City of Richmond

Agenda

Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, November 4, 2014
4:00 p.m.

Pg. #	ITEM

MINUTES

PLN-3 ***Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, October 21, 2014.***

NEXT COMMITTEE MEETING DATE

Tuesday, November 18, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY RAMAN KOONER AND AJIT THALIWAL FOR REZONING AT 9680 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009181, RZ 14-660396) (REDMS No. 4381916)

PLN-17 See Page **PLN-17** for full report

Designated Speaker: Wayne Craig

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

2. **APPLICATION BY WESTERN GARDENIA GARDEN HOLDINGS LTD. FOR REZONING AT 7571 AND 7591 ST ALBANS ROAD FROM "SINGLE DETACHED (RS1/E)" TO "HIGH DENSITY TOWNHOUSES (RTH4)"**
(File Ref. No. 12-8060-20-009189, RZ 14-658284) (REDMS No. 4204746 v. 4)

PLN-33 See Page **PLN-33** for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.

3. **MANAGER'S REPORT**

ADJOURNMENT

Planning Committee

Date:	Tuesday, October 21, 2014
Place:	Anderson Room Richmond City Hall
Present:	Councillor Bill McNulty, Chair Councillor Evelina Halsey-Brandt Councillor Chak Au Councillor Linda Barnes Councillor Harold Steves
Also Present:	Councillor Linda McPhail
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 7, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 4, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Richmond Housing and Development Activity Statistics will be considered as Item No. 2A and that the order of the agenda would be varied to consider Item No. 1 last.

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 10211 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-0009178; RZ 14-658540) (REDMS No. 4377554)

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, for the rezoning of 10211 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

2A. **RICHMOND HOUSING AND DEVELOPMENT ACTIVITY STATISTICS**
(File Ref. No.)

The Chair requested a summary of housing and urban development in the city, including data on development cost charges and affordable housing units.

In reply to queries from the Chair, Joe Erceg, General Manager, Planning and Development, advised that staff tracks housing and development data in the city on an annual basis. He added that a summary of the housing and development analysis can be distributed to Council.

Discussion then ensued with regard to the time range that would be included in the data analysis.

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

It was moved and seconded
That staff circulate to Council a summary of housing and development activity in the city including the years 2013 to 2014.

CARRIED

1. **APPLICATION BY POLYGON DEVELOPMENT 273 LTD. FOR REZONING ON A PORTION OF 10440 AND 10460 NO. 2 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO TOWN HOUSING (ZT72) – LONDON / STEVESTON (NO. 2 ROAD)**
(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4277881 v.6)

Wayne Craig, Director, Development, briefed Committee on the proposed application noting that:

- the site will have 133 townhouse units;

- two parcels of land on the site, totalling approximately five acres in size, is dedicated to the City for park land and a proposed community childcare facility;
- a proposed 12 metre wide public greenway will connect to No. 2 Road;
- the majority of the proposed park space will be located on the eastern portion of the site and will be subject to a park plan to be approved by Council prior to rezoning adoption;
- the proposed community child care facility will be located on No. 2 Road and will be designed and built by the applicant;
- the proposed development will have 12 affordable housing units with six units along No. 2 Road and another six units adjacent to the proposed community child care facility;
- the total value of the affordable housing units and proposed community child care facility is approximately $7.0 million;
- the proposed development will include frontage improvements as well as a fully signalized intersection at No. 2 Road and Wallace Road;
- road dedications being provided will enable future installation of left turn lanes on No. 2 Road should traffic volumes warrant them;
- the proposed tree retention plan will include plans to preserve a large cedar tree near the entrance of the proposed development on No. 2 Road;
- a shadow analysis was done on the proposed development and units along the north and south side of the site will have a six metre setback; and
- units along the north and south side of the site will be tiered to have a one storey interface and then rise to have two and three storeys as the setback increases.

Discussion ensued with respect to (i) the location of the former Steveston Secondary School in relation to the proposed development, (ii) the signalized intersection at No. 2 Road and Wallace Road, and (iii) the exterior finishes of the affordable housing units.

In reply to queries from Committee, Mr. Craig advised that architectural plans are still preliminary; however the affordable housing units are anticipated to have the same quality finish as the market housing units and will have access to all amenities in the proposed development.

Discussion then ensued regarding (i) the full integration of the affordable housing units within the proposed development, (ii) the setbacks and the height of the buildings, and (iii) the possible increase in traffic in the area.

In reply to queries from Committee, Victor Wei, Director, Transportation, spoke of the traffic in the area, noting the following:

- the intersection at No. 2 Road and Wallace Road will be upgraded with a traffic signal;
- the proposed traffic signal at No. 2 Road and Wallace Road will improve access to and from the site and the existing area on the west side of No. 2 Road;
- installation of two bus shelters and crosswalk improvements are proposed along No. 2 Road;
- a lay by is proposed in front of the proposed community child care facility;
- traffic volumes are anticipated to be approximately 100 vehicles per hour along the intersection of No. 2 Road and Wallace Road during peak times; and
- the proposed signalized intersection at No. 2 Road and Wallace Road will be able to handle anticipated traffic volumes in the area.

Discussion ensued with regard to the proposed park size and the pedestrian connections to the proposed park. Mike Redpath, Senior Manager, Parks, noted that the proposed park was the old Steveston Secondary School football field. He added that the proposed park will retain relatively the same area of open space as the Steveston Secondary School field. Also, he anticipates that the proposed park will strengthen neighbourhood connections.

Discussion then ensued with respect to having community awareness of and open community access to the proposed park.

In reply to queries from Committee, Mr. Wei noted that anticipated traffic volumes in the area will be relatively lower compared to the traffic volumes when Steveston Secondary School was operational. He added that he does not anticipate that any additional intersections in the area will require additional improvements.

Discussion ensued regarding the proposed lay by adjacent to the proposed community child care facility and the left turn lanes along No. 2 Road. In reply to queries from Committee, Mr. Craig and Mr. Wei noted that a road dedication along the east side of No. 2 Road will allow for the installation of left turn lanes along No. 2 Road without having to acquire additional land.

In reply to queries from Committee, Mark McMullen, Senior Coordinator-Major Projects, advised that the proposed greenway is anticipated to be landscaped and will be approximately 500 feet in length.

Discussion ensued with respect to the addition of street furniture or adult exercise equipment in the proposed greenway. Mr. Redpath noted that integration of the adult exercise equipment along the proposed greenway can be discussed during the park planning consultation process.

Staff were directed to examine options to integrate adult exercise equipment along the proposed greenway and park.

In reply to queries from the Chair, Mr. Craig noted that there is an Official Community Plan (OCP) amendment associated with the proposed application. He added that the parcels on the site will require a redesignation from School to Neighbourhood Residential or from School to Park.

The Chair then commented on the population increase in the area since Steveston Secondary School ceased operations and the anticipated effects that the proposed development would have on traffic.

Staff were then directed to examine options to install left turn lanes along No. 2 Road in association with the development of the subject site.

In reply to queries from the Chair regarding the distribution of the affordable housing units within the proposed development, Mr. Craig advised that the proposed affordable housing units are clustered into two blocks of six units each because there is a discrepancy in the unit typology with the market units.

Cathryn Volkering Carlile, General Manager, Community Services, advised that the said units were configured to be in proximity to the proposed development's amenities, transit services, and the proposed community child care facility.

Mr. Craig then commented on the proposed community child care facility and noted that the proposed location of said facility provides good access for pick-up and drop-off but can be relocated if required.

Discussion ensued with respect to the height and setback of the proposed townhouses and the possible impact to adjacent properties.

Mr. Craig advised that staff worked with the applicant to minimize the potential shadowing effect and reduce the height of the building interfaces adjacent to the neighbouring properties. He added that the north-south configuration of the proposed buildings will reduce overall interface exposure to neighbouring properties. Also, he noted that analysis of the potential overlook can be done through the development permit once proposed architectural designs are received.

Discussion ensued regarding community awareness of the proposed park.

Discussion then ensued with regard to public access to the proposed park. Mr. Craig noted that refinement of the greenway entrance is possible in order to improve public access.

In reply to queries from the Chair, Mr. Redpath noted that access to the proposed park will be through the proposed development. He added that there will be no public parking for park users within the proposed development.

The Chair commented on access to the proposed park and noted that the proposed park should be accessible to all city residents.

Discussion ensued with regard to other sites in the city with a similar configuration to the proposed development. It was noted that sites such as the Mariner's Village development in the Steveston area share a similar configuration to the proposed development and community awareness of the park adjacent to Mariner's Village is perceived to be low.

It was suggested that the proposed greenway be relocated along the southern or northern edge of the development in order to provide open access to the greenway and proposed park. Mr. Craig advised that proposed configuration of the development was chosen in order to maximize the park space and provide the best passive surveillance along the greenway.

In reply to queries from Committee, Mr. Craig advised that buildings adjacent to the proposed greenway will have a setback of approximately 3.0 to 4.5 metres.

Discussion then ensued with regard to the management of the proposed park and greenway following the construction of the proposed development.

In reply to queries from Committee, Mr. Craig advised that the proposed greenway is subject to a Statutory Right-of-Way (SRW) so the City would have authority over the proposed greenway after completion of the proposed development.

Discussion ensued with respect to having complete contiguous public access to the proposed greenway and park.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, commented on the SRW and the areas dedicated to the City within the proposed development, noting that these areas are approximately five acres in size.

Chris Ho, Polygon Development 273 Ltd., spoke of the proposed development noting that:

- the applicant has no concern whether a SRW or a dedication is used for the proposed greenway and park areas, provided that the overall buildable area was not reduced;
- moving the proposed greenway to the northern or southern edges of the subject site will have the proposed greenway up against adjacent properties;

- the configuration of the buildings on-site minimizes frontage to adjacent properties;
- the applicant can examine configuration options to increase security and frontage concerns;
- the proposed park will be a passive park and can be accessed from Steveston London Secondary School;
- the affordable housing units are clustered into two blocks due to the discrepancy in unit type with the market units;
- the affordable housing units will be in proximity to transit services and will have the same exterior finishing as the market units;
- the applicant is willing to examine options to reconfigure the proposed greenway as long as the total size and density of the proposed development remain intact;
- the proposed development will be designed to meet or exceed EnerGuide 82 standards and all units will be pre-ducted for solar hot water heating; and
- water retention systems for the proposed development can be examined during the development permit phase of the application.

Barbara Parpara, 5631 Floyd Avenue, expressed concern with regard to the proposed development and read from her submission (attached to and forming part of these minutes as **Schedule 1**) and a referred to a petition (attached to and forming part of these minutes as **Schedule 2**) against the proposed application.

Michael Louvet, 6140 Goldsmith Drive, commented on the proposed development and expressed concern with respect to the size of the proposed buildings, the soil conditions in the area and the risk for damage during an earthquake. Also, he was of the opinion that the public consultation done for the proposed development was inadequate.

[redacted] spoke of the proposed development and expressed concern regarding the consultation process and the configuration of the proposed development. Also, [redacted] was of the opinion that public consultation done for the proposed development was inadequate.

Discussion ensued regarding how the proposed development could negatively affect property values in the area.

Discussion then ensued with regard to the consultation process and Mr. Erceg advised that the consultation process abides by the legislation. He added that there will be more opportunities for public consultation if the proposed project advances.

In reply to queries from Committee, Mr. Craig commented on the rezoning of the subject site, noting that the current school designation would change to residential or park. Mr. Craig added that rezoning a City owned and acquired park site to a residential designation would be a different process. Mr. Redpath noted that there are sites jointly owned by the City and the Richmond School District No. 38 and these sites are designated School-Park.

Steve May, 6240 Goldsmith Drive, commented on the proposed development and expressed concern with respect to the proposed setback. He suggested that the greenway be divided in two and relocated to the northern and southern edges of the site in order to provide a greater setback to adjacent properties. He expressed concern that the narrow setback would damage trees located on his property. Also, he was of the opinion that more public consultation should take place at the onset of the development proposal.

Councillor Au left the meeting (5:22 p.m.) and returned (5:23 p.m.).

In reply to queries from Committee, Mr. Erceg spoke of the public hearing process. He noted that Council must advance items past the first reading in order to have a public hearing. He added that the information meetings held by the developer are not a substitute to the public hearing. It was then noted that Council cannot receive more information regarding the proposed development following the public hearing.

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

It was moved and seconded
That the staff report titled Application by Polygon Development 273 Ltd. for Rezoning on a Portion of 10440 And 10460 No. 2 Road from School and Institutional Use (SI) To Town Housing (ZT72) – London / Steveston (No. 2 Road, dated October 15, 2014, from the Director, Development, be referred back to staff to examine the following:

(1) the integration of the affordable housing units within the proposed development;

(2) the layout of the proposed development including the placement of the greenway, community child care facility and access to the park land;

(3) the effects of the proposed development on traffic in the area and the addition of left turn lanes along No. 2 Road and Wallace Road;

(4) the possible effects of the height of the proposed buildings and setback on adjacent properties and trees;

(5) the development's drainage requirements;

(6) increasing community awareness of the park land and greenway;

(7) providing open community access to the park; and

(8) adding more opportunities for public consultation;

and report back.

The question on the motion was not called as discussion ensued regarding (i) the configuration of the proposed development and integration of the affordable housing units, (ii) the traffic in the area and access to the site, (iii) the location of the community childcare facility, (iv) the proposed greenway, (v) the proposed development's setbacks, (vi) the public consultation process, (vii) the tree retention plan, (viii) community awareness of the proposed park, (ix) sustainability features, (x) rezoning of the subject site, and (xi) proper draining of the subject site.

Discussion ensued with regard to solar heating pre-ducting on new developments. Staff were then directed to provide statistics on the conversion rate of solar heating pre-ducting to fully functional solar heating systems.

The question on the motion was then called and it was **CARRIED**.

3. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:36 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, October 21, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

I'm here to talk about the development of the old Steveston High school site. I realize polygon has bought this property and will build Townhouses. Why should we allow them to build 130 Townhouses? Polygon is going to ruin our neighbourhood. Traffic on Number Two road will not move. There is already a steady flow of traffic on Number Two road. Now new townhouses are being built at Number Two road and Williams. Once this development is finished and sold, Traffic on Number Two road will be Terrible.
How do you expect all the homeowners who access their homes using Number Two road to ever get in or out?
All traffic from this development will enter and exit through Wallace road. Wallace road will become a Highway with an extra 200 cars travelling on it daily.
The only other entrance into our houses will be Lassam road. The children crossing in the crosswalk at McKinney school on Lassam road will be in Danger.
Another problem is Safety related. How will the Fire Hall at Number Two road and Steveston Highway be able to respond to Emergencies with the heavy Traffic on Number Two road and Steveston Highway. Ambulances will have a problem as well, especially if there is only One exit and Entrance for the development.

Proposals

1. Build a second Exit on the west side of the parking lot on Williams road near the sports field and park.

2. Build only 80 Townhouses

Schedule 2 to the Minutes of the Planning Committee meeting held on Tuesday, October 21, 2014.

* Item No. 1 - Planning Committee Oct. 21, 2014

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

OCT 20 2014

RECEIVED
OCT 20 2014

The following people DO NOT WANT POLYGON to BUILD 130 Townhouses on the old Steveston high school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
1	Barbara Parpara	5631 Floyd Ave.	V7E 5L9	Barbara Parpara
2	BARBARA MAGUIRE	5540 FLOYD	V7E 5M1	
3	DAN MAGUIRE	5540 FLOYD	V7E 5M1	
4	FLORA POON	5660 FLOYD	V7E 5M1	
5	IZAN HELLER	5660 FLOYD	V7E 5M1	
	WILLIAM HAY	5686 Floyd	V7E 5M1	
7	Kyle Chen	1047 NO. 2	V7E 2E5	
8	SHIRLEY PARPARA	5631 Floyd	V7E 5L9	
9	GILLIAN ELVISS	5640 FLOYD	V7E 5M1	
10	SOOK CHOE	5651 Floyd	V7E 5L9	S. Choe
11	Louis VanHof	10386 Sandiford	V7E-5M4	
12	AIDA VANTHOF	10386 SANDIFORD DR	V7E 5M4	
13	Billy Leung	10120 No. 2 RD	V7E 2E3	
14	CINDY CAVALLO	10371 SANDIFORD	V7E 5S6	
15	DAVID CAVALLO	10371 SANDIFORD	V7E 5S6	
16	MOY MAN	5640 WALLACE RD	V7E 2C5	
17	Harry Choe	5651 Floyd Ave	V7E 5L9	
18	Aurlee Parpara	5631 Floyd Ave.	V7E 5L9	Aurlee

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CITY OF RICHMOND
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OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
(19)	Lisa Uriss	5635 Sandiford Place	V7E 5M5	
(20)	Michelle Hermans	5653 Sandiford Pl.	V7E 5M5	
(21)	Margaret Faulkner	5655 Sandiford PL.	V7E 5M5	
(22)	Elina Fridman	5671 Sandiford Pl	V7E5M5	
(23)	KAY CHAN	5673 sandiford pl	V7E5M5	
(24)	Shirley Wa	5675 Sandiford Pl.	V7E5M5	
(25)	Paul Fraser	5677 SandifordPl	V7E 5M5	
(26)	Bill Co	5679 Sandiford place	V7E 5M5	
(27)	MAGGIE	10108 LAWSONDR RMD	V7E 3M5	
(28)		101/22 ~~Sandiford place~~ Lawson DR	V7E5M5	
(29)	Shirley Wang	10124 LAWSON Dr.	V7E5M3	
(30)	Graham Barlow	10111 Lawson Dr.		
(31)	Cynthia Li	5637 Sandiford Pl	V7E 5M5	

RECEIVED
OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
32	GERALD GUTIERREZ	10351 SANDITFORD DR.	V7E 5S6	
33	VIRGINIA San	10351 SANDITFORD DR	V7E 5S6	
34	Erez Harel	10571 Gaunt CA	V7E5E9	
35	Laurie David-Harel	10571 Gaunt CA	V7E5E9	

RECEIVED
OCT 20 2014

The following people DO NOT WANT polygon to BUILD 130 Townhouses on the old Steveston High school site due to the TRAFFIC problems that will result on Number Two road, Steveston Highway, Wallace road and Lassam road.

	NAME	ADDRESS	POSTAL CODE	SIGNATURE
86	Ran Michaeli	5820 Sandiford pl	V7E 5M5	
87	Mass Sicilia	10255 Sandiford	V7E 5N3	

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	October 29, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 14-660396
Re:	**Application by Raman Kooner and Ajit Thaliwal for Rezoning at 9680 Railway Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig
Director of Development

WC:ay

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

Raman Kooner and Ajit Thaliwal have applied to the City of Richmond to rezone the property at 9680 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone to permit subdivision of the property into two (2) lots each approximately 13 m wide and 503 m² in area. Existing buildings on the property (a one-storey dwelling and an accessory detached garage) will be demolished in order to accommodate a single detached dwelling on each proposed lot with vehicle access from Mytko Crescent (**Attachment 1**). A preliminary subdivision plan of the property is provided in **Attachment 2.**

Findings of Fact

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

Surrounding Development

To the North are two (2) single-family dwellings zoned "Single Detached (RS1/B)" with vehicle access from Mytko Crescent.

To the East, directly across Mytko Crescent, are single-family dwellings zoned "Single Detached (RS1/B)".

To the South are single-family dwellings zoned "Single Detached (RS1/E)" with vehicle access from Mytko Crescent.

To the West, across Railway Avenue and the Railway Greenway, are single-family dwellings under Land Use Contract No.117.

Related Policies & Studies

2041 Richmond Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is "Neighbourhood Residential" (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of $1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicants propose to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction

of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicants change their minds about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on $1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., $5,748.00).

Public Input

City staff has not been notified of any concerns from the public regarding the redevelopment proposal in response to the installation of the rezoning information sign on the subject site.

Staff Comments

Background

The subject site is located on the east side of Railway Avenue and is double-fronting, with a property line on Mytko Crescent as well as Railway Avenue. The site is located in a well-established residential area in the Blundell neighbourhood. The area consists of a diverse mix of single detached homes, duplexes, low to medium-density townhouses, and Jessie Wowk School. Several surrounding sites along Williams Road, No. 2 Road and Woodwards Road have undergone redevelopment in the recent past through subdivision and rezoning.

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The report and survey identify two (2) existing bylaw-sized trees on-site (marked Tag#'s 131 and 132) to be removed. One (1) bylaw-sized tree located on City property (marked Tag# 130) to be retained and three (3) bylaw-sized trees located on the neighbouring west property (marked Tag A, B and C) to be retained. The proposed Tree Retention Plan is shown in **Attachment 4**.

The City's Tree Preservation Coordinator has reviewed the Arborist's report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove both trees on-site and retain the tree on City property and three (3) trees on the adjacent property, as follows:

- Two (2) trees located on site (Tag# 131 and 132) have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

- Three (3) trees located on neighbouring property (Tag A, B and C) to be protected as per the Arborist Report recommendations.

- One (1) tree located on City property (Tag# 130) to be protected as per the Arborist Report recommendations.

- One (1) tree identified in the Arborist report as Tag# 133 is actually a hedging cedar and should not have been included in the report.

Tree protection fencing is to be installed on-site to City standard around the drip line of Tree Tag A, which encroaches onto the subject site, and around the drip line of Tree Tag# 130 located on City property. Tree fencing is to be installed to the satisfaction of City standards and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and structures and must remain in place until all construction and landscaping works are completed on-site. The Arborist's Report indicates that two (2) trees on neighbouring property (Tag B and C) do not require protection within the subject site as they are located at a higher elevation with a retaining wall above the property line.

Consistent with the 2:1 tree replacement ratio specified in the OCP, the applicant is required to plant four (4) new trees on the subdivided properties (two (2) per future lot). To ensure that the replacement trees are planted and maintained, and that the yards of the two (2) future lots facing Railway Avenue will be enhanced, the applicants must submit a landscape plan (prepared by a registered Landscape Architect) to the satisfaction of the Director of Development prior to final adoption of the rezoning bylaw. The landscape plan must be submitted along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including the four [4] replacement trees, fencing, paving and installation costs). City staff have reviewed the proposed redevelopment and recommends that the two (2) rows of hedges located on City property adjacent to the subject site along Railway Avenue be retained.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the protection zone of Trees Tag A and Tag# 130. The contract must include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

To ensure the protection of the tree located on City property (Tag# 130), the applicant is required to submit:

- A security in the amount of $1,000. Following completion of construction and landscaping activities on-site, the security will not be released until the applicants submit the post-construction impact assessment report.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicants are required to register a Flood Indemnity Covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of Mytko Crescent.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Mytko Crescent in order to match the frontage works on the properties immediately north and south of the subject site and to comply with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Prior to final adoption of the rezoning bylaw, road dedication to the City of approximately 6 m on Mytko Crescent will be required. A sidewalk is to be reinstated to City standard along the existing driveway located along the property line facing Railway Avenue.

Subdivision

At subdivision stage, the applicant will be required to pay servicing costs and enter into a standard Servicing Agreement for the design and construction of engineering infrastructure upgrades along Railway Avenue and Mytko Crescent described in **Attachment 5**, including the following:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicants have confirmed building design at the Building Permit stage, the applicants must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.

- Install approx. 25 m of 150 mm diameter water main along the Mytko Crescent frontage and join up with the existing 150 mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.

- Disconnect the existing 20 mm diameter water connection from Railway Avenue and at the main. Install two (2) new 25 mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two (2) new lots. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100 mm diameter connections at the common property line for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).

- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.

- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150 mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100 mm diameter connections for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

Analysis

The proposed rezoning and subdivision would comply with the OCP land use designation. The proposal is also consistent with the pattern of development on the properties immediately north and south of the subject site, as well as the primarily single-family form and character of its surrounding neighbourhood.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing lot into two (2) smaller lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw No. 8500.

The applicants have agreed to the list of rezoning considerations (signed concurrence on file) included in **Attachment 5**.

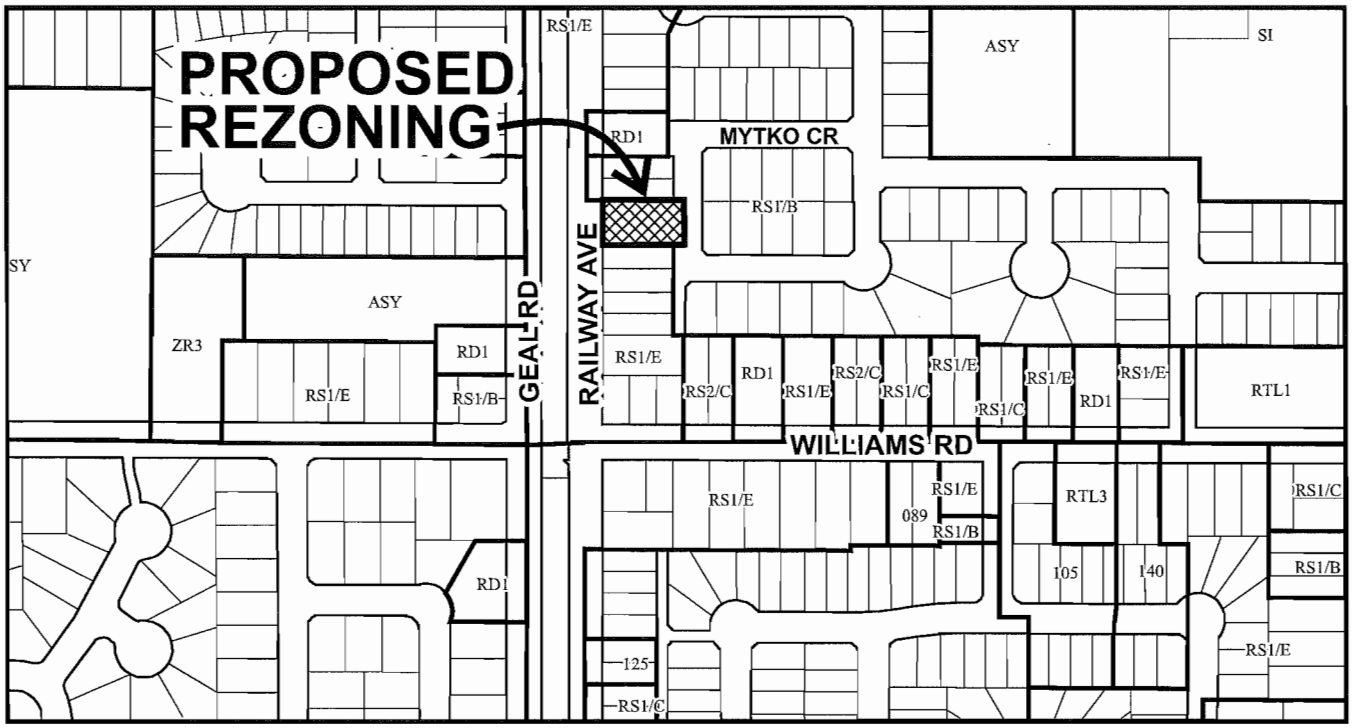
On this basis, City staff recommends support for this rezoning application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9181 be introduced and given first reading.

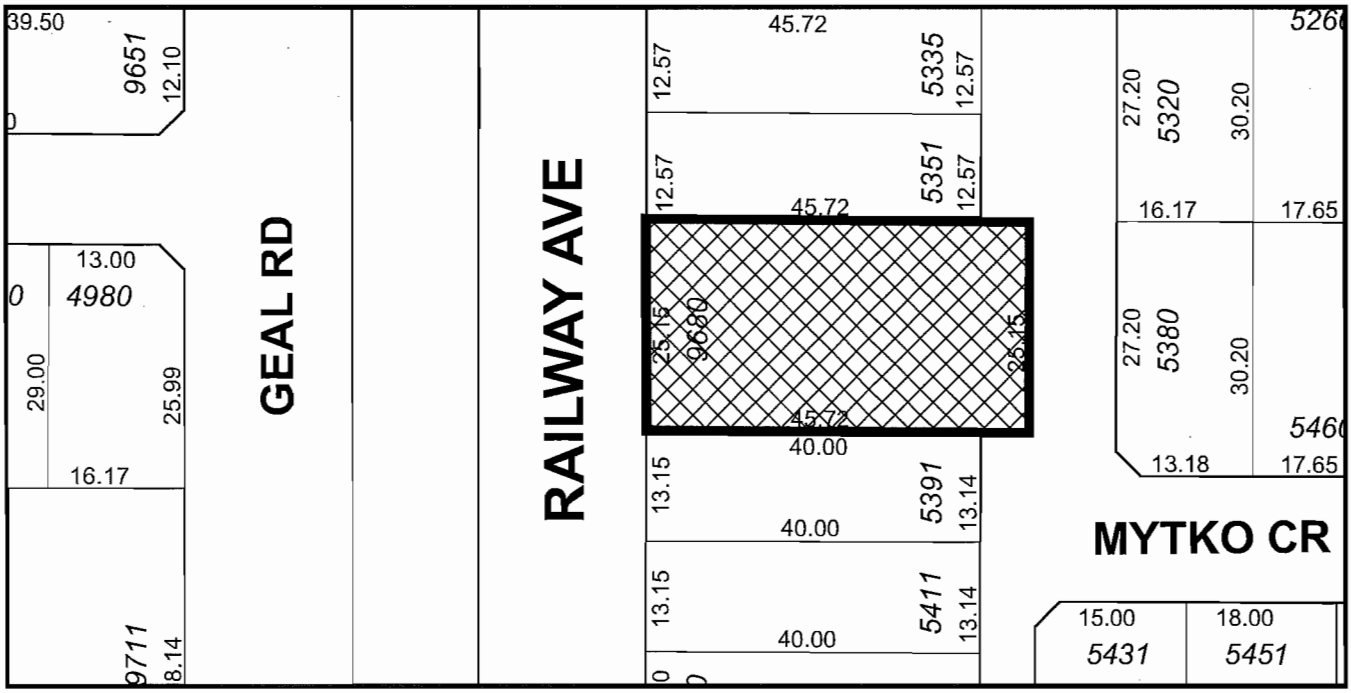
Andrew Yu
Planning Technician (Temp)

AY:rg

Attachment 1: Location Map / Aerial Photograph
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Proposed Tree Retention Plan
Attachment 5: Rezoning Considerations Concurrence

City of Richmond





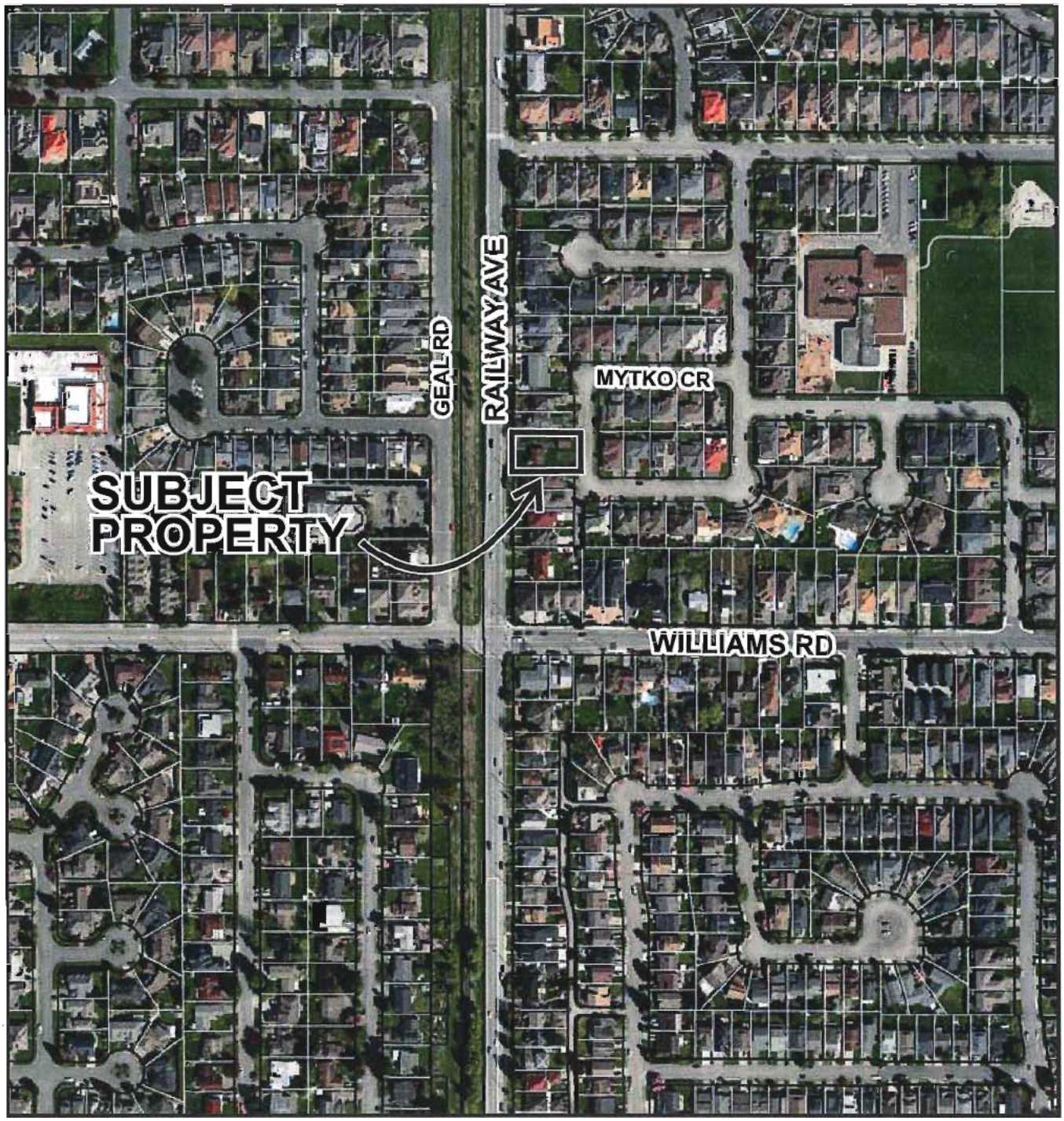
RZ 14-660396

Original Date: 04/14/14

Revision Date:

Note: Dimensions are in METRES

City of
Richmond



RZ 14-660396

Original Date: 04/15/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF THE SOUTH LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 64533; BLOCK C SECTION 25 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353

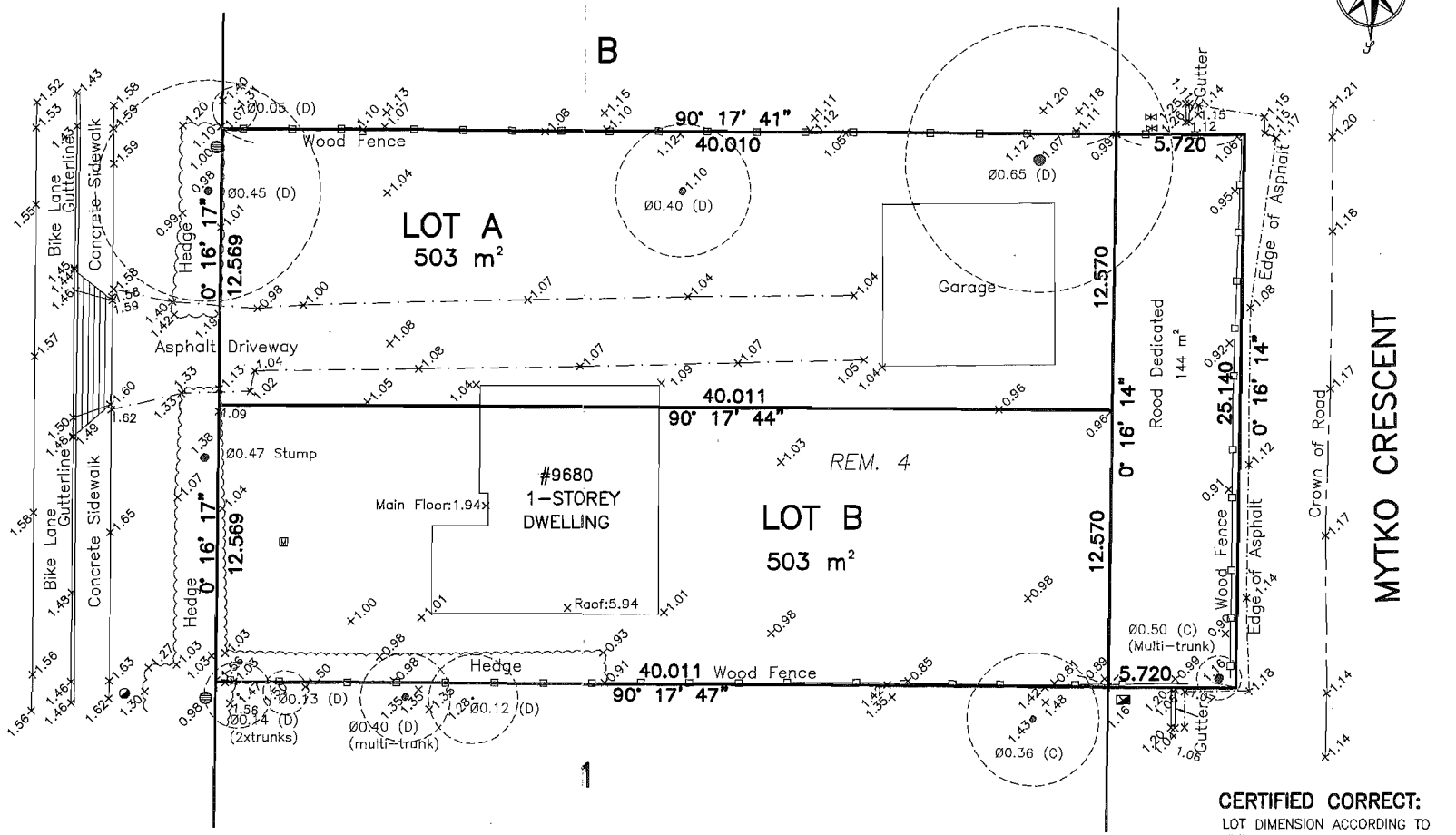
#9680 RAILWAY AVENUE,
RICHMOND, B.C.
P.I.D 001-568-868

LEGEND:
- (C) denotes coniferous
- (D) denotes deciduous
- denotes power pole
- denotes round catch basin
- denotes catch basin
- denotes water meter
- denotes water valve

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

PLN - 26



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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5426
FB-240 P147-149
Drawn By: TH

DWG No. 5426-TOPO

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234, Control Monument 77H4891
Located at CL Gibbons Dr & Gamba Dr, E side of grass median
Elevation = 1.125 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

FEBRUARY 11th, 2014

ATTACHMENT 2

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-660396 **Attachment 3**

Address: 9680 Railway Avenue

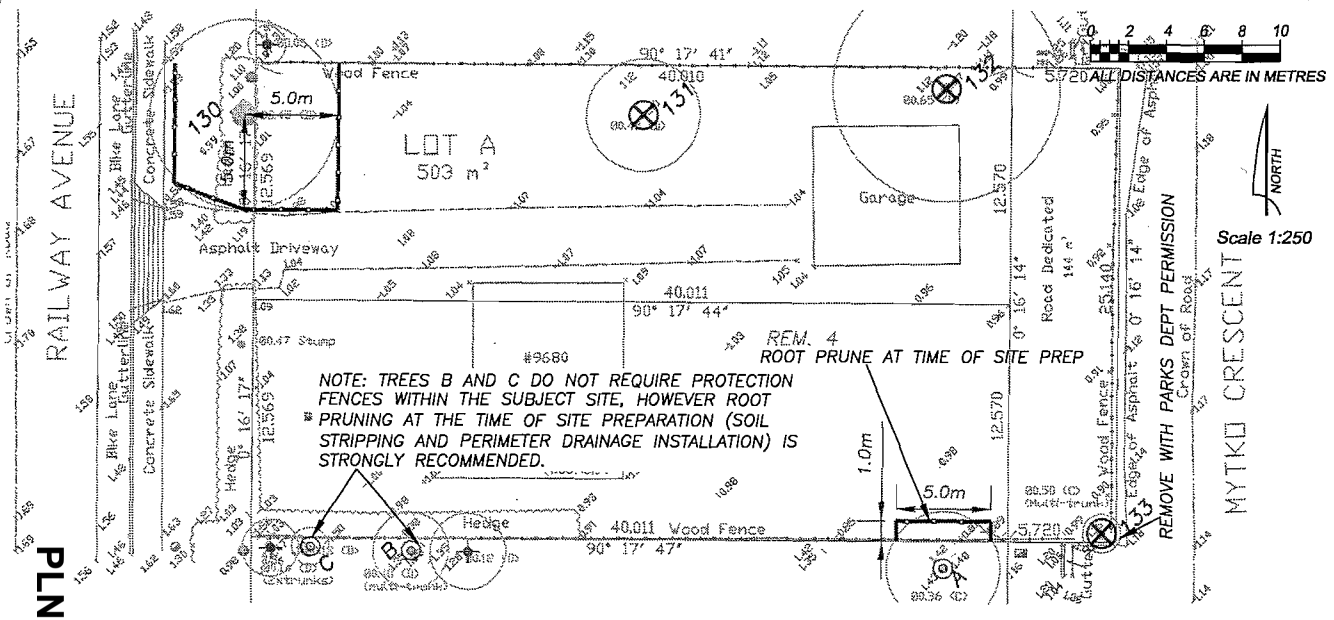
Applicant: Raman Kooner and Ajit Thaliwal

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Narwal & Narwal Enterprises Ltd. / 0992414 B.C. Ltd.	To be determined
Site Size (m^2):	1,150 m^2	503 m^2 (south lot) 503 m^2 (north lot)
Land Uses:	One (1) single detached	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

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 – Building, Structures & non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front Yard & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	360 m^2	Proposed North Lot: 503 m^2 Proposed South Lot: 503 m^2	none
Lot Width:	Min. 12 m	Proposed North Lot: 12.6 m Proposed South Lot: 12.6 m	none
Lot Depth:	Min. 24 m	Proposed North Lot: 40 m Proposed South Lot: 40 m	none

Other: Tree replacement compensation required for loss of significant trees.



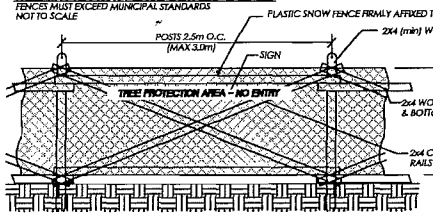
PLN

TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION ZONE SETBACKS:**
   The ***Tree Protection Zone*** (TPZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
   Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" in lettering of a minimum size of 10 cm must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access (if required). Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
   If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION GUIDELINES:**
   Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and of by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ.
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.
   - No storage or transport of: soil, spoil, construction materials, waste materials, etc.,
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots,
   - No passage or operation of vehicles or equipment,
   - No placement of temporary structures or services.
   - No affixing lights, signs, cables or any other device to retained trees.
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and.
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
5. **LANDSCAPING:**
   The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features. (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for tree and root damage. It is vital that the landscape works respect the limitations on activities within the TPZ therefore the landscape installation staff should be advised. On-site direction by the project arborist is strongly recommended.

TREE PROTECTION FENCE DETAIL - SAMPLE:
FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE



PLAN NOTES:
This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P.ENG) and/or Design Professionals and is provided for context only as it relates to the planting and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

SUGGESTED PLANT LIST:

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.
PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.
PLANTING LOCATIONS MUST MEET ARBORICULTURAL BEST MANAGEMENT PRACTICES AND BCSLA/BCLNA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
SMALL MATURE SIZE:				
	AG	6cm CAL.	ACER GRISEUM	PAPERBARK MAPLE
	AP	6cm CAL.	ACER PALMATUM	JAPANESE MAPLE (NO DWARFS)
	AS	6cm CAL.	ACER TEGUMINOSUM	SNAKEBARK MAPLE
	CC	6cm CAL.	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD
	CK	6cm CAL.	CORNUS KOUSA	KOUSA DOGWOOD
	CM	3.5m HT	CORYLUS MAXIMA VAR. PURPUREA	PURPLE GIANT FILBERT
	PSR	6cm CAL.	PRUNUS SARGENTII 'RANCHO'	SARGENT CHERRY (UPRIGHT)
	PY	6cm CAL.	PRUNUS X YEDOENSIS	YOSHINO CHERRY (SPREADING)
	SJ	6cm CAL.	STYRAX JAPONICUS	JAPANESE SNOWBELL
	SR	6cm CAL.	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC
MEDIUM MATURE SIZE:				
	AR	6cm CAL.	ACER RUBRUM	RED MAPLE
	CB	6cm CAL.	CARPINUS BETULUS 'FASTIGIATA'	FASTIGIATE HORNBEAM
	CJ	6cm CAL.	CERCIDIPHYLLUM JAPONICUM	KATSURATREE
	CNP	3.5m HT	CHAMAECYPARIS NOOTKATENSIS 'PEN'	WEEPING YELLOW CEDAR
	FSD	6cm CAL.	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE BEECH
	GB	6cm CAL.	GINKGO BILOBA 'MAGYAR'	MAGYAR UPRIGHT GINKGO
	GT	6cm CAL.	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST
	SP	6cm CAL.	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA
	PO	3.5m HT	PICEA OMORIKA	SERBIAN SPRUCE
	ZS	6cm CAL.	ZELKOVA SERRATA	JAPANESE ZELKOVA
LARGE MATURE SIZE:				
	APS	6cm CAL.	ACER PLATANOIDES 'SUPERFORM'	SUPERFORM MAPLE
	PM	3.5m HT	PSEUDOTSUGA MENZIESII	DOUGLAS-FIR
	QS	6cm CAL.	QUERCUS COCCINEA	SCARLET OAK
	QP	6cm CAL.	QUERCUS PALUSTRIS	PIN OAK
	TP	3.5m HT	THUJA PLICATA	WESTERN REDCEDAR

TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Ht** and **Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes Unsuitable, **M** denotes Marginal, **S** denotes Suitable. See report for details.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
130	12	5	39	Flowering cherry	U	Historically topped for overhead BC Hydro safety setback. Historic severe pruning treatments via heading cuts. Located in Road frontage. Retain unless Parks Dept directs otherwise.	Protect
131	6	4	37	Apple	U	Historic severe pruning treatments via heading cuts. Decayed stubs remain. Cankered limbs throughout crown.	Remove
132	12	5	40+35+35	Flowering cherry	U	Historically topped at 5m. Three leaders attach at 1m with long bark inclusion. Fruiting bodies on leader approximately 20cm above attachment. Extensively cankered leaders and decayed topping sites. Replacement leaders carry entire crown.	Remove
133			multi	Pyramidal cedar shrub	M	Located in road footprint and must be removed. Parks Dept approval required.	Remove
A	7	3	45	Austrian pine	U	Historically topped at 4m. Replacement leaders main formed and carry 50% of crown. Stem sweeps to west.	Protect
B	5	2	8+10+5+5	Alder	U	Historically topped at 3m. Multiple stems from base.	Protect
C	3	2	15	Japonese maple	M	Historically topped at 3m.	Protect

LEGEND:

- denotes tree **TAG NUMBER** or **ID REFERENCE**.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes the trunk location of tree proposed to be **RETAINED** and protected.
- denotes the trunk location of tree proposed to be **REMOVED**.
- denotes trunk location of **HIGH RISK** tree for owner to obtain permit and **REMOVE** as soon as possible.
- denotes trunk location of **OFF-SITE** tree to be protected (unless owner/municipal approvals for removal are obtained).
- denotes **NON-BYLAW** undersize tree (measured by project arborist).
- denotes **SITE LIMITS**.
- denotes **TREE PROTECTION ZONE** setback alignment.

REV #	DATE	COMMENTS
0	MAR 21, 2014	INITIAL SUBMISSION

acigroup.ca
ARBORTECH CONSULTING
a division of: ACI GROUP
GREATER VANCOUVER OFFICE:
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484
FRASER VALLEY OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132

TREE MANAGEMENT DRAWING

PROJECT:	TWO LOT SUBDIVISION
ADDRESS:	9680 RAILWAY AVENUE
CLIENT:	AJIT THALIWAL
ACL FILE:	14115
SHEET:	1 OF 1

ATTACHMENT 4

City of Richmond

Rezoning Considerations

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

Address: 9680 Railway Avenue **File No.:** RZ 14-660396

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, the developer is required to complete the following:

1. Six (6) metre road dedication along the entire east frontage (facing Mytko Crescent).
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 Arterial Road Policy 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 four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 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. 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 $1000 for one (1) tree located on City property to be retained. Following the completion of all construction and landscaping activities on-site, the security will not be released until the applicants submit a post-construction impact assessment report from a Certified Arborist.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

   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 voluntary contribution of $1.00 per buildable square foot of the single-family developments (i.e. $5,748.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition* Stage, the developer must complete the following requirements:

1. 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.

At Subdivision* and Building Permit* Stage, 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 1.5.9.

Initial: _____

2. 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.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Install approx. 25m of 150mm diameter water main along the Mytko Crescent frontage and join up with the existing 150mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.
- Disconnect the existing 20mm diameter water connection from Railway Avenue and at the main. Install two new 25mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two new lots. Meter boxes must be placed on grass boulevard outside of private fence at minimum 1m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100mm diameter connections at the common property line for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.
- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).
- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.
- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100mm diameter connections for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.

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.

Initial: _____

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

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

(signed copy on file)

Signed Date

City of Richmond

Bylaw 9181

Richmond Zoning Bylaw 8500
Amendment Bylaw 9181 (RZ 14-660396)
9680 Railway Avenue

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)".**

   P.I.D. 001-568-868
   The South Half Lot 4 Except: Part Subdivided by Plan 64533; Block C Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9181".**

FIRST READING	_____
A PUBLIC HEARING WAS HELD ON	_____
SECOND READING	_____
THIRD READING	_____
OTHER CONDITIONS SATISFIED	_____
ADOPTED	_____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Report to Committee

Planning and Development Department

To:	Planning Committee	**Date:**	October 27, 2014
From:	Wayne Craig Director of Development	**File:**	RZ 14-658284
Re:	**Application by Western Gardenia Garden Holdings Ltd. for Rezoning at 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)"**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.

Wayne Craig
Director of Development

WC:db

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

Western Gardenia Garden Holdings Ltd. has applied to the City of Richmond for permission to rezone 7571 and 7591 St Albans Road from the "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH4)" zone in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated property. A location map is provided in Attachment 1.

Project Description

The proposed development site is located at the north-west corner of St. Albans Road and Jones Road in the City Centre area. The consolidated site will be approximately 0.475 acres in size.

The applicant's proposal is to build a 1,626.36 m^2 (17,506 ft^2 net) medium density, ground-oriented, 3 storey townhouse project on the consolidated lot. The development will contain 16 dwellings ranging in size from 97.5 m^2 (1,054 ft^2) to 140.5 m^2 (1,512 ft^2). The units are proposed to be a mix of two, three and four bedroom dwellings. All of the units will have private outdoor areas both at grade and on the elevated podium overtop the parking structure. A 114 m^2 shared outdoor amenity space will be located on the elevated podium. The parking area will be organized similar to an apartment parkade with a common gated vehicle entrance but each unit having its own garage space with individual garage doors inside the parkade.

Ten of the homes will have direct pedestrian access from either St. Albans Road or Jones Road. Six homes will have pedestrian access from an asphalt walkway that will run along the site's western property boundary leading to Jones Road. A single vehicle access will be provided from Jones Road.

The grade of the site will be kept close to the existing grade (i.e. approximately two feet below the adjacent public sidewalk) to facilitate the retention of a row of large trees within the St. Albans and Jones Road frontages partially on the lot and partially on City lands.

Conceptual development plans are provided in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: a two and a half storey townhouse development on an 823 m^2 sized lot zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

To the East: A new 23 unit three storey townhouse development (DP 11-585139 issued May 28, 2012) on a 3,408 m^2 sized lot zoned "High Density Townhouses (RTH4)".

To the South: an existing four storey apartment building on a large 6,059 m^2 lot zoned "Medium Density Low Rise Apartments (RAM1)" located on the south-western corner of Jones Road and St. Albans Road. On the south-eastern corner of Jones Road and St. Albans Road is a 3 storey, 10 unit townhouse complex (DP 00-175356 – issued May 14, 2001).

To the West: an existing four storey apartment building on a large 16,396 m^2 lot zoned "Medium Density Low Rise Apartments (RAM1)". General Currie School and park space are located just to the west at 8191 Jones Road/8220 General Currie Road (approximately 400m away).

Related Policies & Studies

Official Community Plan and the St. Albans Sub-Area Plan
The Official Community Plan designates the subject properties as "Neighbourhood Residential" (i.e. areas where the principal uses are single family, two-family and multiple family housing [specifically townhouses]).

The St. Albans Sub-Area of the City Centre, designates the properties for "Multi-Family Low Rise (3 Storey apartments, Townhouses, Two-Family or Single-Family Dwellings)".

The proposed two storey over parking (effectively 3 storey) townhouse development will comply with both the OCP and the St. Albans Sub-Area Plan land use designations.

Flood Management Implementation Strategy
The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

Affordable Housing Strategy
The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of $2.00 per buildable square foot as per the Strategy for a contribution of $37,236.60. This amount has been included in the Rezoning Considerations to be met prior to Rezoning adoption.

Public Art
In response to the City's Public Art Program (Policy 8703) the developer has advised that they will make a voluntary contribution to the City's public art fund. A voluntary contribution of $14,336.09 to the public art fund is included in the rezoning considerations.

Public Input

To time of writing, no comments have been received from the public on this application. Appropriate signage for the Rezoning application has been posted on the property.

Staff Comments

Site Servicing and Frontage Improvements

The development project will require a separate Servicing Agreement prior to Building Permit issuance to address anticipated engineering off-site servicing requirements. The off-site works include, but are not limited to, the following:

- Disconnection of two existing water service lines and capping the lines at the water main;
- Installation of a new water service;
- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road; and
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.

The Rezoning Considerations (Attachment 4) include a requirement for the proponent to enter into a Servicing Agreement for the design and construction of the off-site works prior to Building Permit issuance.

Tree Impacts and Replacements

The Arborist's report (Michaels J. Mills Consulting, dated October 8, 2014) identifies 21 Bylaw sized trees found on the site. Of these, the report indicates that 14 will be removed due to either poor health or conflicts with the proposed development. In addition, Cedar hedge rows along the northern, western and southern property boundaries plus a hedge near the centre of the site will be removed. The hedge row was reviewed by the City's Tree Preservation Officer who has agreed that their removal is appropriate due to the conflict with the sewer right of way, their location approximately 1 meter below the adjacent road and the fact that they have been previously topped.

Seven significant trees, five along St. Albans Road and Jones Road and two along the west property line, will be retained. Because of their size (the largest being a 120 cm diameter Western Red Cedar) and their location (i.e. at or near the property line), special measures are proposed in consultation with the City to ensure the best chance for the survival of these retained trees. A tree management plan showing the location of the trees proposed for removal and retention is included in the plan submission accompanying this report.

The Rezoning Considerations include a required for a qualified Arborist to be retained and to work with the City Parks Arborists through the site development of this project. Tree replacements will be sought at two for one through the Development Permit review as per the Official Community Plan.

Traffic Movement Through the Site

A traffic impact analysis, inclusive of an internal vehicle movement assessment, was undertaken by Bunt & Associates Transportation Planning and Engineering. Their analysis (report dated March 6, 2014 with supplemental turning radius diagrams to October 2, 2014) indicates that clear two way vehicle movement can be accommodated on the site and within the proposed building parkade. No additional off-site traffic related requirements will be needed in order to accommodate the proposed development. Bunt's analysis also confirms that the proximity of the driveway access is within acceptable safety limits to the Jones Road - St. Albans Road intersection. The Transportation Division has reviewed and accepted this study and its findings.

With the noted exception of the variance request to accommodate seven small car stalls, the proposed design complies with the parking provisions of Zoning Bylaw 8500.

Analysis

Official Community Plan Compliance

The proposed development will conform to both the Official Community Plan "Neighbourhood Residential" land use designation and to the St. Albans Sub-Area Plan "Multi-Family Low Rise" land use designation. The site has good proximity to nearby schools (Garden City Elementary and R.C. Palmer Secondary School (a four to five minute walk).

Requested Variances

The proponent has identified three variances from the site's proposed "High Density Townhouses (RTH4)" zoning. The requested variances are as follows:

1. Reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building. At that location the building comes closer to the 4 by 4 corner cut required adjacent to the St. Albans Road and Jones Road intersection.

2. Increase the maximum bay window projection from 0.6 m to 0.9 m at the southern side of the building adjacent to Jones Road. The Zoning Bylaw allows a 0.6 m projection into the exterior side yard.

3. Vary the Zoning Bylaw, to allow small car parking at the site. Under section 7.5.13 of the Zoning Bylaw no small car stalls would be permitted for a project of this size. The variance would allow 7 small car stalls. Staff's preliminary assessment of this variance request is that two of these stalls are surplus stalls as the proponent is proposing to provide more overall stalls than required by the Bylaw. The remaining 5 small stalls represents approximately 18% of the total parking which is significantly less than the 50% threshold for developments with 31 or more parking stalls.

More detailed analysis and staff commentary on these variance requests will be addressed through the Development Permit review.

Sustainability Features

On September 2, 2014, Council adopted Bylaw 9147 requiring all new townhouses to be designed to EnerGuide 82 standards or higher and to retain a certified energy advisor (CEA) to complete an evaluation report. An additional design requirement identified in the Bylaw is that new townhouses are to be solar hot water-ready. The applicant is aware of, and has committed to meeting, these requirements in this project as the site is not within a district energy utility area.

The Rezoning Considerations include requirements for registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Submission of the evaluation report will be required prior to the Development Permit application being submitted to the Development Permit Panel.

In addition to the EnerGuide 82 response, the proponent has identified a number of elements they proposed to incorporate into the development to improve the overall sustainability of the project including:

- construction of a green roof and open space over portions of the parkade;
- preservation of on-site mature trees (the building design and FCL have been adjusted to preserve these trees);
- low voc paints on interior spaces;
- use of durable, low maintenance surfaces on building exteriors;
- locating buildings and windows to maximize natural light and ventilation;
- use of permeable surfaces wherever possible (e.g., interlocking grass pave at the visitor parking area);
- enhancing an existing swale with native and naturalized planting;
- incorporating "energy star" appliances and light bulbs in each unit; and
- use of drought tolerant and native plants within the site's landscaping.

Amenity Space

Amenity space provisions under the City Centre Area Plan (section 3.1.8 Multiple-Family) seek to ensure adequate access to indoor and outdoor amenities in new multiple-family developments throughout the City Centre. The proposed project will provide additional outdoor amenity space equal to approximately 192 m^2 to comply with the Area Plan. Staff will review this provision through the Development Permit application as the project continues to be refined.

The Applicant proposes to address the indoor amenity space requirements through a cash in lieu contribution of $1,000.00 per unit in accordance with Policy 5041. A voluntary contribution of $16,000.00 is included in the rezoning considerations.

Development Permit Issues

The Rezoning Considerations include a requirement for substantive completion of a Development Permit prior to Rezoning adoption. Based on the submission to date, staff will be

monitoring to ensure that a number of design related issues are addressed through the forthcoming Development Permit review including:

- Confirmation that the proposed design generally meets the Development Permit guidelines
- Ensuring that the landscaping plan addresses all the tree replacement requirements as per the Official Community Plan;
- Submission of an acceptable report by a Certified Energy Advisor prior to the formal review by the Development Permit Panel;
- Confirmation of the site grading to allow preservation of the retained trees;
- Confirmation of the aging in place and convertible unit elements are incorporated into the Development Permit plans;
- Detailing of all sustainability measures incorporated into the design; and
- Additional issues as may be identified as part of the Development Permit review process.

Financial Impact or Economic Impact

None.

Conclusion

The proponent has put together a well developed and detailed proposal for rezoning of the subject properties in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated lot. Significant efforts were made to address staff concerns and prepare a plan that would be appropriate to the neighbourhood. On this basis, staff recommend support of the application.

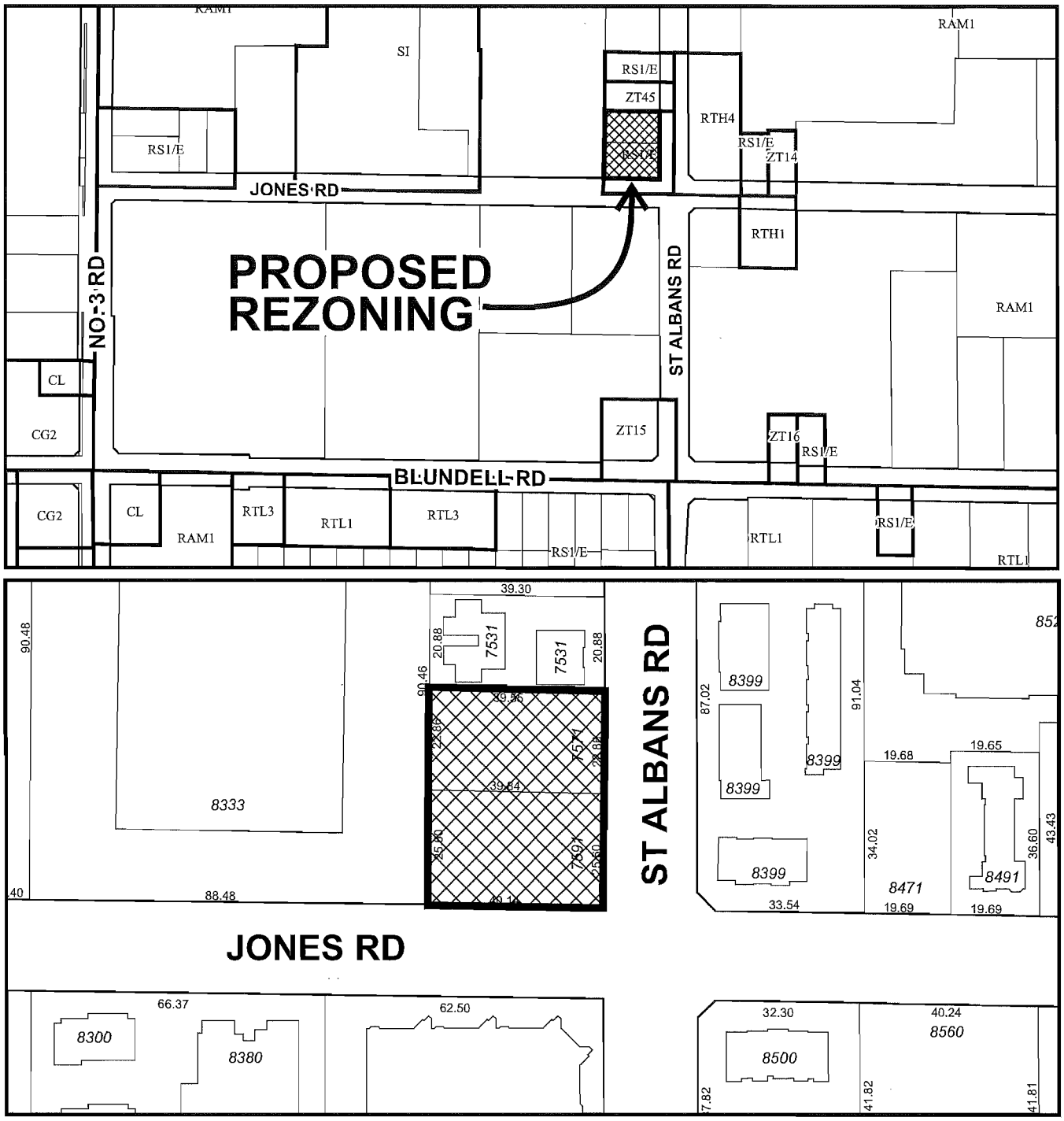
It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 be introduced and given first reading.

David Brownlee
Planner 2

DCB:cas

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Rezoning Considerations Concurrence

City of
Richmond



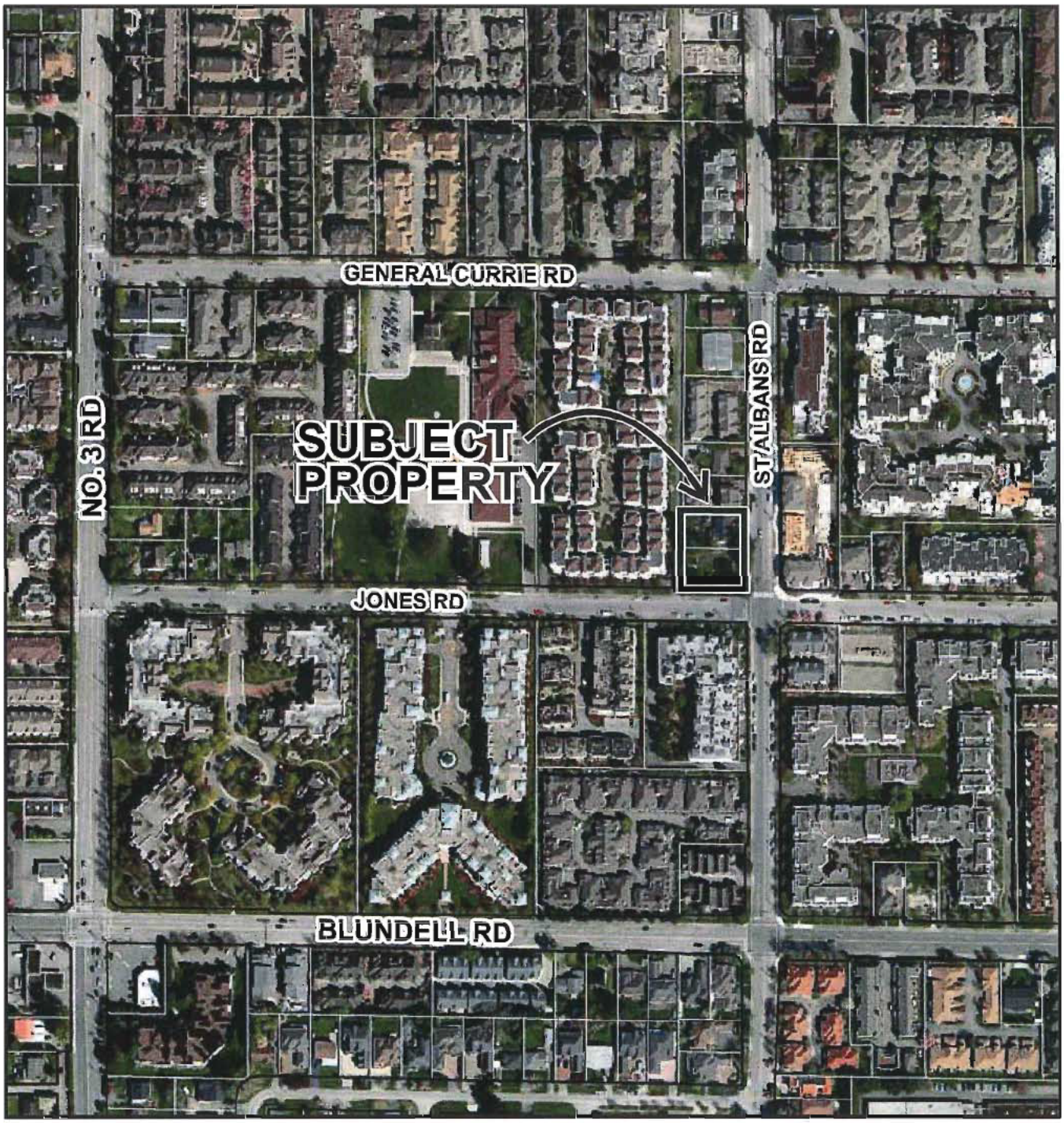
RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES

City of Richmond

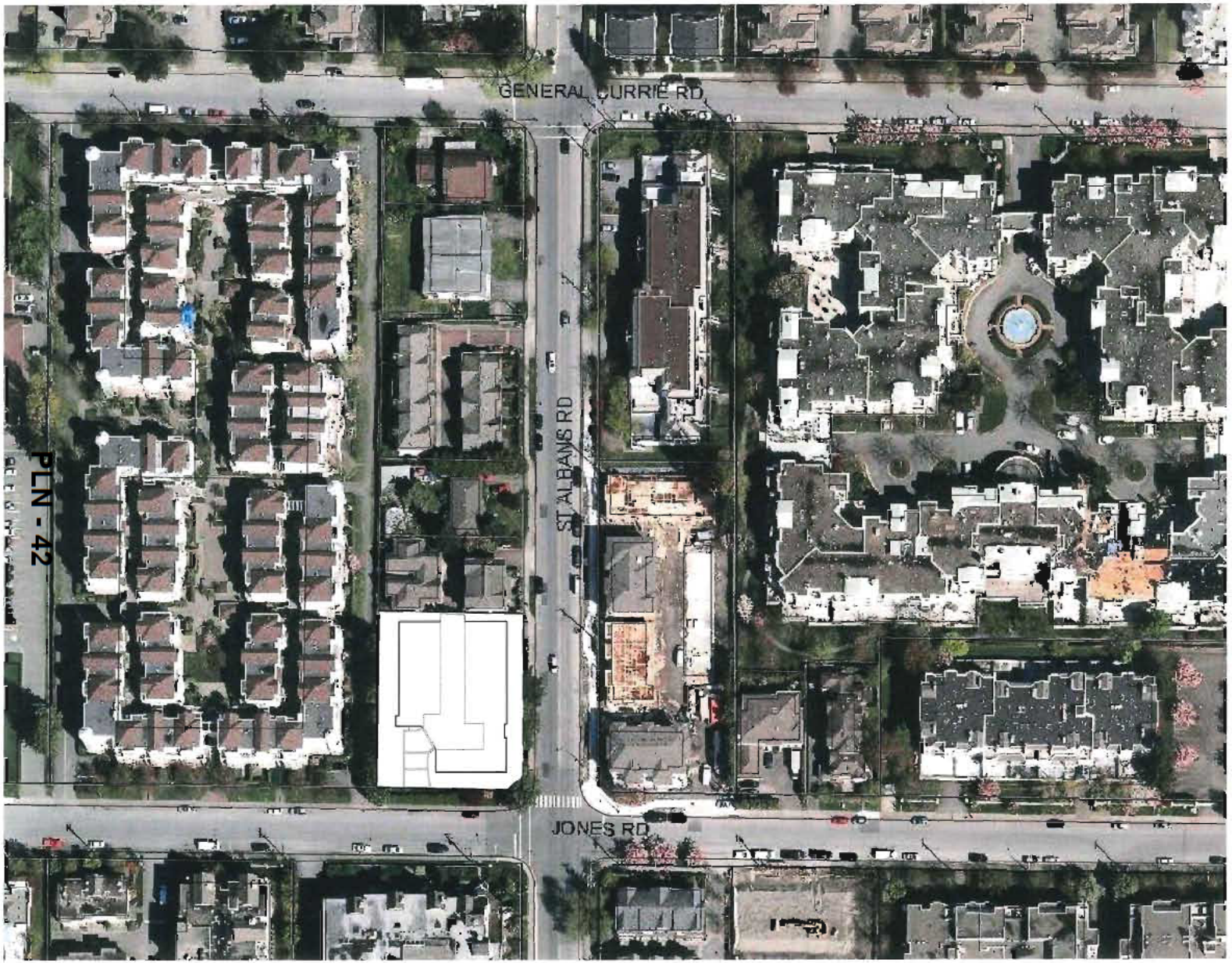


RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



Development Statistic

Gross Site Area	1,930 sm (20,774 sf)	
Dedication Site Area	8 sm (87 sf)	
Net Site Area	1,922 sm (20,687 sf)	
Zoning	RTH4	
Proposed Net Floor Area	1609.08 sm (17,320 sf)	
Proposed FAR	0.837	
No. of Units	16	
Density (UPA)	33.7	
Required Lot Coverage		45%
Proposed Lot Coverage		44.2%
Required Building Height		12.00 m
Proposed Building Height		11.03 m
Required Setback:		
Front Yard (St. Albans Road)		4.50m
Exterior side yard, Road (Jones Road)		4.50m
Interior/Rear yard		2.00m
Corner cut of St. Albans & Jones Road		4.50m
Proposed Setback:		
Front Yard (St. Albans Road)		4.50m
Max. 1.0 m projection of bay window		3.58m
Exterior side yard, Road (Jones Road)		4.54m
Max. 0.6 m projection of bay window	Variance	3.624m
Interior/Rear yard		2.00m
Corner cut of St. Albans & Jones Road	Variance	3.90m
Parking requirement:		
Residential 1.4 cars/unit (City Center Parking)		23
Visitor 0.2 cars/unit		4
Total Required		27
Handicap Stall		1
Parking Provided: Standard Stal		18
Small Stall	Variance	7
Visitor Provided		4
Total Provided		29
On-site Bicycle Parking Requirements:		
Class 1: 1.25 stalls/unit		20
Class 2: 0.2 stall/unit		4
Total Class 1 Stalls Provided		20
Total Class 2 Stalls Provided		4

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CONTEXT PLAN

SCALE 1" = 40'-0"

GARDENIA GARDENS

7571-7591 St Albans Rd

RZ 14-658084 & DP 14-658285
OCTOBER 8, 2014

FOUGERE architecture inc.
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

ATTACHMENT 2

PLN - 43

ZONING ANALYSIS

RTH4 Zoning District	Zoning Requirement	Our Design
8.8.1 Purpose	High Density town housing (City Center)	complies
8.8.2 Permitted uses	Housing, Town	complies
8.8.4.2. d) Permitted Density	0.90 FAR	complies
8.8.5. Lot Coverage		
1. buildings	45% maximum	complies
2. non-porous	70% maximum	complies
3. live plants	20% minimum	complies
8.8.6. Yards & Setbacks		
1. front yards, exterior side yard or road setback	4.5 m	complies
corner of St Albans & Jones Road	4.5 m	variance required (3.9 m)
2. interior side yard and rear yard	2.0 m	complies
3. lane setback	1.2 m	complies
8.8.7. Permitted Height	12.0 m(3 storeys)	complies
8.8.8. Minimum Lot Size		
1.a. minimum lot width	20.0 m	complies
2. minimum lot depth	30.0 m	complies
3.a. minimum lot size	600 sm	complies
8.8.10 On-Site Parking and Loading		
7.7.2.1 residential	23 stalls (1.4 cars/unit)	complies
visitors	4 stalls (0.2 cars/unit)	complies
7.5.13 small car	no small car	variance required (7 small cars)
7.5.14 handicap	1 stall (2% of stalls)	complies
7.14.10 On-site Bicycle		
Class 1	1.25 spaces/unit	complies
vertical	33% of required	complies
Class 2	0.2 spaces/unit	complies
8.7.11 Other Regulations		
4.4.1. density calulation exclusion		
a. 10% of floor area for covered area		complies
b. maximum of 50 sm for garage		complies
c. exclusion of 10 sm of stairs & entry		complies
4.9.4. bay window projection		
front yard	1.0 m maximum	complies
side or rear yard	0.6 m maximum	variance required
4.9.5. entry stairs projection		
front lot line	no closer than 3.0 m	complies
side or rear lot line	no closer than 1.5 m	complies
4.9.6. balconies & porches projection		
front, exterior side & rear yard	1.5 m maximum	complies
4.9.7. gateways, pergola and similar landscape structure	2.0 m maximum to a lot line	complies
4.12.3. catilevered roofs, eaves & gutters into the yard	1.2 m maximum	complies
4.16. accessable unit		complies

FLOOR AREA CALCULATION

Current Address: 7571 - 7591 St. Albans Road
Proposed Address: 8383 Jones Road
Current Zoning: RS1/E
Proposed Zoning: RTH4
Gross Site Area: 20,774 sf (1,930 sm)
Net Site Area: 20,687 sf (1,922 sm)

Unit Count	Unit Type	Ground Gross Floor Area	Main Gross Floor Area	Upper Gross Floor Area	Unit Gross Floor Area		Total Gross Floor Area		Ground Floor Stair Exemption	Main Floor Staircase Exemption	Upper Floor Staircase Exemption	Unit Net Floor Area		Total Net Area	
1	A1 (3 bedroom)	105	554	603	1,262	sf	1,262	sf	66	42	27	1,127	sf	1,127	sf
2	A2 (4 bedroom)	273	554	603	1,430	sf	2,860	sf	78	30	27	1,295	sf	2,590	sf
2	B1 (2 bedroom)	91	464	506	1,061	sf	2,122	sf	65	43	35	918	sf	1,836	sf
2	B2 (2 bedroom)	182	469	512	1,163	sf	2,326	sf	65	43	35	1,020	sf	2,040	sf
2	B3 (3 bedroom)	334	469	512	1,315	sf	2,630	sf	65	43	35	1,172	sf	2,344	sf
2	B4 (2 bedroom)	137	464	506	1,107	sf	2,214	sf	65	43	35	964	sf	1,928	sf
1	B5 (3 bedroom)	298	469	512	1,279	sf	1,279	sf	65	43	35	1,136	sf	1,136	sf
1	B6 (2 bedroom)	79	464	506	1,049	sf	1,049	sf	63	43	35	908	sf	908	sf
1	C (3 bedroom)	332	565	615	1,512	sf	1,512	sf	72	36	31	1,373	sf	1,373	sf
1	D (2 bedroom)	87	467	500	1,054	sf	1,054	sf	55	53	33	913	sf	913	sf
1	E (3 bedroom)	104	565	599	1,268	sf	1,268	sf	66	42	35	1,125	sf	1,125	sf
16							19,576	sf						17,320	sf

Maximum FAR	0.900
Proposed FAR	0.837

UNIT DENSITY / ACCESSORY CALC.

Unit Count	Unit Type	Accessory Area	Total Accessory Area	
1	A1	383	383	sf
2	A2	350	700	sf
2	B1	417	834	sf
2	B2	199	398	sf
2	B3	363	726	sf
2	B4	246	492	sf
1	B5	333	333	sf
1	B6	212	212	sf
1	C	321	321	sf
1	D	203	203	sf
1	E	217	217	sf
1	Elec / Mech	142	142	sf
1	Garbage / Recycling	80	80	sf
			5,041	sf

Site Area	20,687 sf (0.475 Acres)	Maximum Accessory Area	417 sf
Proposed Density	33.7 upa	Proposed Average Accessory Area	314 sf

Required Outdoor Amenity Space (6 sm/unit)	96 sm
Required Additional Lanscaped Outdoor (10% of net site area)	192 sm
Required Open Space	96+192=288 sm
Proposed Open Space	114+196=310 sm

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GARDENIA GARDENS

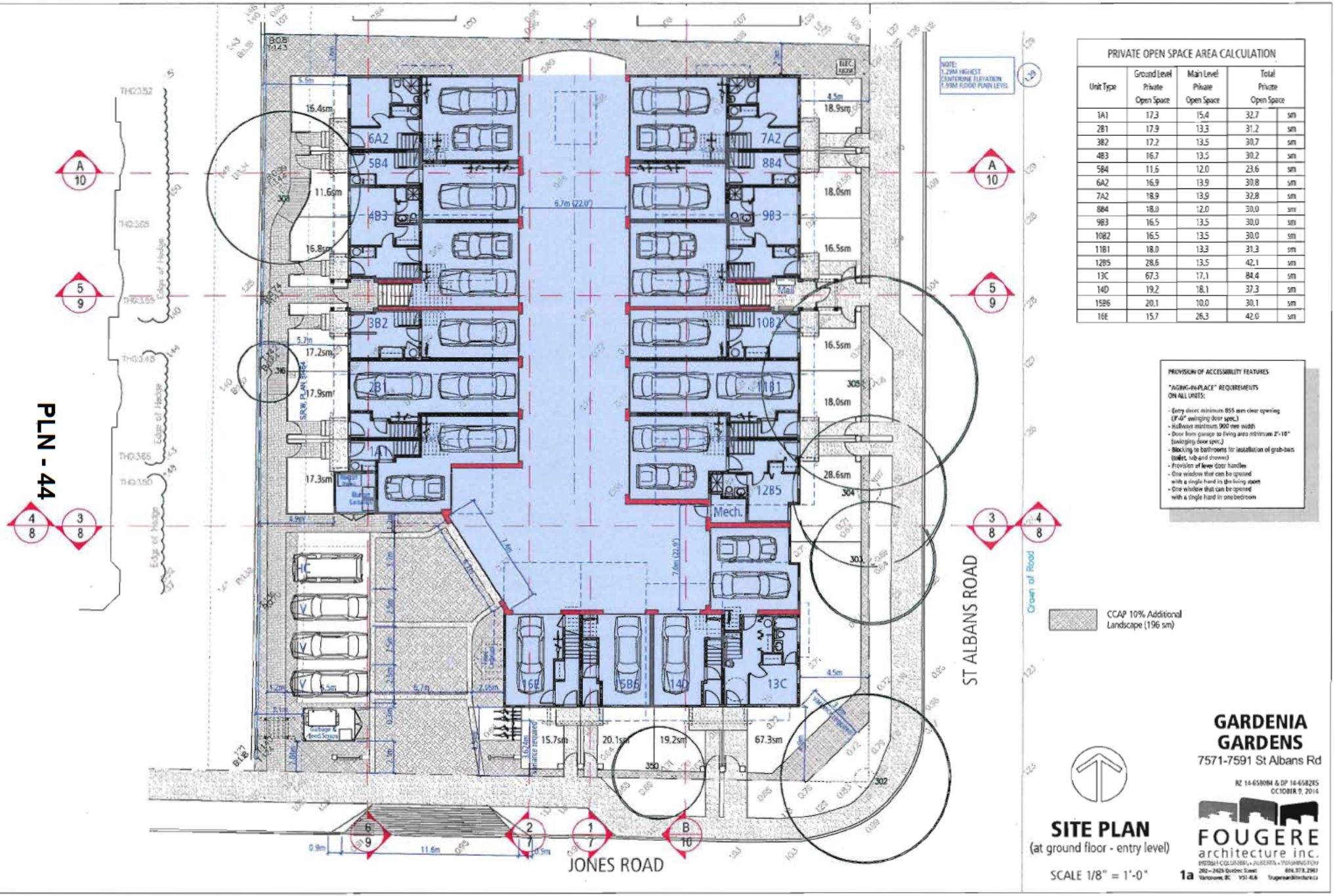
7571-7591 St Albans Rd

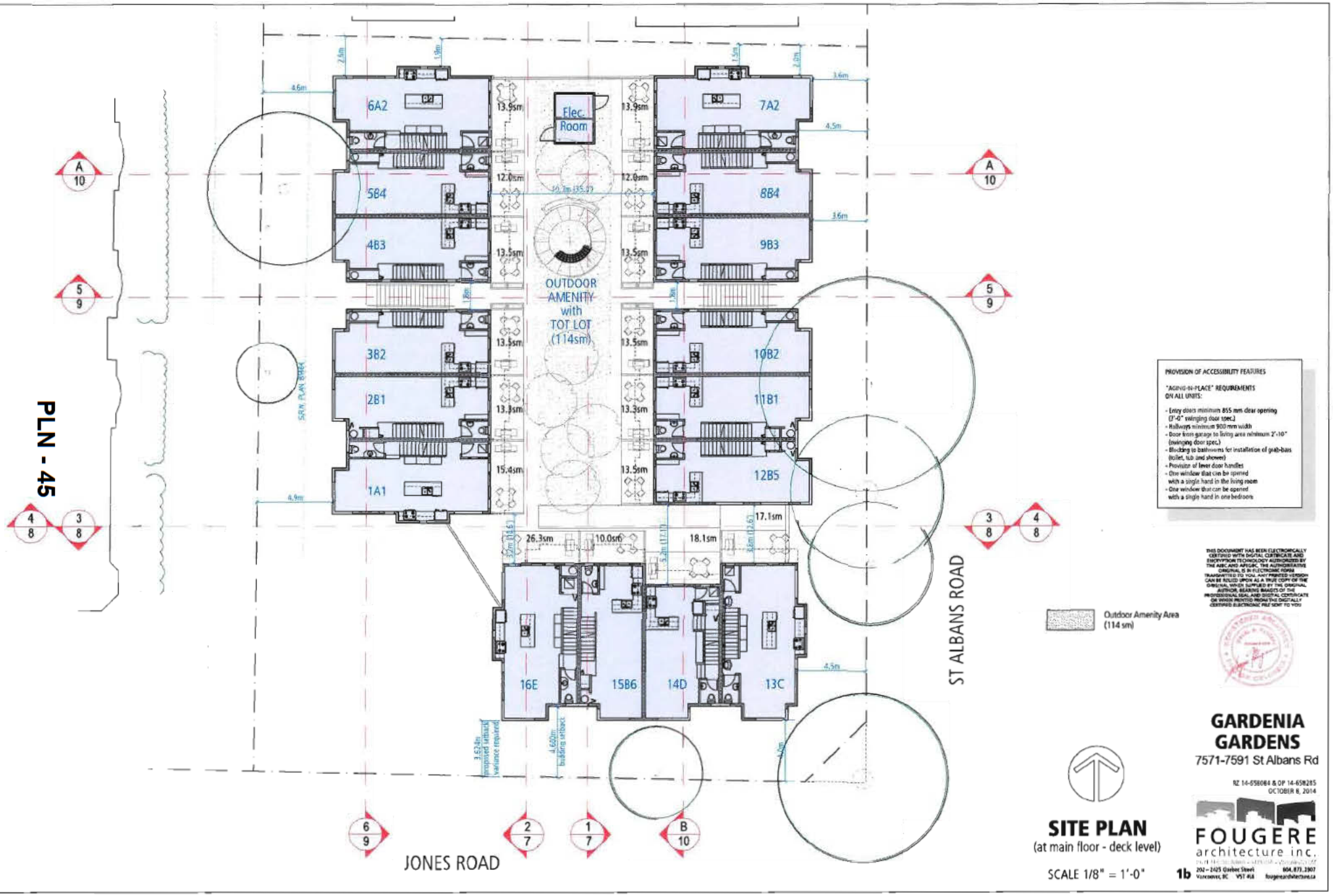
RZ 14-658084 & DP 14-658285
OCTOBER 8, 2014

SITE DATA

FOUGERE architecture inc.
2102 – 2425 Quebec Street, Vancouver, BC V5T 4L6
604.873.2907
fougerearchitecture.ca

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ST ALBANS ROAD
JONES ROAD
Crown of Road
Edge of Hedge
Edge of Hedge
Edge of Hedge
Edge of Hedge
6A2
5B4
4B3
3B2
2B1
1A1
7A2
8B4
9B3
10B2
11B1
12B5
13C
14D
15B6
16E
1C
Mech.
Mail
SCRW. PLNT. BRM
Garbage & Recycling Enclosure
Garbage & Recycling Enclosure
Bicycle Parking
Bicycle Parking



PLN - 45

SITE PLAN

(at main floor - deck level)

SCALE 1/8" = 1'-0"

GARDENIA GARDENS

7571-7591 St Albans Rd

RZ 14-658084 & DP 14-658285
OCTOBER 8, 2014

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1b



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



STREETSCAPE Jones Road
SCALE 1/16" = 1'-0"

ELEVATION

EXTERIOR FINISHES SCHEDULE		
1	ASPHALT SHINGLES	PABCO - Asphalt Shingles - Pewter Grey
2	WOOD TRIMS	SHERWIN WILLIAMS - SW 7567 Natural Tan
3	WOOD FASCIA	SHERWIN WILLIAMS - SW 7567 Natural Tan
4	HARDIE SIDING	JAMES HARDIE - HardiePlank - Boothbay Blue
5	NICHIHA - Architectural Block (18"x6" with score)	SHERWIN WILLIAMS - SW 7603 Poolhouse
6	BOARD & BATTEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
7	VINYL WINDOWS	SHERWIN WILLIAMS - SW 7605 Gale Force
8a	WOOD POST & ARBOUR & BRACKET	SHERWIN WILLIAMS - SW 7710 Brandywine
8b	WOOD POST & ARBOUR	SHERWIN WILLIAMS - SW 6656 Seagrass
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6656 Seagrass
10	GARAGE DOOR	OVERHEAD DOOR Thermacore-Color Desert Tan
11	METAL RAILING	SHERWIN WILLIAMS - SW 7605 Gale Force
12	SERVICE DOOR (electrical room)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
13	SERVICE DOOR (recycle enclosure)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14a	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14b	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7567 Natural Tan
15	MAIN GARAGE DOOR	OVERHEAD DOOR Aluminum Obscure Glass Door - Black
16	CONCRETE	
17	STONE VENEER	CULTURED STONE - Pro-fit Ledgestone Grey

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GARDENIA GARDENS
7571-7591 St Albans Rd

RZ 14-658084 & DP 14-658285
OCTOBER 8, 2014

FOUGERE architecture inc.
4 200 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.873.2992
fougerearchitecture.ca



EAST ELEVATION
SCALE 1/8" = 1'-0"



STREETSCAPE St. Albans Road
SCALE 1/16" = 1'-0"

EXTERIOR FINISHES SCHEDULE		
1	ASPHALT SHINGLES	FABCO - Asphalt shingles - Pewter Gray
2	WOOD TRIMS	SHERWIN WILLIAMS - SW 7567 Natural Tan
3	WOOD FASCIA	SHERWIN WILLIAMS - SW 7567 Natural Tan
4	HARDIE SIDING	JAMES HARDIE - Hardieplank - Boothbay Blue
5	NICHIHA - Architectural Block (11" x 6" with score)	SHERWIN WILLIAMS - SW 7683 Pavilion
6	BOARD & BATTEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
7	VINYL WINDOWS	SHERWIN WILLIAMS - SW 7605 Gale Force
8a	WOOD POST & ARBOUR & BRACKET	SHERWIN WILLIAMS - SW 7710 Brandywine
8b	WOOD POST & ARBOUR	SHERWIN WILLIAMS - SW 6456 Serape
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6456 Serape
10	GARAGE DOOR	OVERHEAD DOOR Thermacore Color Desert Tan
11	METAL RAILING	SHERWIN WILLIAMS - SW 7605 Gale Force
12	SERVICE DOOR (electrical room)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
13	SERVICE DOOR (recycle enclosure)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14a	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14b	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7567 Natural Tan
15	MAIN GARAGE DOOR	OVERHEAD DOOR Aluminum Obscure Glass Door - Black
16	CONCRETE	
17	STONE VENEER	CULTURED STONE - Pro-Fit Ledgestone Grey

ELEVATION

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GARDENIA GARDENS
7571-7591 St Albans Rd

RZ 14-658084 & DP 14-658285
OCTOBER 8, 2014

FOUGERE architecture inc.
202 – 2425 Quebec Street Vancouver, BC V5T 4L6
604.871.2907
fougerearchitecture.ca



WEST ELEVATION



NORTH ELEVATION

ELEVATION

SCALE 1/8" = 1'-0"

EXTERIOR FINISHES SCHEDULE		
1	ASPHALT SHINGLES	PABCO - Asphalt shingles - Pewter Gray
2	WOOD TRIMS	SHERWIN WILLIAMS - SW 7567 Natural Tan
3	WOOD FASCIA	SHERWIN WILLIAMS - SW 7567 Natural Tan
4	HARDIE SIDING	JAMES HARDIE - HardiePlank - Boothbay Blue
5	NICHIHA - Architectural Block (18"x6" with score)	SHERWIN WILLIAMS - SW 7603 Poolhouse
6	BOARD & BATTEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
7	VINYL WINDOWS	SHERWIN WILLIAMS - SW 7605 Gale Force
8a	WOOD POST & ARBOUR & BRACKET	SHERWIN WILLIAMS - SW 2710 Brandywine
8b	WOOD POST & ARBOUR	SHERWIN WILLIAMS - SW 6654 Serope
9	SOLID-CORE EXTERIOR DOOR	SHERWIN WILLIAMS - SW 6654 Serope
10	GARAGE DOOR	OVERHEAD DOOR Tennessee-Color Desert Tan
11	METAL RAILING	SHERWIN WILLIAMS - SW 7605 Gale Force
12	SERVICE DOOR (electrical room)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
13	SERVICE DOOR (regade enclosure)	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14a	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7604 Smoky Blue
14b	PRIVACY SCREEN	SHERWIN WILLIAMS - SW 7567 Natural Tan
15	MAIN GARAGE DOOR	OVERHEAD DOOR Aluminum Obscure Glass Door - Black
16	CONCRETE	
17	STONE VENEER	CULTURED STONE - Pro-fit Ledgestone Grey

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GARDENIA GARDENS

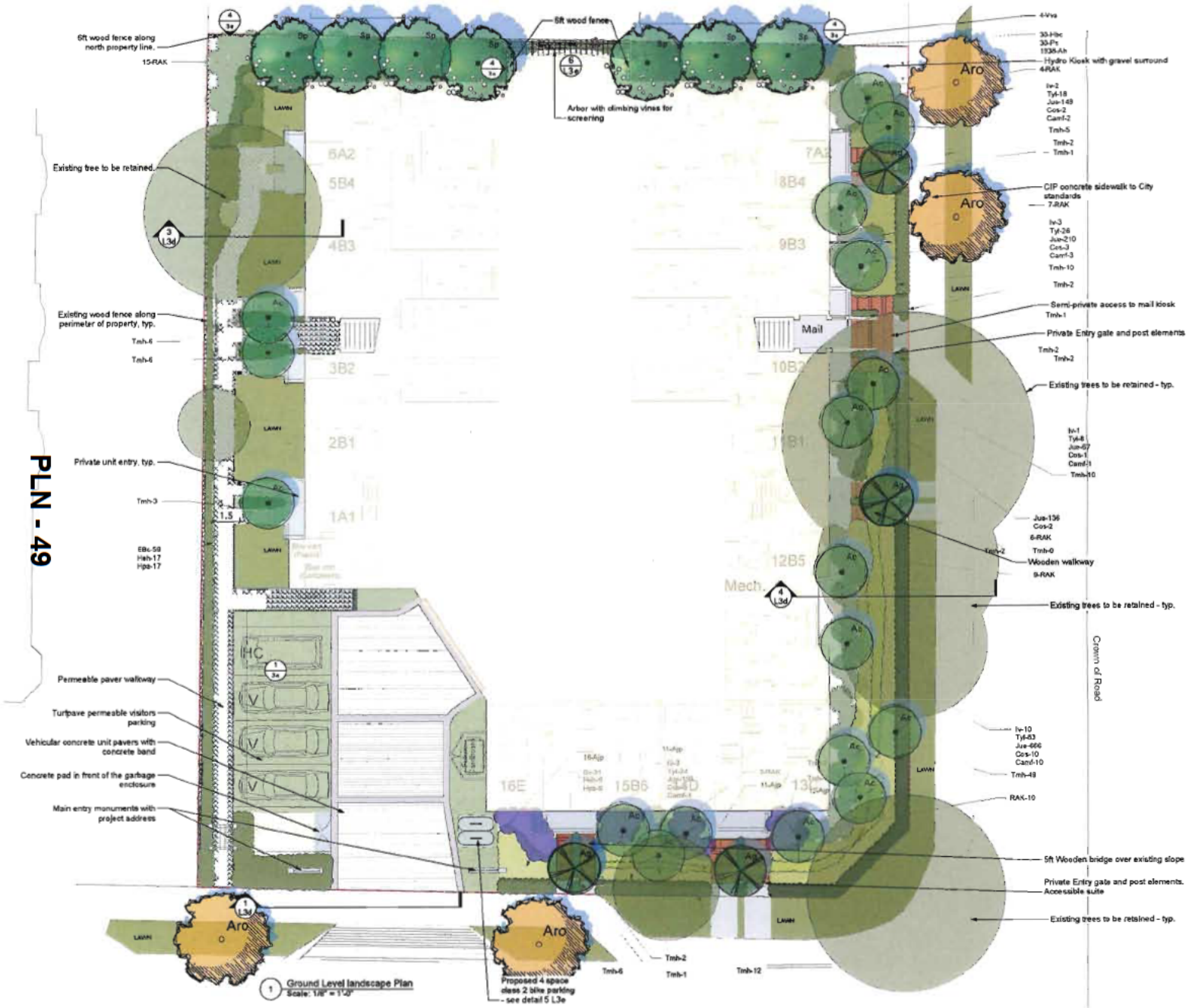
7571-7591 St Albans Rd

RZ 14-658084 & DP 14-658285

OCTOBER 8, 2014

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PLN - 49

eta landscape architecture

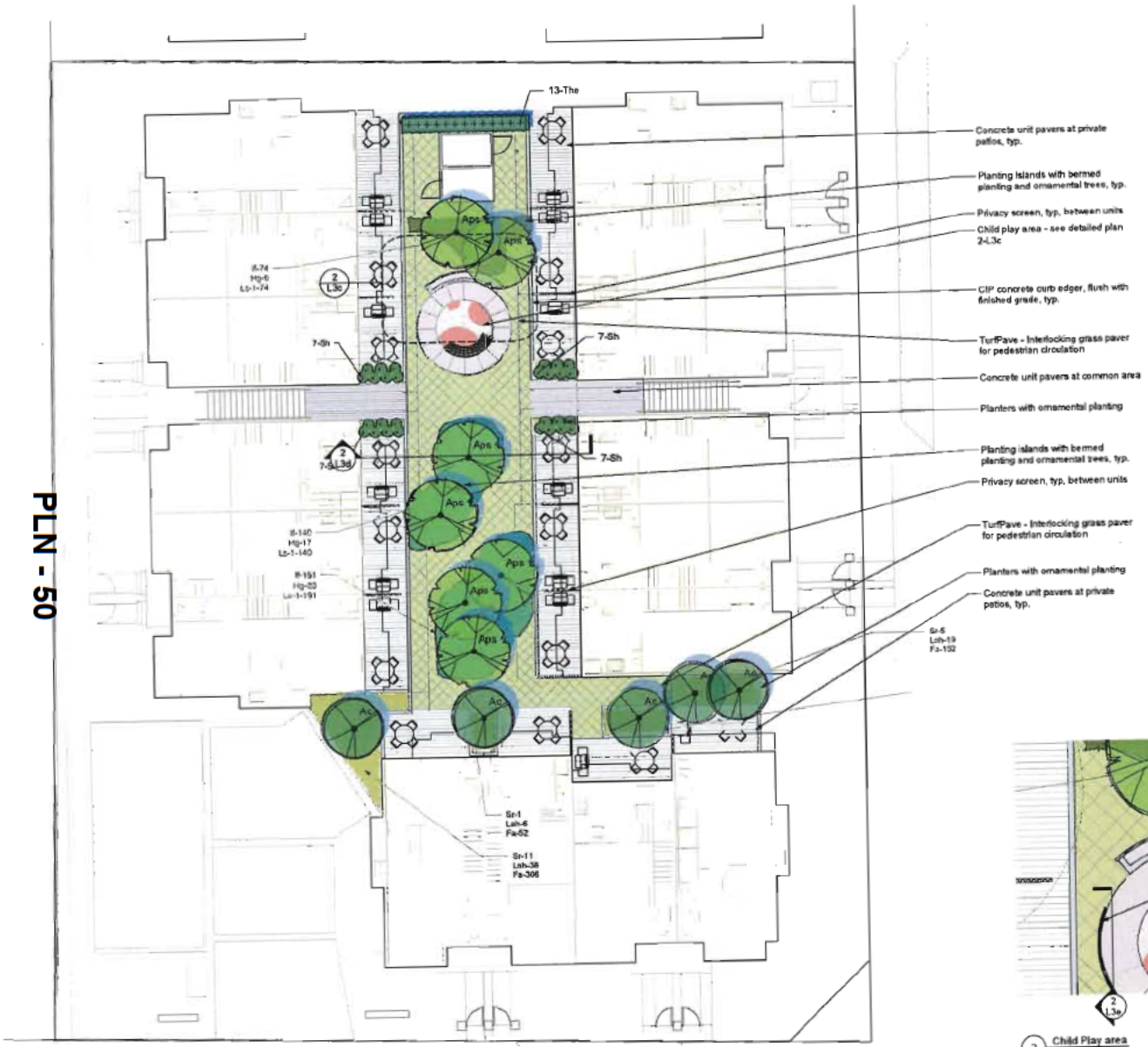
Project
Gardenia
Gardens
7571-7581
St Albans Rd, Richmond

Drawing Title
Landscape
Grade Level

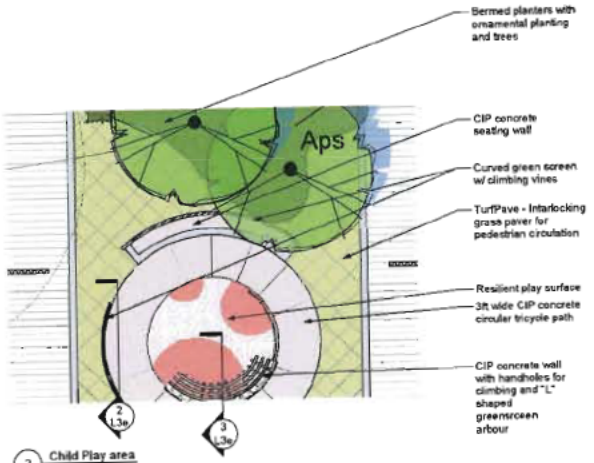
Reviewed By

3b

PLN - 50



1 Courtyard Level landscape Plan
Scale: 1/8" = 1'-0"



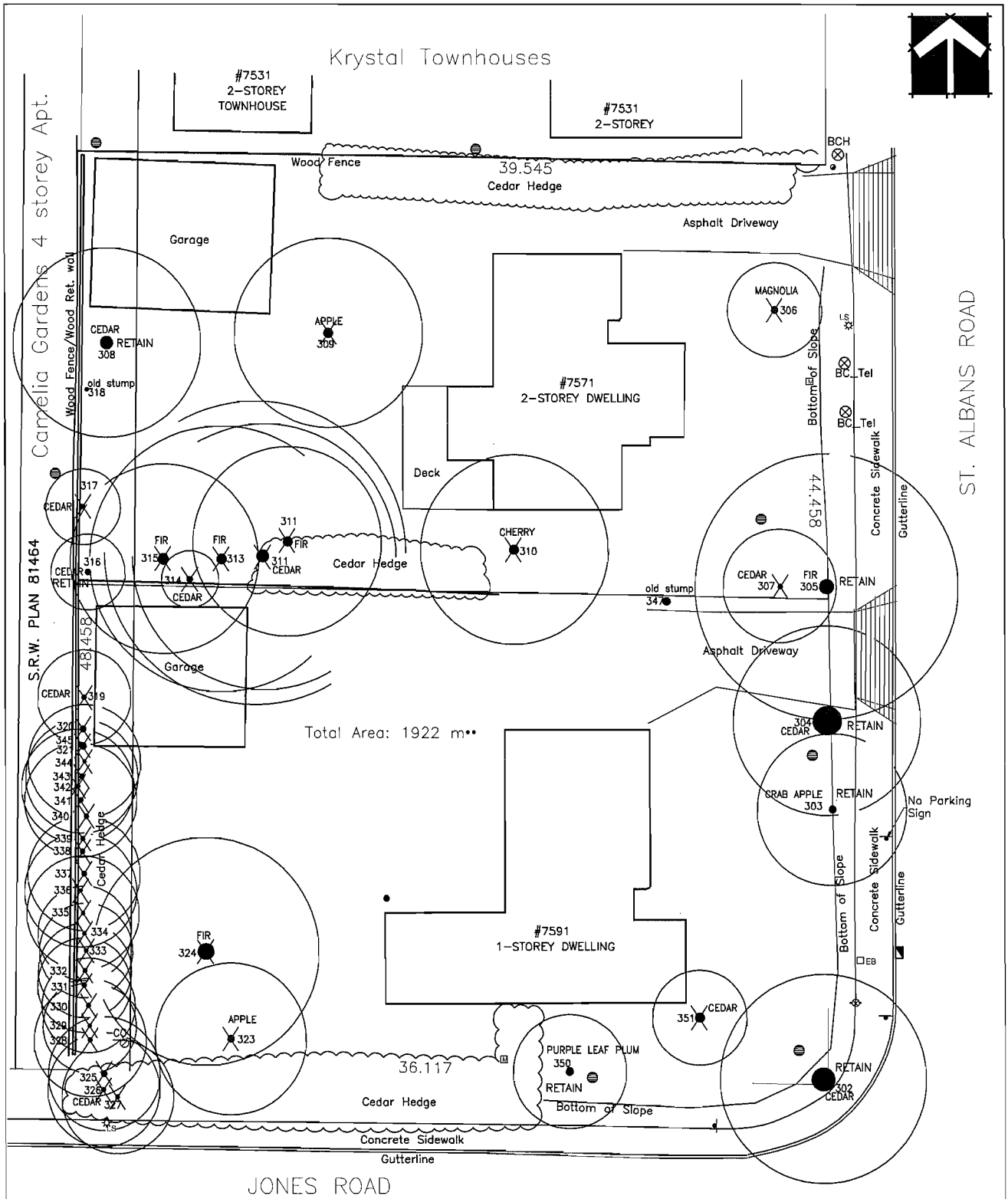
2 Child Play area
Scale: 1/4" = 1'-0"

eta landscape architecture

Gardenia
Gardens
7571-7591
St Albans Rd, Richmond

Landscape
2nd Level Courtyard

3c



314 — Denotes tree Ref #
RETAIN — Denotes tree location
CEDAR — Denotes tree species
Denotes tree to be removed / retained

NOTE:
This plan is prepared solely for a limited contractual use between Michael J Mills Consulting and our client. It is to be used only in conjunction with the associated arborist report. We accept no responsibility for any unauthorized use.

Survey information provided by
J.C. Tam & Associates
Survey dated October 3rd 2013.

Michael J. Mills Consulting
644 Bay Road Gibsons BC V0N 1V8
Ph: 604-230-4711 / e mail: mills@dccnet.com

EXISTING TREE ASSESSMENT SUMMARY PLAN

7571 - 7591 St Albans Road
City of Richmond

MJM file #1337 March 12th 2014

City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-658284 **Attachment 3**

Address: 7571 and 7591 St Albans Road

Applicant: Western Gardenia Garden Holdings Ltd.

Planning Area(s): City Centre – St. Albans Sub Area Plan 2.10 A

Proposed Floorspace: 1,818.67 m^2 (19,576 ft^2) gross 1,609.08 m2 (17,320 ft^2) net

	Existing	Proposed
Owner:	Western Gardenia Garden Holdings Ltd.	Western Gardenia Garden Holdings Ltd.
Site Size (m^2):	1, 930 m^2 (20,774 ft^2)	1,922 m^2 (20,687 ft^2) after corner cut dedication
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH4)
Number of Units:	2	16
Other Designations: FCL	2.9m GSC – or 0.3m above crown of adjacent road per Area A	Same. Proposed 1.59 m GSC.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	33.7 upa	none permitted
Floor Area Ratio:	Max. 0.90 with contribution to affordable housing reserve	0.84 with contribution to affordable housing reserve	none permitted
Lot Coverage – Building:	Max. 45%	44.2%	None
Lot Coverage – Non-Porous Surface	Max. 70%	68%	None
Lot Coverage – Landscaping live plant material	Min. 20%	22%	None
Lot Size (min. dimensions):	Min 20m wide x 30m deep Min. Area 600 m²	40.12m wide by 48.46m deep Area 1,922 m^2 (Net)	None
Setback – Front Yard (m): St. Albans Road	Min. 4.5 m Max. 1.0 m projection of bay window	3.9 m Min. to SE building corner. Rest of the building will be 4.5m; 3.58 to the bay window	**Variance for SE building corner to 3.9m due to corner cut (RTH4)**

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side, Road setback : Jones Road (m):	Min. 4.5 m Max. 0.6m bay window projection	Min. 4.5 m to building 3.624 m to bay window	**Variance for bay window projection (0.28m)**
Setback – Interior Side Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	2.0 m to building 1.45 m to bay window	None
Setback – Rear Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	5.5 m to building 4.59 m to bay window	None
Height (m):	12.0 m (3 storeys)	11.03 m (3 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (23 R) and 0.2 (4 V) per unit	1.625 (25 R) and 0.2 (4 V) per unit	None
Off-street Parking Spaces – Total:	27	29	None
Off-street Parking Spaces - Accessible	1	1	None
Tandem Parking Spaces:	Permitted	4 (2 units)	None
Small Car Parking Spaces	0	7	**Variance to Sec 7.5.13**
Onsite Bicycle Parking Facilities – Class 1	Class 1 (indoor) 1.25 per unit = 20 stalls	Class 1 (indoor) 1.25 per unit = 20 stalls (6 vertical & 14 horizontal stalls)	None
Onsite Bicycle Parking Facilities – Class 2	Class 1 (outdoor) 0.2 per unit = 4 stalls	Class 1 (outdoor) 0.2 per unit = 4 stalls	None
Amenity Space – Indoor:	50 m^2	$16,000 Cash-in-lieu	None
Amenity Space – Outdoor:	6.0 m^2 per unit	7.875 m^2 per unit = 126 m^2	None
CCAP 10% Additional Landscaping Requirement	192 m^2	196 m^2	None

Other: Tree replacement compensation required for loss of significant trees.

City of Richmond

Rezoning Considerations

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

Address: 7571 and 7591 St Albans Road **File No.:** RZ 14-658284

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, the developer is required to complete the following:

1. Registration of an 8 m^2 road dedication providing a corner cut at Jones Road and St. Albans Road.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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. 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. 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.
5. Registration of a flood indemnity covenant on title (Site is within Area A – City Centre).
6. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot (e.g. $14,336.09 based on 18,618.3 ft^2 buildable) to the City's public art reserve fund.
7. City acceptance of the developer's voluntary contribution in the amount of $4,654.58 (i.e. $0.25/$ft^2$ of buildable area of 18,618.3 ft^2, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
8. Contribution of $1,000.00 per dwelling unit (e.g. $16,000) in-lieu of on-site indoor amenity space to go towards park development.
9. City acceptance of the developer's offer to voluntarily contribute $2.00 per buildable square foot (e.g. $37,236.60) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report (ie "Hot 2000") and recommendations prepared by a Certified Energy Advisor to the satisfaction of the Director of Development which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
2. Include notations on the Development Permit plans that all units will be designed to meet EnerGuide 82 and be pre-ducted for solar hot water.

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

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to the following:
   - Disconnection of two existing water service lines and capping the lines at the water main;
   - Installation of a new water service;

Initial: _____

- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road., and;
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.

2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____ Date _____

City of Richmond

Bylaw 9189

Richmond Zoning Bylaw 8500
Amendment Bylaw 9189 (RZ 14-658284)
7571 and 7591 St. Albans Road

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH DENSITY TOWNHOUSE (RTH4)**".

   P.I.D. 009-505-318
   Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

   P.I.D. 004-155-122
   Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9189".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER