration of a flood indemnity covenant on title.
9. Registration of a legal agreement on title to ensure that landscaping planted along No. 4 Road is being provided as a buffer to adjacent agricultural lands, is maintained and will not be abandoned or removed.
10. Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
11. Contribution of \$50,000.00 toward the installation of a new traffic light at the corner of No. 4 Road and General Currie Road.
12. Contribution of \$21,000.00 in-lieu of on-site indoor amenity space to go to the Recreation Facility Reserve fund.
13. Contribution of \$19,876.00 in-lieu of providing public art to the development on the subject site to go to the Public Art Reserve fund.
14. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$52,307.00) to the City's Affordable Housing fund.
15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement\* for the design and construction of road and frontage works along No. 4 Road, General Currie Road and LeChow Street. Works include, but may not be limited to:
  - a) No. 4 Road – from the property line (after land dedication) heading east;
    - 1.5m wide concrete sidewalk;
    - 1.5m tree and grass boulevard;
    - Concrete curb and gutter; and

- Road paving to match existing pavement.
- b) General Currie Road – from the north property line heading north;
  - 2.0m wide concrete sidewalk;
  - 4.3m wide tree and grass boulevard;
  - Concrete curb and gutter; and
  - Connecting to works done for SA05-313234 to the west. Road paving to 11.2m wide pavement at No. 4 Road, tapering at 30:1 down to a minimum of 6m width (if appropriate). Curb and gutter at both the north and south ends with the north curb ending at the curb return.
- c) LeChow Street – from the property line (after land dedication) heading west;
  - 1.5m wide concrete sidewalk;
  - 1.6m wide tree and grass boulevard;
  - Concrete curb and gutter;
  - Road paving to the extent of the dedicated area; and
  - Full utility servicing needs to be established including water, storm, and sanitary sewer to the southern edge of LeChow Street.

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

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan, including landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.
3. Manoeuvrability of larger vehicles (SU-9) within the site and accessing to and from No. 4 Road.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Identify unit(s) to allow easy conversion for Universal access.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

\* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[original signed on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8968 (RZ 11-582929)  
7451 AND 7471 NO. 4 ROAD  
NO ACCESS PROPERTY ON GENERAL CURRIE ROAD AND  
LANE TO BE CLOSED**

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 area identified in "Schedule A attached to and forming part of Bylaw 8968" and by designating it "**MEDIUM DENSITY TOWNHOUSE (RTM3)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8968**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

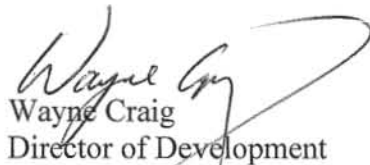
**Date:** November 6, 2012

**File:** RZ 12-602449

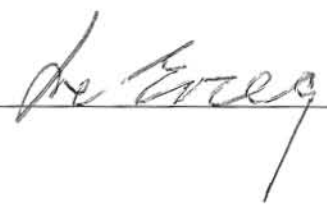
**Re:** Application by Cressey (Gilbert) Development LLP for Rezoning at  
5640 Hollybridge Way from Industrial Business Park (IB1) to Residential/Limited  
Commercial (RCL3)

### Staff Recommendation

That Bylaw 8957 to rezone 5640 Hollybridge Way from "Industrial Business Park (IB1)" to  
"Residential / Limited Commercial (RCL3)" be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:kt  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Capital Buildings & Project Development	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Cressey (Gilbert) Development LLP has applied to the City of Richmond to rezone 5640 Hollybridge Way from “Industrial Business Park (IB1)” to “Residential / Limited Commercial (RCL3)” to permit the construction of a high-rise, high-density, mixed-use development (**Attachment 1**). The site occupies an entire small block bounded by Gilbert Road, Lansdowne Road, Hollybridge Way and Elmbridge Way. The triangular 1.08 ha (2.69 acre) development site, is now occupied by an industrial and an office/retail building that contains Fitness World.

### Findings of Fact

The proposed development consists of 245 residential units in three (3) residential buildings/blocks ranging from five (5) to fifteen (15) stories. More specifically, the development includes:

- Two (2) market residential buildings with 14 and 15 stories facing Lansdowne Road with a total of 218 apartment units, located above commercial space on the ground and second floors.
- A five (5) storey block facing Elmbridge Way with a 5000 ft<sup>2</sup> (465 m<sup>2</sup>) child care facility and 14 affordable housing units located above street-oriented commercial space.
- Street-oriented commercial space with two (2) levels of decorative metal screened parkade located above and the 15 storey market residential tower and the five (5) story affordable housing / child care block located at each corner.
- A block of 13 townhouses and street-oriented commercial space facing Hollybridge Way.

These buildings/blocks sit adjacent to and on top of a four (4) storey podium containing approximately 70,612 ft<sup>2</sup> (6,560 m<sup>2</sup>) of retail space and three (3) levels of parking within a total net floor area of approximately 281,370 ft<sup>2</sup> (26,140 m<sup>2</sup>). Details of the subject development are provided in the attached Development Application Data Sheet (**Attachment 2**).

The subject site is situated in the Oval Village within the City Centre, broadly located between No. 2 Road and Gilbert Road, north of Westminster Highway. Development in the vicinity of the subject site includes:

To the North: Lansdowne Road forms the boundary to the subject site, with the Richmond Winter Club and surface parking lot facing the street and which is now zoned “Industrial Business Park (IB1).”

To the West: Hollybridge Way bounds the subject site with the property across the street being currently redeveloped for Onni’s Ora development which includes 324 units within three towers and approximately 6225 m<sup>2</sup> (67,000 ft<sup>2</sup>) of retail space; the site was rezoned to “Residential Limited Commercial (RCL3)” in 2010 to facilitate this development.

To the East: Gilbert Road lies to the east with a high-density development on the east side of the road which includes three residential towers which were constructed in 2005 and which is zoned “Downtown Commercial (CDT 1).”

To the South: Elmbridge Way is to the south with the Work Safe BC complex and its large surface parking lot facing Elmbridge Way and which is zoned “Downtown Commercial (CDT 1).”

### **Related Policies & Studies**

#### Official Community Plan (OCP) & City Centre Area Plan (CCAP)

The proposed development site is designated as “Mixed Use” within the City’s Official Community Plan (OCP). Within the City Centre Area Plan’s (CCAP) “Oval Village Specific Land Use” map, the western portion of site is designated as “Urban Centre T5 (45 m)” and eastern portion of site is designated as “Urban Centre T5 (25 m)” as shown on **Attachment 3**. The CCAP states that building height may exceed the maximum permitted, provided that the form of development contributes towards a varied, attractive skyline, does not compromise private views, allows sunlight to amenity areas and provides community views (e.g. sunlight to a park or public space). While the proposed development exceeds the 25 m height identified in the CCAP for the east portion of the site, the proposal complies as detailed later in the report.

More specifically, the above-noted CCAP designations provide for:

- Residential land use with a floor area ratio (FAR) of 1.2, which can be increased to a maximum 2.0 FAR with the provision of an affordable housing density bonus with 5% of this 2.0 FAR provided for affordable housing units.
- Commercial land use of up to 1.0 FAR is permitted above the 2.0 residential FAR with the provision of a “Village Centre Bonus” with an area equal to 5% of the actual commercial floor area being provided for community amenities, including child care facilities, being constructed and transferred to the City.

The CCAP also provides for a Greenway along the Gilbert Road frontage and small Pocket Park and Pedestrian Linkage on the extra-wide road dedication within Hollybridge Way.

#### Aircraft Noise Sensitive Development Policy (ANSND) Area 2

All aircraft noise sensitive land uses (including Child care) may be considered subject to the necessary reports being submitted and covenants being registered on Title as required by the Policy.

#### Affordable Housing Policy

Along with the zoning density bonus noted above, the proposed development is subject to the policy which requires that 5% of the total residential building floor area be devoted to affordable housing units, following the Policy’s requirements regarding unit type and target income.

These above policies and other policies, as applied to the proposed development, are discussed below in the Analysis Section below.

## Public Consultation

As the proposed development is consistent with the City's OCP and CCAP, no formal agency consultation associated with OCP amendment bylaws is required.

Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no public comment had been received.

The statutory Public Hearing concerning the zoning amendment bylaw will provide neighbours and other interested parties with an opportunity to provide comment.

## Staff Comments

### Transportation

The development will include transportation works to be constructed for the proposed development as follows:

*Lansdowne Road:* The frontage improvements (behind the south curb) include a minimum 1.5 m wide landscaped boulevard and a minimum 2.0 m (6.6 ft.) wide sidewalk. There will also be small section of widening of the eastbound curb lane approaching the Lansdowne/Gilbert intersection. To accommodate these required frontage improvements and corner-cut at the southwest corner of the intersection of Lansdowne and Gilbert Roads, road dedication of approximately 319 m<sup>2</sup> (3,434 ft<sup>2</sup>) in area as shown on **Attachment 4** is required. The above works are eligible for DCC Credits, as available, in the City's DCC Program. There will be an additional on-site sidewalk adjacent to the fronting commercial units.

As part of the TDM measures (in respect to parking reductions discussed below), the developer shall design and construct a 2.0 m (6.6 ft.) wide interim asphalt sidewalk behind the curb on the north side of Lansdowne Road between Gilbert Road and Alderbridge Way. This work is being coordinated with the City's Lansdowne Corridor process which is providing guidance for interim works such as this sidewalk and the long-term planning of the streetscape and the proposed linear park on the north side of Lansdowne Road.

*Hollybridge Way:* The applicant will design and complete road widening to accommodate a 2 m (6.6 ft.) wide concrete sidewalk and a 1.5 m (5.0 ft.) wide landscaped boulevard. The scope of work includes the widening of Hollybridge Way fronting the development to accommodate the required through lanes and a left-turn lane into the development's main driveway. The road widening works also include the realignment of Hollybridge Way from the south end of the curb returns at the Lansdowne/Hollybridge Way intersection southwards to the points where the works transition into the existing pavement.

*Gilbert Road:* The developer will design and complete road widening to accommodate an additional 1.8 m (6.0 ft.) wide southbound bike lane. The existing lane configuration between the median and the east curb inclusive is to be maintained. The frontage improvements behind the west curb include greenway treatments, street trees, furnishings, a 1.5 m (5.0 ft.) wide landscaped boulevard, a "rain garden" of variable width, and a minimum 3.0 m (9.8 ft.) wide sidewalk. An approximate 6.3 to 8.3 m (21 to 28 ft.) wide statutory right-of-way (SRW) for

public rights-of-passage with owner maintenance is required to accommodate these frontage improvements aside from the street lights and boulevard street trees.

In addition to the above-noted fronting street works, the applicant is required to widen Gilbert Road north of Lansdowne Road (curb-to-curb inclusive) for a distance of approximately 60.0 m (200 ft.). These works are eligible for DCC Credits, as available, in the City's DCC Program.

*Elmbridge Way:* The applicant is to design and complete road widening to accommodate the following: a 1.5 m (5.0 ft.) wide landscaped boulevard and 2 m (6.6 ft.) wide sidewalk. A 0.26 m (1.0 ft.) wide SRW for public rights-of-passage with City maintenance along the development's frontage will be required for this public sidewalk area. There will be an additional on-site sidewalk adjacent to the fronting commercial units.

*Intersections and Traffic Signals:* Modifications to the existing traffic signals at the Gilbert Road/Elmbridge Way, Gilbert Road/Lansdowne Road, and Elmbridge Way/Hollybridge Way intersections are required.

As the existing Hollybridge Way/Lansdowne Road T-intersection will be reconstructed as a 4-legged signalized intersection by an adjacent development, the subject development is required to make modifications to the traffic signals at this future new intersection.

#### Hollybridge Way Pocket Park

A 310 m<sup>2</sup> (3,343 ft<sup>2</sup>) pocket park is planned for the excess Hollybridge Way road allowance. The pocket park will include seating areas and raised elliptical grass berms to provide a soft buffer and visual interest for this small space (this area is shown in the landscape plans within

#### **Attachment 6).**

The applicant will need to complete a park design for the Development Permit and enter into a Servicing Agreement with the City for the design and construction of the pocket park, to the satisfaction of the City.

#### Servicing Capacity Analysis

City Engineering staff have reviewed the application at a preliminary level and require the following to be included within a Servicing Agreement and secured by the developer at time of rezoning.

*Storm Sewer:* While storm analysis is not required, the existing 200 mm diameter storm sewer at the Gilbert Road frontage between two existing manholes with an approximate length of 160 m (525 ft.) must be relocated from a Statutory Right-of-Way (SRW) on the subject site to within the Gilbert Road allowance and upgraded to a minimum 600 mm size by the developer with specific location and sizing requirements to be confirmed by the City in the Servicing Agreement.

*Sanitary Sewer:* There is a requirement to upgrade the existing 150 mm diameter sanitary sewer within the Gilbert Road allowance for a distance of 55 m (180 ft.) northeast from proposed development's southeast corner to a 200 mm diameter sewer.

*Water Works:* Based on the proposed development, water analysis is not required. Fire flow calculations signed and sealed by a professional engineer based on a Fire Underwriter Survey to confirm that there is adequate available flow are required at Building Permit stage. Specific works to be included within the Servicing Agreement at rezoning include:

- A minimum 200 mm diameter water main being provided along Gilbert Road.
- Replacement and relocation of existing 300 mm water main located 1.2 m (4.0 ft.) from the subject site's Hollybridge Way property line from the Lansdowne Road intersection to approximately 100 m (330 ft.) south to be tied into the new water main at Lansdowne Road.
- Replacement and relocation of the existing 300 mm water main located along the proposed site's Elmbridge Way frontage from the Hollybridge Way intersection to approximately 75 m (246 ft.) to the south-east.

*Existing Statutory Rights-of-Way (SRW):* The current SRWs for the above-noted storm main adjacent to Gilbert Road and for the road corner cut at the intersection of Gilbert and Lansdowne Road will be respectively discharged when this main is removed under the Servicing Agreement and the corner cut is dedicated as road.

## **Analysis**

### Proposed Zoning Amendment

Bylaw No. 8957 proposes to rezone the subject site from "Industrial Business Park (IB1)" to "Residential/Limited Commercial (RCL3)". The project meets the maximum height of 47 m (154 ft.) permitted under this zoning and complies with the density and land use provisions of the zone. Specifically, the development is proposed to include densities which are dependent upon the following density bonus provisions within the zone as follows:

- The maximum permitted Residential Floor Area Ratio (FAR) of 2.0 which is permitted with provision of 5% of this residential FAR being designated for affordable housing units (as discussed below); and
- An additional commercial FAR of 0.67 which is below the maximum commercial FAR of 1.0 permitted with provision of 5% of the actual commercial FAR being provided for a community amenity, in this case the proposed Child care facility (as discussed below).

### Parking and Transportation Demand Management (TDM)

*On-Site Vehicle Parking:* The proposed project includes three (3) levels of parking and loading above grade and one (1) level below street grade. The parking includes a total of 502 parking spaces with 275 resident spaces and 47 visitor spaces which are shared with the 218 commercial parking spaces as permitted under Zoning Bylaw 8500 (**Attachment 2**).

*Loading Spaces:* The proposed development has accommodated the required two (2) WB 17 (large 17 m trucks) and one (1) SU9 (medium 9 m trucks) loading spaces within Level 1 along with the majority of the commercial space located at street level.

The above parking amounts include reductions of 10% below the commercial parking and 5% below the residential/visitor parking standard requirements set out in the bylaw. In lieu of this reduction, the City accepts the applicant's offer to voluntarily contribute towards the following Transportation Demand Management (TDM) measures:

- Entering into an agreement with the City to ensure that electric vehicle and bicycle plug-ins be provided as a condition of issuance of the City Building Permits with confirmation that such have been provided as a condition of issuance of an Occupancy Permit for each building as follows:
  - 240V electric plug-ins for 20% of all residential parking spaces;
  - 240V electric plug-ins for 10% of all commercial parking spaces;
  - 120V electric plug-ins for 5% of residential bicycle parking spaces, or one (1) for every bicycle storage compound, whichever is greater.
- Construction of an interim 2 m (6.6 ft.) wide asphalt walkway along the north side of Lansdowne Road between Gilbert Road and Alderbridge Way under the Servicing Agreement.

The applicant will also be providing \$25,000 to the City for the installation of a City Centre-style transit shelter and associated transit accessibility requirements.

#### Form & Character of Development

The Development Permit application plans will be brought forward to the Development Permit Panel for consideration after being given formal review by the Advisory Design Panel. The following provides a general overview of building and site design considerations based on the plans included in **Attachments 6 and 7**.

*Urban Design and Site Planning:* This site includes two (2) relatively high towers at the northwest and northeast corners of the site respectively with 14 and 15 floors adjacent to a four (4) level podium. More specifically, the podium includes:

- One (1) commercial parking level below street grade.
- One (1) level at street grade with the loading zones within the centre of the development and retail space facing all of the surrounding streets. (The main driveway is provided at the centre of the Hollybridge Way frontage while a secondary driveway is provided at the centre of the Lansdowne Road frontage).
- On the third and fourth levels, there is residential parking with 13 townhouse units along with a restaurant facing Hollybridge Way, and commercial space and the first residential floor of each of the two (2) towers facing Lansdowne Road.
- On the south elevation facing Elmbridge Way, a five (5) storey block rises one (1) floor above the podium. This building contains the required 14 affordable housing units with their own amenity area and the 5000 ft<sup>2</sup> (465 m<sup>2</sup>) child care space.

- On the fifth level, a large 1.0 acre (0.41 ha.) outdoor amenity area lays between the two (2) residential towers and affordable housing/child care block.

For the most part, active residential and commercial uses envelope the three (3) levels of parkade and loading areas that lay above street grade at the centre of the podium. The main exception is the two (2) levels of parkade fronting onto Gilbert Road. In this elevation, there is an innovative metal frame supporting a perforated metal screen which will include artistic and graphical elements to be refined at the Development Permit stage.

*Building Height:* Also, as discussed above, the site is designated as “Urban Centre T5 (25 m)” and “Urban Centre T5 (45 m)” within the CCAP which respectively specify a typical building height of 25 m on the eastern portion of the site adjacent to Gilbert Road and 45 m typical height on the western portion of the site adjacent to Hollybridge Way. The CCAP further states that building heights may exceed the maximum permitted, provided that the form of development contributes towards a varied, attractive skyline, does not compromise private views, sunlight to amenity areas and provides community views (e.g. sunlight to a park or open space). Staff are supportive of the proposed height for the east tower that allows the development to meet the 2.0 FAR residential density and yet provide required affordable housing under the RCL3 zoning, yet providing for:

- More common outdoor amenity space on a larger podium garden that occupies approximately 4,131 m<sup>2</sup> (approximately 1.0 acre) or 42% of the net development site.
- A tall 15-storey tower located at the northeast corner of the site, forming a landmark for those vehicles and pedestrians heading south along the gentle bend of Gilbert Road.

*Architectural Form and Character:* The proposed project is composed of varied modern styles on each elevation with:

- Each tower being angled towards the adjacent intersection corner with the northeast tower having angled balconies and large overhangs.
- The two towers being clad in extensive window walls with strong vertical frames to accentuate the height of the buildings which have an overall light look.
- The most prominent east elevation of the project facing Gilbert Road including a varied design vocabulary. The northeast tower and the large retail storefronts include extensive glazing interspaced with darker and painted concrete which has a heavier appearance. The upper two (2) levels of the parkade are clad in a metal frame supporting a perforated metal screen. This innovative approach is to be defined further given the prominence of this section of the facade.
- The west elevation of the project facing Hollybridge Way includes a restaurant and the townhouse units contained within a strong architectural frame as well as the main vehicle entrance to the parkade. The south-west corner of the development also includes a light,

glass clad, seven (7) storey stairway tower adjacent to the affordable housing/child care block that also faces Elmbridge Way.

- The north elevation of the project facing Lansdowne Road includes both towers, and retail storefronts that include glazing interspaced with masonry while the northeast retail unit has a lighter look, using glass curtain wall. The stepped facade of the fifth floor amenity space is setback from the street behind a large tree-covered terrace.
- The south elevation facing Elmbridge Way includes street-level retail with one (1) level of parkade and three (3) levels of affordable housing located above.

*Setback Variance to Hollybridge Way:* The development meets the minimum setback to all property lines, except for a section of the parkade that extends along Hollybridge Way. This section includes five (5) ground-oriented townhouse units on the southern one-third of this frontage adjacent to the proposed pocket park. In this section, the top of the parkade rises above the sidewalk level, appearing as a landscape wall and forming the base and the front patios of these townhouse units. Staff would support a variance for this small section of parkade wall, extending partly above grade, subject to the parking spaces being pulled back or parkade ceiling dropped so that the exposed parkade wall/landscape wall can be split in two (2) terraced sections.

*On-Site Landscape and Open Space Design:* The development includes the following key landscape elements which will be further refined at the Development Permit stage.

*Gilbert Road (East):*

Gilbert Road forms a major entrance into Richmond and is also designated as a Greenway and thus the following are provided:

- There is a linear landscape buffer with a rain garden feature that will receive stormwater from the site and provides a separation between Gilbert Road and the large sidewalk/walkway of up to approximately 6 m (20 ft.) in width adjacent to the grade-level retail.
- This walkway also includes alcoves which provide for seating and bike racks.
- There is a small water feature located at the base of the northeast tower which visually connects to the rain garden with the bridge over this water feature.

*Hollybridge Way:*

- The townhouse units have separate front entries leading onto terrace patios of not more than 1.5 m (5.0 ft.) above street level.
- The main driveway access to the development is at the centre of the Hollybridge Way elevation.

*Other Street Frontages – Lansdowne Road (North) and Elmbridge Way (South):* There are large sidewalks ranging from approximately 4.0 (13.5 ft.) to 6.0 (20.0 ft.) lying partly on the road allowance and partly on the development site behind the boulevard with street trees. There is also a secondary driveway access to the project from Lansdowne Road.

*Podium Level Landscape:* The fifth storey outdoor amenity space on the podium level comprises approximately 1.0 acres (0.41 ha.) and includes the child care play area, large patios, an outdoor fireplace, and treed areas along with a very large central common lawn area.

#### Tree Replacement

A survey was submitted that showed 13 on-site trees and eight (8) off-site trees which are located within the footprint of the proposed development. The developer will need to obtain a tree removal permit for the off-site tree removal. Cash compensation in the amount of \$8,000 for the off-site trees removed from City property is to be provided. The 13 on-site trees removed must be replaced with 26 replacement trees included within the Development Permit landscape plans covered by the landscape security.

#### Advisory Design Panel Review and Further Design Review

The proposed development was also forwarded to the City's Advisory Design Panel (ADP) on July 18, 2012, which provided general comments in support of the development, but also included several comments about elements that need to be addressed. A number of these issues raised by ADP, along with issues identified by staff (as identified below in this report) will need to be resolved before formal ADP review of the Development Permit plans and Development Permit Panel consideration (excerpt of ADP minutes in **Attachment 7**).

In this regard, staff will be working with the applicants to address a number of issues including, but not limited to:

- Providing additional articulation to the two main residential towers. Revisions to proportions of architectural frame components in relationship to the mass of the towers and achieving consistency in the architectural vocabulary in all facades.
- Achieving better capping at the top of the towers.
- Improving the colour palette and resolving compatibility between materials and architectural expression among towers, parkade and lower residential blocks.
- Achieving architectural compatibility between the parkade and east end of affordable housing block.
- Undertaking work on the Lansdowne and Hollybridge Way elevations to ensure that the appropriate articulation and architectural vocabulary is carried along these streets and also reflected on the affordable housing block.
- Further developing the large a metal screen and public art elements that clad the two (2) stories of parkade forming the middle section of the Gilbert Road elevation.
- Further developing the podium landscape with particular attention to the outdoor open and covered areas associated with the child care facility and weather protection over the pedestrian route to this facility.
- Further design of the street landscaping concept to reinforce the role and presence of the parkette at the corner of Hollybridge Way and Lansdowne Road.
- Scaling back the underground parkade below the sidewalk along the Gilbert Road frontage by various means (i.e. more efficient layout, increasing the 5% residential parking TDM, considering a minor variance to parking aisle widths) so that part of the SRW (with public access and owner maintenance) is not located above the parkade.

### Other Major Planning Aspects of Development to Address at Rezoning:

Aside from the servicing, transportation, zoning and design elements of the development, the following planning elements are to be addressed at rezoning.

*Affordable Housing:* Following the City's Affordable Housing Policy, the development will be including 14 affordable housing (low-end market rental) to the satisfaction of the City with combined habitable floor area comprising at least 5% of the subject development's total residential building area (i.e. comprising a total of approximately 10,555 ft<sup>2</sup> (981 m<sup>2</sup>)). The terms of a Housing Agreement entered into between the developer and City will apply in perpetuity. The terms specify the following regarding types and sizes of units, rent levels, and tenant household incomes:

#### **Affordable Housing Target Groups**

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom / Den	5**	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$925	\$37,000 or less
2-Bedroom	9**	80 m <sup>2</sup> (860 ft <sup>2</sup> )	\$1,137	\$45,500 or less

\* May be increased periodically as provided for under adopted City policy.

\*\* All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

The affordable housing units are located on the top three (3) floors of the five (5) storey block facing Elmbridge Road on the south side of the development which includes commercial on street level and one (1) floor of parking above. The location and size of these units within the development is included within the preliminary architectural plans (**Attachment 5**) and is to the satisfaction of City Affordable Housing staff.

The Housing Agreement and associated housing covenant will ensure that occupants of the affordable housing units subject to the Housing Agreements shall enjoy full and unlimited access to and use of all on-site outdoor amenity spaces. The building will also include a separate indoor amenity room of 753 ft<sup>2</sup> (70m<sup>2</sup>) (which exceeds the base requirement of 22 ft<sup>2</sup> /unit for the 14 affordable housing units).

*Child Care Facility:* The applicant, Cressey (Gilbert) Developments LLP, will be constructing a large, functional child care facility of 5,000 ft<sup>2</sup> (465 m<sup>2</sup>) to 5,500 ft<sup>2</sup> (511 m<sup>2</sup>) located on the fifth level of affordable housing block facing the landscaped podium. This size is well beyond the approximate 3,530 ft<sup>2</sup> (328 m<sup>2</sup>) area that the applicant is required to provide under the density bonus provisions of the RCL3 zoning and CCAP's Village Centre Bonus. Community Services advised that a larger 5,000 ft<sup>2</sup> (465 m<sup>2</sup>) facility is far preferable to having two (2) smaller child care facilities. With this in mind, staff coordinated the review of the IntraCorp rezoning application at 5440 Hollybridge Way (RZ 09-506904) and this application at 5640 Hollybridge Way.

While the applicant will initially fund the construction of the entire child care, up to \$874,000 will be paid by the City for the area beyond which the applicant is responsible under the RCL3 zoning and CCAP. This \$874,000 amount is based on a contribution that IntraCorp agreed to pay as a rezoning consideration to transfer their Village Centre Bonus 1,942 ft<sup>2</sup> (180 m<sup>2</sup>) child care obligation for its development at 5440 Hollybridge Way to this development.

The IntraCorp application received a favourable recommendation to proceed at the July 17, 2012 Planning Committee with the amendment bylaw receiving Third Reading at the September 5,

2012 Public Hearing. Staff and the applicant expect that this zoning bylaw amendment to be adopted in early 2013, along with the payment of their child care contribution.

The legal agreements entered into prior to adoption of rezoning for this project will provide that the child care facility (contained within an airspace parcel along with parking and access easements) will receive a final inspection granting occupancy and be completed to the satisfaction of the City prior to final inspection granting occupancy for any other part of the subject development. It is anticipated that this development would be completed by mid 2015 at the earliest.

The agreements will also provide that if there is sufficient money available in the Child Care Development Reserve Fund (from the Intracorp development or other developments) at completion of construction of the child care, the City will pay up to \$874,000 for the facility under an agreement for purchase and sale. If these funds are not available at completion, the agreements would allow the City to enter into a long-term, renewable lease at no cost to the City for the child care. This lease and option to purchase will provide the City with the ability to use the child care as it deems appropriate and allow for sub-leasing by the City to child care providers. The agreements would also include an option to purchase the lease area for up to \$874,000 by the City from the Child Care Development Reserve Fund which the City would exercise when funds become available after completion.

*Indoor Shared Amenity Space:* The developer proposes to construct two (2) shared indoor amenity areas totaling 5,333 ft<sup>2</sup> (495 m<sup>2</sup>). The first area joins the two (2) market-residential towers on the fifth level opening out onto an extensive terrace above Lansdowne Road and the development's large podium garden area to the south. This first area includes a gym, squash court, saunas, and change rooms. The second area is comprised of a 1,600 ft<sup>2</sup> (149 m<sup>2</sup>) standalone lounge building.

*Public Art:* The developer has offered to voluntarily provide \$170,513 to Richmond's Public Art Program (this amount may be adjusted if the residential and commercial building areas change). The applicant may also wish to integrate some public art into the development itself, subject to a Public Art Plan, acceptable to the City, being submitted prior to zoning adoption. The value of any such on-site art, as a portion of the above amount, must also to be secured before zoning adoption.

*District Energy:* There will be registration of a restrictive covenant and/or alternative legal agreement(s), securing that no building permit will be permitted to be issued on the subject site until the Developer enters into legal agreement(s) in respect to the developer's commitment to connecting to the proposed City Centre District Energy Utility (DEU), including operation of and use of the DEU and all associated obligations including:

- Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system).
- Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City, that establish DEU for the subject site.

*Flood Construction Level:* There will be registration of the City's standard flood indemnity covenant on Title.

*Tandem Parking:* There will be registration of a restrictive covenant and/or alternative legal agreement on title ensuring that where two (2) parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

*No Access onto Gilbert Road and Elmbridge Way:* There will be registration of a restrictive covenant and/or alternative legal agreement on title that prohibits driveway crossings along the subject site's Gilbert Road and Elmbridge Way frontages.

*Shared Commercial/Visitor Parking:* There will also be restrictive covenants and/or alternative legal agreements registered on title that will provide that no commercial parking spaces may be provided in a tandem arrangement and not more than 50% of the commercial parking spaces may be designated (i.e. sold, leased, reserved, signed, etc.) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.

*Community Planning Program:* The applicant is to contribute \$67,704 towards Richmond's Community Planning Program fund on the basis of \$0.25/ft<sup>2</sup> of total building area, excluding affordable housing units (this amount may be adjusted if the building area changes from 270,815 ft<sup>2</sup>).

Other Elements to be Provided at Development Permit:

The submission of the Development Permit to the Development Permit Panel is anticipated to be undertaken prior to adoption of the rezoning. Aside from building and landscape design elements, the following are being addressed as part of the Development Permit review.

*Airport, Commercial/Residential Interface and Industrial Noise:* The City's OCP aircraft noise and industrial noise policies apply. As well, the development will need to meet the same noise levels to address the co-location of commercial and residential uses within the project. Submission of a report that addresses aircraft noise following these provisions will be required to recommend that buildings are designed in a manner that mitigates potential aircraft, as well as commercial/residential interface and industrial noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- CMHC guidelines for interior noise levels as indicated in the chart below:

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

- The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent ASHRAE standards.

The developer will also be required to enter into and register the City's standard noise-related covenant(s) on Title for Aircraft Noise Sensitive Use Development (ANSUD) and industrial noise.

*LEED Silver:* The developer has committed to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The “architect of record” or LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver criteria prior to issuance of an Occupancy Permit for each building. The LEED criteria to be met must include *Heat Island Effect: Roof Credit* and *Storm Water Management Credit*.

*Future Development Permit Review:* The developer will continue working with staff on the Development Permit application being completed to a level deemed acceptable by the Director of Development for review by the Advisory Design Panel and Development Permit Panel before being brought to Council for consideration of issuance. This will include finalizing of the architectural and landscape plans in more detail as generally discussed above.

### **Financial Impact**

None.

### **Conclusion**

The subject development is consistent with the OCP, CCAP, the City Centre Transportation Plan, the City Centre Public Art Plan, Affordable Housing Policy, Child Care Development Policy and related policies. In particular, with the sharing of cash contributions from other developers, the applicant is able to provide a large, functional 5000 ft<sup>2</sup> (465 m<sup>2</sup>) child care facility, that is well beyond the 3,531 ft<sup>2</sup> (328 m<sup>2</sup>) area that usually would be required under the RCL3 zone, and which provides a major public contribution from this development.

Overall, the subject development is a well-planned, attractive addition to the community that will contribute to the retail vitality, liveability and amenity of the Oval Village and broader City Centre area. On this basis, staff recommends support for the subject rezoning and related bylaw.



Mark McMullen  
Senior Coordinator-Major Projects  
(604-276-4173)

MM:kt

### **Attachments**

- Attachment 1: Location Map and Aerial Photograph
- Attachment 2: Development Application Data Sheet
- Attachment 3: CCAP Specific Land Use Map
- Attachment 4: Functional Road Layout Plan
- Attachment 5: Preliminary Architectural and Perspective Drawings
- Attachment 6: Preliminary Landscape Plans
- Attachment 7: Excerpt of Minutes from July 18, 2012 Advisory Design Panel Meeting
- Attachment 8: Rezoning Considerations Letter



Original Date: 03/15/12

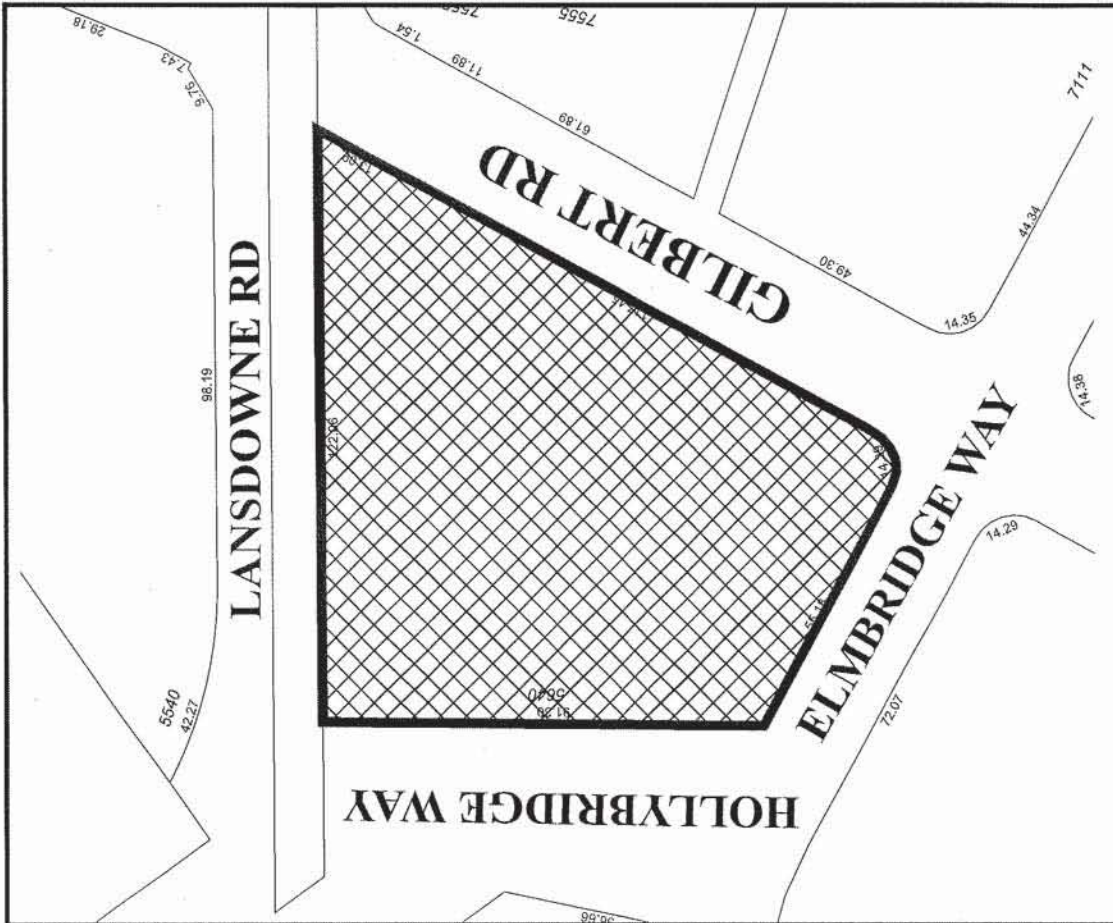
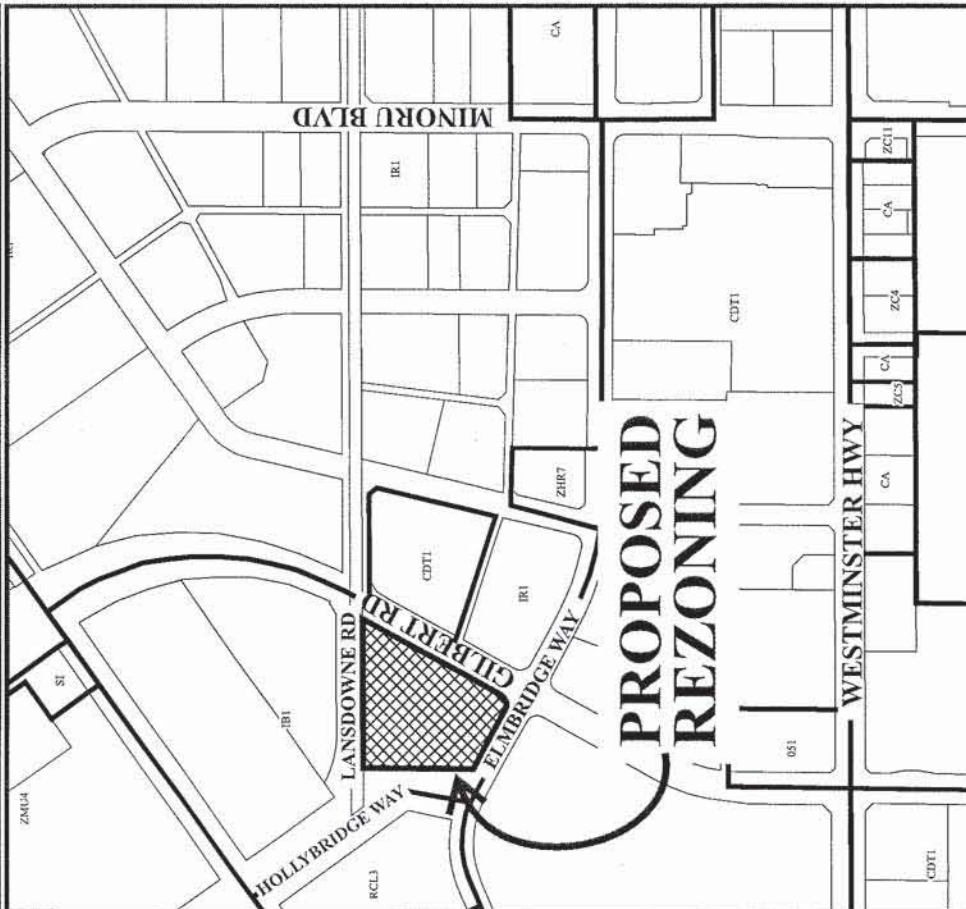
Revision Date:

Note: Dimensions are in METRES

RZ 12-602449



City of Richmond





RZ 12-602449

Original Date: 03/15/12

Amended Date: 11/01/12

Note: Dimensions are in METRES



Address: 5640 Hollybridge Way

Applicant: Cressey (Gilbert) Development LLP Owner: Cressey Gilbert Holdings Ltd.

Planning Area(s): City Centre – Oval Village

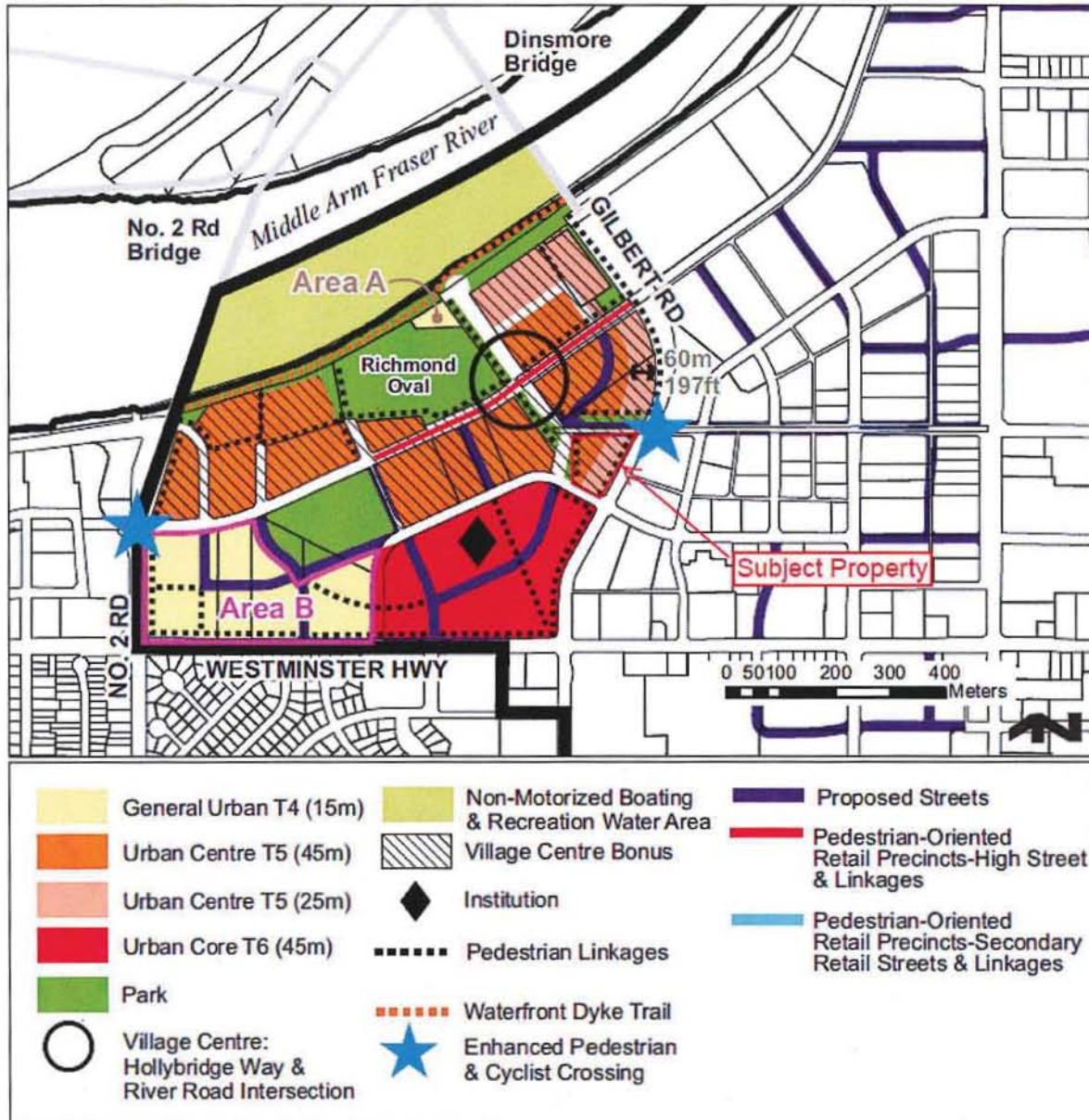
Floor Area Gross: 293,743 ft<sup>2</sup> (27,290 m<sup>2</sup>)\* Floor Area Net: 281,370 ft<sup>2</sup> (26,140 m<sup>2</sup>)\*

	Existing	Proposed
Site Area:	108,543 ft <sup>2</sup> (10,084 m <sup>2</sup> )	105,379 ft <sup>2</sup> (9,790 m <sup>2</sup> )*
Land Uses:	Retail/Office/Light Industrial	Mixed-Use Commercial / Residential
OCP Designation:	Urban Centre T5 (25 m) / Urban Centre T5 (45 m)	Urban Centre T5 (25 m) / Urban Centre T5 (45 m)
Zoning:	Industrial Business Park (IB1)	Residential / Limited Commercial (RCL3)
Number of Units:	None	245

\*NOTE: The Proposed Site Area will be reduced by 25m<sup>2</sup> due to additional road dedication required after the plans for the Planning Committee report were prepared. This will reduce the Net and Gross Floor Areas by 50m<sup>2</sup> as these amounts are at the maximum 2.0 FAR or 2 times the Proposed Site Area.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	2.0 Residential Max. 1.0 Commercial Max.	2.0 Residential 0.67 Commercial	none permitted
Lot Coverage (Building excluding podium open space):	Max. 90%	35.3%	None
Setback - Front Yard: Hollybridge	Min. 3 m	3 m at grade 0.0 m for below grade parkade	DVP for parkade
Setback – Ext. Side: Gilbert	Min. 3 m	3.96 m	None
Setback – Ext. Side: Elmbridge	Min. 3 m	3 m	None
Setback – Ext. Side: Lansdowne	Min. 3 m	3 m	None
Height (m):	Max. 47 m geodetic	47m for tallest building (east tower)	None
Lot Size:	4000 m <sup>2</sup>	9790 m <sup>2</sup>	None
Off-street Parking Spaces – Regular/Commercial:	290 resident 49 visitor 9 childcare 243 commercial <u>542 Total</u> (with commercial / visitor sharing)	275 resident (50 tandem for 25 units) 47 visitor 8 childcare 218 commercial <u>502 Total</u> (with commercial / visitor sharing)  (With Zoning Bylaw's 10% TDM Reduction for Commercial and 5% Reduction for Residential & Visitor)	None
Off-street Parking Spaces – Accessible:	10	10	None
Amenity Space – Indoor:	3,531 ft <sup>2</sup> (328m <sup>2</sup> ) min.	7,040 ft <sup>2</sup> (654 m <sup>2</sup> )	None
Amenity Space – Outdoor: 2 m <sup>2</sup> per unit plus 10% of site area	Min. 13,659 ft <sup>2</sup> (1,269 m <sup>2</sup> )	46,569 ft <sup>2</sup> ( 4,326 m <sup>2</sup> )	None

## Specific Land Use Map: Oval Village (2031)

Bylaws 8685, 8701  
2011/10/24



# 5640 HOLLYBRIDGE WAY

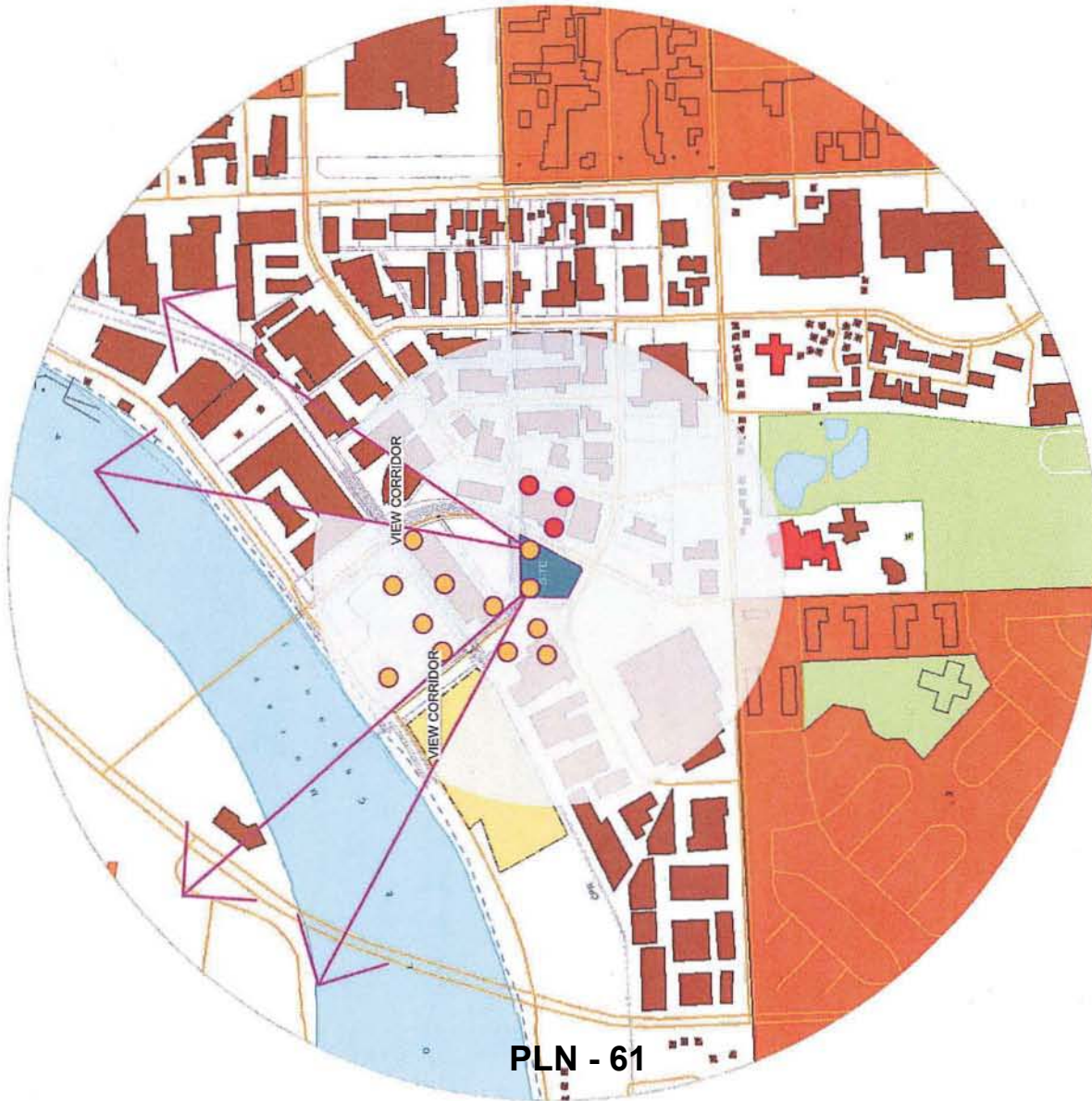


ATTACHMENT 5

5640 HOLLYBRIDGE  
RZ-2012-602449  
Date OCT 18 2012

PLN - 60





PLN - 61

DRAWING NO.	DRAWING TITLE	SCALE
0	COVER	N/A
1	DRAWING LIST/CONTEXT	N/A
2	PROJECT STATISTICS	N/A
3	CONTEXT	AS NOTED
4	RATIONALE	N/A
5	RATIONALE	N/A
6	RATIONALE	N/A
7	RATIONALE	N/A
8	RATIONALE	N/A
9	RATIONALE	N/A
10	RATIONALE	N/A
11	SHADOW STUDY	AS NOTED
12	SITE PLAN / ROOF PLAN	AS NOTED
13	LEVEL P1	AS NOTED
14	LEVEL 1	AS NOTED
14a	LEVEL 1	AS NOTED
15	LEVEL 2	AS NOTED
16	LEVEL 3	AS NOTED
17	LEVEL 4	AS NOTED
18	LEVEL 5	AS NOTED
19	TYPICAL FLOORS	AS NOTED
20	PENTHOUSE LEVELS	AS NOTED
21	ELEVATIONS	AS NOTED
22	ELEVATIONS	AS NOTED
23	SECTIONS	AS NOTED
L01	LANDSCAPE GROUND FLOOR	AS NOTED
L02	LANDSCAPE PODIUM LEVEL	AS NOTED

ADDRESS 5640 HOLLYBRIDGE WAY  
 LEGAL Lot: 109 SEC: 5-4-6 PL: 46385  
 AREA PLAN 10 CITY CENTRE  
 FCL: 2.9m GSC - Area A  
 SITE AREA

PROPOSED FAR 2.67

105379		105379	
ZONING (ALLOWABLE)	ALLOWABLE	PROPOSED	
ALLOWABLE RESIDENTIAL FAR	2 210758SFT	210758SFT	
ALLOWABLE COMMERCIAL FAR	1 105379SFT	706123SFT	
TOTAL	3 316137SFT	281370SFT	
REQUIRED AFFORDABLE HOUSING	0 10538SFT	10555SFT	
PUBLIC AMENITY AREA CALCULATION / CHILDCARE	0 3531SFT	7040SFT	
INDOOR AMENITY	22SF/UNIT	5333SFT	
OUTDOOR AMENITY	64SF/UNIT	48589SFT	
PUBLIC ACCESSIBLE OUTDOOR AMENITY		21851SFT	

\* positive numbers = surplus  
 diff  
 OSFT  
 -34767SFT  
 17SFT  
 35095SFT  
 66SFT  
 30766SFT  
 27851SFT

BIKE STORAGE REQUIREMENTS

TYPE	UNITS	STALL/UNIT	STALLS	% TDM	REDUCTION
MARKET	231	1	277	5%	263
AFFHU	14	1	13	5%	12
MARKET VISITOR	231	0	46	5%	44
AFFHU VISITOR	14	0	3	5%	3
CHILD CARE	5000		9	10%	8
GROUND FLOOR COMMERCIAL	55279 4.2/1076sft		216	10%	194
RECREATIONAL COMMERCIAL	15333 2/1076sft less 5%		27	10%	24

TOTAL	591				
COMMERCIAL/VISITOR SHARING	542				
PROPOSED STALLS	508				
COMMERCIAL STALLS	227				
RESIDENTIAL STALLS	281				

PROPOSED RESIDENTIAL BIKES  
 CLASS 1 BIKE STALLS  
 CLASS 2 BIKE STALLS  
 COMMERCIAL BIKES  
 CLASS 1 BIKE STALLS  
 CLASS 2 BIKE STALLS

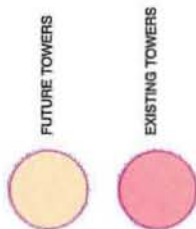
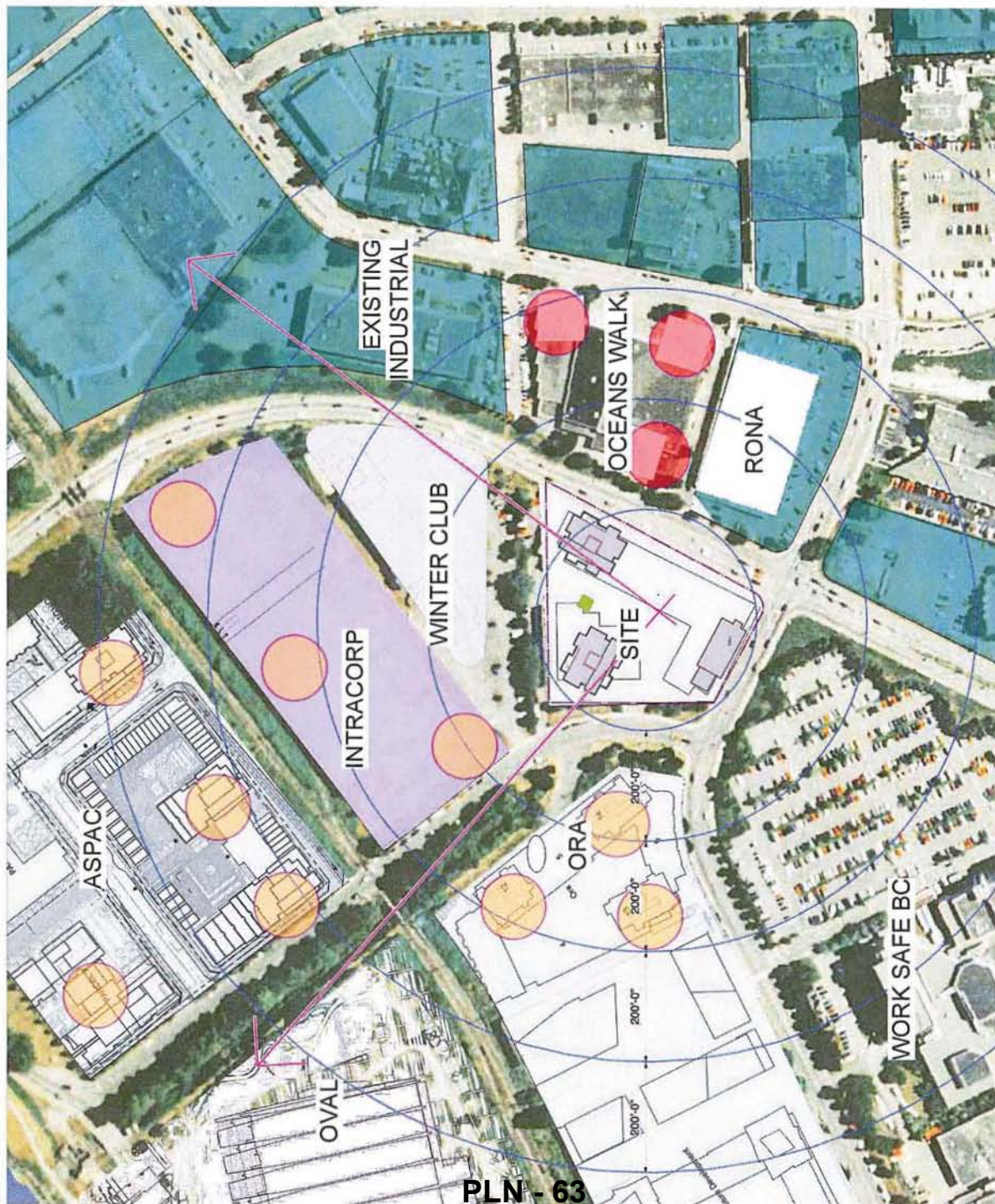
LEVEL	RESIDENTIAL	TOWER1	TOWER2	#	TH	AFFHU	#	CIRCULATION	AFHU	CHILD CARE	COMMERCIAL	PARKING
15		7219	7219	5								
14		7082	7787	14								
13		7787	7787	20								
12		7787	7787	20								
11		7787	7787	20								
10		7787	7787	20								
9		7787	7787	20								
8		7787	7787	20								
7		7787	7787	20								
6		7787	7787	20								
5		7850	7221	19								
4		3651	4818	10								
3		4555	4818	10								
2												
1		1930	1702	5								
P1												
SUB TOTAL		87364	95861	218	16496	10555	14	482	482	2040	70612	508

LEVEL	RES	REG	HC	SMALL	TANDEM
L1	3	2450	3	48	7
L2	3	2450	3	48	7
L3	3	2450	3	48	7
L4	3	2450	3	48	7
L5	3	2450	3	48	7
L6	3	2450	3	48	7
L7	3	2450	3	48	7
L8	3	2450	3	48	7
L9	3	2450	3	48	7
L10	3	2450	3	48	7
L11	3	2450	3	48	7
L12	3	2450	3	48	7
L13	3	2450	3	48	7
L14	3	2450	3	48	7
L15	3	2450	3	48	7
L16	3	2450	3	48	7
L17	3	2450	3	48	7
L18	3	2450	3	48	7
L19	3	2450	3	48	7
L20	3	2450	3	48	7
L21	3	2450	3	48	7
L22	3	2450	3	48	7
L23	3	2450	3	48	7
L24	3	2450	3	48	7
L25	3	2450	3	48	7
L26	3	2450	3	48	7
L27	3	2450	3	48	7
L28	3	2450	3	48	7
L29	3	2450	3	48	7
L30	3	2450	3	48	7
L31	3	2450	3	48	7
L32	3	2450	3	48	7
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L34	3	2450	3	48	7
L35	3	2450	3	48	7
L36	3	2450	3	48	7
L37	3	2450	3	48	7
L38	3	2450	3	48	7
L39	3	2450	3	48	7
L40	3	2450	3	48	7
L41	3	2450	3	48	7
L42	3	2450	3	48	7
L43	3	2450	3	48	7
L44	3	2450	3	48	7
L45	3	2450	3	48	7
L46	3	2450	3	48	7
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L71	3	2450	3	48	7
L72	3	2450	3	48	7
L73	3	2450	3	48	7
L74	3	2450	3	48	7
L75	3	2450	3	48	7
L76	3	2450	3	48	7
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L84	3	2450	3	48	7
L85	3	2450	3	48	7
L86	3	2450	3	48	7
L87	3	2450	3	48	7
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L89	3	2450	3	48	7
L90	3	2450	3	48	7
L91	3	2450	3	48	7
L92	3	2450	3	48	7
L93	3	2450	3	48	7
L94	3	2450	3	48	7
L95	3	2450	3	48	7
L96	3	2450	3	48	7
L97	3	2450	3	48	7
L98	3	2450	3	48	7
L99	3	2450	3	48	7
L100	3	2450	3	48	7

5640 HOLLYBRIDGE  
 RZ:2012-602449  
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STATS





PLN - 63



CONTEXT





**PLN - 64**

The project will consist of two towers, 15 and 14 levels respectively, on a maximum five storey podium containing commercial and residential uses. The base will consist of mainly commercial/retail, with townhouses on the ground floor and an internal parking structure above. The parking structure will be contained with programmed uses on three sides to maintain streetscapes and facade attractiveness.

An eye catching screen wall above the retail area facing Gilbert Road is proposed to contain that side of the parking structure. Additional landscaped roofs on top of the podium are envisioned in order to provide semi-private green spaces for residents and attractive views from the tower units above.

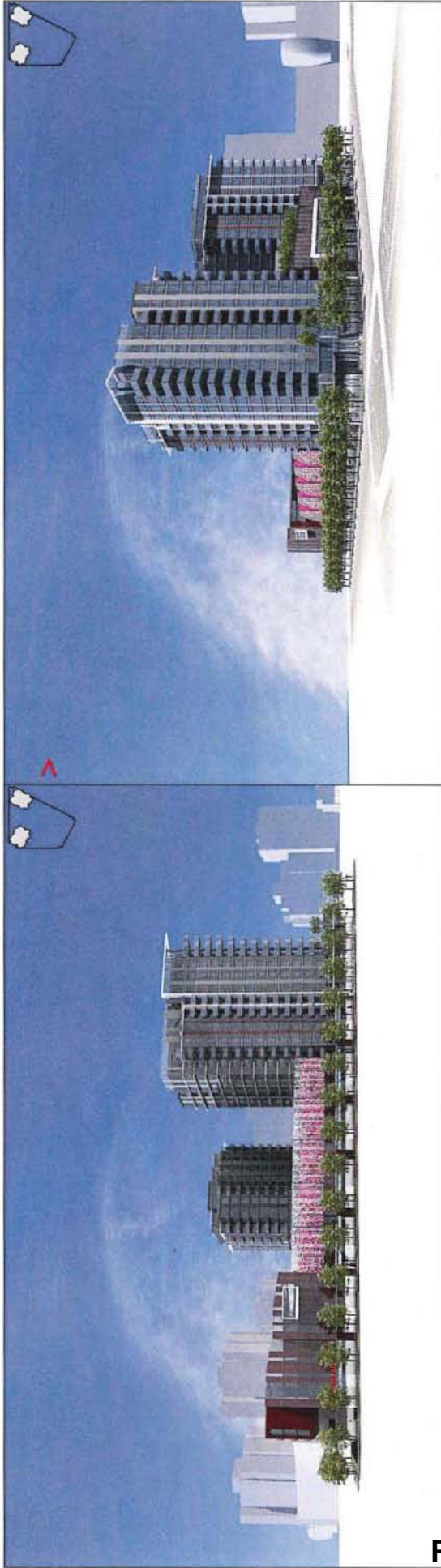
87	RICHMOND OVAL
88	PEDIPOLAR
89	CWA
90	WATER CLUB SITE
91	AIRINC
92	INTRACORP SITE
93	OCEANE WALK
94	TOWER 1
95	TOWER 2
96	APPROPRIATE HOUSING CHILD RELOC.
97	PODIUM GARDEN
98	SCREEN WALL
99	



PLN - 65

#### MASSING STRATEGY

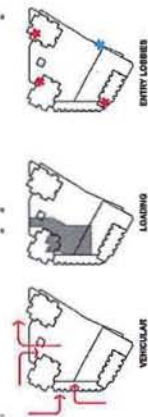
Consistent with Richmond City Centre Area Plan (CCAP), the towers are placed to minimize impact on existing and proposed buildings within the immediate vicinity. They also maximize near and distant views from the development. Commercial and residential uses are oriented towards the street, engaging residents and shoppers within the neighborhood. The proposed towers are staggered from one another and separated by a minimum distance of 26.5 m, whereas separation from existing towers is a minimum of 24 m. The massing to the south is kept relatively low to avoid excessive shadowing into the interior podium courtyard.



PLN - 66

#### PROJECT ACCESS

Vehicular access to the site is from Lansdowne Road and Hollybridge Way. Loading, garbage and recycling will occur within the parking structure as well. Recycling areas will have a minimum of 6 m of headroom. All primary pedestrian entrances will occur at the street level with access to the towers on Lansdowne Road, townhouses directly off of Hollybridge and access to the affordable housing units from the south-west corner entrance.



#### ARCHITECTURAL CHARACTER

Consistent with the high-quality architecture of surrounding developments in the neighborhood, 5640 Hollybridge Way will use contemporary glass and concrete construction materials and techniques. The project will emphasize sustainable and performance-based design principles, attaining LEED silver equivalent.

The project will feature an extensive landscaped, accessible roof and a screened wall facing Gilbert Road, which will distinguish the development in views from the south and east. A rain garden is proposed along Gilbert Road as a continuation of the existing greenway. At Hollybridge and Elmbridge, the treatment is more quiet, whilst Lansdowne is considered a more exuberant shopping street terminating in a plaza at the intersection.

Maintaining a suitable pedestrian scale and character at-grade are of highest priority, and the project aims to enliven streetscapes while remaining sensitive to surrounding land uses and developments. The architectural character is sensitive to the pedestrian experience at-grade, with horizontal and vertical facade articulation of the two towers on a podium consisting of visually appealing elements and activity on all four sides of the development.





#### SCREEN WALL PRECEDENTS



Fairmont, Vancouver - James Cheng

Mountain Dwellings, Copenhagen, Denmark by BIG

Parkside Northern Alberta Institute Of Technology - Bing Thien

#### INSPIRATION



#### Gilbert Road

The large retail footprint facing Gilbert Road will possibly be occupied by a grocery store and/or a pharmacy that wraps around the side of the development to maintain a commercial character along the edge. In addition to the commercial uses at this edge, rain gardens are proposed at the street frontage as a continuation of the Gilbert road greenway system.



PLN - 68

**Lansdowne Road**

The building edge facing Lansdowne Road consists of the two towers linked with double-level retail at the ground level and a double-level Recreation fitness facility. A single level residential amenity space is stepped back at the podium level.

**Lansdowne Road**

There will be a plaza at the Hollybridge and Lansdowne intersection to create a unique sense of place and enhance the Lansdowne Road termination.



**LANSDOWNE RD RENDERING**

**5640 HOLLYBRIDGE**  
RZ.2012-602449  
Date OCT 18 2012



PLN - 69

### Hollybridge Way

Facing Hollybridge Way on the west side of the site, two double-levels of Townhouse units which will give the street an animated mixed-use nature and complement the frontage of the Ora development on the opposite side of the street.



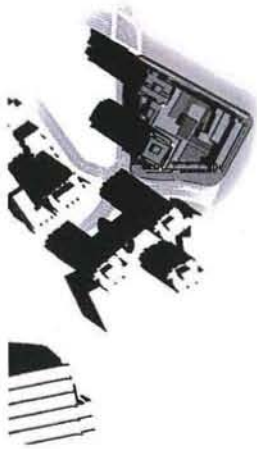


PLN - 70

### Elmbridge Way

The Elmbridge Way frontage consists of two-level retail with two levels of affordable housing units above as required by City of Richmond regulations. The corner of the southwestern exposure is punctuated with a shared entrance for affordable housing and child care facilities.

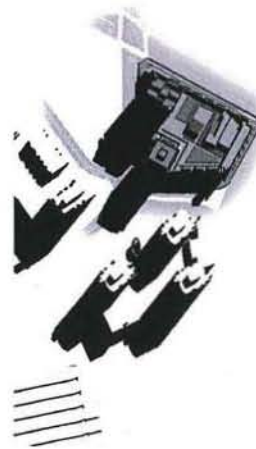
2:00PM



NOON



10:00AM



MARCH 21

JUNE 21

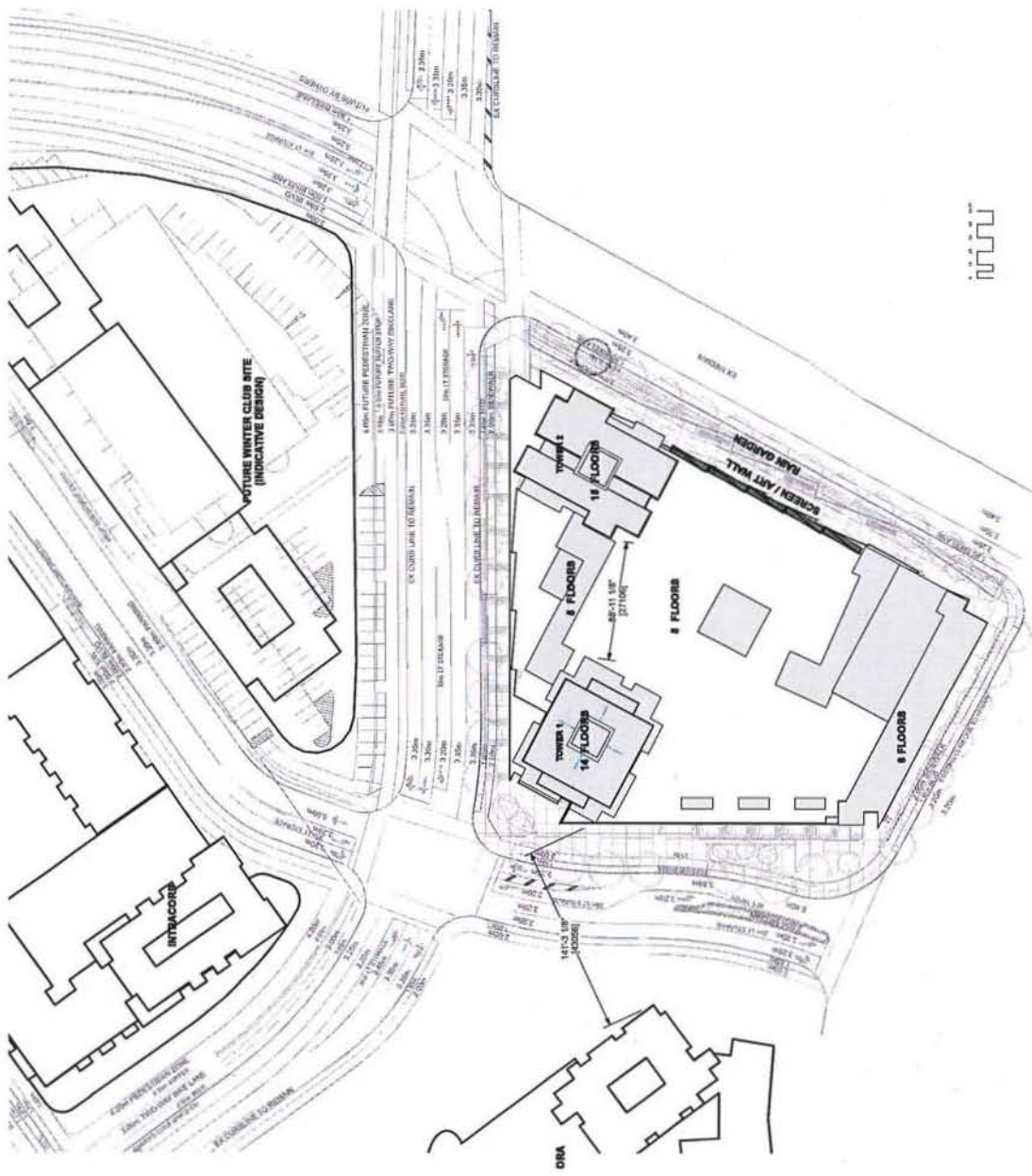
SEPTEMBER 21

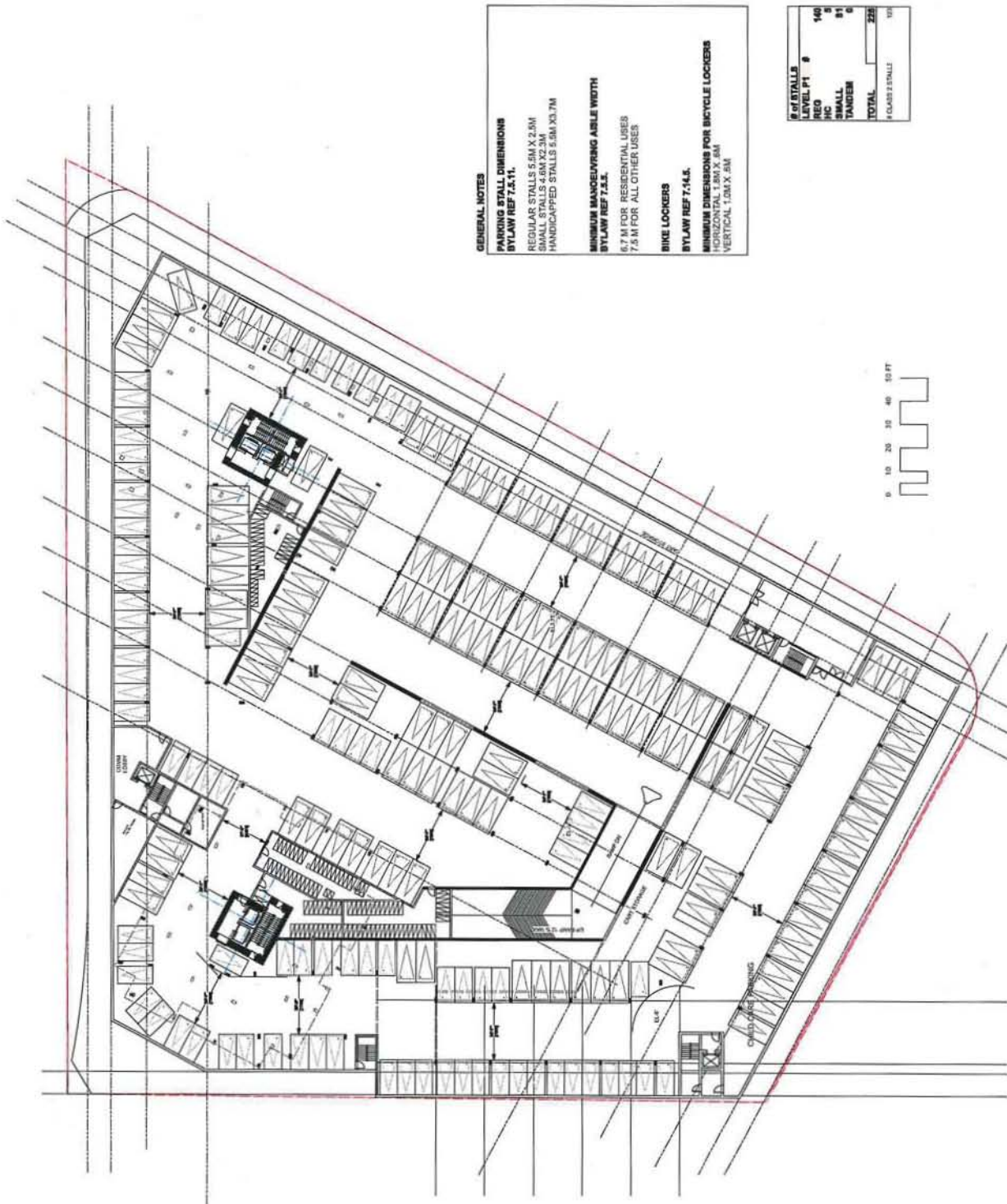
PLN - 71



SHADOW STUDY

5640 HOLLYBRIDGE  
RZ-2012-602449  
Date OCT 18 2012

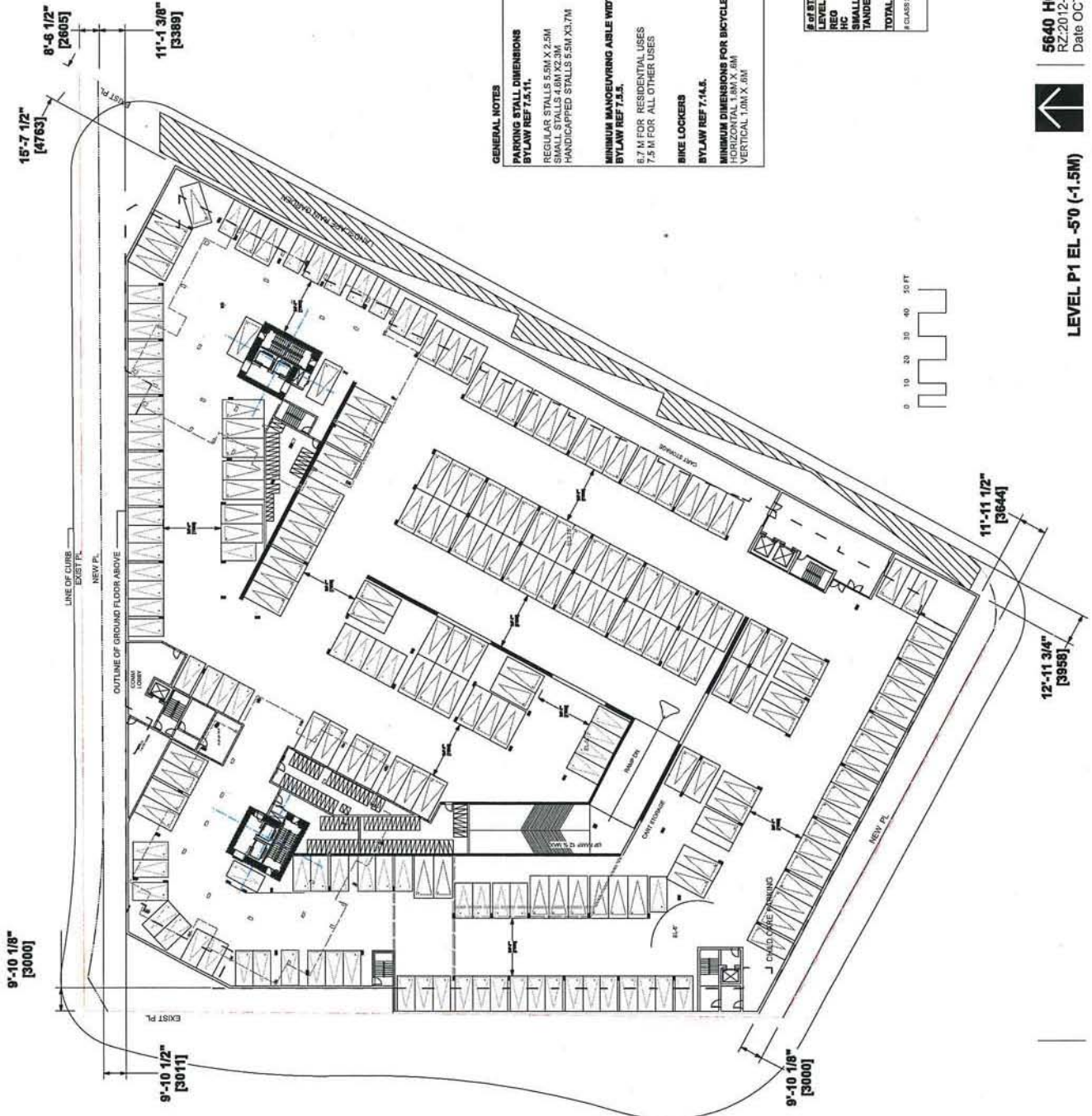




PLN - 73



**LEVEL P1 EL -5'0 (-1.5M)**



**GENERAL NOTES**

**PARKING STALL DIMENSIONS**  
 BYLAW REF 7.5.11.  
 REGULAR STALLS 5.5M X 2.5M  
 SMALL STALLS 4.8M X 2.3M  
 HANDICAPPED STALLS 5.5M X 3.7M

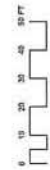
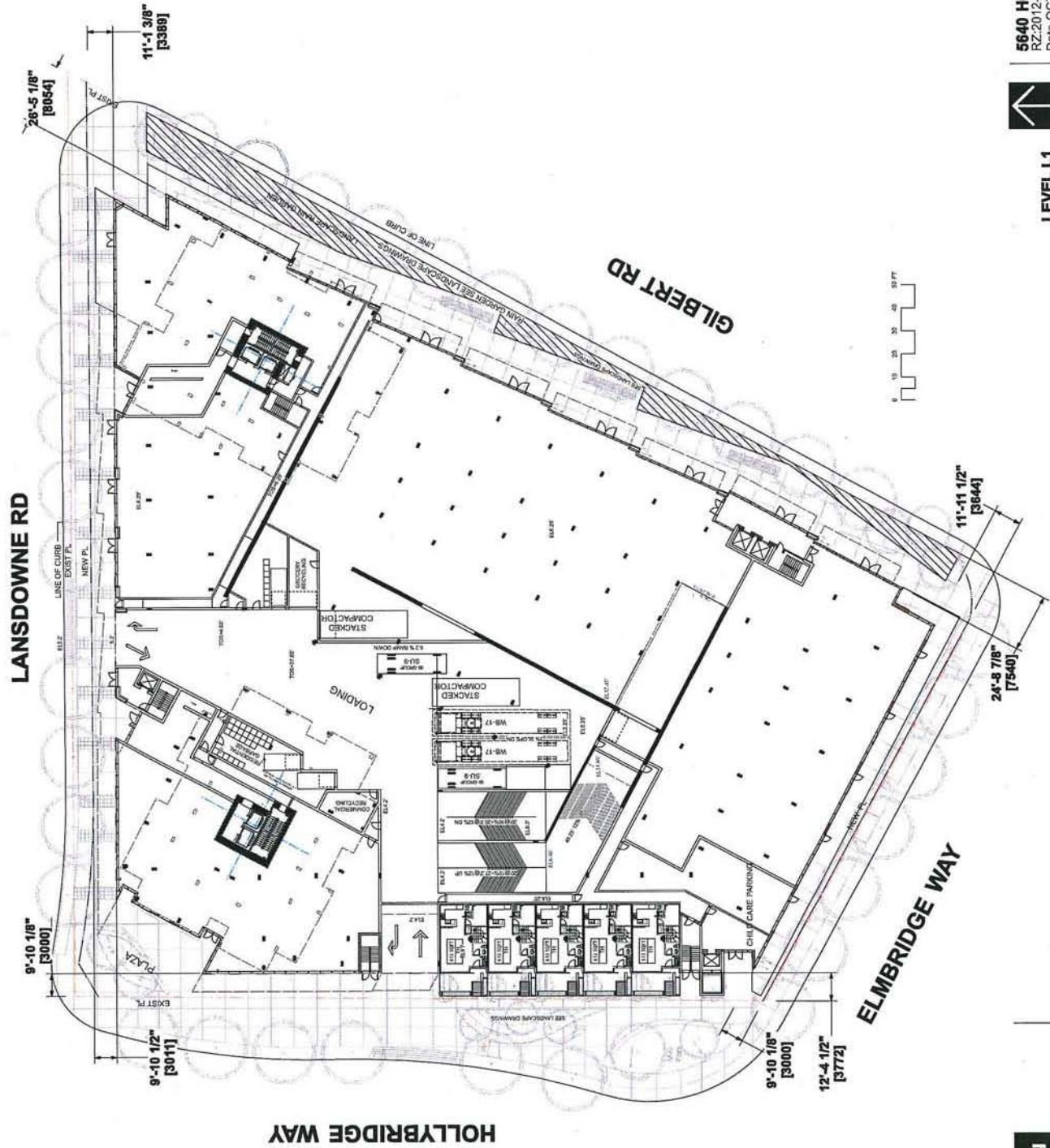
**MINIMUM MANOEUVRING ASILE WIDTH**  
 BYLAW REF 7.5.5.  
 9.7 M FOR RESIDENTIAL USES  
 7.5 M FOR ALL OTHER USES

**BIKE LOCKERS**  
 BYLAW REF 7.14.5.  
 MINIMUM DIMENSIONS FOR BICYCLE LOCKERS  
 HORIZONTAL 1.5M X 2.5M  
 VERTICAL 1.5M X 2.5M

STALLS	LEVEL P1	#
REG		140
HC		5
SMALL		51
TANDEM		0
<b>TOTAL</b>		<b>225</b>
# CLASS 2 STALLS		125







**5640 HOLLYBRIDGE**  
 RZ:2012-602449  
 Date OCT 23 2012



**LEVEL L1**

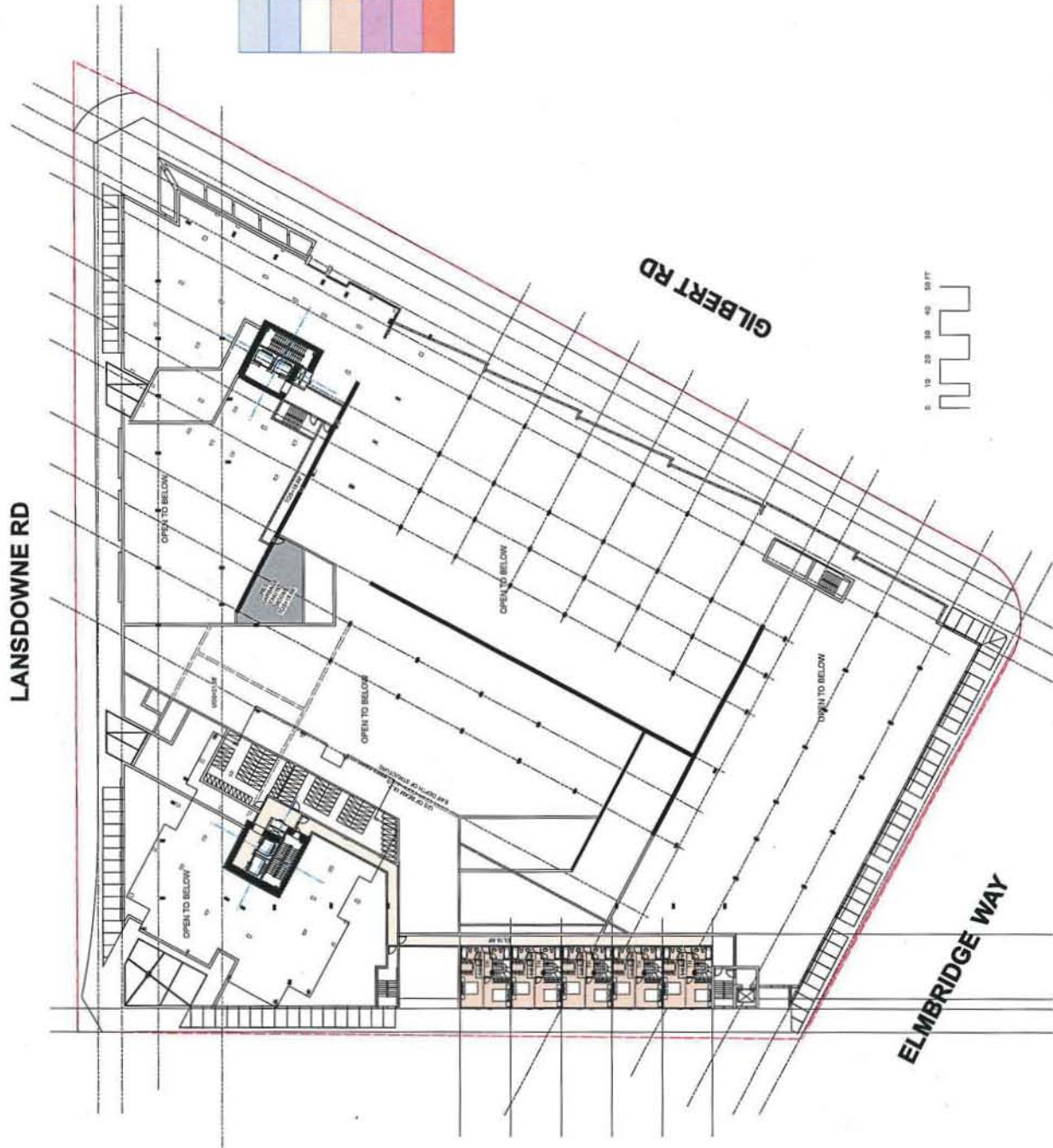


LANSDOWNE RD

HOLLYBRIDGE WAY

GILBERT RD

ELMBRIDGE WAY



PLN - 77



LEVEL L2

5640 HOLLYBRIDGE  
RZ-2012-602449  
Date OCT 18 2012

LANSDOWNE RD

HOLLYBRIDGE WAY

GILBERT RD

ELM BRIDGE WAY

COMMERCIAL / RETAIL	COMMERCIAL / CIRCULATION	LOBBY / CIRCULATION	MARKET / RESIDENTIAL	AFFORDABLE HOUSING UNITS	AMENITY	CHILD CARE

GENERAL NOTES

PARKING STALL DIMENSIONS  
BYLAW REF 7.14.11.

REGULAR STALLS 5.5M X 2.5M  
SMALL STALLS 4.8M X 2.3M  
HANDICAPPED STALLS 5.5M X 3.7M

MINIMUM MANOEUVRING AISLE WIDTH  
BYLAW REF 7.2.2.

6.7 M FOR RESIDENTIAL USES  
7.5 M FOR ALL OTHER USES

BIKE LOCKERS

BYLAW REF 7.14.5.

MINIMUM DIMENSIONS FOR BICYCLE LOCKERS  
HORIZONTAL 1.5M X 0.5M  
VERTICAL 1.0M X 0.5M

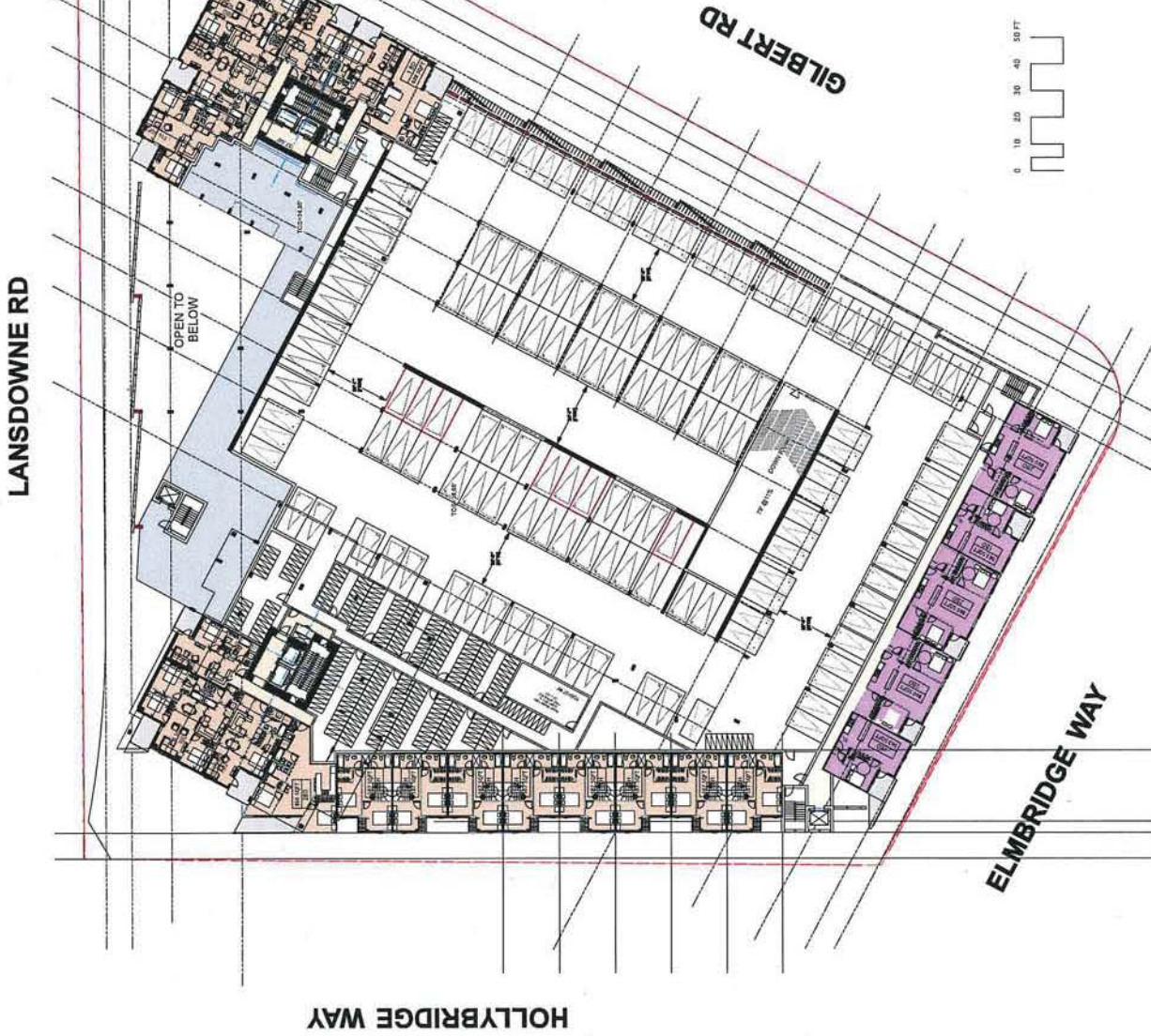
# of STALLS	LEVEL L3	#
REGULAR	NC	2
SMALL	NC	39
TOTAL	NC	144
# CLASS 3 STALLS		0



LEVEL L3

5640 HOLLYBRIDGE  
RZ 2012-602449  
Date OCT 18 2012

LANSDOWNE RD



**GENERAL NOTES**

**PARKING STALL DIMENSIONS  
BYLAW REF 7.2.11.**  
REGULAR STALLS 5.5M X 2.5M  
SMALL STALLS 4.8M X 2.3M  
HANDICAPPED STALLS 5.5M X 3.7M

**MINIMUM MANOEUVRING AISLE WIDTH  
BYLAW REF 7.2.2.**  
8.7 M FOR RESIDENTIAL USES  
7.5 M FOR ALL OTHER USES

**BIKE LOCKERS**

**BYLAW REF 7.14.5.**  
**MINIMUM DIMENSIONS FOR BICYCLE LOCKERS**  
HORIZONTAL 1.0M X 0.6M  
VERTICAL 1.0M X 0.6M

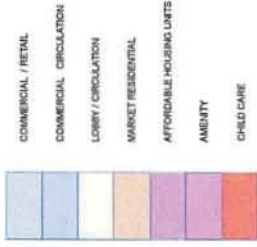
# OF STALLS		
LEVEL L4	#	
REG	89	
SMALL	43	
TANDEN	7	
<b>TOTAL</b>	<b>139</b>	
# CLASS 2 STALLS		0

LANSDOWNE RD

HOLLYBRIDGE WAY

GILBERT RD

ELMBRIDGE WAY



PLN - 80



LEVEL L5

5640 HOLLYBRIDGE  
RZ-2012-602448  
Date OCT 18 2012

LANSDOWNE RD

HOLLYBRIDGE WAY

GILBERT RD

ELMBRIDGE WAY



PLN - 81



LEVEL L6, L7-13 SIM

5640 HOLLYBRIDGE  
RZ-2012-602449  
Date OCT 18 2012

LANSDOWNE RD

HOLLYBRIDGE WAY

GILBERT RD

ELMBRIDGE WAY

LEVEL 15

LEVEL 14

- COMMERCIAL / RETAIL
- COMMERCIAL CIRCULATION
- LOBBY / CIRCULATION
- MARKET RESIDENTIAL
- AFFORDABLE HOUSING UNITS
- AMENITY
- CHILD CARE



5640 HOLLYBRIDGE  
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PENTHOUSE LEVELS



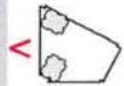
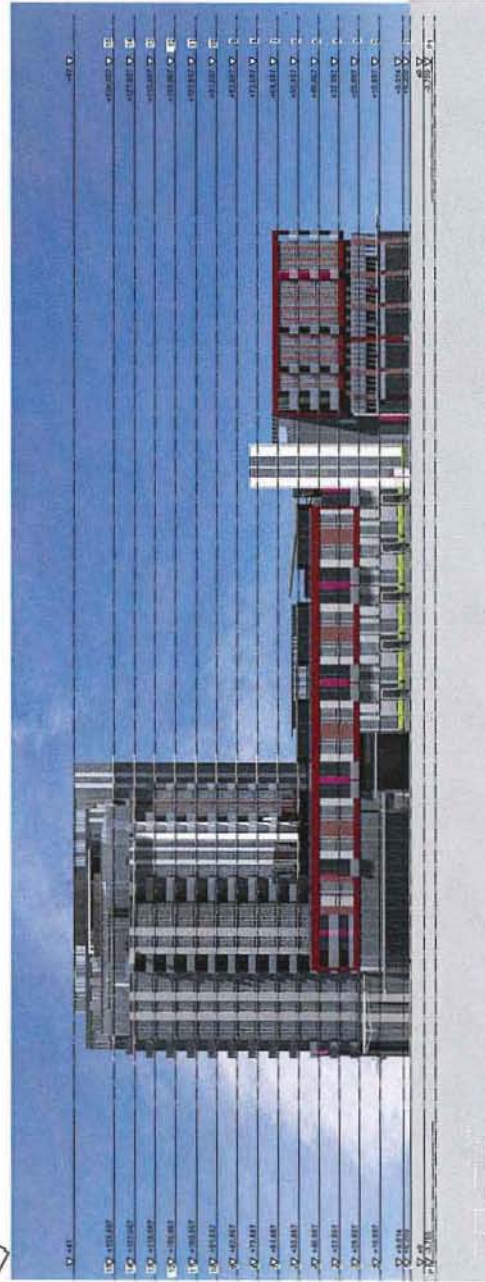
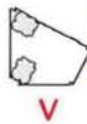
LIST OF MATERIALS - NOTES

- 1) INTERIOR WALL
- 2) CLUTTER WALL
- 3) METAL PANELS
- 4) MASONRY / STONE CLADDING
- 5) PERFORATED METAL SCREEN
- 6) ARCHITECTURAL DOORS
- 7) ARCHITECTURAL PAINTED CONCRETE



PLN - 83

SOUTH ELEVATION



WEST ELEVATION

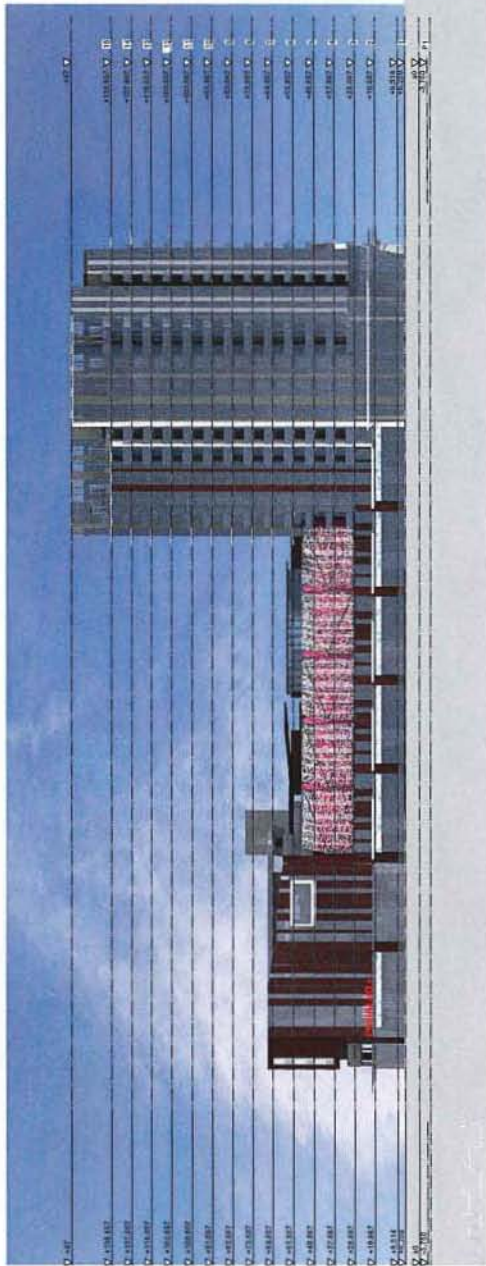


5640 HOLLYBRIDGE  
RZ-2012-602449  
Date OCT 18 2012

SOUTH AND WEST ELEVATIONS

LIST OF MATERIALS & NOTES

- 1) WOODWALL
- 2) CEMENTWALL
- 3) METAL PANELS
- 4) MASONRY / STONE CLADDING
- 5) PERFORATED MET. SCREEN
- 6) ARCHITECTURAL LOGGERS
- 7) ARCHITECTURAL PAINTED CONCRETE



EAST ELEVATION

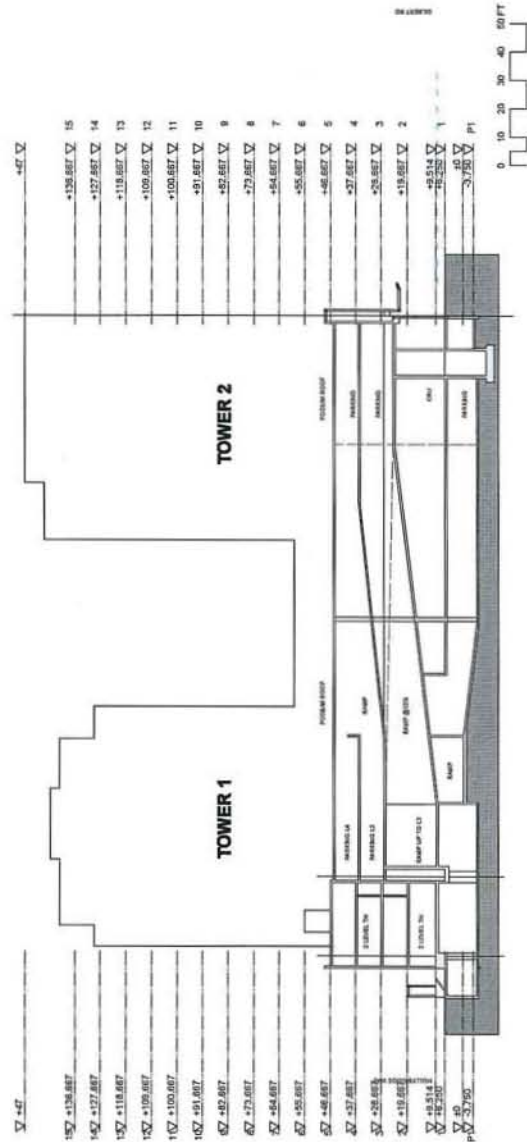
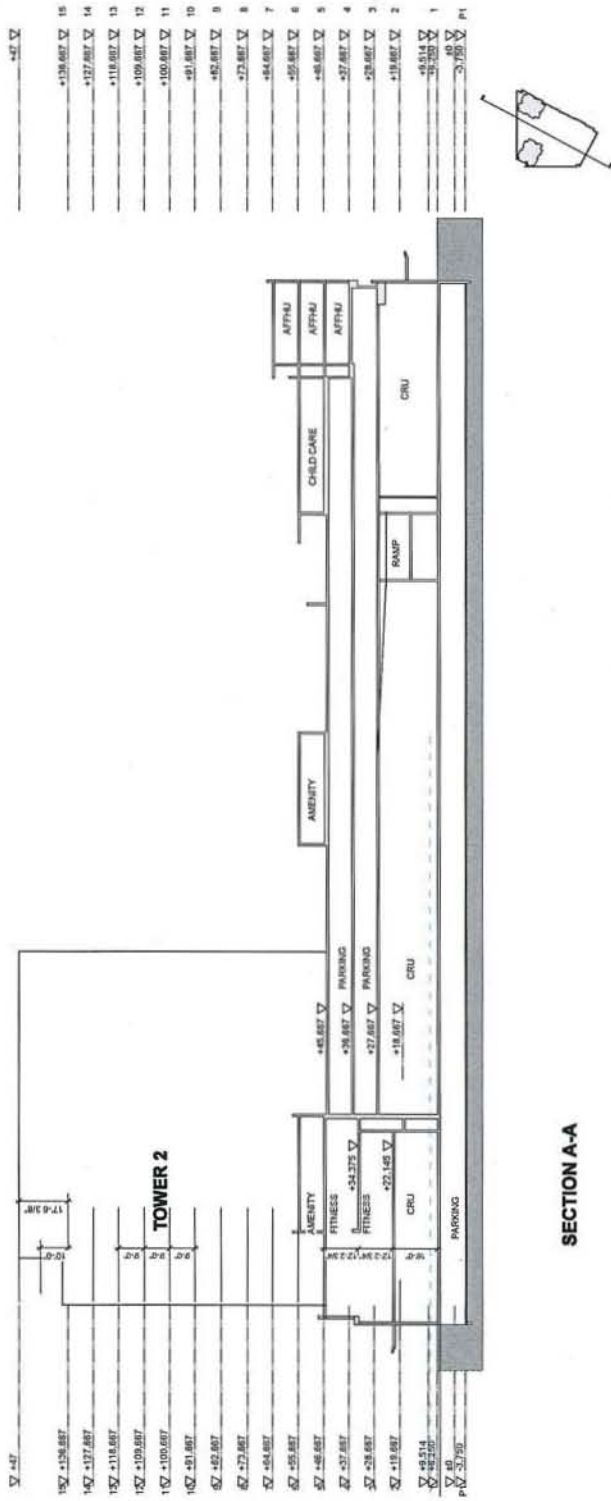


NORTH ELEVATION

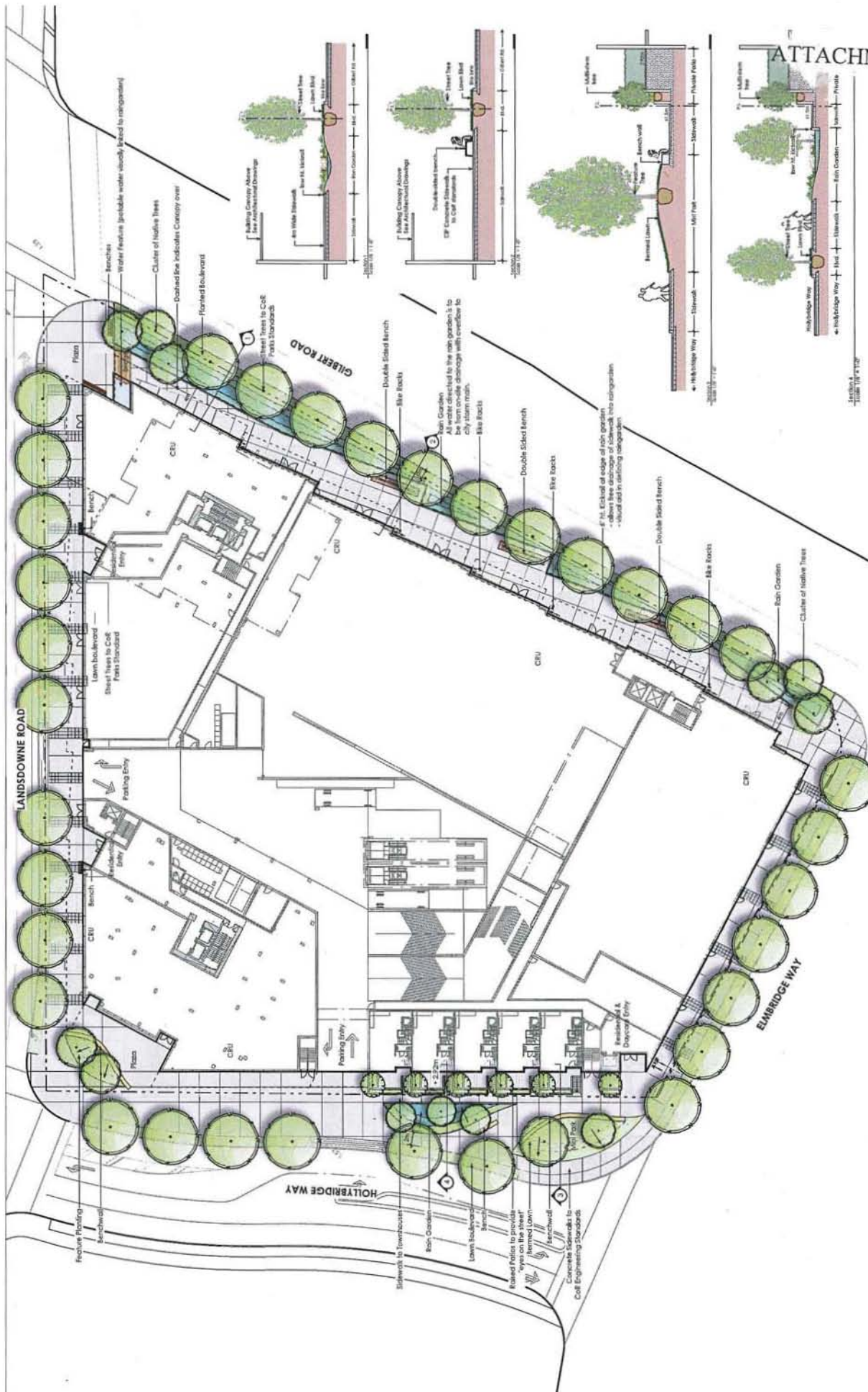
5640 HOLLYBRIDGE  
RZ.2012-602449  
Date OCT 18 2012

NORTH AND EAST ELEVATIONS





5640 HOLLYBRIDGE GROUND FLOOR LANDSCAPE PLAN





Podium Garden



# 5640 HOLLYBRIDGE landscape concept - levels 4 + 5

DRAWN JES

DATE OCTOBER 18, 2012

PROJECT NUMBER 12004

SCALE 1"= 20'-0"

L02

Excerpt from the Minutes from  
**Advisory Design Panel Meeting**

Wednesday, July 18, 2012 – 4:00 p.m.  
Richmond City Hall

Time: 4:00 p.m.

Place: Rm. M.1.003  
City of Richmond

Present: Kush Panatch, Chair  
Simon Ho, Vice-Chair  
Joe Fry  
Cst. Greg Reimer  
Steve Jedreicich (*left the meeting at 6:00 p.m and did not return*)  
Tom Parker  
Hal Owens (*left the meeting at 5:50 p.m. and did not return*)  
Matthew Thomson

Also Present: Sara Badyal, Planner  
Francisco Molina, Senior Planner, Urban Design  
Mark McMullen, Senior Coordinator, Major Projects  
Rustico Agawin, Committee Clerk

Absent: Thomas Leung  
Sherri Han

The meeting was called to order at 4:04 p.m.

1. MINUTES

It was moved and seconded

*That the minutes of the meeting of the Advisory Design Panel held on Wednesday, July 5, 2012 be adopted.*

**CARRIED**

2. RZ 12-602449 – TWO-TOWER MIXED-USE HIGH RISE DEVELOPMENT WITH 244 APARTMENTS & 5036 SM COMMERCIAL SPACE

APPLICANT: Cressey Gilbert Developments

PROPERTY LOCATION: 5640 Hollybridge Way

## **Applicant's Presentation**

Architect Jeffrey Mok, IBI/HB Group, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., presented the project on behalf of the applicant.

## **Panel Discussion**

*Comments from the Panel were as follows:*

- strengthen the public space/corner plazas in terms of size and articulation and consider maximizing solar access;
- screen wall is an interesting treatment; look forward to seeing how its details will develop;
- presentation is well done;
- details for the designated drop off area for children at Level P1 and wayfinding to the child care facility need to be worked out carefully;
- applicant need to discuss with the City regarding public realm maintenance issues, e.g. maintenance of rain garden;
- look forward to seeing the amenity space lay-out, programming and materials board in the project's formal presentation to the Panel;
- overall building design is good; different program elements are well integrated while still retaining different visual identity;
- the resolution of most architectural details is lacking in this presentation and would look for further details in the next presentation showing proper construction resolution of what is shown, i.e. corners, elevations and material details;
- colours are somewhat subdued as the theme seems to be using various materials for their overall look, feel and texture; would like to see details and examples of fritted glass and metal screen and how they fit together;
- landscape concept is good but requires a higher level of detail, i.e. park, plaza, rain garden (e.g. how it works with the circulation) and seating; larger scale perspective renderings are required;
- would like to see how public art can be incorporated and where the applicant would propose to do this;
- like the open design response in terms of the placement of the towers and the way the podium works;

- presentation is unusual; some levels have details while missing in others; base needs resolution; a lot of things are happening at the base of the building; each facade appears to be treated differently in terms of massing and materiality; too much layering and too many different building forms in the base; bring the podium to a certain level of sameness while recognizing that each facade needs to be a little different; need to tie different expressions together;
- like the floating box of the affordable housing; townhouses needs refinement; maybe make them floating boxes?
- entry to the lobby (next to the floating box) looks stuck on and not integrated;
- towers are clean and successful; however, framework is too weak and tentative;
- some building elements could be bolder while others could be diluted; would be beneficial from a cost perspective;
- screen wall could be better integrated into tower;
- consider enclosure/weather protection over the outdoor area of the day care facility, if relocated to top of podium;
- hierarchy of pathways and programming is needed on the podium level;
- project is good and in the right direction but needs more push;
- sound decisions made in landscaping but need more details; design of streetscape and podium level are well resolved and thoughtful;
- design development is needed on Hollybridge Way interface; look at developments in the neighbourhood, e.g. ASPAC and ORA and how they interface with Hollybridge Way; look at unifying/underlying theme of the neighbourhood as a whole; integrate Hollybridge Way design standards on the design of the mini park;
- podium level is well resolved; however, there is a preponderance of garden plots in the overall proportion of open space; consider other elements to define the open space;
- segregation of market and non-market housing is unfortunate; consider gated connection across them;
- would like to see details on aging in place features and the accessibility of the affordable units;
- good level of detail in the presentation;

- building is well done; strong elements are repeated all the way around; what is missing is one element that makes the building iconic; consider opportunity to integrate public art at the corner of Elmbridge Way and Gilbert Road; need to differentiate the building from the rest of the busy neighbourhood;
- consider bringing some of the elements of how the neighbouring developments (i.e. ASPAC and ORA developments) interface with Hollybridge Way to the subject development; and
- consider opportunity to integrate the outdoor amenity space for market and non-market housing.



City of  
Richmond

## Rezoning Considerations

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

To: Cressey (Gilbert) Development LLP (The Developer)

Address: 5640 Hollybridge Way (The Development) File No.: RZ 12-602449

### I) Rezoning

Prior to final adoption of the Zoning Amendment Bylaw 8957 for this Development, the **Developer** is required to complete the following:

1. **Subdivision Plan for Development Lot:** A subdivision plan must be prepared to the satisfaction of the City and Approving Officer and registered on title that includes dedication of a strip of road along the full Lansdowne Road frontage between approximately 2.48 m and 2.65 m width including the pavement and curb at the southwest corner of Lansdowne and Gilbert Roads (including all of existing SRW BB1219899, Plan BCP42717) (approximately 319 m<sup>2</sup>) as generally shown on the Functional Road Plan and Sections in Attachment 1.
2. **Statutory Rights of Way for Public Rights of Passage (SRW):** The Developer granting the following SRWs as shown on Attachment 1 for public rights of passage and other city works such as street light conduits and standards is required as generally shown on Attachment 1:
  - a. A 0.26 m wide strip along the entire Elmbridge Way frontage for sidewalk with City maintenance; and
  - b. A strip between approximately 6.3 and 8.3 m wide along the entire Gilbert Road frontage from the Gilbert Road property line to the building face (to be confirmed by surveyor) for sidewalk and rain garden with clean stormwater sourced from the development site, all with owner maintenance; and street/sidewalk lighting with the maintenance responsibility (City or owner), location and style to the satisfaction of the City and Developer.
3. **Existing Buildings:** The existing buildings located on the Development site must be removed prior to adoption of the Zoning Amendment Bylaw. Should these existing buildings not be able to be demolished and the land dedicated as road as identified in section 1 not be provided to the City prior to rezoning adoption, the following apply:
  - a. The Developer registers a subdivision plan that dedicates as road a sufficient area to include and construct the paved portion of the road and curb at the southwest intersection of Gilbert and Lansdowne Roads as shown on Attachment 1 to the satisfaction of the City (including all of existing SRW BB1219899, Plan BCP42717).
  - b. The Developer registers a **No-Development Covenant** on the development site which prohibits issuance of a building permit to construct any building until:
    - i. The Developer demolishes all of the existing buildings on the site;
    - ii. All of the proposed road dedication along Lansdowne Road as shown on Attachment 1 is dedicated under a subdivision plan registered at the Land Title Office and is transferred to the City by the Developer; and
    - iii. A Servicing Agreement has been entered into by the Developer for all road and engineering works and secured by the Developer to the satisfaction of the City.

**4. Noise Covenant(s):** Registration of legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential noise within the proposed dwelling units for:

- a. Aircraft Noise Sensitive Use Development (Residential) covenant based on the City's standard covenant;
- b. Industrial Noise covenant to require that the buildings be constructed to address the maximum noise levels set-out under the *Development Permit Conditions* below; and
- c. Commercial / Residential Interface covenant to require that the buildings be constructed to address the maximum noise levels set-out under the *Development Permit Conditions* below.

These covenants will ensure dwelling units must be designed and constructed to achieve:

- a. CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b. the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

**5. Flood Covenant:** Registration of the City's standard flood indemnity covenant on title ensuring that there is no construction of habitable area below the Flood Construction Level of 2.9 m (Area A).

**6. Public Art:** City acceptance of the Developer's offer to voluntarily provide \$181,105 to Richmond's public art program (this amount may be adjusted if such building area changes at time of rezoning adoption from 200,203ft<sup>2</sup> and commercial area changes from 70,612ft<sup>2</sup>). This amount is based on the City Public Art Policy which states that the Developer contribute (based on 2012 rates) at a minimum of \$.76/sq.ft. for residential and \$.41/sq. ft. for commercial floor area. The Developer may develop a Public Art Plan acceptable to the City, prior to zoning adoption, that includes public art to be provided by the Developer valued at a portion of the above amount provided that this art value is secured by a Letter of Credit also received before zoning adoption.

**7. Community Planning Program:** City acceptance of the Developer's offer to voluntarily contribute \$67,704 towards Richmond's community planning program fund on the basis of \$0.25/ft<sup>2</sup> of total building area, excluding affordable housing units (this amount may be adjusted if such building area changes at time of rezoning adoption from 270,815ft<sup>2</sup>).

**8. Housing Agreement:** Registration of the City's standard Housing Agreement to secure 14 affordable housing units (low-end market rental) to the satisfaction of the City located in the affordable housing airspace parcel (the "AHAP") see item 9(b) below). The Affordable Housing Units must meet the City's Affordable Housing Policy (AHP) and Zoning Bylaw 8500. The common areas, including the hallways and indoor amenity area, within the AHAP do not constitute part of the 5% (estimated at 10,555 sq. ft.) of the total Development's residential FAR (estimated at 211,092 sq. ft.) designated for the affordable housing units themselves.

The Housing Agreement shall be in perpetuity. The terms specify the types and sizes of units (or as adjusted to the satisfaction of the City and Developer) in Tables 1 and 2, and rent levels and tenant household incomes as set out in Table 2. Changes to Tables 1 and 2 may only be made with the approval of the Director of Development and Manager, Community Social Development.

**Table 1: Affordable Housing Unit Locations**

AFFORDABLE HOUSING UNIT MIX				
2 BD UNITS		@860SFT 1BD UNITS		@563SFT
#	SFT	#	SFT	
L6	3	2580	1	563
L5	3	2580	2	1126
L4	3	2580	2	1126
TOTAL	9	7740	5	2815
TOTAL AREA	10555	1BD		36%
TOTAL UNITS	14	2BD		64%
TARGET	10555			

**Table 2: Affordable Housing Target Groups**

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Annual Household Income*
1-Bedroom / Den	5**	50 m2 (535 ft2)	\$925	\$37,000 or less
2-Bedroom	9**	80 m2 (860 ft2)	\$1,137	\$45,500 or less

\* May be increased periodically as provided for under adopted City policy.

\*\* All affordable housing units must satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing.

## 9. Affordable Housing Airspace Parcel:

### a) Affordable Housing Components

The Developer will be required to construct a block within the Development that includes the 14 affordable housing units themselves with a combined estimated floor area of 10,555 sq. ft. (5% of the Development's total residential FAR), as well as the common halls, common indoor amenity area (with a minimum area of 753 sq. ft.), the elevator core and adjacent landing/lobby areas down to the basement P1 level, and indoor parking within the Development's parkade (with a minimum of 14 resident and 3 visitor spaces and meeting zoning requirements) in the closest reasonable location to the affordable housing units to the satisfaction of the City. All of the above spaces must be provided and have layouts and finishes acceptable to City Affordable Housing staff.

### b) Legal Requirements

#### i. Construction Covenant

The *Affordable Housing Airspace Parcel* (AHAP) will include all of the areas amenities in section 9(a) above. The parking area may be located within the AHAP or be secured by an easement on the parkade parcel with the AHAP being the dominant tenement. This easement and the AHAP configuration described above may be adjusted to the satisfaction of the City.

#### ii. Access Easement

An easement in favour of the *Childcare Airspace Parcel* ("CAP") (see also section 10(b)(ii) below) will be required to provide for access and egress to the elevators and adjacent landing/lobby areas within the AHAP. The costs of maintaining the common areas covered by this easement used by both the CAP and AHAP, including but not limited to the common elevator, elevator core, stairway and lobby/landing areas, will be shared proportionately based on the respective floor areas of the CAP and AHAP.

iii. *Outdoor Amenity Easement*

An easement in favour of the AHAP will provide for access and egress over and use of the Development's common outdoor amenity at the same hours and terms as for the Development's market residential owners/occupiers. The affordable housing unit owners and occupiers will not be responsible for any of the costs for maintaining the Development's common outdoor amenity areas.

iv. *No Occupancy Covenant:*

A "No Occupancy" covenant will be registered against the Development preventing the issuance of final building inspection granting occupancy for any part of the Development until confirmation is provided that the above required components of the AHAP, including the required number of affordable housing units, have been constructed to the satisfaction of the Director of Development and Manager, Community Social Development and are given final building inspection granting occupancy. Changes to this covenant may only be made with the approval of the Director of Development and Manager, Community Social Development.

**10. Child Care Parcel:**

a) *Childcare Components*

The Developer will be required to construct an indoor child care with a floor area of 5000 sq. ft. to 5,500 sq. ft., an adjacent outdoor play area of 5000 sq. ft., stairway and adjacent lobby/landing areas down to the basement P1 level and indoor parking (with a minimum of 8 spaces and meeting zoning requirements) in the closest reasonable location to the childcare space to the satisfaction of the City, which components are collectively called the "CAP Elements". The *Childcare Airspace Parcel* (CAP) will include all of the CAP Elements. The design and construction of the indoor child care space and outdoor play area will comply with the City's *Terms of Reference for Child Care Facilities* (Attachment 2) and associated City, Provincial and VCH policies and regulations.

b) *Access Requirements*

- i. The parking area may be located within the CAP or be secured by an easement in favour of the CAP on the Development's parkade parcel. This easement and the CAP configuration described above may be adjusted to the satisfaction of the City.
- ii. An easement in favour of the AHAP will provide for access through the stairway and adjacent lobby/landing areas within the CAP. The easement and airspace parcel configuration described above may be adjusted to the satisfaction of the City. The costs of maintaining the common areas covered by this easement used by both the CAP and AHAP, including but not limited to the common elevator, elevator core, stairway and lobby/landing areas, will be shared proportionately based on the respective floor areas of the CAP and AHAP.

c) *Purchase & Sale, Option to Purchase and Lease:*

The Developer will enter into an agreement or agreements with the City that will provide for the following:

- i. The Developer will be responsible for designing and constructing 100% of the CAP Elements at its sole cost and expense.
- ii. Subject to the terms and conditions below, the Developer will sell the CAP, including all of the CAP Elements, to the City and the City will purchase the same from the Developer.
- iii. The Purchase Price for the CAP, including any applicable HST/GST, will be the lesser of the following:

A. \$874,000; and

B. the Proportionate Actual Cost of Construction (PACC) of the CAP Elements based on the following formula:

PACC	=	The actual indoor floor area of the childcare as approved by the City (5000 ft <sup>2</sup> to 5500 ft <sup>2</sup> ).	Minus	The actual indoor childcare floor space for which the Developer is responsible under the RCL3 zone density bonus of 5% of up to 1.0 commercial FAR within the issued Development Permit (i.e. this amount is 3,530 ft <sup>2</sup> based on the current 70,612 ft <sup>2</sup> commercial floor area at time of Rezoning Considerations and may be changed at DP issuance.)	Divided by	The actual indoor floor area of the childcare as approved by the City (5000 ft <sup>2</sup> to 5500 ft <sup>2</sup> ).	Times	Actual Cost of Construction (ACC) of all of the CAP Elements as determined below.
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- iv. The Actual Cost of Construction (ACC) of the CAP Elements is to be determined by the Developer's engagement of independent professional and quantity surveyors, satisfactory to the City, at such time that "plans are issued for construction" to the satisfaction of the City as determined by the City's Director of Development and Director of Engineering. The ACC will not include any of the approval costs associated with the CAP Elements, including legal and surveying costs.
- v. The City will receive possession of the CAP, including all CAP Elements, within 30 days after the CAP Elements have been constructed to the satisfaction of the City's Manager, Community Social Development, Director of Development and Director Engineering and the CAP Elements receive a permit granting occupancy and (the "Possession Date").
- vi. No final Building inspection granting occupancy for any part of the Development will be granted until the City receives possession of the CAP, including the CAP Elements.
- vii. An option to purchase or similar instrument, for a term not exceeding 99 years, will be registered in the Land Title Office securing the City's right to purchase the CAP and that the City purchase the CAP as soon as the funds are available subject to the Council approval and Elector Approval requirements respectively within sections 10 (viii) and 10(x), so many days after both have occurred.
- viii. The Purchase Price will be paid by the City on the Completion Date. The Completion Date will be 60 days (or such other date mutually agreed upon by the City and the Developer) after both:
  - A. as soon as the full amount of the Purchase Price has accumulated within the City's Child Care Development Reserve Fund; and
  - B. the required City Council resolutions and bylaws are adopted, including without limitation:
    - i. City Council, in its sole discretion, approving proposed development(s) that will provide sufficient contributions to the City's capital Child Care Development Reserve Fund to pay the Purchase Price; and
    - ii. City Council, in its sole discretion, approving the purchase of the CAP using such contributions.
- ix. If, at or before the Possession Date, it appears to the City that the Completion Date will be more than 60 days after the Possession Date, the City and the Developer will enter into a lease that includes the following terms and conditions:
  - A. Term: period from Possession Date to Completion Date, but not exceeding 99 years
  - B. Basic Rent: none

- C. CAP Operating Costs: as defined to the satisfaction of the City, paid by the City
- D. Property Taxes: if applicable, paid by the City.
- E. Use: any community amenity use permitted under the CCAP and applicable zoning including a childcare
- F. Assignment/Subletting/Licensing : permitted without the Developer's consent
- G. Registration in the Land Title Office: permitted
- H. Other: terms and form of lease to the satisfaction of the City

x. The above agreements may be subject to Elector Approval in accordance with the *Community Charter*.

**11. Tandem Parking:** Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

**12. Commercial/Visitor Parking:** Registration of a legal agreement on title ensuring that no commercial parking spaces may be provided in a tandem arrangement; and that not more than 50% of commercial parking spaces as per an approved Development Permit may be designated (i.e. sold, leased, reserved, signed, or otherwise assigned) by the owner or operator for the exclusive use of employees, specific businesses, and/or others with the remaining 50% of commercial parking spaces being made available to visitors to the residential units of this development.

**13. Access:** Registration of a restrictive covenant and/or alternative legal agreement on title is required that prohibits driveway crossings along the subject site's Gilbert Road and Elmbridge Way frontages.

**14. Transit Amenities:** The developer shall provide \$25,000 for a City Centre-style transit shelter with associated transit accessibility requirements. The exact location of this transit shelter shall be determined by the City in consultation with Coast Mountain Bus Company.

**15. Discharge of Existing City of Richmond SRWs:** Discharge of existing SRW BB1219899, Plan BCP42717 when this area is dedicated as road; and discharge of existing SRW K99411, Plan 46914 when the existing storm main in this area is removed and replaced with a main within Gilbert Road under the Servicing Agreement.

**16. Transportation Demand Management:** The Developer requests an overall parking reduction of 10% below the parking requirements for resident, affordable housing, commercial and visitor spaces set out in Bylaw 8500. In lieu of this reduction, the City accepts the Developer's offer to voluntarily:

a) Include within the Rezoning Servicing Agreement the requirement for:

i. Temporary Frontage Improvements (in the form of a 2.0 m wide asphalt walkway) along the north side of Lansdowne Road between Gilbert Road and Alderbridge Way (as required prior to rezoning adoption).

b) Enter into an agreement with the City to ensure that the following elements are provided as a condition of issuance of City building permits and confirmation that such elements have been provided as a condition of issuance of occupancy permits:

i. For non-residential uses, one end-of-trip facility for each gender are to be provided. The minimum requirements for each facility are: shower, change room, wash basin (with grooming station, counter, mirror and electrical outlets), handicapped accessible toilets and lockers. The end-of-trip facilities are to be accessible to all commercial tenants of each phase of the development; and

ii. Provision of electric vehicle and bicycle plug-in services including: (i) For residential uses - 240V service shall be provided for 20% of parking stalls; (ii) For commercial uses - 240V service shall be provided for 10% of parking stalls; and (iii) For bicycle users - 120V service shall be provided for 5% of the total Class 1 bicycle racks or one per bicycle storage compound, whichever is greater. The minimum electric vehicle

and bicycle parking service requirements are to include conduits, circuit breakers, and wiring in form acceptable to the City (actual outlets to be provided later by strata owners).

**17. District Energy Utility (DEU):** Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing that no building permit will be permitted to be issued on the subject site until the Developer enters into legal agreement(s) in respect to the Developer's commitment to connecting to the proposed City Centre DEU, including operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering, including, but not limited to:

- a. Design and construction of the development's buildings to facilitate hook-up to a DEU system (e.g., hydronic water-based heating system); and
- b. Entering into a Service Provision Agreement(s) and statutory right-of-way(s) and/or alternative legal agreements, to the satisfaction of the City, that establish DEU for the subject site.

**18. Enter into a Servicing Agreement (SA)\*:** for the design and construction, at the **Developer's** sole cost, of full upgrades across and adjacent to the Development for road works, transportation infrastructure, street frontages, water, sanitary and storm sewer system upgrades, parks works and related works as generally set out below. Prior to rezoning adoption, all works identified via the SA must be secured via a Letter(s) of Credit, to the satisfaction of the Director of Development, Director of Engineering, Director of Transportation and Manager, Parks – Planning and Design. All works shall be completed with regards to timing as set out in the SA and above-noted covenants and legal agreements in the Rezoning Requirements.

**A. Transportation Works:**

Transportation works are to be designed and constructed as shown on the Functional Road Plan in Attachment 1 and as described within Attachment 3.

**B. Engineering Works:**

**1.) Storm Sewer**

Storm sewer capacity analysis is not required, however, the existing 200mm diameter storm sewer at Gilbert Road frontage from existing manhole STMH 104644 (located at the intersection of Elmbridge Way and Gilbert Road) to existing manhole STMH 3868 (located at the intersection of Lansdowne Road and Gilbert Road) with an approximate length of 160 m must be relocated within Gilbert Road and upgraded to a min. 600 mm by the developer, as per City requirements; specific location and sizing requirements to be confirmed by the City in the Servicing Agreement.

Sizing calculation for storm sewer upgrade at Gilbert Road frontage is required at Servicing Agreement stage.

Preference for the site drainage is to use the existing storm sewer connection located on Hollybridge Way.

**2.) Sanitary Sewer**

Upgrade the existing 150mm diameter sanitary sewer (located within a Right of Way on this site) from proposed site's southeast corner to existing inspection chamber SIC-4920 (located approximately 55m northeast of the southeast corner) with a length of 55m, and 200 mm diameter to be installed within Gilbert Road or the Developer may hire a consultant to complete a sanitary analysis to the Minoru sanitary pump station.

Manholes are required at endpoints of upgrade.

Existing Sanitary service for upstream properties (i.e., 6951 Westminster Hwy, etc.) must be maintained. Details to be finalized in the Servicing Agreement stage.

### 3.) Water Works

Using the OCP Model, there is 600 L/s available at 20 psi residual at hydrant located at Lansdowne Road frontage, 621 L/s at 20 psi residual at hydrant located at corner of Hollybridge Way and Lansdowne and 554 L/s at 20 psi residual at hydrant located at corner of Hollybridge Way and Elmbridge Way. Based on the proposed rezoning, the site requires a minimum fire flow of 180 L/s. Water analysis is not required. However, once the Developer has confirmed the building design at the Building Permit stage, the Developer must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. Specific works include:

- a. Gilbert Road frontage has no existing watermain. A minimum of 200 mm diameter watermain must be provided along the Gilbert Road frontage by the developer.
- b. Replacement and relocation of existing 300mm AC watermain located 1.2m from the property line along the proposed site's Hollybridge Way frontage from the corner of Lansdowne Road and Hollybridge Way to approximately 100 meters south (subject to review of impact assessment of the proposed development to the existing utilities adjacent to the proposed site). The new watermain must be tied-in to the existing watermain at Lansdowne Road.
- c. Replacement and relocation of existing 300mm AC watermain located along the proposed site's Elmbridge Way frontage from the corner of Elmbridge Way and Hollybridge Way to approximately 75 meters south-east (subject to review of impact assessment of the proposed development to the existing utilities adjacent to the proposed site).

### 4.) Streetlighting

Street lighting will be provided as generally set out in Attachment 4 along with complementary pedestrian lighting which may be provided within the SRW located on the Gilbert Road frontage of the development site under the Development Permit and/or Servicing Agreement to be approved to the satisfaction of the City.

### 5.) General

Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

### C. Parks Works:

The approximate 310 m<sup>2</sup> pocket park on the Hollybridge Road allowance shall include hard and soft landscape elements that will facilitate seating and circulation in addition to the boulevard landscaping and

street trees. The developer is required to prepare a design describing the elements included in the park to the satisfaction of the Senior Manager, Parks. Completion of landscape plans with the Hollybridge Way Pocket Park works and other boulevard landscaping / street trees to the satisfaction of the Manager, Parks – Planning and Design.

**19. Enter into a Development Permit\*:** The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

## II) Development Permit

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

1. **Airport, Commercial / Residential Interface and Industrial Noise Report:** Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development as well as Commercial / Residential Interface and Industrial Noise. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur.

- Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces or most recent applicable ASHRAE standard.
2. **LEED Silver:** Submission of letter from the Architect of Record as a requirement of issuance of building permit confirming that the building phase (building and landscape design) has a sufficient score to meet the Canadian Green Building Council LEED Silver 2009 criteria and submission of follow-up letter confirming that building has been constructed to meet such LEED criteria. The architect of record or LEED consultant is also to provide a letter of assurance confirming how each building meets LEED Silver equivalent criteria prior to issuance of an occupancy permit for each building. The LEED criteria to met must include:
    - a. Heat Island Effect: Roof Credit
    - b. Storm Water Management Credit

3. **Landscape Plan:** Submission of a Landscape Plan showing all on and off-site landscape, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development and the Senior Manager, Parks, and deposit of a Landscaping Security based on 100% of the cost on-site landscape estimate provided by the Landscape Architect, including installation costs. Off-site landscape, including the Hollybridge Way Pocket Park, will be included within and secured under the Servicing Agreement. The developer will need to submit an arborist report with a tree removal permit application for the on-site and off-site tree removal. Cash compensation in the amount of \$8,000 for the off-site trees removed from City property is to be provided. The 13 on-site trees

removed must be replaced with 26 replacement trees included within the Development Permit landscape plans covered by the landscape security.

4. Entering in Final Servicing Agreements for the Hollybridge park area, boulevard works, Transportation and Engineering Works as required under Rezoning Considerations, required by the City's bylaws and to the satisfaction of staff.

### III) Building Permit

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

1. Submission of a Construction Parking and Traffic Management Plan prepared to the satisfaction of the City. This plan is to identify (for each development phase): construction vehicle access and emergency vehicle access; parking facilities for workers, services, deliveries and loading; and staging area for construction vehicles and materials (facilities for staging activities are not available on any of the public roadways peripheral to the subject site). The plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual For Works on Roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570, and must demonstrate to the satisfaction of the City that access to the Richmond Oval will not be interrupted.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
4. Entering into Final Servicing Agreement for the Hollybridge pocket park, boulevard works, Transportation and Engineering Works as required under Rezoning Considerations, required by the City's bylaws and to the satisfaction of staff.


#### Notes:

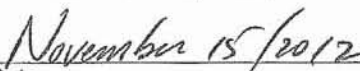
- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn as covenants pursuant to Section 219 of the Land Title Act.

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

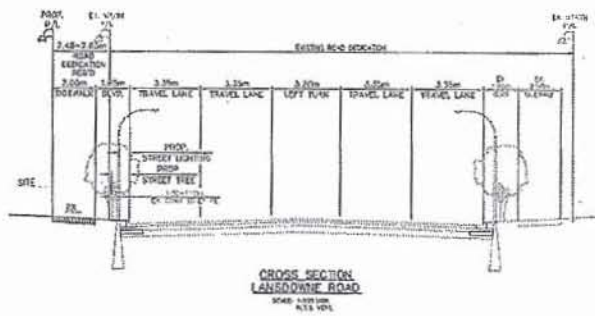
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

  
Signed

  
Date

Attachment 1  
Functional Road Plan



**Attachment 2**  
**Child Care Facility Design-Build - Terms of Reference**  
**FOR 5640 Hollybridge Way – Cressey - Prepared by City of Richmond, August 24, 2012**

**1. Intent**

The child care facility must:

- a) Have a total indoor floor area of 5000 sq. ft. to 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the City;
- b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);
- c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy in effect at the time the facility is to be developed;
- d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*;
- e) On an ongoing basis, be both functioning and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/Considerations); and
- f) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
  - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
  - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
  - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

**2. Development Processes/Considerations**

- a) Operator involvement:
  - The indoor floor plan and the outside play area for the child care facility should be developed in collaboration with the operator or its representative, as determined by the City.
  - An operator should be secured prior to the detailed design process for the interior floor plan and outdoor play area.
  - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
    - Space needs and design;
    - Operation and functioning of the facility;
    - Maintenance;
    - Fittings and finishes;
    - Equipment;
    - Lighting; and
    - Related considerations.
- b) Child Care Licensing Officer involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
- c) Performance – To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, development permit, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

### 3. Facility Description

- a) General Considerations - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of development.

**For reference purposes** - The minimum space required for a child care facility allowing for a minimum of 50 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:

- Indoor activity space - 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) to 511m<sup>2</sup> (5,500 ft<sup>2</sup>)
- Outdoor activity space - 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>)

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

- b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility will be located above the ground floor, special attention will be required to how the facility is accessed (e.g., by foot, by car, in an emergency), the distance travelled, convenience, and related considerations. Where determined necessary, the City may require that the facility is equipped with special features designed to address the challenges of locating a child care facility in a high-density, mixed-use development including, but not limited to:
- Over-sized elevator and/or other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
  - Designated drop-off/pick-up parking spaces situated adjacent to the lobby for the elevator and stairway areas accessing the child care; and
  - Secured entry from the fronting public street.
- c) Outdoor Space - The outdoor play space must be:
- Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
  - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
  - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
  - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
  - Safe and secure from interference by strangers and others;
  - Situated to avoid conflict with nearby uses (e.g., residential);
  - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.
- d) Noise Mitigation - Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).
- e) Height Above Grade - The facility is not to be located above the fifth floor above grade of the project, except where this is determined to be to the satisfaction of the City.
- f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City
- g) Natural light & ventilation - The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.
- h) Environmental and Energy Efficiency - The space must be constructed to meet the greater of LEED Silver equivalent as set under the *City Centre Area Plan* and the City's High Performance Building Policy.

### 4. Level of Finish

- a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);

- Walls and ceiling painted;
  - Window coverings installed (curtains or blinds);
  - Kitchen fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
  - Washrooms fully fitted out, including sink, toilet, and cabinets;
  - Wired for cablevision, internet, phone, and security;
  - Light fixtures installed;
  - Non-movable indoor cabinets, including cubbies;
  - All outdoor landscaping, including all permanently mounted play equipment and furnishings;
  - Operable, exterior windows; and
  - Noise attenuation to the satisfaction of the City.
- b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)
- c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).
- d) The child care may be situated near the project's affordable housing component (but not if it is be "subsidized housing" unless this is specifically approved in advance by the City).

## 5. Tenure

Parcel: Air space parcel for indoor space, outdoor play area and parking  
Ownership: Developer transfers ownership of the above to the City

## 6. Legal

As a condition of completing the pending rezoning, legal documents will be required to secure the child care facility construction, including a "no-development" covenant, an option to purchase, a Letter of Credit, and/or other measures as determined to the satisfaction of the City to be summarized in the Rezoning Considerations letter and following legal documents and requirements flowing from these considerations to be completed prior to adoption of rezoning for the subject development.

Attachment 3

5640 Hollybridge Way (Cressey) Rezoning Application

Transportation Servicing Agreement Requirements

Transportation Servicing Agreement Requirements : Prior to rezoning adoption, the developer must complete all design work required in respect to the Transportation Servicing Agreement Requirements described below, to the satisfaction of the Director of Transportation, Director of Development, Director of Engineering, and Senior Manager, Parks. More specifically, all transportation improvements identified in the Transportation Impact Assessment (TIA) are to be addressed via the Servicing Agreement process for this development. Complete and detailed road and traffic management design is subject to final functional road design and detailed design approval by the Director of Transportation. DCC credits are available for road and frontage works carried out within existing city right-of-way and dedicated road right-of-way as defined in the City DCC Program. The road and frontage works shall be completed to the satisfaction of the Director of Transportation and the Director of Development. The Transportation-related Servicing Agreement works shall include, but are not limited to the following.

1. Lansdowne Road

- a) The ultimate road cross-section of Lansdowne Road (between Gilbert Road and Hollybridge Way) is to consist of two 3.35 m wide eastbound traffic lanes, two 3.35 m wide westbound traffic lanes, and a 3.2 m wide "back-to-back" left turn lane (with a left turn lane at each of the two end intersections). This cross-section can be accommodated within the existing curb-to-curb pavement width with the exception of the eastbound curb lane at the west approach of the Gilbert/Lansdowne intersection (the eastbound curb lane is to be widened to achieve better lane continuity across the intersection per details shown on Attachment 1). The developer is required to prepare a functional design and pavement marking plan to show the provision of five traffic lanes within the existing pavement width and the ultimate lane configuration. The design is to demonstrate compatibility with the adjacent road network elements and that traffic safety and operational efficiency can be maintained. The frontage improvements (behind the south curb) shall include curb and gutter, a minimum 1.5 m wide landscaped boulevard (exclusive of the 0.15 m wide curb) and a minimum 2.0 m wide sidewalk. Additional frontage improvements beyond the 2.0 m wide sidewalk (including a wider sidewalk, wider boulevard and additional landscaping features) may be required by City Planning and Parks as part of the review process of the building design. The City has a 21.65 m right-of-way over this section of Lansdowne Road. To accommodate the required frontage improvements, a road dedication as generally shown on Attachment 1 is required. Corner cuts (minimum 4 m x 4 m, measured from new property lines, dedicated or via a public-right-of passage) are required at these intersections: Lansdowne Road/Gilbert Road (southwest corner); and Lansdowne Road/Hollybridge Way (southeast corner).
- b) As part of the TDM-related works (in respect to eligible parking reductions), the developer shall design and construct a 2.0 m wide interim asphalt sidewalk behind the curb on the north side of Lansdowne Road between Gilbert Road and Alderbridge Way. (Note: The budget and funding for these TDM measures shall be based on the developer's voluntary contribution, the value of which contribution shall be determined via the design process for the required works, to the satisfaction of the Director of Transportation.)

2. Lansdowne Road/Hollybridge Way Intersection

- a) As part of the City Centre Transportation Plan (CCTP) road network, the existing Lansdowne Road/Hollybridge Way "T-intersection" is to be reconstructed as a four-legged intersection with traffic signalization to provide a direct connection between these two roadways. This new intersection will consist of four approaches: Hollybridge Way North, Hollybridge Way South, Pearson Way, and Lansdowne Road. The lane configurations are: (i) Hollybridge Way north approach - two 3.35 m wide departure lanes, a 3.45 m wide left turn lane, a 3.20 m wide and a 3.25 m wide receiving lanes; (ii) Pearson Way approach - a 5.6 m wide receiving lane, a 3.2 m wide left turn lane and a 3.2 m wide right-turn/through lane; (iii) Hollybridge Way south approach - a 3.25 m wide and a

3.2 m wide receiving lanes, a 3.2 m wide left turn lane, and a 3.35 m wide departure lane; and (iv) Lansdowne Road approach - two 3.35 m wide departure lanes, a 3.2 m wide left turn lane, and two 3.35 m wide receiving lanes. The realignment of Hollybridge Way and Lansdowne Road, traffic signalization and the construction of the Pearson Way approach will be coordinated and undertaken as part of the rezoning process of an adjacent site (5440 Hollybridge Way). DCC credits are available for road and frontage works carried out within the existing Lansdowne city right-of-way and dedicated road right-of-way as defined in the City DCC Program.

- b) The subject development (5640 Hollybridge Way) is responsible for all works on Hollybridge Way south of Lansdowne Road that are required to connect Hollybridge Way to the new Lansdowne/Hollybridge Way intersection. The road widening work extends from the south end of the curb returns on both sides of Hollybridge Way, immediately south of the Lansdowne / Hollybridge Way intersection southwards to the points where the works transition into the existing pavement of Hollybridge Way as shown on Attachment 1. (Note: The developer's contribution shall be based on the budget and funding for the Hollybridge Way/Lansdowne Road intersection and road realignment works, the value of which contribution shall be determined via the City approved design and cost estimates for the required works, to the satisfaction of the Director of Transportation. These works on Hollybridge Way are not on the DCC Program and are not eligible for DCC Credits.)

### 3. Hollybridge Way

- a) The scope of work includes the widening of Hollybridge Way (between Lansdowne Road and Elmbridge Way). The lane configurations are: (i) at the Hollybridge Way/Elmbridge Way intersection - a 3.25 m wide southbound right turn lane, a 3.2 m wide southbound left turn lane, a raised 2.5 m wide raced median, and a 5.4 m wide northbound receiving lane; (ii) at the Hollybridge Way/Lansdowne Road intersection - a 3.25 m wide southbound curb lane, a 3.2 m wide southbound lane, a 3.2 m wide northbound left turn lane and a 3.35 m wide northbound departure lane separated by a 1.65 m wide painted median; and (iii) at midblock Hollybridge Way - a 3.25 m wide southbound curb lane, a 3.2 m wide southbound lane, a 3.2 m wide development access left turn lane and a 3.85 m wide northbound lane.
- b) The road widening works also include the realignment of Hollybridge Way from the south end of the curb returns on both sides of Hollybridge Way, immediately south of the Lansdowne / Hollybridge Way intersection southwards to the points where the works transition into the existing pavement of Hollybridge Way as shown on Attachment 1. (Note: The developer's contribution shall be based on the budget and funding for the Hollybridge Way/Lansdowne Road intersection and road realignment works, the value of which contribution shall be determined via the City approved design and cost estimates for the required works, to the satisfaction of the Director of Transportation.)
- c) The works on Hollybridge Way are not on the DCC Program and are not eligible for DCC Credits.
- d) The frontage improvements (behind the east curb) shall include curb and gutter, landscaped boulevard, sidewalk and other frontage improvements as determined by City Parks and Planning as part of the review of the building design and the design of the park space along the development's Hollybridge Way frontage.

### 4. Elmbridge Way

- a) Road widening on Elmbridge Way between Gilbert Road and Hollybridge Way is not required. The existing curb-to-curb road elements are to be retained. The frontage improvements (behind the north curb) shall include curb and gutter, a minimum 1.5 m wide landscaped boulevard (exclusive of the 0.15 m wide curb) and a 2.0 m wide sidewalk. Additional frontage improvements (including a wider sidewalk, wider boulevard and additional landscaping features) may be required by City Planning and Parks as part of the review of the building design. A 0.26m wide public right-of- passage along the development's Elmbridge Way frontage as shown Attachment 1 is

required. Corner cuts (minimum 4 m x 4 m, measured from new property lines, dedicated or via a public-right-of passage) are required at these intersections: Elmbridge Way/Gilbert Road (northwest corner); and Hollybridge Way/Elmbridge Way (northeast corner).

- b) Other required works include the modifications of the existing traffic signals at the Elmbridge Way/Gilbert Road and Elmbridge Way/Hollybridge Way intersections. The two existing driveways along the development's Elmbridge Way frontage are to be closed to provide a continuous curb and gutter, landscaped boulevard and sidewalk on the north side of this section of Elmbridge Way.

#### 5. Gilbert Road

- a) The scope of work includes the widening of Gilbert Road (between Lansdowne Road and Elmbridge Way) to provide an additional 1.8 m wide southbound bike lane. The existing lane configuration between the median and the east curb inclusive is to be maintained, i.e. 1.8 m wide northbound bike lane, 3.65 m wide northbound curb lane, 3.35 m wide northbound lane, 3.3 m wide northbound left turn lane, and a 1.2 m wide raised median. In the southbound direction, upon completion of the road widening, the lane configuration shall consist of a 1.8 m wide bike lane, a 3.3 m wide curb lane, and a 3.35 m wide center traffic lane. The frontage improvements (behind the west curb) include greenway treatments, curb and gutter, street trees, furnishings, a 1.5 m wide landscaped boulevard (exclusive of the 0.15 m wide curb), a "rain garden" of variable width, and a minimum 3.0 m wide sidewalk. An approximate 6.3m to 8.3m wide property right-of-passage as generally shown on Attachment 1 is required to accommodate these frontage improvements which will include the relevant elements contained within the Gilbert Greenway Design Principles (Attachment 5). Additional frontage improvements (including a wider sidewalk, wider boulevard and additional landscaping features) may be required by City Planning and Parks as part of the review of the building design and greenway design. Corner cuts (minimum 4 m x 4 m, measured from new property lines, dedicated or via a public-right-of passage) are required at these intersections: Lansdowne Road/Gilbert Road (southwest corner); and Gilbert Road /Elmbridge Way (northwest corner).
- b) As part of the Gilbert Road/Lansdowne Road intersection works and to meet the ultimate Gilbert Road cross-section for traffic safety and operational efficiency reasons, the developer is required to widen Gilbert Road north of Lansdowne Road (curb-to-curb inclusive) for a distance of approximately 60.0 m. The finished road cross-section shall consist of curb and gutter (both sides of the road), two northbound and two southbound traffic lanes, southbound left turn lane (at the Lansdowne Road intersection), northbound and southbound bike lanes and a raised median (minimum 1.2 m wide). The lane widths are 3.25 m (all traffic lanes) and 1.8 m (bike lanes). As part of the frontage improvements constructed by an adjacent development, in the northbound direction approximately a 45.0 m long section of the full pavement width (without curb and gutter) and a 66.0 m long taper section are now in place. In the southbound direction, the width of the existing pavement and lane configuration is the same as that to the south of Lansdowne Road over a distance of 25.0 m with a 30:1 taper section. Consistent with frontage requirements that involve intersection works, road widening for a tangent section of 30 m and a 30:1 taper section is required beyond the intersection. The scope of work required on Gilbert Road north of Lansdowne Road of the subject development would be the net of the works previously carried out by an adjacent development and by the City as described above.
- c) DCC credits are available for road and frontage works carried out within the existing Gilbert Road city right-of-way and dedicated road right-of-way as defined in the City DCC Program.

#### 6. Traffic Signals

The following traffic signal works are to be carried out by the developer. Property dedication or PROP (exact dimensions to be confirmed through the Servicing Agreement process) for the placement of traffic controller cabinet and other traffic signal equipment is required.

- a) Modifications to the existing traffic signals at these intersections are required: Gilbert Road/Elmbridge Way, Gilbert Road/Lansdowne Road, and Elmbridge Way/Hollybridge Way. The traffic signal modifications may include but are not limited to the following: repair, modification and/or installation of vehicle detection; relocation and/or replacement of traffic signal poles, bases, junction boxes, signal heads and conduit; relocation of traffic signal controller cabinet and base; modification and/or installation of City standard accessible pedestrian signals and illuminated street name signs; repair, modification and/or installation of communications cable (both fibre optics and copper); and property acquisition (or utility ROW) to house traffic signal equipment.
- b) The existing Hollybridge Way/Lansdowne Road T-intersection will be reconstructed as a 4-legged signalized intersection by an adjacent development. The subject development is required to make modifications to the traffic signals at this future new intersection. The traffic signal modifications will include some or all of the items described in part (a) immediately above.

#### 7. Transit Amenities

The developer shall provide \$25,000 for a City Centre-style transit shelter with associated transit accessibility requirements. The exact location of this transit shelter shall be determined by the City in consultation with Coast Mountain Bus Company.

#### 8. Parking Strategy and TDM Measures to Support Parking Relaxations

Prior to a Development Permit for any portion of the 5640 Hollybridge Way development being forwarded to the Development Permit Panel for consideration, the developer is required to submit a parking strategy demonstrating the subject development's compliance, on a building phase by building phase basis, with the Zoning Bylaw in respect to Transportation Demand Management (TDM) measures and related parking relaxations (i.e. up to a 10% reduction in the minimum number required parking spaces for both residential and non-residential uses), as determined to the satisfaction of the City. In addition to the Temporary Frontage Improvements (in the form of a 2.0 m asphalt walkway) along the north side of Lansdowne Road between Gilbert Road and Alderbridge Way (required to be included within the Servicing Agreement prior to rezoning adoption), TDM measures shall include, but may not be limited to the following:

- a) For non-residential uses, one end-of-trip facility for each gender. The minimum requirements for each facility are: shower, change room, wash basin (with grooming station, counter, mirror and electrical outlets), handicapped accessible toilets and lockers. The end-of-trip facilities are to be accessible to all commercial tenants of each phase of the development.
- b) Provision of electric vehicle and bicycle plug-in services including: (i) For residential uses - 240V service shall be provided for 20% of parking stalls; (ii) For commercial uses - 240V service shall be provided for 10% of parking stalls; and (iii) for bicycle users - 120V service shall be provided for 5% of the total Class 1 bicycle racks or one per bicycle storage compound, whichever is greater. The minimum electric vehicle and bicycle parking service requirements are to include conduits, circuit breakers, and wiring in form acceptable to the City (actual outlets to be provided later by strata owners).
- c) Construction of an interim 2.0 m wide asphalt walkway on the north side of Lansdowne Road between Gilbert Road and Alderbridge Way.

#### 9. Development Vehicle Access

- a) Vehicle access to this development shall be provided at: (i) Lansdowne Road - right-in/right-out (left turn restrictions indicated by signage); and (ii) Hollybridge Way - all directional movements permitted except for the left-out turning movements (left-out turn restrictions to be controlled by the construction of a raised median on Hollybridge Way). The two existing driveways to the site on Elmbridge Way are to be closed.

- b) Registration of a restrictive covenant and/or alternative legal agreement on title, to the satisfaction of the City, prohibiting driveway crossings along the subject site's Gilbert Road and Elmbridge Way frontages.

10. Commercial Parking

Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title restricting parking provided on-site in respect to commercial uses (as per the Rezoning Bylaw) such that:

- a) No commercial parking spaces may be provided in a tandem arrangement.
- b) Not more than 50% of commercial parking spaces as per an approved Development Permit may be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others. The remaining 50% of commercial parking spaces must be made available to visitors to the residential units of this development.
- c) Commercial parking spaces not designated by the owner and/or operator for the exclusive use of employees, specific businesses, and/or others must include a proportional number of handicapped and small car parking spaces, as per Zoning Bylaw (e.g. maximum 50% small car parking spaces).

11. Construction Parking and Traffic Management Plan

Prior to Building Permit approval, the developer is to submit a detailed Construction Parking and Traffic Management Plan prepared to the satisfaction of the City. This plan is to identify (for each development phase): construction vehicle access and emergency vehicle access; parking facilities for workers, services, deliveries and loading; and staging area for construction vehicles and materials (facilities for staging activities are not available on any of the public roadways peripheral to the subject site). The plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for Works on Roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570, and must demonstrate to the satisfaction of the City that access to the Richmond Oval will not be interrupted.

**Attachment 4  
Street and Park Lighting**

<b>CRESSEY @ 5640 Hollybridge Way</b>	
<b>A. City Streets</b>	
1. Gilbert Road (Both sides of street)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, banner arms, and duplex receptacles, but EXCLUDING any flower basket holders or irrigation.</li> <li>• Pedestrian lighting @ back of curb: <u>Type 8</u> (LED) INCLUDING 1 pedestrian luminaire set perpendicular to the roadway and duplex receptacles, but EXCLUDING any banner arms, flower basket holders, or irrigation.</li> </ul> <p><b>NOTE #1: Existing traffic signal @ Lansdowne Road must be modified so that pole colour &amp; luminaires/arms match Type 7 lights (i.e. grey poles, LED).</b></p> <p><b>NOTE #2: Existing Type 3 (HPS) streetlights along east side of Gilbert Road require modification to match new Type 7 lights @ the subject site (i.e. grey poles, LED).</b></p>
2. Gilbert Road @ Richmond Winter Club frontage (Both sides of street)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, and banner arms, but EXCLUDING any flower basket holders, irrigation, or duplex receptacles.</li> <li>• Pedestrian lighting @ back of curb: <u>Type 8</u> (LED) INCLUDING 1 pedestrian luminaire set perpendicular to the roadway, but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.</li> </ul> <p><b>NOTE #1: Existing traffic signal @ Lansdowne Road must be modified so that pole colour &amp; luminaires/arms match Type 7 lights (i.e. grey poles, LED).</b></p> <p><b>NOTE #2: Existing Type 3 (HPS) streetlights along east side of Gilbert Road require modification to match new Type 7 lights @ the subject site (i.e. grey poles, LED).</b></p>
3. Elmbridge Way (North side of street)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.</li> </ul>
4. Hollybridge Way (Both sides of street)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Roadway lighting @ back of curb (alternating with pedestrian lighting): <u>Type 7</u> (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, banner arms, 2 flower basket holders, irrigation, and 1 duplex receptacle.</li> <li>• Pedestrian lighting @ back of curb (alternating with roadway lighting): <u>Type 8</u> (LED) INCLUDING 1 pedestrian luminaire, 2 flower basket holders, irrigation, and 1 duplex receptacle, but EXCLUDING any banner arms.</li> </ul>
5. Lansdowne Road (South side of street) (TO BE CONFIRMED VIA SERVICING AGREEMENT & DP PROCESSES)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Roadway lighting @ back of curb (alternating with pedestrian lighting): <u>Type 7</u> (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire, banner arms, 2 flower basket holders, irrigation, and 1 duplex receptacle.</li> <li>• Pedestrian lighting @ back of curb (alternating with roadway lighting): <u>Type 8</u> (LED) INCLUDING 1 pedestrian luminaire, 2 flower basket holders, irrigation, and 1 duplex receptacle, but EXCLUDING any banner arms.</li> </ul> <p><b>NOTE: Existing traffic signal @ Lansdowne Road must be modified so that pole colour &amp; luminaires/arms match Type 7 lights (i.e. grey poles, LED).</b></p>
<b>B. Off-Street Publicly-Accessible Walkways &amp; Open Spaces</b>	
1. Hollybridge Way ("Pocket park" @ east side of street) (TO BE CONFIRMED VIA SERVICING AGREEMENT & DP PROCESSES)	<ul style="list-style-type: none"> <li>• Pole colour: Grey</li> <li>• Pedestrian lighting: <u>Type 8</u> (LED) INCLUDING 1 pedestrian luminaire, but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.</li> </ul>

## Attachment 5

### Gilbert Greenway Design Principles

#### (With Applicable Gilbert Road Section for this Project)

##### ***Gilbert Road: The Downtown Gateway***

Gilbert Road is one of the most prominent gateways into Richmond's downtown. At the north end, it forms an important gateway for traffic entering the city from the Dinsmore Bridge. Gilbert Road is also a key pedestrian and cycling greenway and presents the opportunity to create a strong link between Minoru Park and the waterfront.

The City's heritage lot at 6900 River Road and the future waterfront park frame the south end of the Dinsmore Bridge. From the end of the bridge moving south, the road right of way is very generous but narrows toward the intersection with Lansdowne Road where it is more typical in width. The gateway features and landscape elements should therefore be grand in scale with a general character of a bold, green corridor with references (natural, cultural and industrial) to the City's relationship to the Fraser River and estuary.

#### **1. Lansdowne Rd. to Westminster Hwy.**

##### **East Side**

###### *Greenway elements:*

- one north-bound, on-street cycling lane
- 2.5 metre boulevard
- a minimum 3.0 metre wide pedestrian walkway

###### *Landscape:*

- large street trees centred in the boulevard at approximately 8 metres, or less, on centre (species to be determined)
- planted areas between walkway and building frontage consisting of ornamental and native species at key nodes and street intersections to add seasonal interest and define gateways/entry points

##### **West Side**

###### *Greenway elements:*

- one south-bound, on-street cycling lane
- 2.5 m treed boulevard
- 3 m pedestrian walkway

###### *Landscape:*

- large street trees centred in the boulevard at approximately 8 metres, or less, on centre (species to be determined)
- groves of trees (each comprised of 10 or more trees, mixed deciduous and coniferous species) between the pedestrian walkway and the building frontages.
- "river-like" landscape elements (incl. water features) of varied width on the west side of the pedestrian walkway within PROP SRW



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8957 (RZ 12-602449)  
5640 Hollybridge Way**

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 **RESIDENTIAL / LIMITED COMMERCIAL (RCL3)**.

P.I.D. 006-096-115

Lot 109 Section 5 Block 4 North Range 6 West New Westminster District Plan 46385

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8957"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>MB</i>
APPROVED by Director or Solicitor <i>al</i>

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** October 23, 2012

**File:** RZ 12-617436


**Re:** **Amendment to Single-Family Lot Size Policy 5467 in Section 23-4-7**  
**Application by Vanlux Development Inc. for a Rezoning at 4691, 4731 and 4851**  
**Francis Road from Single Detached (RS1/E) and Land Use Contract (LUC061) to**  
**Single Detached (ZS21) - Lancelot Gate (Seafair)**

### Staff Recommendation

1. That Single-Family Lot Size Policy No. 5467 in Section 23-4-7, adopted by Council on March 15, 1999, be amended to exclude those properties fronting Francis Road between Lancelot Gate and Railway Avenue as shown on **Attachment 4** to the report dated October 23, 2012, from the Director of Development.
2. That the provisions of "Land Use Contract 061" be discharged from 4851 Francis Road and that Bylaw 8965, to create "Single Detached (ZS21) – Lancelot Gate (Seafair)", and for the rezoning of 4691, 4731 and 4851 Francis Road from "Single Detached (RS1/E) and Land Use Contract (LUC061)" to "Single Detached (ZS21) – Lancelot Gate (Seafair)", be introduced and given first reading.

  
Wayne Craig  
Director of Development  
(604-247-4625)

WC:el  
Att. (11)

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

## Staff Report

### Origin

Vanlux Development Inc. has applied to rezone a 3,613 m<sup>2</sup> (38,891 ft<sup>2</sup>) site consisting of three (3) lots located at 4691, 4731 and 4851 Francis Road (**Attachment 1**) from Single Detached (RS1/E) and Land Use Contract (LUC061) to Single Detached (ZS21) – Lancelot Gate (Seafair) for the purpose of creating five (5) single-family lots approximately 15.3 m (50 ft.) wide (**Attachment 2**).

This application requires an amendment to the existing Single-Family Lot Size Policy 5467 (**Attachment 3**), which has been in effect for over five years. Prior to being able to consider this rezoning application, the existing Single-Family Lot Size Policy 5467 must be amended to allow properties fronting Francis Road between Lancelot Gate and Railway Avenue to be excluded from the Policy (**Attachment 4**).

### Background

On December 10, 2010, the developer submitted a Rezoning application (RZ 10-555932) to rezone the subject site to Medium Density Townhouses (RTM1) in order to develop a 19-unit townhouse complex on site.

On April 5, 2011, prior to a staff report being presented to Planning Committee for review, a group of residents from the Lancelot Gate Subdivision made a delegation to the Committee opposing the proposed townhouse development.

On June 10, 2011, the developer withdrew the townhouse application (RZ 10-555932) in response to the feedback from the area residents.

The developer has worked with the area residents on various development scenarios in the past year and gotten support from the immediate neighbours on the proposed 5-lot subdivision. An e-mail from the resident group can be found in **Attachment 5**. The requests from the area residents are summarized below with responses to the requests provided in *italics*.

1. A 10.0 m rear yard setback on the new lot.

*A provision to require a minimum 10.0 m rear yard setback is included in the proposed site specific zone.*

2. Maximum lot elevation and building height, including any required increases in lot elevation, to be “basically” match those of immediately adjacent homes to the north.

*The provisions related to building height in the proposed site specific zone is exactly the same as in the Single Detached (RS1/E) zone of the adjacent properties to the north. Any grade manipulation will be abided by the zoning bylaw. Perimeter drainage will be required at the Building Permit stage.*

3. Lot coverage to be limited to between 2,800 and 3,000 square feet.

*A provision to limit the lot coverage for buildings to the lower of 40% of the lot area or 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>) is included in the proposed site specific zone.*

## **Related Policies & Studies**

### OCP Designation

The Official Community Plan's (OCP) Specific Land Use Map designation for this property is "Low-Density Residential".

### Lot Size Policy 5467

The subject property lies within an area affected by Single-Family Lot Size Policy 5467, which was adopted by Council on March 15, 1999 (**Attachment 3**). This Policy currently restricts rezoning and subdivision of properties along Francis Road to Single Detached (RS2/E) except for 4271, 4415/4417, and 4731 Francis Road (one of the subject properties), in which case Single Detached (RS2/C) is permitted. These lots were identified in the Policy because these are the only lots that were wide enough for a two (2) lot subdivision under the Single Detached (RS2/C) zone without a land assembly.

### Arterial Road Redevelopment and Lane Establishment Policies

The subject site is not specifically identified for development on the arterial road maps in the existing OCP or the proposed new OCP. The subject application is being brought forward for consideration based on its own merits because it doesn't involve compact single-family or coach house lots with a lane nor a townhouse proposal.

## **Part 1 – Proposed Amendment to Lot Size Policy 5467**

The proposed amendment to Lot Size Policy 5467 (**Attachment 4**) would exclude properties fronting Francis Road between Lancelot Gate and Railway Avenue from the current policy area.

## **Consultation**

In September 2012, a letter regarding the proposed amendment to Lot Size Policy 5467 in Section 23-4-7 (**Attachment 6**) was sent to the owners and residents of all properties within the policy area. There have been no concerns expressed by the owners/residents about the proposed amendment and single-family subdivision.

A separate letter (**Attachment 7**) to the owners and residents of all properties within the Lancelot Gate Subdivision (see **Attachment 8** for consultation area) was also sent out in September 2012 to notify the area residents of the single-family subdivision proposal. One telephone call was received and concern regarding parking on the local street was expressed. Staff explained to the resident that the parking requirements for the proposed new single-family lots will be the same as those for the existing single-family development within the neighbourhood (i.e., two (2) parking spaces per lot); additional parking could be provided on the driveway onsite.

### Staff Comments

The current Lot Size Policy 5467 permits one (1) of the three (3) lots within the subject site (4731 Francis Road) to be rezoned and subdivided as per Single Detached (RS2/C) (minimum 13.5 m wide frontage). With a lot width of 40.2 m, 4731 Francis Road is 0.3 m short for a three (3) lot subdivision. Under the current Lot Size Policy 5467, there is no development potential for 4691 Francis Road (zoned RS1/E) and 4851 Francis Road (in LUC 061).

The applicant is proposing to rezone the subject site to allow the three (3) existing lots to subdivide into five (5) single family lots, each with a lot width of approximately 15.0 m (50 ft.). Due to the deep length of the subject site, the sizes of the proposed lots (range from 671.4 m<sup>2</sup> to 750.3 m<sup>2</sup>) are well beyond the minimum lot area requirement of 550 m<sup>2</sup> under the RS1/E zone, which is the zoning for the adjacent single-family developments to the north and west.

Although the proposal is not consistent with the minimum lot size (width) supported in the Single-Family Lot Size Policy, it is consistent with the overall intent of the OCP and the intent of Lot Size Policy 5467 to allow larger lots fronting on Francis Road to be subdivided into 13.5 m wide lots. The rezoning is also consistent with Council's desire to replace a Land Use Contract with zoning.

### Proposed Single Detached (ZS21) – Lancelot Gate (Seafair)

A site specific zone is being proposed for the subject site in order to incorporate the specific rear yard setback (10.0 m) and maximum lot coverage for buildings request from the neighbours. The proposed Single Detached (ZS21) – Lancelot Gate (Seafair) zone is drafted based on the current Single Detached (RS2/C) and Single Detached (RS2/E) zones to ensure compatibility to the adjacent single-family developments.

Typically, a 9.0 m front yard setback is required for RS2/C lots fronting on an arterial road. However, due to the increase of rear yard setback, a reduced front yard setback to a single storey garage is proposed.

Please see the table below for a comparison among the three (3) different single-family residential zones:

	Single Detached (RS2/E)	Single Detached (RS2/C)	Proposed Site Specific Residential (Single Detached) Zone
Front Yard Setback	6.0 m	9.0 m (where the driveway access is on an arterial road)	<i>9.0 m (except that a single story garage attached to the principal building maybe located in the front yard but no closer than 6.0 m to the front lot line)</i>
Interior Side Yard Setback	1.8 m to 2.0 m	1.2 m	1.2 m

Cont.	Single Detached (RS2/E)	Single Detached (RS2/C)	Proposed Site Specific Residential (Single Detached) Zone
Rear Yard Setback	6.0 m	6.0 m	<i>10.0 m</i>
Minimum Width	18.0 m	13.5 m	13.5 m
Minimum Lot Area	550 m <sup>2</sup>	360 m <sup>2</sup>	550 m <sup>2</sup>
Lot Coverage for Buildings	45%	45%	<i>45%, but no greater than 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>)</i>
Lot Coverage for Landscaping with Live Plant Material	30%	25%	30%

All other provisions under the three (3) zones, including Permitted Uses, Permitted Density, Permitted Heights, and On-Site Parking, are identical.

### Analysis

#### Option 1: Retain the existing Single Family Lot Size Policy 5467 (*Not Recommended*).

Under this option:

- No subdivision potential for properties fronting Francis Road between Lancelot Gate and Railway Avenue except for a 2-lot split at 4731 Francis Road.
- No Affordable Housing contributions will be provided; 4731 Francis Road can be subdivided into two (2) lots under the current RS1/E zone; no rezoning is required.
- 4851 Francis Road remains in LUC061; where limited provisions are included to control the massing of the dwellings.
- No road dedication will be provided along Francis Road for future road widening at the Francis Road/Railway Avenue intersection.
- No infrastructure upgrades or frontage improvements along the frontage will be provided by the developer since no rezoning is required for the 2-lot subdivision at 4731 Francis Road.
- No additional rear yard setback or reduced lot coverage for buildings, as requested by the neighbours to the north.

**Option 2: Amend Lot Size Policy 5467 to exclude those properties fronting Francis Road between Lancelot Gate and Railway Avenue (*Recommended*).**

Under this option:

- Rezoning and subdivision of properties along Francis Road between Lancelot Gate and Railway Avenue would be based on its own merit.
- LUC061 at 4851 Francis Road will be discharged and replaced with zoning, where building height and massing, front and rear yard setbacks, as well as lot coverage for building and landscaping will be controlled by zoning.
- Landscaping in the front yards of the newly created lots will be reviewed by staff as landscape plans are required for arterial road developments.
- Infrastructure upgrades, frontage improvements, and road dedication for future road widening will be provided through rezoning.
- Affordable Housing will be provided through rezoning of the site.
- Additional rear yard setback on the proposed lots and reduced lot coverage for buildings will be required through rezoning, as requested by the owners and residents of the adjacent properties to the north.
- The amended Single-Family Lot Size Policy 5467 would be implemented for a minimum of five (5) years (to 2017).
- The rest of the properties on the block would have no subdivision potential on an individual basis.

**Part 2 – Proposed Rezoning of 4691, 4731 and 4851 Francis Road**

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 9**).

**Surrounding Development**

To the North: Existing single-family homes on lots zoned Single Detached (RS1/E) fronting Lancelot Drive.

To the East: Geal Road right-of-way (unopened road), a linear railway right-of-way, and then Railway Avenue.

To the South: Across Francis Road, a low-density townhouse complex in Land Use Contract (LUC009).

To the West: Existing single-family homes on lots zoned Single Detached (RS1/E) fronting Francis Road.

## Staff Comments

### Tree Preservation and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application; 22 bylaw-sized trees on site were identified and assessed.

### *Tree Removal*

One (1) Maple tree and 20 fruit trees (17 Cherry, 2 Plum and 1 Apple) are identified for removal. These trees all have either existing structural defects (previously topped, upper canopy cavities or inclusions) and/or are in visible decline. In addition, the City's Tree Preservation Coordinator concurred with the Arborist's recommendations to remove a 25 cm cal Norway Maple tree that would be impacted by the driveway and grade changes. Based on the 2:1 tree replacement ratio goal stated in the OCP, 42 replacement trees are required. Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# of replacement trees required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
11	20-30 cm	22	6 cm		3.5 m
3	31-40 cm	6	8 cm		4.0 m
2	41-50 cm	4	9 cm		5.0 m
2	51-60 cm	4	10 cm		5.5 m
3	60 cm +	6	11 cm		6.0 m

In order to ensure that the proposed replacement trees will be planted and that the front yard of the lot will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include a landscape area in the front yard as well as 42 replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

### *Tree Retention on Site*

A 50 cm cal Red Maple tree located along the Francis Road street frontage is in good condition. Since this tree is located along the periphery of the site retention is more feasible. A Tree Survival Security to the City in the amount of \$2,000 is required to ensure that the Red Maple tree will be protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.

### *Neighbouring Trees*

Three (3) trees located on the neighbouring property to the north (4891 Lancelot Drive) and to the west (4671 Francis Road) are identified to be retained and protected. Tree protection fencing is proposed on site (see Tree Retention Plan in **Attachment 10**). As a condition to rezoning, the applicant is required to submit proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

### Site Servicing

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 2.0 m wide strip of property along the south property line of the site, up to 70.0 m measured from the Railway Avenue intersection stop bar eastbound.

The developer is also required to enter into a standard Servicing Agreement for the design and construction of frontage improvements from the west property line of the site to Railway Avenue. The improvements to include, but not limited to: 1.5 m concrete sidewalk at the new north property line of Francis Road with grass and treed boulevard between the new sidewalk and the existing curb. Improvements should also include new curb and gutter as well as a standard wheelchair ramp at the curb return. Existing signal pole will also need to be relocated. Please see Rezoning Considerations (**Attachment 11**) for details.

### Vehicle Access

Vehicle accesses to the new lots are to be from Francis Road; individual driveways are to be paired and designed to City standards (i.e., 5.0 m wide and a minimum distance of 1.0 m flare to flare).

Registration of a Restrictive Access Covenant is required to ensure that the individual driveways are designed to permit vehicles to turn around onsite, in order that vehicles do not back out onto Francis Road.

### Subdivision

Prior to approval of Subdivision the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment fee, and Servicing costs.

### Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite to be contained in the future dwelling on-site or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for this single-family rezoning application.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$17,682.29). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on three (3) of the five (5) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of

the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lots without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

#### 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.

#### **Analysis**

The developer replaced the original 19-unit townhouse development proposal with this new five (5) single-family lot subdivision (with a large rear yard setback) in response to the feedback of the area residents. The proposed land use, site layout, and building massing relates to the surrounding neighbourhood context. There were no opposition letters received while an e-mail in support of the revised proposal was submitted.

The rezoning of the site would replace Land Use Contract (LUC061) on 4851 Francis Road with zoning and would create a more coherent streetscape along Francis Road. In addition, the proposed development would provide the neighbourhood with a new sidewalk and boulevard to the Railway Avenue intersection and enable future road widening on Francis Road.

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

None.

#### **Conclusion**

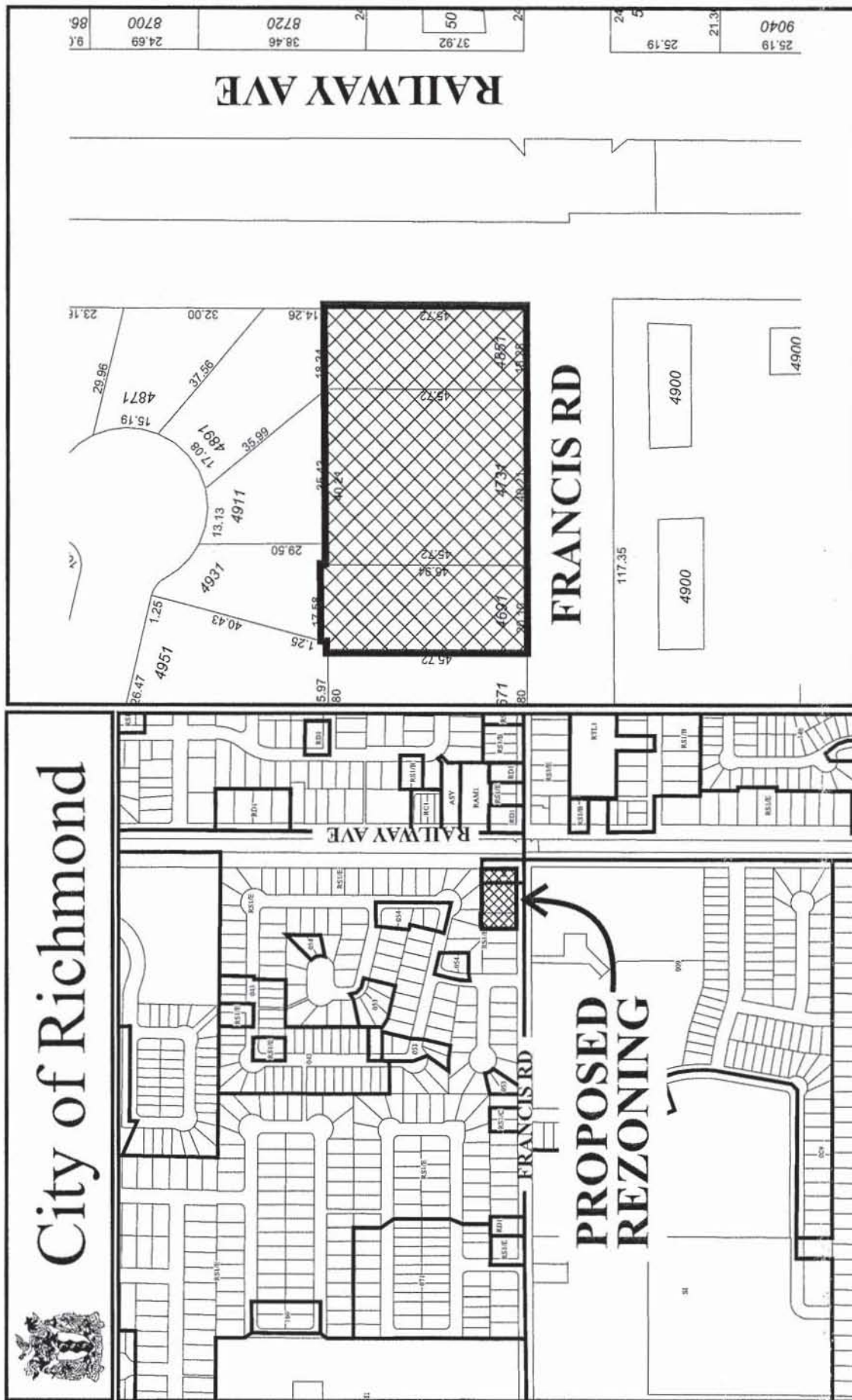
The proposed rezoning application to create five (5) new single-family lots is appropriate in the existing single-family residential neighbourhood along Francis Road. An amendment to Lot Size Policy 5467 to exclude those properties fronting Francis Road between Lancelot Gate and Railway Avenue is also being proposed in order to allow rezoning and subdivision in accordance with Single Detached (ZS21) – Lancelot Gate (Seafair) be considered on its own merit. The list of rezoning considerations is included as **Attachment 11**, which has been agreed to by the applicant (signed concurrence on file).

Based on consideration of the development proposal and public consultation, staff recommends approval of the Lot Size Policy amendment and rezoning application.



Edwin Lee  
Planner 1  
(604-276-4121)  
EL: kt

- Attachment 1: Location Map
- Attachment 2: Conceptual Subdivision Layout
- Attachment 3: Existing Lot Size Policy 5467
- Attachment 4: Proposed Amended Lot Size Policy 5467
- Attachment 5: Support Letter from Area Residents
- Attachment 6: Consultation Letter to Properties within Lot Size Policy 5467
- Attachment 7: Notification Letter to Properties within Lancelot Gate Subdivision
- Attachment 8: Consultation Area
- Attachment 9: Development Application Data Sheet
- Attachment 10: Tree Preservation Plan
- Attachment 11: Rezoning Considerations Concurrence



City of Richmond



RZ 12-617436

Original Date: 08/22/12  
Revision Date: 10/16/12  
Note: Dimensions are in METRES



RZ 12-617436

Original Date: 08/22/12

Amended Date:

Note: Dimensions are in METRES

# PROPOSED SUBDIVISION PLAN OF PART OF SECTION 23 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

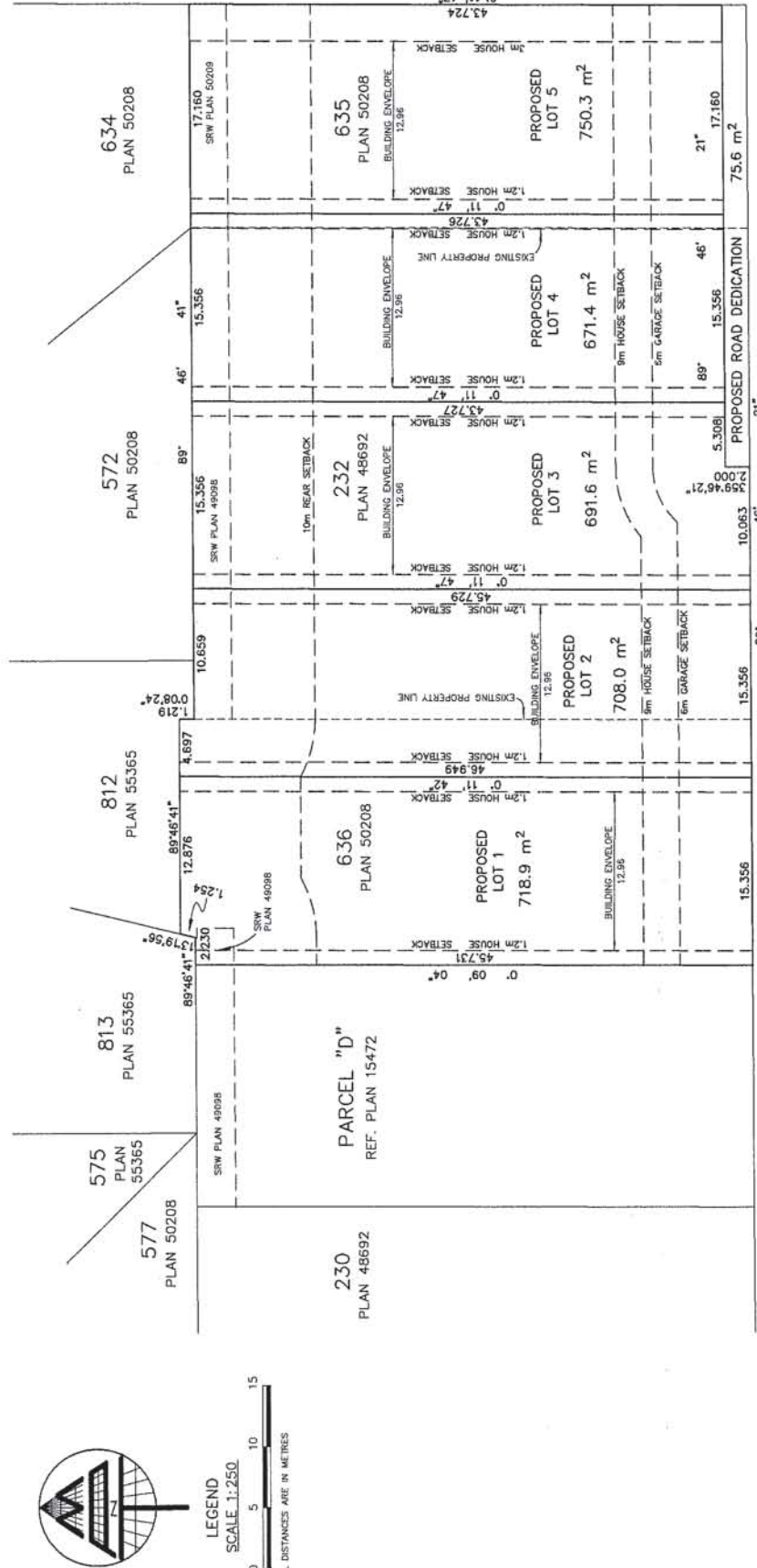
PARCEL IDENTIFIER (PID): LOT 636: 003-992-357  
LOT 232: 003-437-841  
LOT 635: 003-586-570

## CIVIC ADDRESSES:

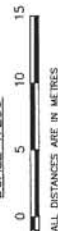
LOT 636: #4691 FRANCIS ROAD  
LOT 232: #4731 FRANCIS ROAD  
LOT 635: #4851 FRANCIS ROAD  
RICHMOND, B.C.

## LANDS DEALT WITH:

LOT 636 Sec 23 Bk4N R7W NWD PLAN 50208  
LOT 232 Sec 23 Bk4N R7W NWD PLAN 48692  
LOT 635 Sec 23 Bk4N R7W NWD PLAN 50208



LEGEND  
SCALE 1:250



PLN - 127

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MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS  
#230 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 804-270-9331  
FAX: 804-270-4137  
CAUTION: 16509-PRO-SUB.DWG  
R-12-16509-PRO-SUB

## EXISTING POLICY



## City of Richmond

## Policy Manual

Page 1 of 2

Adopted by Council: March 15, 1999

POLICY 5467

File Ref: 4430-00

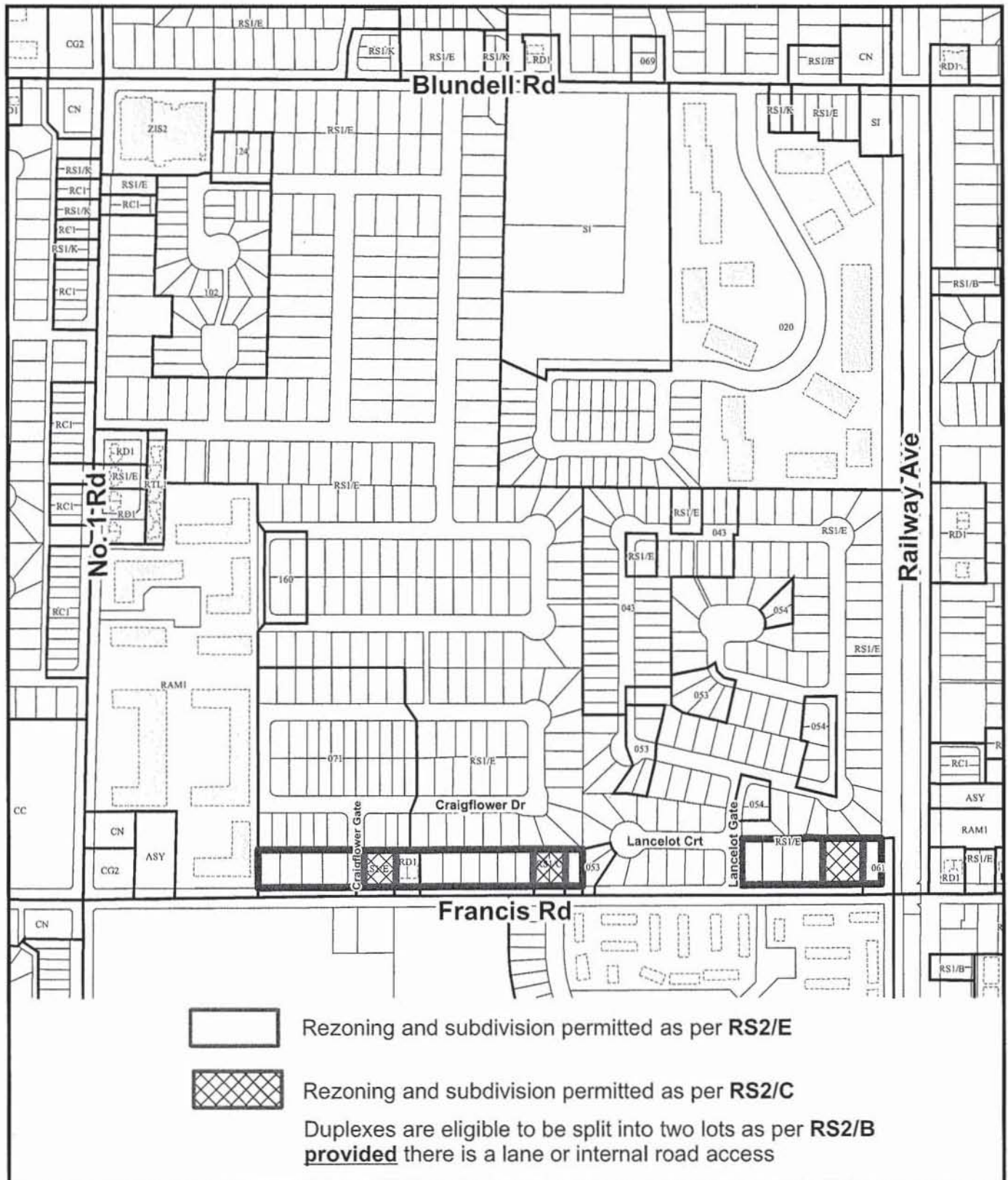
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7

**POLICY 5467:**

The following policy establishes lot sizes in Section 23-4-7, located in the area **fronting the north side of Francis Road, between Railway Avenue and No. 1 Road**:

1. That the properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road in Section 23-4-7, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the exception:
  - (a) that three lots, as shown cross-hatched on the accompanying plan, be permitted to rezone and subdivide as per Single Detached (RS2/C); and
  - (b) that existing duplexes be eligible to split into two lots provided that each new lot meets the requirement of Single Detached (RS2/B), and there is a lane or internal road access.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



## Policy 5467 Section 23, 4-7

Adopted Date: 03/15/99

Amended Date:

## PROPOSED POLICY



## City of Richmond

## Policy Manual

Page 1 of 2

Adopted by Council: March 15, 1999

POLICY 5467

File Ref: 4430-00

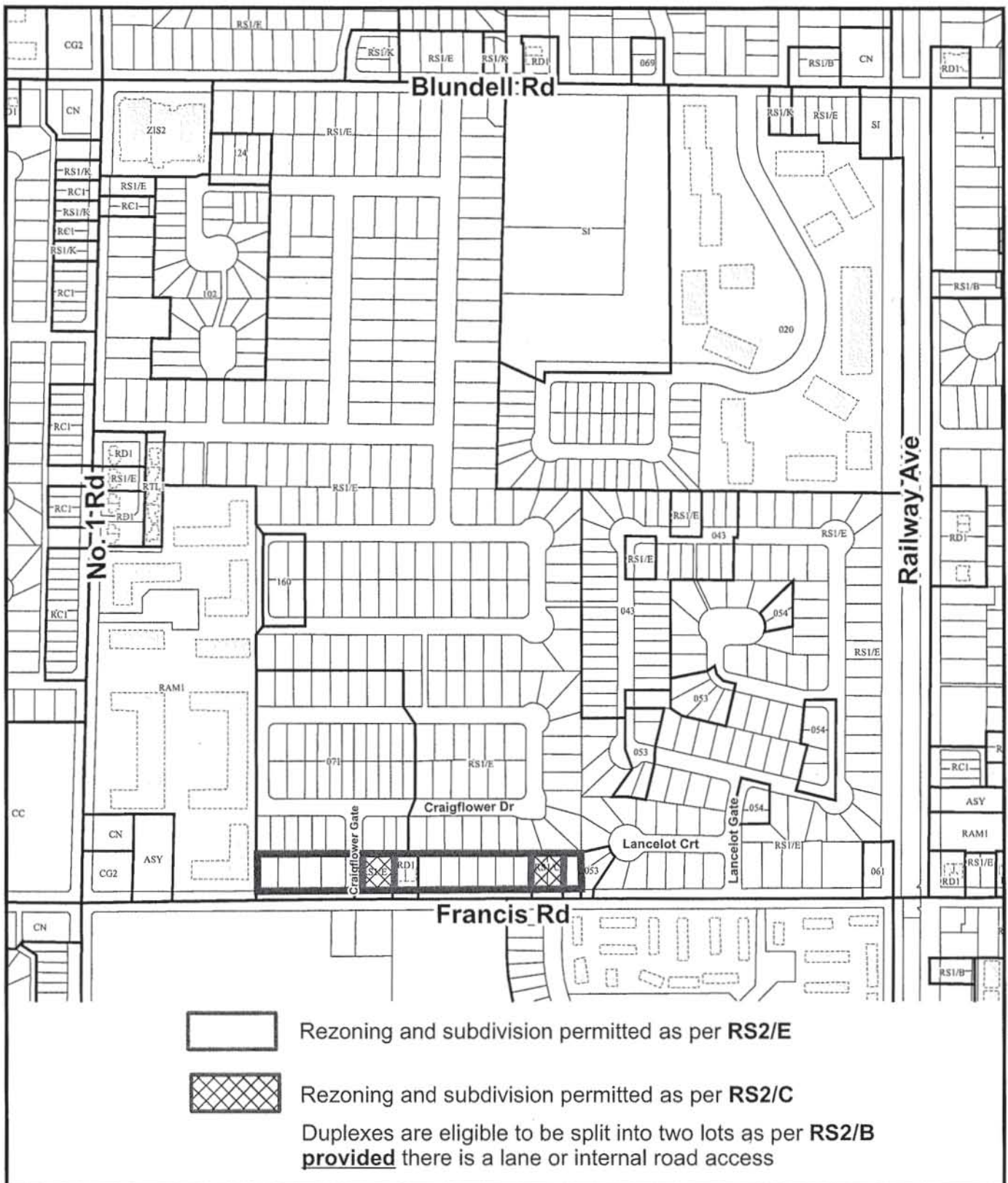
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7

**POLICY 5467:**

The following policy establishes lot sizes in Section 23-4-7, located in the area **fronting the north side of Francis Road, between Railway Avenue and No. 1 Road**:

1. That the properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road in Section 23-4-7, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the exception:
  - (a) that two lots, as shown cross-hatched on the accompanying plan, be permitted to rezone and subdivide as per Single Detached (RS2/C); and
  - (b) that existing duplexes be eligible to split into two lots provided that each new lot meets the requirement of Single Detached (RS2/B), and there is a lane or internal road access.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



Proposed Amended Policy 5467  
Section 23, 4-7

Adopted Date: 03/15/99

Amended Date:

**Lee, Edwin**

---

**From:** John & Sharon [jsparrott@shaw.ca]  
**Sent:** Thursday, 28 June 2012 11:28  
**To:** Lee, Edwin; Johnston, Sheila  
**Cc:** 'Nelia Busayong'; 'Mauvorneen Suttie'; 'MacDonald, Dave & Laurie'; 'Ellen Leung'; raympho@hotmail.com; 'Denny Lee'; joanne4911@shaw.ca; 'Jim Donaldson'; 'Carlo & Au'; info@vanluxdevelopment.com  
**Subject:** Re RZ10-555932, 4691, 4731, 4851 Francis Rd.  
**Attachments:** Francis Road  
**Categories:** Red Category

To Edwin Lee, City Planning Dept; CC to Peter, Tioco, President, Van Lux Development Inc., CC to City Planning Committee attn Bill McNulty, Chairman.

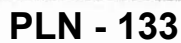
For the past year we have been discussing with Van Lux Developments Inc. their plans for the subject properties. They have now provided a proposed site plan, two building schemes and a site section, please see attached. As illustrated therein, they plan to apply for subdivision to five Single Family lots and rezoning to RS2-C. While we are given to understand the RS2-C is more liberal, in response to our concerns, the developer has undertaken to:

- 1) Maintain a minimum set-back of 10 meters on the Northern boundary of the new lots;
- 2) Ensure overall new home maximum elevation/ heights, including any required increase in lot elevation, will "basically" match those of immediately adjacent homes on the North side
- 3) Ensure lot coverage ranges between 2,800 and 3,000 square feet

On behalf of the owners of the immediately adjacent homes, subject to the above conditions, we are prepared to support an application to rezone/ subdivide.

Each of us is concerned about the effects of what we perceive as the usual City requirement that the properties be raised to a level equal to/ slightly above the crown of the adjacent roadway. We are relying on City regulations to ensure any retaining walls will be of good quality, environmentally friendly and long lasting and that perimeter drainage systems will be installed and adequate to carry water run-off away from our properties.

John & Sharon Parrott  
 8960 Lancelot Gate  
 Richmond, B.C.  
 V7C 4S5  
 (604) 275-0580



**STATISTICS:**

4631, 4731, 4831 FRANCIS ROAD  
DUNCAN ADDRESS:  
LEGAL DESCRIPTION:

LOT 1:

PROPOSED ZONING:

SITE AREA:

LOT COVERAGE: 1

PROPOSED :

MAX. ALLOWED :

### MAX. BUILDING HEIGHT

LOT 2:

CONTACT INFORMATION

**GET COVERAGE:**

© 2000 Blackwell Science Ltd

MAIL ALLOWED:  
UNPROCESSED

MAX. BUILDING HEIGHT  
FOOTING.

1013:

**LOT 3:**

1. **GENERAL INFORMATION**

IN CONTACT:

1. **Introduction**

MAX. ALLOWED: 1

UNION CREDITORS

**LOT 4:**

REPRODUCED FROM THE

**THE CONTRACT**

PROPOSED:

MAX. ALLOWED:

### MAX BUILDING HEIGHTS

**LOT 5:**

DISCOUNT DISCOUNT

**IN CONTRAST,**

disclosure

MAX ALLOWED

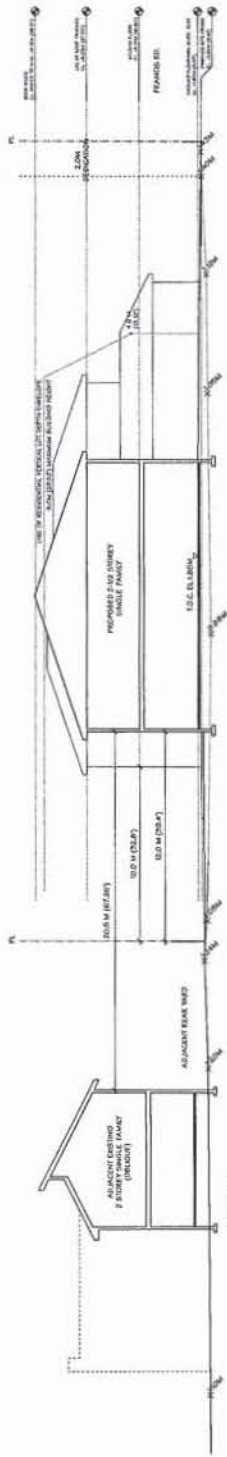
THE BULL DOG BRAND

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

Yamamoto  
Architecture Inc.

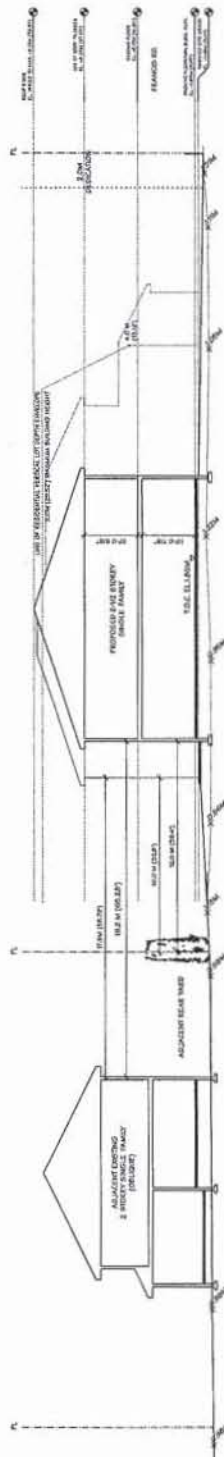
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PROJECT	DRAWING TITLE		<div>plan #1</div>
TOWNHOUSE DEVELOPMENT	SITE PLAN STATISTICS		
	SCALE	DATE	PROJECT NO.
	1" = 10'	MAY 16, 1972	
		DESIGNED BY	DRAWN BY
		CHECKED	PROJECT NO.
	1000 W. 4TH ST. LINCOLN ROAD		
	HOUSTON, TEX.		



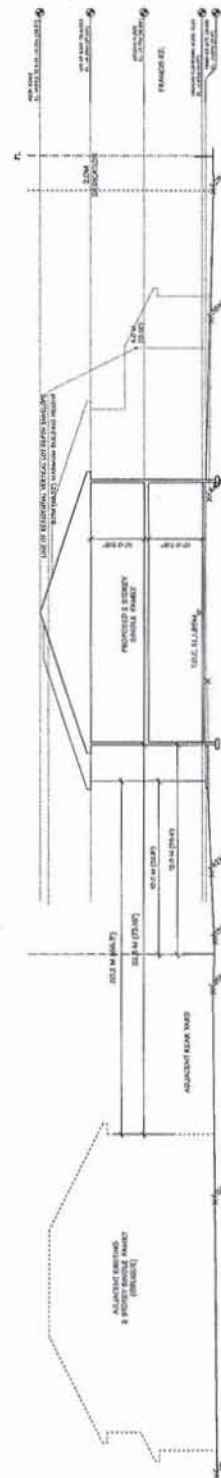
4931

SITE SECTION A-A  
SCALE: 1/8"=1'-0"



4911

SITE SECTION B-B  
SCALE: 1/8"=1'-0"



4891

SITE SECTION C-C  
SCALE: 1/8"=1'-0"

Yamamoto  
Architecture Inc.

DATE	REVISION

PROJECT	TOWNHOUSE DEVELOPMENT	DATE	SCALE	PROJECT TITLE
DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE

Plan #13



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

September 4, 2012  
File: RZ 12-617436

Planning and Development Department  
Development Applications  
Fax: 604-276-4052

Dear Owner/Resident:

**Re: A Change to the Single-Family Lot Size Policy 5467**

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

**Background**

The City of Richmond has received an application to rezone 4691, 4731 and 4851 Francis Road from single detached (RS1/E) and Land Use Contract (LUC061) to a Site Specific Residential (Single Detached) zone (location shown on **Attachment 1**). The purpose of the rezoning is to allow the three (3) existing lots to subdivide into five (5) single family lots.

**Specifics**

The applicant is proposing to create new single-family lots with a width of approximately 15.0 m (49 ft.) along Francis Road. In addition, in order to address concerns raised by the immediate neighbours, the proposed rear yard setback will be increased from the typical 6.0 m (20 ft.) to 10.0 m (33 ft.).

The application is contrary to the existing Single Family Lot Size Policy 5467 (**Attachment 2**) that was adopted by Council in 1999 which limits rezoning of:

- i. 4691 and 4851 Francis Road to Single Detached (RS2/E) – requiring that any new lots being created to have a minimum width of 18 m (59 ft.); and
- ii. 4731 Francis Road to Single Detached (RS2/C) – requiring that any new lots being created to have a minimum width of 13.5 m (44 ft.).

**Approach**

It is proposed that:

1. the Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting Francis Road between Lancelot Gate and Railway Avenue; and
2. the subject application to rezone and subdivide 4691, 4731 and 4851 Francis Road be viewed on its own merits.

Please note that this does not imply that staff and/or Council automatically support the proposed rezoning or future rezoning. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications, and are required to go through a Public Hearing process.

It should be emphasized that the proposed amendment to Policy 5467 would only apply to the properties on the north side Francis Road between Lancelot Gate and Railway Avenue and would not change the zoning permitted elsewhere in the neighbourhood.

#### **What this means to you**

You are being advised of this proposal because this is the first rezoning application along Francis Road that requires a change to Single-Family Lot Size Policy 5467.

Please review the accompanying materials. Please forward any comments or concerns with either the proposed amendment to Single Family Lot Size Policy 5467, or the proposed rezoning of 4691, 4731 and 4851 Francis Road to the undersigned by email at [elee@richmond.ca](mailto:elee@richmond.ca) or in writing at the address above before **September 25, 2012**.


#### **Process**

Following receipt of public comments, staff will complete a report to Planning Committee. It is proposed that the amendment to Single-Family Lot Size Policy 5467 and the rezoning application at 4691, 4731 and 4851 Francis Road be considered concurrently by the Planning Committee and City Council in the near future once the staff review is complete.

If acceptable, both items would then be subsequently considered by Council at a Public Hearing. You will be provided with the opportunity to address Council on both the proposed amendment to Single-Family Lot Size Policy 5467 and the rezoning application at 4691, 4731 and 4851 Francis Road at this Public Hearing.

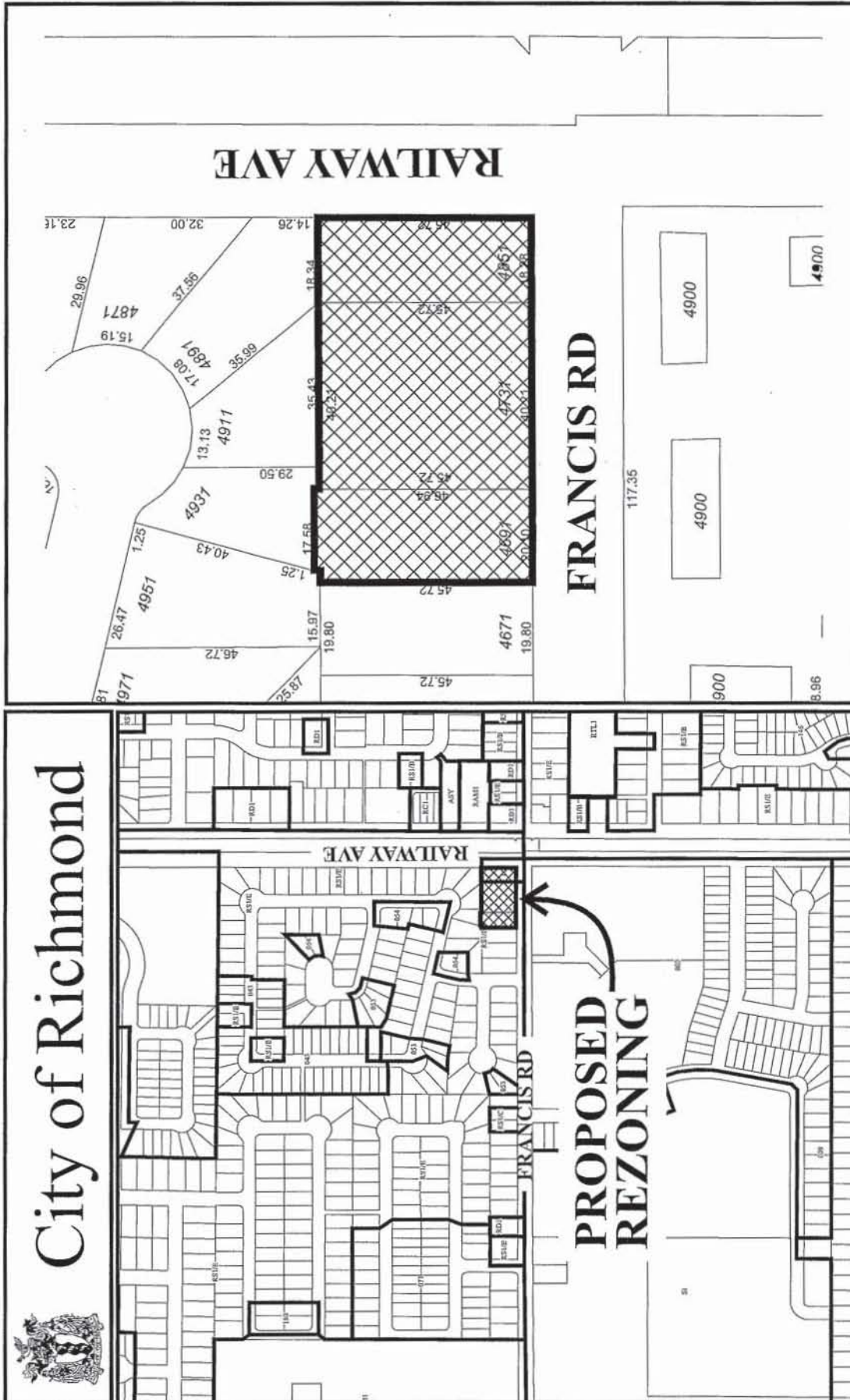
If you have any questions or require further explanation, please do not hesitate to contact the undersigned by phone at 604-276-4121.

Yours truly,



Edwin Lee  
Planner I

- Att. (4): Attachment 1 – Location Map of Rezoning Application at 4691, 4731 and 4851 Francis Road (RZ 12-617436)  
Attachment 2 – Existing Single-Family Lot Size Policy 5467  
Attachment 3 – Proposed Amended Single-Family Lot Size Policy 5467  
Attachment 4 – Proposed Subdivision Plan of 4691, 4731 and 4851 Francis Road



Original Date: 08/22/12  
Revision Date:  
Note: Dimensions are in METRES

RZ 12-617436





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: March 15, 1999

POLICY 5467

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7

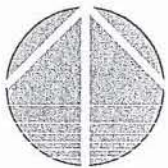
## POLICY 5467:

The following policy establishes lot sizes in Section 23-4-7, located in the area **fronting the north side of Francis Road, between Railway Avenue and No. 1 Road**:

1. That the properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road in Section 23-4-7, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the exception:
  - (a) that three lots, as shown cross-hatched on the accompanying plan, be permitted to rezone and subdivide as per Single Detached (RS2/C); and
  - (b) that existing duplexes be eligible to split into two lots provided that each new lot meets the requirement of Single Detached (RS2/B), and there is a lane or internal road access.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.

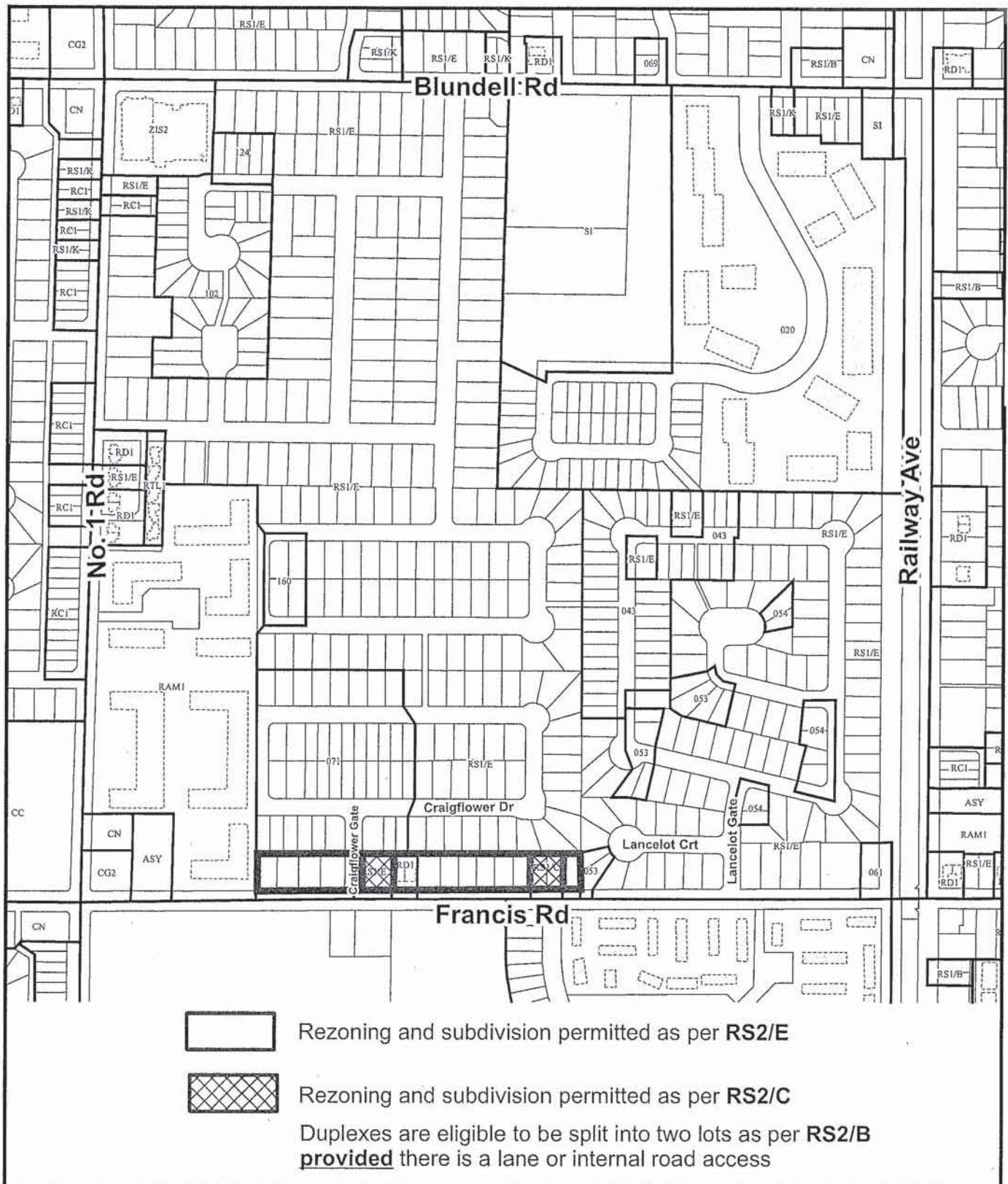
Attachment 2



## Policy 5467 Section 23, 4-7

Adopted Date: 03/15/99

Amended Date:



## Proposed Amended Policy 5467 Section 23, 4-7

Adopted Date: 03/15/99

Amended Date:



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

September 4, 2012  
File: RZ 12-617436

Planning and Development Department  
Development Applications  
Fax: 604-276-4052

Dear Owner/Resident:

**Re: Rezoning at 4691, 4731 and 4851 Francis Road**

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to Lot Size Policy 5467 for properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road.

**Proposal**

The City of Richmond has received an application to rezone 4691, 4731 and 4851 Francis Road from single detached (RS1/E) and Land Use Contract (LUC061) to a Site Specific Residential (Single Detached) zone (location shown on **Attachment 1**). The purpose of the rezoning is to allow the three (3) existing lots to subdivide into five (5) single family lots. The applicant is proposing to create new single-family lots with a width of approximately 15.0 m (49 ft.) along Francis Road. In addition, in order to address concerns raised by the immediate neighbours, the proposed minimum rear yard setback will be increased from the typical 6.0 m (20 ft.) to 10.0 m (33 ft.).

**What this means to you**

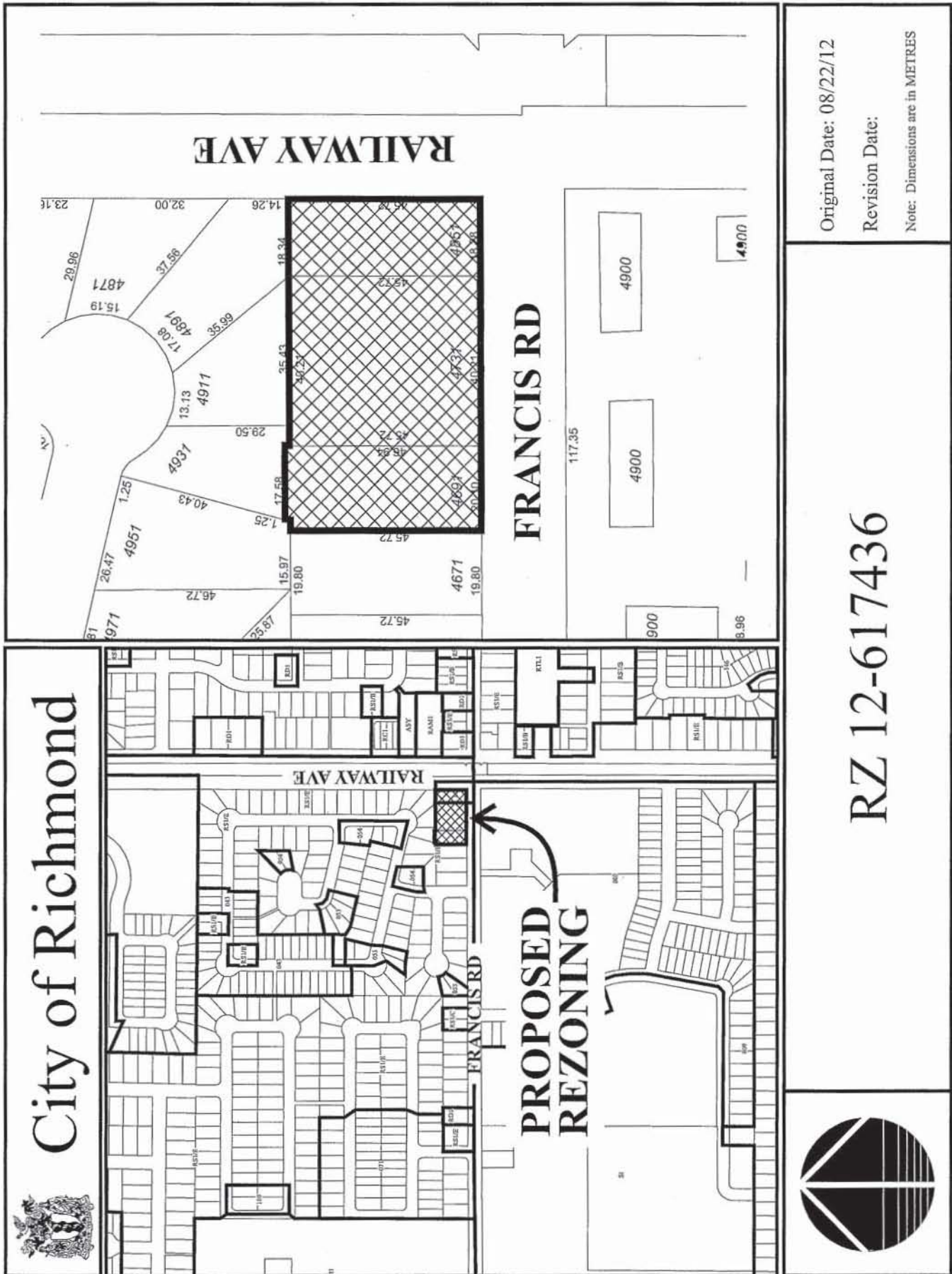
You are being advised of this proposal because your neighbourhood was concerned about the previous townhouse development proposal on the subject site. Please be advised that this previous townhouse application has been withdrawn. This is a courtesy letter to advise you that a new single-family lot development proposal has been received by the City. Please note that it does not imply that staff and/or Council automatically support the proposed rezoning or future rezoning. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications, and are required to go through a Public Hearing process. It should be emphasized that the proposed amendment to Policy 5467 would only apply to the properties on the north side Francis Road between Lancelot Gate and Railway Avenue and would not change the zoning permitted elsewhere in the neighbourhood.

If you have any questions or require further explanation, please do not hesitate to contact the undersigned by phone at 604-276-4121.

Yours truly,

Edwin Lee  
Planner I

Encl.





Consultation Area  
RZ 12-617436

Original Date: 10/16/12

Revision Date:

Note: Dimensions are in METRES



**RZ 12-617436**

**Attachment 9**

Address: 4691, 4731 and 4851 Francis Road

Applicant: Vanlux Development Inc.

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Vanlux Development Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,613 m <sup>2</sup>	3,540.2 m <sup>2</sup>
<b>Land Uses:</b>	Two (2) single-family dwellings and one (1) vacant lot	Five (5) single-family dwellings
<b>OCP Designation:</b>	Specific Land Use Map: Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Policy 5467 permits 4731 Francis Road to be subdivided as per "Single Detached (RS2/C)" and 4691 & 4851 Francis Road to be subdivided as per "Single Detached (RS2/E)"	To exclude these properties from Lot Size Policy 5467
<b>Zoning:</b>	Single Detached (RS1/E) and Land Use Contract (LUC061)	Single Detached (ZS21) - Lancelot Gate (Seafair)
<b>Number of Lots:</b>	3	5
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 30%	Min. 30%	none
Setback – Principal Building - Front Yard (m):	Min. 9 m	Min. 9 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yard (m):	Min. 10 m	Min. 10 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Width:	Min. 13.5 m	Min. 13.5 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Area:	Min. 550 m <sup>2</sup>	Min. 550 m <sup>2</sup>	none
Off-street Parking Spaces:	Min. 2 spaces	Min. 2 spaces	none

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





**Address:** 4691, 4731 and 4851 Francis Road

**File No.:** RZ12-617436

**Prior to final adoption of Zoning Amendment Bylaw 8965, the developer is required to complete the following:**

1. 2.0 m road dedication along the entire Francis Road frontage up to 70.0 m measured from the Railway intersection stop bar eastbound.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the 42 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
22	6 cm		3.5
6	8 cm		4.0 m
4	9 cm		5.0 m
4	10 cm		5.5 m
6	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$2,000.00 for the 50cm cal Red Maple tree located along the Francis Road street frontage to be retained.
5. The granting of a 1.0 m wide statutory utility right-of-way along the entire Francis Road frontage to accommodate Storm Inspection Chambers and Water Meter boxes etc.
6. Register a Restrictive Access Covenant to ensure that the individual driveways are designed to permit vehicles to turn around onsite, in order that vehicles do not back out onto Francis Road. The legal agreement shall include language to ensure the driveway and/or auto court design will accommodate a typical passenger car to turn around on-site using a maximum of a 3-point turn, in order to avoid backing in or out of the property.
7. Registration of a flood indemnity covenant on title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$17,682.29) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the five (5) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until the required secondary suite are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

9. Enter into a Servicing Agreement\* for the design and construction of frontage improvements from the west property line of the site to Railway Avenue. Works include, but may not be limited to:
  - a) removal of the existing sidewalk & lighting strip; and
  - b) installation of a new 1.5 m concrete sidewalk at the proposed north property line of Francis Road and a grass and treed boulevard (9m spacing) between the new sidewalk and the existing curb.

**Note:**

- Improvements should also include new concrete sidewalk with curb and gutter as well as a standard wheelchair ramp at the curb return.
- Existing signal pole will need to be relocated.
- Design to include proposed driveway crossings, water, storm, and sanitary connections for each of the proposed lots. Individual driveways are to be paired and designed to City standards (i.e., 5.0 m wide and a minimum distance of 1.0 m flare to flare).
- Developer is also required to provide Underground Hydro, Tel. & Cable service connections for each of the proposed lots.

**Prior to approval of Subdivision, the applicant is required to do the following:**

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.  
**Note:** Servicing costs to be determined via the Servicing Agreement.
2. Provide Underground Hydro, Telephone, and Cable service connections for each lot.

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

1. 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 MMCD Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8965 (RZ 12-617436)  
4691, 4731 and 4851 Francis Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

**“15.21 Single Detached (ZS21) - Lancelot Gate (Seafair)**

**15.21.1 Purpose**

The **zone** provides for **single detached housing** fronting Francis Road between Lancelot Gate and Railway Avenue in Section 23-4-7.

**15.21.2 Permitted Uses**

- housing, single detached

**15.21.3 Secondary Uses**

- bed and breakfast
- boarding and lodging
- community care facility, minor
- home business
- secondary suite

**15.21.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio (FAR)** is 0.40 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. Notwithstanding Section 15.21.4.2, the reference to “0.4” is increased to a higher **density** of “0.55” if:
  - a) the **building** contains a **secondary suite**; or
  - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.21.4.3, the reference to “0.4” in Section 15.21.4.2 is increased to a higher density of “0.55” if:

- a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
- b) at least 50% of the **lots** contain **secondary suites**.

#### 15.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**, but no greater than 278.7 m<sup>2</sup>.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

#### 15.21.6 Yards & Setbacks

1. The minimum **front yard** is 9.0 m except that a single **storey garage** attached to the **principal building** maybe located in the **front yard** but no closer than 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 10.0 m.

#### 15.21.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the residential **vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 15.21.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **frontage** and **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
13.5 m	13.5 m	24.0 m	550.0 m <sup>2</sup>

#### 15.21.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 15.21.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 15.21.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. 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 and land use contract designations of the following area and by designating them **SINGLE DETACHED (ZS21) – Lancelot Gate (Seafair)**.  
  
P.I.D. 003-992-357  
Lot 636 Section 23 Block 4 North Range 7 West New Westminster District Plan 50208  
  
P.I.D. 003-437-841  
Lot 232 Section 23 Block 4 North Range 7 West New Westminster District Plan 48692  
  
P.I.D. 003-586-570  
Lot 635 Section 23 Block 4 North Range 7 West New Westminster District Plan 50208
3. That the Mayor and Clerk are hereby authorised to execute any documents necessary to discharge “Land Use Contract 061” from the following area:

P.I.D. 003-586-570  
Lot 635 Section 23 Block 4 North Range 7 West New Westminster District Plan 50208

4. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into the table contained in Section 5.15.1, after RC2:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZS21	\$1.00

5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8965**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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CITY OF RICHMOND
APPROVED by <b>HB</b>
APPROVED by Director or Solicitor <i>hl</i>

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