



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

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

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, February 18, 2014.*



NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DEPARTMENT

1. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**
(File Ref. No.) (REDMS No. 4126749)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the Child Care Development Advisory Committee's 2014 Work Program be approved.



PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8400 GENERAL CURRIE ROAD AND 7411/7431 ST. ALBANS ROAD FROM SINGLE DETACHED (RS1/E) TO HIGH DENSITY TOWNHOUSES (RTH2)**

(File Ref. No. 12-8060-20-009111; RZ 13-643346) (REDMS No. 4144384)

PLN-23

[See Page PLN-23 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, for the rezoning of 8400 General Currie Road and 7411/7431 St. Albans Road from “Single Detached (RS1/E)” to “High Density Townhouses (RTH2)”, be introduced and given first reading.



3. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 7120, 7140, 7160, 7180, 7200, 7220, 7240 AND 7260 BRIDGE STREET, AND 7211, 7231 AND 7271 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/F)” TO “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” AND “TOWN HOUSING (ZT70) – SOUTH MCLENNAN”**

(File Ref. No. 12-8060-20-009106/009107; RZ 12-605038) (REDMS No. 4121861 v.5)

PLN-46

[See Page PLN-46 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9106, to: re-designate the eastern 62 m of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from “Residential, Historic” to “Residential, 2 ½ Storeys” in the Land Use Map in Schedule 2.10D (McLennan South Sub-Area Plan); and to amend the Character Area Key Map in Schedule 2.10D (McLennan South Sub-Area Plan) for the same portion of the site from “Single Family” to “Townhouse 2 ½ Storeys”, be introduced and given first reading;*
- (2) *That Bylaw 9106, having been considered in conjunction with:*
- (a) *the City’s Financial and Capital Program; and*

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

are hereby found to be to be consistent with said program and plans in accordance with Section 882 (3) of the Local Government Act;

(3) That Bylaw 9106, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9107, to: create “Town Housing (ZT70) – South McLennan”; to rezone the eastern portions of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street, and the lots at 7211, 7231 and 7271 No. 4 Road from “Single Detached, (RS1/F)” to “Town Housing (ZT70) – South McLennan”; and to rezone the western 28 metres of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from “Single Detached, (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”; be introduced and given first reading.



4. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, February 18, 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, February 4, 2014, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2013 ANNUAL REPORT AND 2014 WORK PROGRAM**

(File Ref. No. 01-100-30-SADV1-01) (REDMS No. 4061183)

In response to queries from Committee, Sean Davies, Diversity Services Coordinator, and Kathleen Holmes, Chair, Richmond Seniors Advisory Committee (RSAC) provided the following information:

- the Older Adult Service Plan is currently being updated to address the growing senior population in the City;
- RSAC will be providing input in the development of the new Older Adults' Centre;

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- the Isolated Seniors Sub-Committee is working with Vancouver Coastal Health and the Minoru Place Activity Centre to connect isolated seniors to different community services;
- RSAC members are aware of issues related to addiction and violence against seniors and support initiatives that address such matters;
- the City of Montreal is creating its own seniors advisory committee and the RSAC has shared information related to its terms of reference and structure; and
- discussion with regard to hospital services have been limited to parking and emergency care services issues; however it is anticipated that transitional and extended care of seniors be discussed in the future.

Discussion ensued regarding seniors utilizing public transportation and it was noted that RSAC has contacted TransLink to clarify issues regarding the use of the proposed Compass Card.

It was moved and seconded

That the Richmond Seniors Advisory Committee 2013 Annual Report and 2014 Work Program be approved.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY CHRIS AND MIKE STYLIANOU FOR REZONING AT 11900 AND 11902 KINGFISHER DRIVE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009097; RZ 13-647579) (REDMS No. 4132703)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

CARRIED

3. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)**

(File Ref. No. 12-8060-20-009108; RZ 13-641596) (REDMS No. 4143650)

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Wayne Craig, Director, Development provided introductory comments with regard to the application and noted that the proposed project consists of five multi-family homes.

In response to queries from Committee, Cynthia Lussier, Planning Technician noted that road improvements will be concentrated on the east side of Yoshida Court with upgrades to the grass boulevard and the concrete sidewalk. Also, she noted there are no plans to remove the planting island on Yoshida Court.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

CARRIED

4. APPLICATION BY 1348 PRODUCTIONS INCORPORATED FOR REZONING AT 11320 HORSESHOE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)

(File Ref. No. 12-8060-20-9110/9109; RZ 13-639815) (REDMS No. 4140483)

Mr. Craig gave introductory comments with regard to aspects of the proposed rezoning application and noted that the proposed Official Community Plan (OCP) amendment is anticipated to manage applications related to Health Canada Licensed Medical Marihuana production facilities. He added that, at this time, the City is taking a cautious approach and is considering only one application. However, he noted that the proposed bylaw could allow, with Council's approval, additional applications in the future. Mr. Craig advised that the proposed facility is located in an existing industrial building, which is adjacent to the Richmond RCMP Detachment. Also, he noted that the proposed application addresses key points related to marihuana production, such as the emission of odours and the potential increase in traffic in the area. Mr. Craig advised that the proposed facility will not have a retail front and products will be delivered through a secure courier. He added that the applicant does not intend to apply for farm status from the British Columbia Assessment Authority (BCAA); thus the tax rate for the proposed facility would be based on its current classification. Also, Mr. Craig stated that in the event that the applicant ceases operations, a legal agreement will require that the site be decommissioned.

In reply to queries from Committee, Mr. Craig noted that the proposed site would be the only location in the City permitted to operate as a Health Canada Licensed Medical Marihuana production facility. He noted that medical marihuana production is regulated by Health Canada, however, such facilities are subject to municipal zoning bylaws.

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Discussion ensued with regard to the security of the facility and in reply to queries from Committee, Kevin Eng, Planner 2, provided the following information:

- the RCMP will be able to conduct inspections of the proposed facility, in addition to the inspections completed by Health Canada;
- the site will be equipped with 24-hour surveillance;
- secure couriers will be used to transport goods from the proposed facility;
- Richmond Fire-Rescue and the Community Bylaws Division will also be able to inspect the proposed facility; and
- the proposed facility's heating, ventilation, and air conditioning (HVAC) system is anticipated to suppress any emission of odours as a result of marihuana production.

In response to queries from Committee, Mr. Craig noted that the proposed application is to permit the development of a Health Canada Licensed Medical Marihuana production facility. Under the proposed application, the applicant would be permitted to continue the research and development aspect of the operation should the production aspect cease.

Discussion ensued with regard to other natural medicinal products that could be produced and the potential for other producers to apply for a license from Health Canada. Mr. Craig advised that Health Canada regularly notifies the City when such applications are received.

Discussion ensued and staff were directed to provide copies of said notifications to Council.

In reply to queries from Committee, Mr. Craig noted that the proposed bylaw will not be put forward for adoption until the issuance of a Health Canada license. Also, Mr. Craig stated that although Health Canada issues such licenses, proponents wishing to operate such facilities must still comply with local government land use regulations.

Jean Chiasson, Chief Executive Officer, Anton Mattadeen, Chief Strategy Officer, Deb Salahor, Program Manager, MediJean Distribution Inc. ("MediJean"), briefed Committee with regard to key aspects of the proposed application.

In reply to queries from Committee, MediJean representatives discussed the following:

- Health Canada guidelines are followed with respect to securing deliveries;
- MediJean staff are equipped with personal alarms and there are silent alarms throughout the facility;

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- the exterior of the building will be patrolled by security guards;
- due to the proposed facility's proximity to the Richmond RCMP Detachment, police response time is anticipated to be one minute; and
- Health Canada will conduct inspections of the proposed facility, however, MediJean welcomes inspections from Richmond Fire-Rescue, the Richmond RCMP, and the Community Bylaws Division.

In reply to queries from Committee regarding the proposed facility's HVAC system, MediJean representatives noted that the state-of-the-art system uses charcoal filtration and air exiting the proposed facility is filtered prior to its emission into the environment. Also, it was noted that air within the facility is filtered for the safety of staff.

In reply to queries from Committee, Mr. Mattadeen indicated that MediJean is in the final stages of its application for its Health Canada license; approval is subject to completion of the RCMP's security requirements.

Discussion further ensued with regard to the distribution process of the product and in response to comments, Mr. Mattadeen noted that patients must obtain a prescription for medicinal marihuana prior to registering with MediJean.

In reply to queries from Committee, MediJean representatives advised that the proposed facility meets all fire safety requirements and that they are open to working with Richmond Fire-Rescue to create a fire safety plan. Also, it was noted that WorkSafe BC has visited the proposed facility and been briefed on key aspects of the operation.

In reply to queries from Committee, MediJean representatives noted that the proposed facility was designed to accommodate the movement of large equipment throughout its circulation area.

In reply to queries from Committee, Mr. Mattadeen and Mr. Chiasson spoke of the production process, noting that different strains of the plant, including ones that limit the hallucinogenic effects, can be used to target specific ailments.

In reply to further queries from Committee, Mr. Mattadeen and Mr. Chiasson stated that the product can only be obtained with a valid prescription. Also, they noted that they are able to provide health care professionals with information and software applications that would specify the correct dosage of medicine for a specific ailment. It is anticipated that the issuance of prescriptions, with the correct dosage, will limit any potential re-sale of the product.

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Discussion ensued with regard to MediJean's production capacity and Mr. Mattadeen and Mr. Chiasson noted that harvest cycles can be as short as 37 days and can yield approximately 90,000 kilograms of product annually; as a result MediJean can supply medicinal marihuana domestically.

Discussion ensued regarding the public's perception surrounding Health Canada Licensed Medical Marihuana facilities and the importance of public outreach to ensure the public is aware that the proposed application is for pharmaceutical purposes. Mr. Mattadeen stated that MediJean is interested in connecting with local community groups to clarify its intent and address any concerns.

Mr. Mattadeen then invited Council to visit the proposed facility. Staff were directed to arrange a site visit prior to the March 2014 Public Hearing.

It was moved and seconded

- (1) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110 to add land use policies in Section 3.0 of the OCP specific to the strategic management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading;*
- (2) *That Bylaw 9110, having been considered with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*
- (3) *That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way from "Industrial Business Park (IB1)" to "Licensed Health Canada Pharmaceutical Production (ZI11)", be introduced and give first reading.*

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Discussion ensued with regard to the Vancouver Coastal Health's Board of Directors' future plans for Lions Manor and Richmond Hospital's north tower.

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

It was moved and seconded

That a letter under the Mayor's signature be sent to the Vancouver Coastal Health Board of Directors reiterating Council's support for the replacement of Lions Manor on its original site in Steveston and for the seismic upgrades to the north tower of Richmond Hospital, and that these be placed as their highest priorities in their building program.

CARRIED

5. MANAGER'S REPORT

Open House – Steveston Secondary School

Mr. Craig advised Committee of the open house for Steveston Secondary School being held at Steveston London School on Wednesday, February 19, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:29 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, February 18, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 14, 2014
From: Cathryn Volkering Carlile **File:**
General Manager, Community Services
Re: **Child Care Development Advisory Committee 2013 Annual Report and 2014 Work Program**

Staff Recommendation

That the Child Care Development Advisory Committee's 2014 Work Program be approved.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The mandate of the Child Care Development Advisory Committee (CCDAC) is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond.

This report presents the CCDAC 2013 Annual Report (Attachment 1) and proposed 2014 Work Program (Attachment 2), which supports the following 2011 - 2014 Council Term Goals regarding Community Social Services and Managing Growth and Development:

- 2.1 *Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, the public in order to appropriately target resources and help manage expectations.*
- 2.3 *Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.*
- 7. *Managing Growth and Development – Goal: To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.*

Analysis

1. 2013 Annual Report

Highlights of the CCDAC activities for 2013, as summarized in the Annual Report, include:

- The 2013 Child Care Grants were reviewed by a CCDAC subcommittee and recommendations were provided to Council.
- After a presentation from the Manager of Community Social Development, the Committee reviewed and prepared a response to the Social Development Strategy. This was appended, along with other submissions to a final report on the Strategy presented to Council, on September 9, 2013.
- The *Coalition of Child Care Advocates of BC* approached the Manager of Community Social Development to seek the City's support for their proposed Integrated Learning Framework, known as the "\$10/day Plan". CCDAC was asked to review the idea and decide if they wished to recommend to Council that it be endorsed. The Advocacy subcommittee was tasked to report back on the plan with a recommendation for Council. While the Committee as a whole supported the concept of a publically funded system of early learning and care, the members decided that they could not unequivocally support all aspects of the \$10/day plan, and therefore, chose to not to make a recommendation to Council.

- The terms of reference for the Committee were reviewed for relevance and it was confirmed that they offer the flexibility to meet current needs. CCDAC has confirmed that the terms of reference do not require any changes.
- Other subcommittee work included offering advice on the future development of City-owned child care facilities, and completing a report with recommendations on quality child care, "Pillars of the Child Care System".
- As a part of May Child Care Month, CCDAC co-hosted a children's art event at the Caring Place with the Richmond Childcare Alliance. They also hosted a workshop at City Hall for child care operators called: "Child Care Ownership: Private or Non-Profit – What's Best for You?"

2. Proposed 2014 Work Program

In accordance with the proposed work program (Attachment 2), CCDAC will give priority in 2014 to:

- Reviewing the 2014 child care grant applications and providing recommendations to Council;
- Coordinating and hosting an event in May, which is child care month;
- Contributing ideas to data collection that will help inform the City's development of new child care amenity spaces;
- Offering ideas and reviewing proposed communication materials to assist new child care providers in navigating municipal approval processes for creating child care spaces in the City of Richmond; and
- Providing input into the design of a future child care needs assessment, (e.g., suggesting strategies to engage more parents about their needs and preferences, and reviewing survey questions).

Staff will support the CCDAC 2014 Work Program as City policies, work programs, staff time and resources permit.

Financial Impact

The CCDAC operating budget reflects the existing funding plan, as budgeted.

Conclusion

CCDAC members are committed to improving the availability and accessibility of quality child care in Richmond. Staff recommend that the Child Care Development Advisory Committee's 2014 Work Program be approved.



Coralys Cuthbert
Child Care Coordinator
(604-871-6044)

Attachments:

1. City of Richmond Child Care Development Advisory Committee 2013 Annual Report
2. CCDAC 2014 Work Program

Attachment 1**CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE
2013 ANNUAL REPORT**

The Child Care Development Advisory Committee had a productive year in 2013. The new Child Care Coordinator, Coralys Cuthbert joined the committee as the staff liaison replacing Lesley Sherlock, Social Planner. Below is a summary of the Committee's work:

1. There were two new citizen appointments to the Committee: Kathy Moncalieri, and Melanie Hugh.
2. The following subcommittees were struck: Advocacy; City Planning Process; Pillars of the Child Care System; Child Care Grants; Child Care Month; and CCDAC Terms of Reference.
3. In January, the City Planning Process subcommittee made recommendations to City staff to bring child care development proposals to the Committee prior to Council approval so they could offer advice on need and location.
4. In February, John Foster, the Manager of Community Social Development, provided the Committee with a presentation on the draft Social Development Strategy.
5. During March and April the Committee discussed the draft Social Development Strategy. The discussions led to a submission which was appended to the September 9, 2013 Council report on the Strategy. The submission also included the report from the Pillars of the Child Care System Subcommittee which outlined components of quality child care and offered suggestions for addressing current challenges in Richmond.
6. On April 22, 2013, the CCDAC members attended a ceremony and dinner held by Volunteer Richmond where the Committee was honoured to be nominated for a Volunteers are Stars award.
7. In May, the Committee co-hosted a children's art display with the Richmond Child Care Alliance. The art display was held over a weekend at the Caring Place. CCDAC members also attended the annual child care dinner, held at the Richmond Curling Club.
8. On May 30th, the Committee hosted a workshop to provide child care operators with information on two different models for operating a child care service as either a business or non-profit society. The workshop, "Child Care Ownership: Private or Non-Profit – What's Best for You?" was delivered by Gerry Dragomir, a certified management accountant from Pace Accounting. Approximately 40 people attended it and received a follow-up e-mail with a copy of the power point presentation.
9. In June, the Committee received a report from the CCDAC Terms of Reference Subcommittee. They confirmed that the terms of reference do not require any changes

and they provide the flexibility to include a Vancouver Coastal Health (VCH) representative as a non-voting member. The VCH Child Care Facilities Licensing supervisor was consulted about one of their staff participating as a future Committee member. Due to reduced staff resources they offered to attend meetings as guests for specific topic items.

10. The CCDAC Advocacy Subcommittee provided their final report on the Integrated Learning Framework, "\$10/day Plan", and CCDAC has decided not to put forward a recommendation to Council regarding endorsement of the plan.

CCDAC 2013 Membership

Voting Members:

Maryam Bawa	Harp Mundie
Gina Ho	Shyrose Nurmohamed, <i>Vice Chair</i>
Melanie Hugh	Fatima Sherif
(position formerly filled by Alice Law)	
Ofer Marom	Linda Shirley, <i>Chair</i>
Kathy Moncalieri	Ofra Sixto
(position formerly filled by Sonia Dhudwal)	
Lori Mountain	Sushma Wadhwan

Non-voting Members:

Marcia MacKenzie (Child Care Resource and Referral)
Kenny Chiu (School Board Liaison)

Others:

Council Liaison – Councillor Evelina Halsey-Brandt
Staff Liaison – Coralys Cuthbert, Child Care Coordinator (up to February 2013 it was Lesley Sherlock, Social Planner)

2014 Budget

CCDAC received an operating budget of \$5,000 for 2013. The proposed 2014 budget is as follows:

Meeting and miscellaneous expenses:	\$3,000
Forums and Conventions:	\$1,000
Child Care Month Expenses:	\$1,000
Total:	\$5,000

Prepared by

Linda Shirley, Chair, Child Care Development Advisory Committee, January 2014

ADDENDUM

REPORTS FROM 2013 WORK PROGRAM CCDAC SUBCOMMITTEES

Advocacy

Subcommittee members: Ofer Marom, Ofra Sixto, Fatima Sheriff, and Harp Mundie

This subcommittee continued to take great pride in the results of their advocacy efforts with the addition of the full time Child Care Coordinator to the committee as the staff liaison. The primary focus of their work this year was reviewing and presenting their findings on the Coalition of Child Care Advocates of BC's "Plan for \$10/day Child Care" (see below).

CCDAC's Resolution Re: the Coalition of Child Care Advocates of BC \$10/ day child care plan, November 5, 2013

Background to CCDAC Resolution

On August 11, 2012, the Manager of Community Social Development was asked if the City of Richmond would be joining other municipalities in supporting a \$10-a-Day Plan for a Public System of Integrated Early Care and Learning in B.C.

On Tuesday, October 2, 2012 a representative of the Child Care Advocates of B.C. attended a meeting of the Childcare Development Advisory Committee (CCDAC) and explained the ideas and concepts surrounding this subject.

A sub-committee was formed to review their printed material and to look into this plan in more depth. At subsequent meetings, the committee discussed the pros and cons of this proposal.

CCDAC Resolution:

It was concluded that although the CCDAC would support the concept of a public system of integrated early care and learning, there is just not enough information available and there are far too many unanswered questions for it to be supported unequivocally.

Please find below the sub-committee's summary of their research on this initiative.

The Childcare Development Advisory Committee (CCDAC), through its "Advocacy" subcommittee, has undertaken an extensive review of the proposed "\$10 a Day Childcare Plan". As we understand it, those advocating for this plan have asked the City of Richmond to support this initiative. Although the CCDAC supports this initiative in theory, there are a variety of concerns that present themselves upon careful review. We would like to share these concerns, as outlined below.

Questions, Concerns and Comments from the Perspective of existing CHILDCARE CENTRES:

- We fear that because of this initiative, many more centres will open on the assumption that child care is a solid and lucrative business. This will create too many openings that will ultimately force other centres to close.
- What will happen to this initiative when government leadership/policy changes? How can we be sure that this is a long-term solution?

- The fee scale system needs more discussion.
- How will it be determined what the salaries of teachers and managers should be?
- Based on the performance criteria outlined in the plan, the fact remains that some child care providers will have a business agenda, others will have a child centered approach and others may support both.
- Who will provide the guidelines for professional development and how?
- Will non-residents get the same \$10-a-day-deal? What about people with a working visa and other temporary visitors?
- Would centres still charge extra fees for extra-curricular activities such as dance, music, gymnastics, swimming, etc.?
- Will the government's 'top-up' be equitable across the board or will it be based on the expenses of the centre?
- The biggest question of all: WHERE WILL ALL OF THIS MONEY COME FROM TO SUPPORT THIS IDEA?

Questions, Concerns and Comments from the Perspective of PARENTS USING THE SYSTEM:

1. Lower fees will allow parents to use childcare and will create the opportunity for parents to get back to work.
2. Working parents will not have to solely rely on family members to care for their children.
3. Parents will be able to choose the childcare centre that meets their needs rather than a centre that charges lower fees but might not offer the desired quality or style of care.
4. If a parent chooses a centre that has chosen to 'opt out' of the program, will that parent receive any compensation or credit for their childcare costs since they should have the right to choose the approach to childcare they prefer without punitive results.

City Planning Process

Subcommittee members: Shyrose Nurmohamed, Linda Shirley, Lori Mountain, Harp Mundie and Gina Ho

With assistance from the subcommittee members CCDAC provided input into the development of draft Child Care Design Guidelines and Technical Specifications. A consultant report was also reviewed that presented operating budget options for supporting a few subsidized child care spaces at the planned Cressey child care facility. New proposals for child care amenity spaces were also discussed and advice was provided.

Terms of Reference

Subcommittee members: Shyrose Nurmohamed, Linda Shirley and Lori Mountain

A subcommittee reviewed the current CCDAC Terms of Reference and confirmed that they do not require any changes.

Pillars of the Child Care System

Subcommittee members: Lori Mountain, Shyrose Nurmohamed, Maryam Bawa, Harp Mundie

The subcommittee concluded their work this year and presented their reports for 2011 – 2013 as part of the CCDAC submission to the Social Development Strategy. A copy of the 2013 report is provided below.

CCDAC's Pillars of the Child Care System Sub-Committee 2013 Report

April 29/13 - Present:

Pillars of Child Care system: Minimized Bureaucracy/Central Co-ordination

- Currently there are too many separate bodies involved, and each may have their own interpretation of Child Care regulations etc.
- Recommendation that Richmond move toward hub system: city-owned facilities, operated from one central location. Partners all located on site (Licensing, Child Care Resource & Referral, Health services)
- This will allow for improved communication and collaboration between Licensing, CRRR, and other professionals, and a better means for information sharing
- Work towards establishing a cohesive website for parents/child care professionals - ideally this website would provide information and resources, training and educational opportunities, community events
- Recommendation that Child Care Licensing have a representative attend CCDAC meetings

Space

- Currently there is a concern that the market is becoming oversaturated with too many new centres opening - the demographic is changing in Richmond and young families are not staying, moving out to less expensive communities, therefore there is a drop in the need for care
- Smaller centres (mostly family daycares) have unfilled spaces and larger (group facilities) have long waitlists - families need to be educated about the different types of care available
- There is a growing need for part-time spaces or overnight/shift work care and centres are unable to accommodate that need - establishing child care in workplaces may help to provide the types of care that parents need most
- Location mapping will help to determine the need for new child care spaces and help ensure equal distribution of spaces within the city

Affordability

- Government continues to place child care on a low priority list.
- The subsidy system is disorganized and often unfairly administered - needs to be overhauled. Often what parents can show as income 'on paper' is not an accurate representation of their need for subsidy, and families who are most in financial need are not receiving help
- 'Affordability' for different families is difficult to measure - it depends on the type of care that parents need or prefer
- There is a strong need for parents to be educated about the types of care available and the average rates of child care according to their goals and requirements for their child.

Child Care Month

Subcommittee members: Lori Mountain, Ofra Sixto, and Sonja Dhudwal

In celebration of May Child Care Month, the subcommittee arranged a weekend children's art event, co-hosted with the Richmond Child Care Alliance, and held at the Caring Place. A workshop for child care operators was attended by approximately 40 participants which provided information on different models of providing a child care service: "Child Care Ownership: Private or Non-Profit – What's Best for You?"

Attachment 2

CCDAC 2014 Work Program

This work program supports the following Council Term Goals (2011-2014):

2.1 Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.

- CCDAC will assist where appropriate with the implementation of the social development strategy: Building Our Social Future.

2.3 Clarification of the City's role with respect to providing or facilitating or securing space for non-profit groups.

- CCDAC will continue to offer advice on the development of City child care amenity spaces which will provide space for non-profit child care operators.

7. Managing Growth and Development: To ensure effective growth management for the City, including adequate provision of facility, service and amenity requirements associated with growth.

- CCDAC will continue to provide advice to Council on child care needs associated with growth.

PLN - 20

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Advocacy				
More effective advocacy to senior levels of government to address the funding, bureaucracy, changing policies, and licensing issues for child care providers	<ul style="list-style-type: none"> Monitor issues, emerging trends Discuss, consider roles, summarize issues Pass motions or resolutions Prepare letters/briefs Submit to Council through Staff Liaison 	Lobbying through Council to senior levels of government	Improved funding, policy and licensing programs	<ul style="list-style-type: none"> Federal Govt. Provincial Govt. Child Care Licensing (VCH)
Liaise with the Child Care Coordinator regarding issues that need further attention, action or clarification.	<ul style="list-style-type: none"> At monthly meetings, provide Child Care Coordinator with information and CCDAC perspective Present CCDAC advice on Council referrals through 	<ul style="list-style-type: none"> Child Care Coordinator is the staff liaison to CCDAC Child Care Coordinator informed regarding CCDAC's perspective 	<ul style="list-style-type: none"> Coordinator works with CCDAC advice and Council direction to address priority child care issues for Richmond Liaison with CCDAC 	<ul style="list-style-type: none"> Stakeholders Caregivers

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	<p>Child Care Coordinator</p> <ul style="list-style-type: none"> • Make suggestions about data collection, and an approach for a future child care needs assessment to understand the existing child care landscape in Richmond and future demands for child care space. • Provide ideas for communication materials that will assist child care operators and parents 		<p>assists the Child Care Coordinator to successfully address work program objectives</p>	
Participate in City consultations	<ul style="list-style-type: none"> • Continue to participate in discussions about the implementation of the Social Development Strategy 	Plans for future growth will address the need for quality, affordable childcare	Social Development Strategy implementation incorporates CCDAC perspective	<ul style="list-style-type: none"> • Stakeholders • Caregivers
Advise the City regarding the development of new child care centres and service models.	<ul style="list-style-type: none"> • CCDAC to be consulted at the earliest point possible in the development process • Review guidelines for City-owned facilities, e.g., minimum size, location, when to prioritize monetary contributions • Advise Council regarding establishing early childhood hubs 	<ul style="list-style-type: none"> • Inclusion of CCDAC in planning new facilities and implementing guidelines • Better planned child care facilities that address needs of the local community • Model centres with varied programs that may not be available elsewhere, catering to all age levels of children and perhaps even seniors 	<p>Guidelines adopted and CCDAC consulted regarding:</p> <ul style="list-style-type: none"> • When/where to negotiate built facilities vs. cash contributions • Built facilities that are well designed and cater to needs of community according to size, location, design, program offered • When/where to prioritize hubs and ideal size, design, model • Inclusion of CCDAC into the planning, developing and operating processes of a facility 	<ul style="list-style-type: none"> • City Planners • Developers • Stakeholders • Caregivers

Child Care Grants					
Recommend Child Care Grant allocations	<ul style="list-style-type: none"> Review applications Recommend grants to Council Provide advice regarding the enhancement of the web-based, on-line application system 	<ul style="list-style-type: none"> Caregivers will have opportunities to attend workshops, participate in professional development Non-profit child care operators will be able to undertake capital projects to improve the quality of their furnishings, equipment and physical space Application and review will be facilitated by the on-line application system 	<ul style="list-style-type: none"> Council endorses recommendations, allocates grants Quality and capacity of child care programs will be enhanced 	<ul style="list-style-type: none"> Stakeholders Caregivers 	
Child Care Month					
Propose activities for Child Care Month in May	<ul style="list-style-type: none"> Plan suggestions for activities that are multicultural and inclusive of all children in the community 	<ul style="list-style-type: none"> Enhance role of CCDAC Encourage participation from the community Celebrate 	Multicultural child-oriented festivities that celebrate all children and their families	<ul style="list-style-type: none"> Stakeholders Caregivers 	



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: February 4, 2014

From: Wayne Craig
Director of Development

File: RZ 13-643346

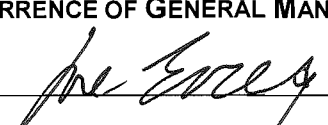
Re: Application by Zhao XD Architect Ltd. for Rezoning at 8400 General Currie Road and 7411/7431 St. Albans Road from Single Detached (RS1/E) to High Density Townhouses (RTH2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, for the rezoning of 8400 General Currie Road and 7411/7431 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH2)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 8400 General Currie Road and 7411/7431 St. Albans Road (**Attachment 1**) from “Single Detached (RS1/E)” zone to “High Density Townhouses (RTH2)” zone in order to permit the development of 12 three-storey townhouse units. A preliminary site plan, building elevations, and landscape plan are provided in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: Across General Currie Road, a four-storey apartment building on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the South: A 7-unit townhouse development on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the East: Across St. Albans Road, a four-storey condominium (three-storeys over parking) on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

To the West: A four-storey condominium on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100. The site is within “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial” which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal featuring conventional townhouses, generally complies with the Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

St. Albans Sub Area Plan

The proposed development is generally consistent with the “Multi-Family Low-Rise” land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A of the OCP Bylaw 7100), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 12 three-storey townhouse units fits well within the mixed urban context and varied building styles on adjacent properties.

Floodplain 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 Geodetic Survey of Canada (GSC) datum, 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 \$33,701.61.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$12,975.12.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the arborist’s recommendations to remove all three (3) bylaw-sized trees on-site and two (2) trees on city boulevard, since they are either dying (sparse canopy foliage), infected with Canker, Thorax Borer, Bronze Birch Borer, or exhibit structural defects such as cavities at the main branch union and root rot. A total of five (5) trees will be removed through the development process; a Tree Management Plan can be found in **Attachment 5**.

A \$2,600 cash compensation to the Tree Replacement Fund has been specified by Parks Operations staff for the removal of a birch tree and a plum tree located on the city boulevard in front of the site. Six (6) replacement trees are required for the removal of three (3) bylaw-sized trees onsite, according to the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP). The developer is proposing to plant 26 new trees on-site (see Preliminary Landscape Plan in **Attachment 2**); the size and species of replacement trees and an overall site landscape design will be reviewed in detail at the Development Permit stage.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit a landscape security in the amount of \$3,000.00 to ensure the replacement planting will be provided.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to consolidate the two (2) lots into one (1) development parcel and dedicate a 4 m x 4 m corner cut at St. Albans Road and General Currie Road. The developer is also required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and storm upgrades (see **Attachment 6** for details).

Vehicle Access

No access from St. Albans Road will be permitted; vehicle access will be provided via General Currie Road.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 (\$1,000 per proposed dwelling unit) as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Staff will work with the applicant at the Development Permit stage to ensure the size, configuration, and design of the outdoor amenity space meets the Development Permit Guidelines in the Official Community Plan (OCP). The minimum outdoor amenity space required for this development is 72 m².

Legal Considerations

There is currently a covenant registered on the Title of the 7411/7431 St. Albans Road restricting the use of this lot to a two-family dwelling only (charge #RD105938). This covenant must be discharged by the applicant as a condition of rezoning.

The property at 7411/7431 St. Albans Road is currently strata-titled. Winding up and cancellation of Strata Plan NW1401 is a consideration of the rezoning.

Analysis

OCP and CCAP Compliance

The proposal to develop townhouses on the site is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The area plan permits high density townhouses with common parking structures or stack townhouses, with a maximum density up to 0.90 FAR on this site; however, the developer prefers to develop lower density conventional townhouses with individual garages on this site, which are also permitted in the CCAP.

The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Requested Variances

The proposed scheme attached to this report is generally in compliance with the “High Density Townhouses (RTH2)” zone except for the proposed tandem parking arrangement in eight (8) of the 12 units. Based on the City Centre location, 17 residential parking spaces are required for this 12-unit development, where 8 of these required parking spaces could be in tandem arrangement. By permitting an extra two (2) of these required residential parking spaces in tandem parking arrangement, the applicant is able to provide seven (7) extra residential parking spaces on-site.

Tandem parking arrangement is generally supported as it can reduce pavement area on-site and facilitate a more flexible site layout. With the extra residential parking spaces provided on site and on-street parking available on both sides of both General Currie Road and St. Albans Road, staff do not envision any noticeable impact to parking in the immediate neighbourhood due to the proposed tandem parking variance.

A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 9000 (Section 14.0 Development Permit Guidelines), and in Schedule 2.10 of Bylaw 7100 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with the relevant Development Permit Guidelines for multiple-family projects contained in OCP Bylaw 7100 and 9000.
- Building form and architectural character.

- Location and design of the convertible unit and other accessibility features.
- Adequate private outdoor space in each unit and the relationship between the first habitable level and the private outdoor space.
- Landscaping design and enhancement of the outdoor amenity area to maximize use.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 12-unit townhouse development is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. Overall, the proposed site plan and building massing will complement the surrounding neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as **Attachment 6**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9111 be introduced and given first reading.

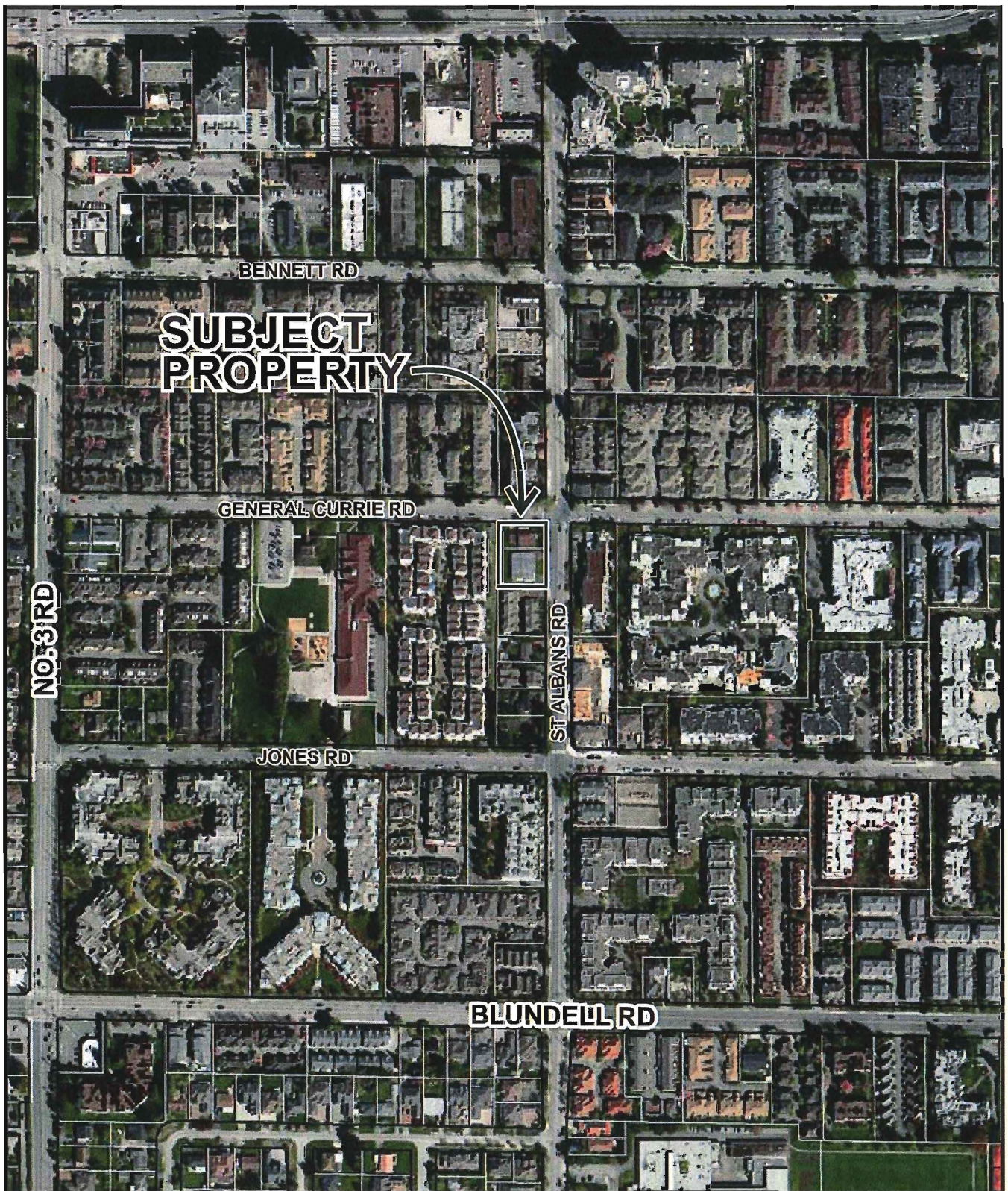


Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: St. Albans Sub Area Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



RZ 13-643346

Original Date: 09/03/13

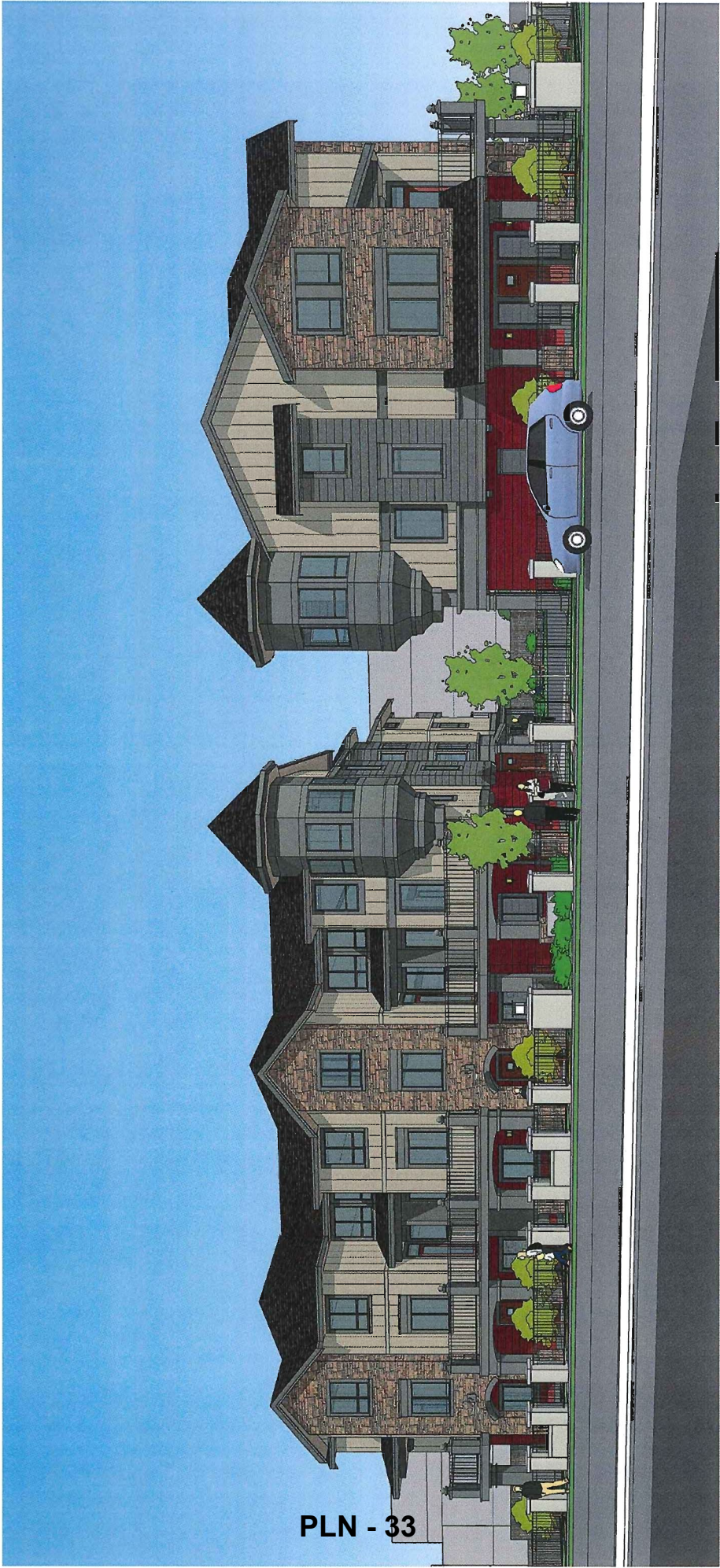
Amended Date: 02/05/14

Note: Dimensions are in METRES



PLN - 32

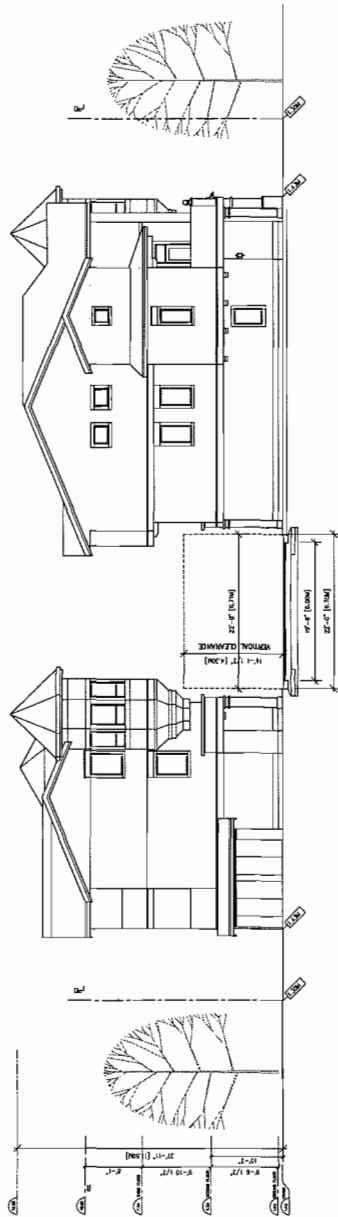
GENERAL CURRIE ROAD



PLN - 33

ST ALBANS ROAD

INTERNAL DRIVE AISLE SECTION/ELEVATION



NORTH SITE ELEVATION - (GENERAL CURRIE ROAD)

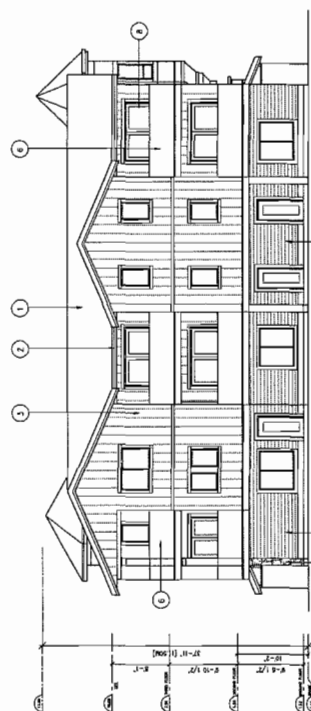
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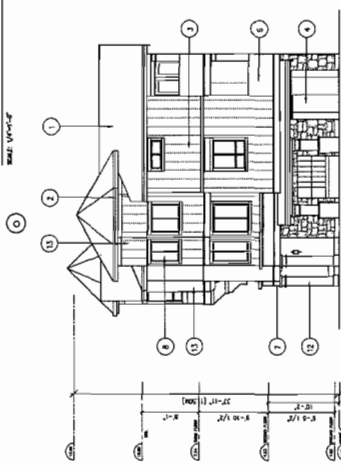
EAST SITE ELEVATION

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PLAN #4.1



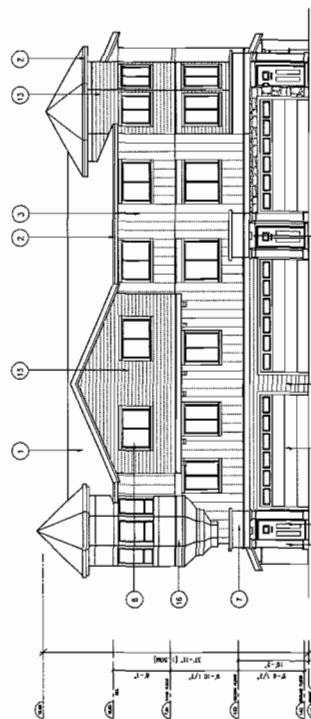
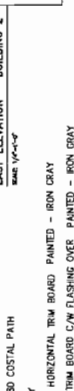
WEST ELEVATION - BUILDING 1



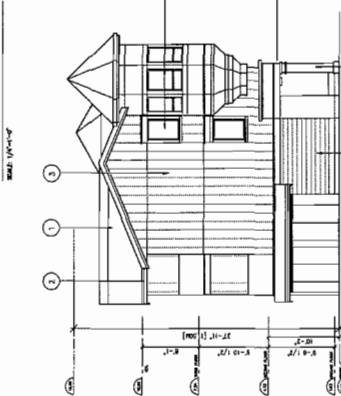
NORTH ELEVATION - BUILDING 1



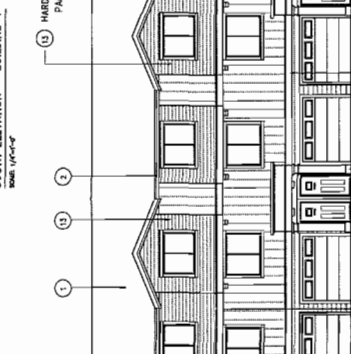
EAST ELEVATION - BUILDING 2

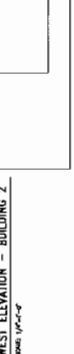


EAST ELEVATION - BUILDING 1



OUTH ELEVATION - BUILDING 1





- EXTERIOR FINISH & COLOR
- 1 ASPHALT SHINGLES - DUAL BLACK - RO
 - 2 5" ALUM. GUTTER ON
 - 3 2X6 WOOD FASION BOARD - PAINTED (TYP.)
BK AF-585 MYSTERIOUS
 - 4 HANDPAINT-PAINTED (TYP.) - ROH GRAY
 - 5 HANDS BOARD (BOARD & BATTEN) - MONTEREY TAPE
 - 6 CULTURE STONE - CAMBRIA CLIPSTONE
- ELDERGARD STONE
 - 7 2X4 WOOD TRIM - MATCH THE SIDING COLOR
 - 8 ALUM. CORRUGAL (BLACK)
 - 9 BUILT-UP WOOD CASSETT
POST MYRADEPANEL-PAINTED (TYP.) - ROH GRAY
 - 10 DOUBLE-GLAZED WINDOWS IN WHIT. FRAMES
1/2" 5/8" 2X4 SDC & TOP TRIM
C/W GLASSING OVER
TRIM PAINTED: BK AF-720 SPARROW
 - 11 HARDIE SIDING (7") - TRADITIONAL RED
 - 12 LIGHT FIXTURE
 - 13 SOLID CORE WOOD DOOR - BJ 1231 WYNWOOD
 - 14 BUILT-UP WOOD GRILL & POST
WITH HANDPAINT-PAINTED (TYP.)

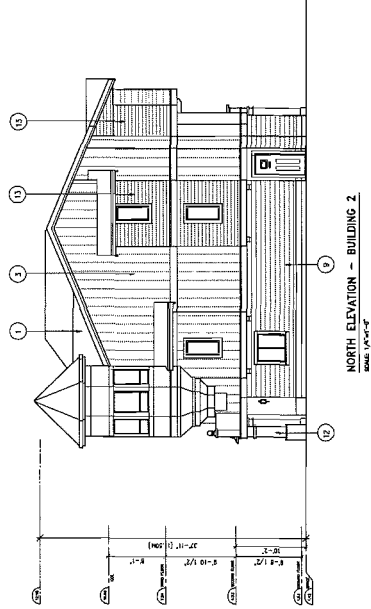


ZHAO XD
ARCHITECT
LTD.

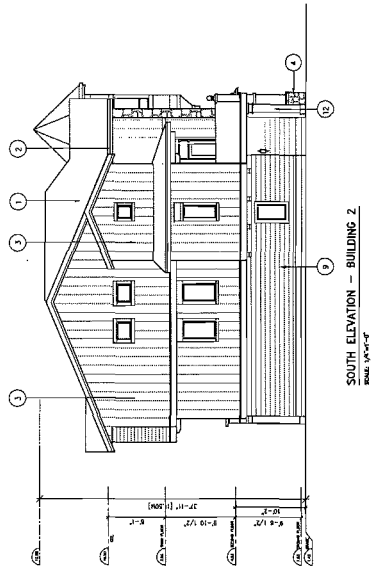
#252-1188 Vancouver B.C.
Tel: (604) 278-3369
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Email: info@zhaoxd.com
Web: zhaoxd.com

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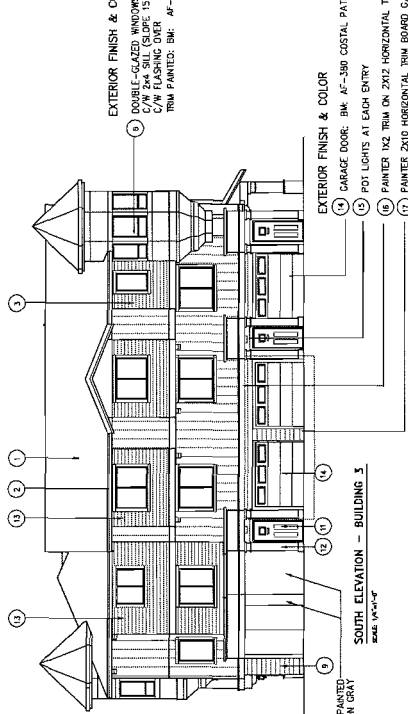
PLAN #4.2



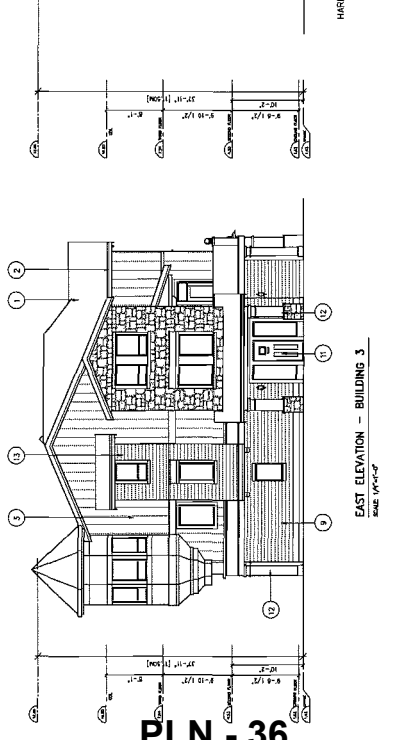
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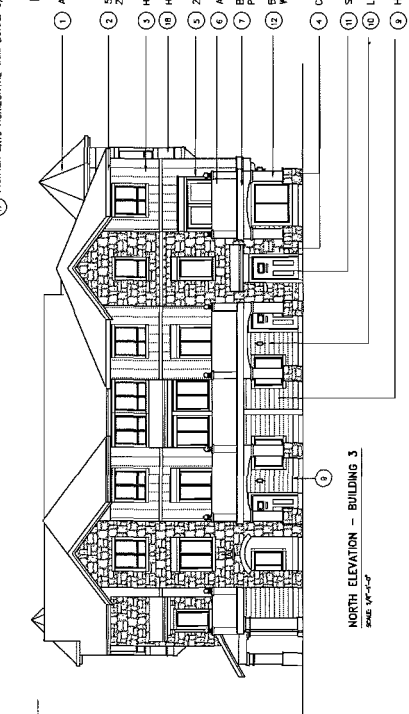
SOUTH ELEVATION - BUILDING 2
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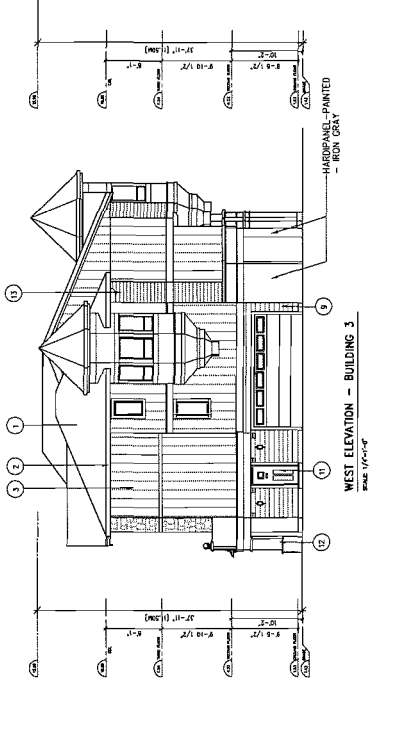
NORTH ELEVATION - BUILDING 3
Scale: 1/8"=1'-0"



SOUTH ELEVATION - BUILDING 3
Scale: 1/8"=1'-0"



NORTH ELEVATION - BUILDING 4
Scale: 1/8"=1'-0"



SOUTH ELEVATION - BUILDING 4
Scale: 1/8"=1'-0"

EXTERIOR FINISH & COLOR
1 DOUBLE-GLAZED WINDOWS IN WHITE FRAMES
C/W 2x4 SILL (SLIDE 15)
C/W FLASHING OVER
TRIM PAINTED: BM: AF-720 SPARROW

EXTERIOR FINISH & COLOR
1 GARAGE DOOR: BM: AF-380 COSTAL PATH
2 POT LIGHTS AT EACH ENTRY
3 PAINTER 2x2 TRIM ON 2x12 HORIZONTAL TRIM BOARD
4 PAINTER 2x10 HORIZONTAL TRIM BOARD C/W FLASHING OVER

EXTERIOR FINISH & COLOR
1 ASPHALT SHINGLES - DUAL BLACK - NO
2 5" ALUM. GUTTER ON
3 2x6 WOOD FASCIA BOARD - PAINTED (TYP.)
4 BM: AF-565 MYSTERIOUS
5 HARDIE BOARD (BOARD & BATTEN) - MONTEREY TALPE
6 HARDIPANEL-PAINTED (TYP.) - IRON GRAY
7 2x4 WOOD TRIM - MATCH THE SONG COLOR
8 ALUM. GUARSHAL (BLACK)
9 BUILT-UP WOOD CANOPY & POST
10 POST W/HARDIPANEL-PAINTED (TYP.) - IRON GRAY
11 BUILT-UP WOOD COLUMN & POST
12 W/HARDIPANEL-PAINTED (TYP.) - IRON GRAY
13 CULTURE STONE - CAMBRIA GUESTSTONE
14 ELDERADO STONE
15 SOLID CORE WOOD DOOR
16 LIGHT FIXTURE
17 HARDIE SIDING (7) - TRADITIONAL RED

NO.	DATE	REVISION DESCRIPTION	DN
1	11 MAR 17	REV VET PLANT VET COMMENTS	100
2	13 MAR 12	REV VET PLANT	101
3	11 MAR 08	REV VET PLANT	102

sequence.

**14 UNIT CONDOMINIUM
DEVELOPMENT**
3400 GENERAL CURRIE ROAD
RICHMOND

19. **THE UNIVERSITY OF CHICAGO**

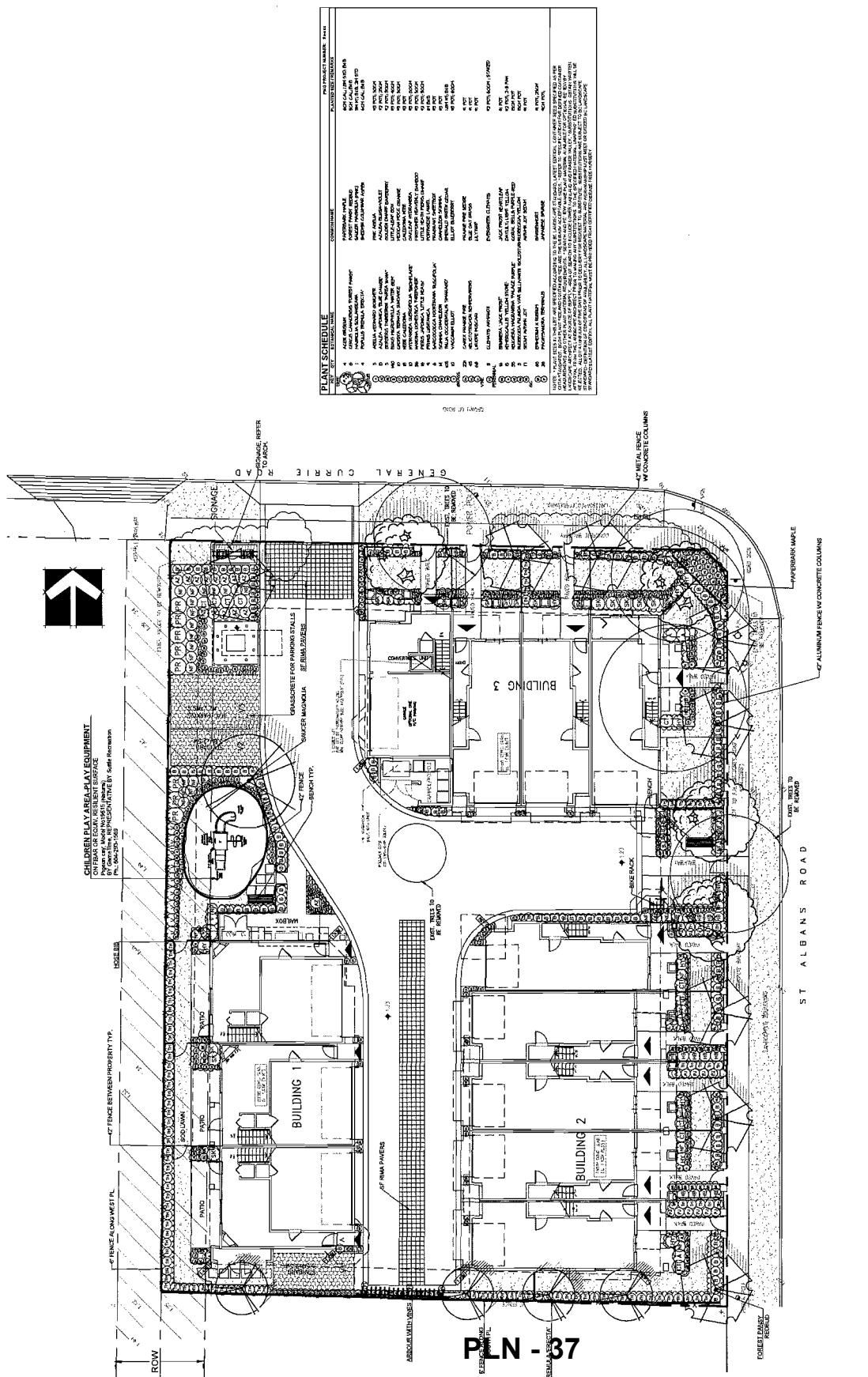
LANDSCAPE
PLAN

L2

	IN	OF 3
SECTION:	IN	OF 3
DATE:	IN	OF 3

DMG PROJECT NUMBER: 13-096

ATTACHMENT 2





RZ 13-643346

Attachment 3

Address: 8400 General Currie Road and 7411/7431 St. Albans Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): City Centre

	Existing	Proposed
Owner:	Benest Real Estate Development Ltd.	No Change
Site Size (m²):	1,956.8 m ²	1948.8 m ²
Land Uses:	Single-Family Residential & Duplex	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH2)
Number of Units:	3	12
Other Designations:	N/A	No Change

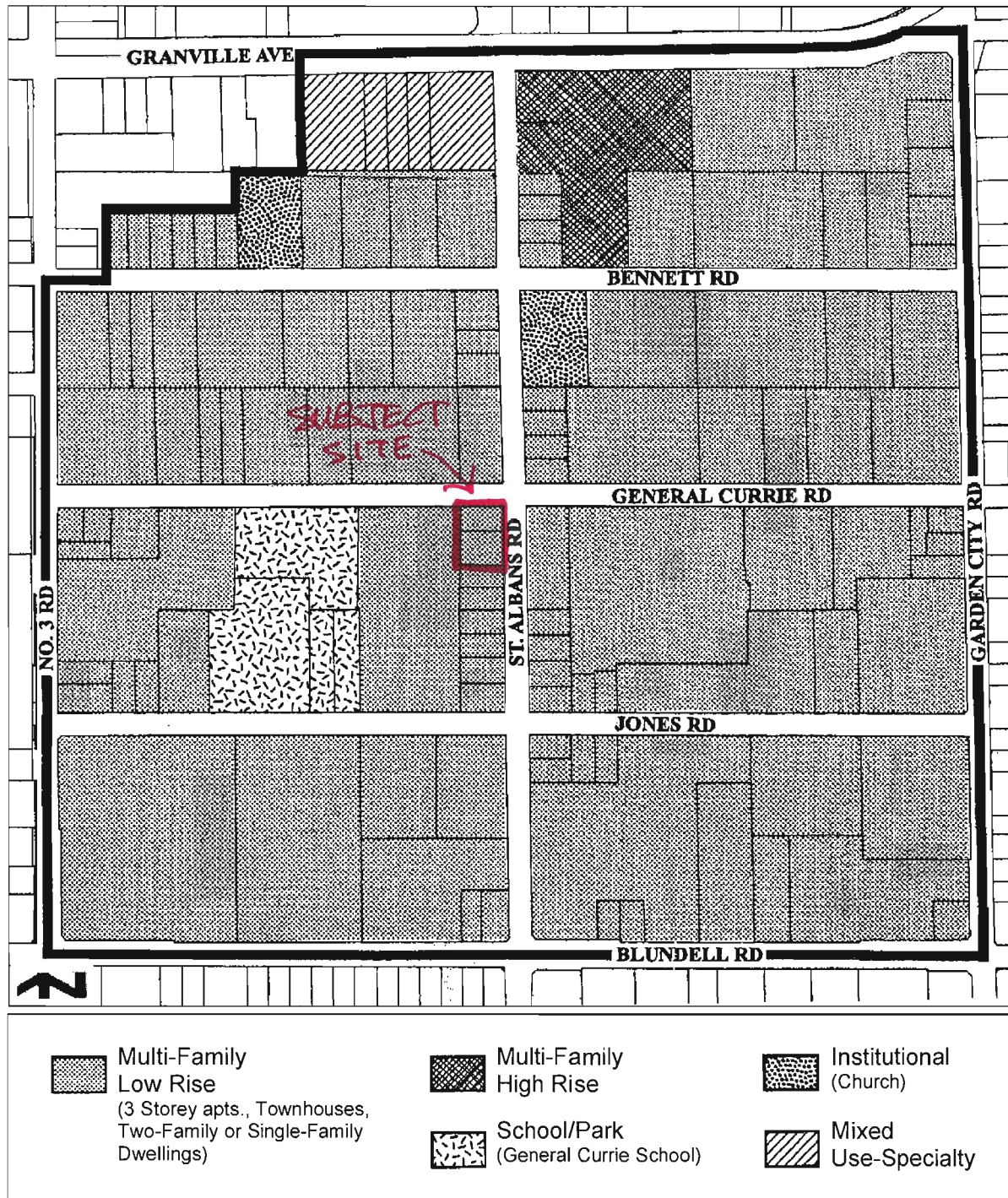
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80	0.77	none permitted
Lot Coverage – Building:	Max. 45%	41.2%	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 20%	24.4%	none
Setback – Front Yard (North) (m):	Min. 4.5 m	4.50 m	none
Setback – Exterior Side Yard (East) (m):	Min. 2.0 m	4.50 m	none
Setback – West Side Yard (m):	Min. 2.0 m	3.00 m	none
Setback – Rear Yard (South) (m):	Min. 2.0 m	2.00 m	none
Height (m):	12.0 m (3-storeys)	11.55 m (3-storeys)	none
Lot Size:	600 m ² (min. 20 m wide x 30 m deep)	1,956.8 m ² (37.97 m wide x 51.06 m deep)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2.0 (R) and 0.25 (V) per unit	none

On Future Development Site	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	20	27	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (24 x Max. 50% = 12)	16	Variance Requested
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	72 m ²	none

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

City of Richmond

Land Use Map



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pmg
LANDSCAPE
ARCHITECTS
4185 5th Street, Suite 100
Richmond, British Columbia, V6V 2G9
P: 604-274-0071 F: 604-274-0022

SEAL:



1. TITLE	14 UNIT CONDOMINIUM DEVELOPMENT
2. DRAWN BY	PMG
3. CHECKED BY	PMG
4. DATE	11/11/2011
5. SCALE	AS SHOWN
6. NO.	1
7. DATE	11/11/2011
8. NO.	1
9. DATE	11/11/2011
10. NO.	1
11. DATE	11/11/2011
12. NO.	1
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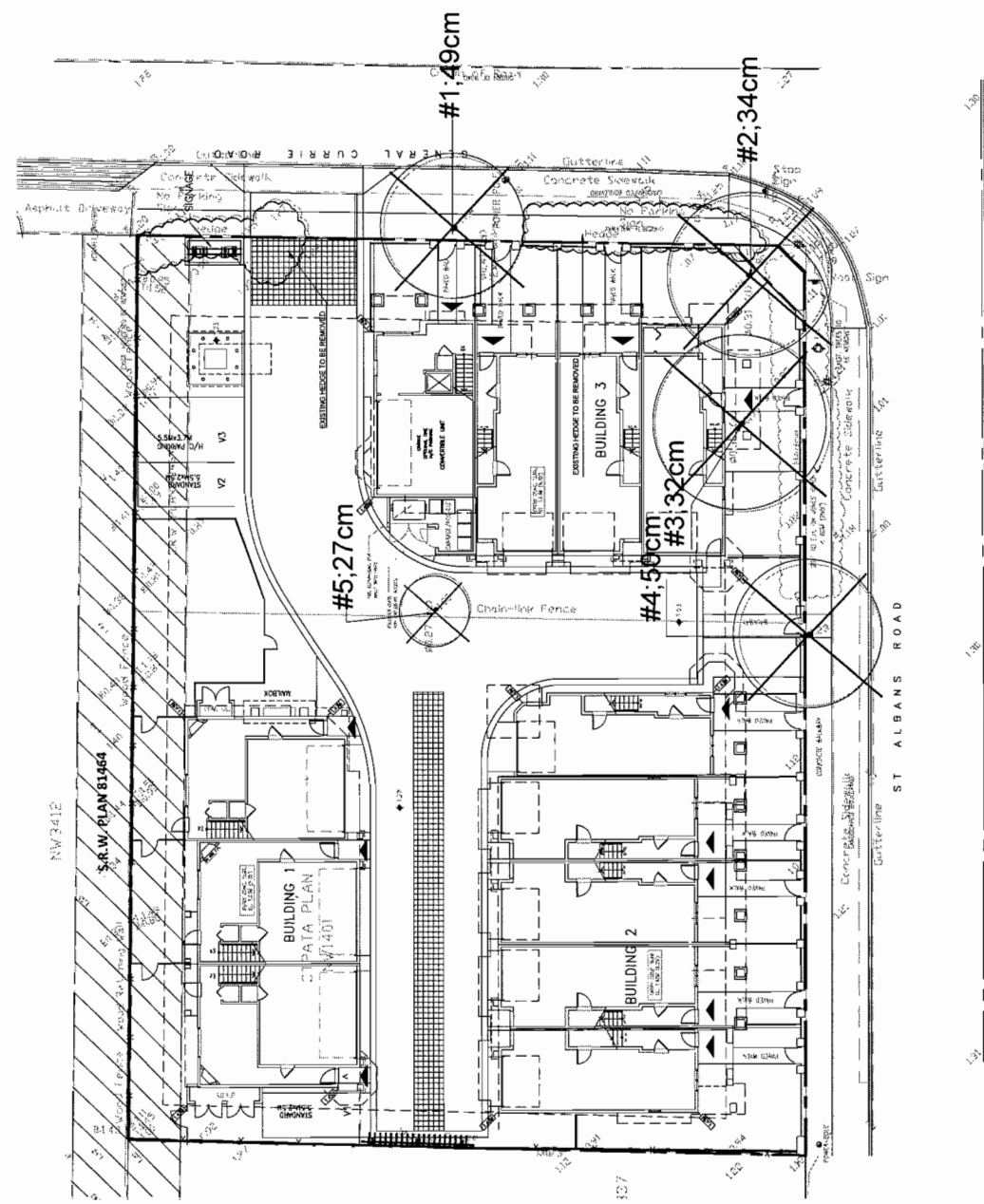
PROJECT:
14 UNIT CONDOMINIUM DEVELOPMENT
8400 GENERAL CURRIE ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 11/11/2011
SCALE: 1"=10'-0"
DRAWN BY: PMG
CHECKED BY: PMG
DATE: 11/11/2011
SCALE: 1"=10'-0"
DRAWN BY: PMG
CHECKED BY: PMG

13-006
13-006

ATTACHMENT 5



Suitable Replacement Trees		
Species		
Common Name	Botanical Name	
ACER GRISEUM	PAPERBARK MAPLE	
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	
MAGNOLIA SOULANGEANA	SAUCEUR MAGNOLIA (PINK)	
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	

Table of Trees				
Species				
Tree No.	Common Name	Botanical Name	DBH(cm)	CRZ radius (m)
No.1	Birch	Betula sp.	49	2.5
No.2	Cherry	Prunus sp.	34	2.1
No.3	Birch	Betula sp.	32	2.0
No.4	Plum	Prunus sp.	50	2.5
No.5	Spruce	Picea sp.	27	1.6



Rezoning Considerations

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

Address: 8400 General Currie Road and 7411/7431 St. Albans Road

File No.: RZ 13-643346

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9111, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 4 m x 4 m corner cut at General Currie Road and St. Albans Road.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area/garage into habitable space.
5. Confirmation to the City of winding up and cancellation of Strata Plan NW1401.
6. Discharge of existing covenant on title restricting the use of the property to a two-family dwelling only (charge #RD105938).
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$12,975.12) to the City's Public Art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$12,000.00) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$33,701.61) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$2,600 to Parks Division's Tree Compensation Fund for the removal of a birch tree and a plum tree located on the city boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. Enter into a Servicing Agreement* for the design and construction of frontage improvements and service connections. Works include, but may not be limited to:
 - a) Removing the existing sidewalk on both frontages, pouring new 1.5 m sidewalk at the property line with the balance of the area behind the curb & gutter being converted to a grass & treed boulevard. Existing City infrastructure (streetlight pole, hydrant, traffic signal, etc.) and private utility infrastructure (power pole) may need to be relocated to accommodate frontage improvements.
 - b) Existing power pole along the south property line of the development site on General Currie Road is to be removed.
 - c) There is an existing asbestos cement watermain along St Albans Road; if the watermain is damaged and/or impacted during construction of frontage works, repair and/or replacement will required at the developer's cost.
 - d) Fire hydrant is required along General Currie Road to achieve minimum 75 m spacing for multiple-family area.
 - e) City's preference is to have the proposed Water service connection on General Currie Road to avoid cutting into St. Albans Road, which was recently paved.
 - f) The Sanitary service connection is to tie into existing manhole SMH6350, located at the northeast corner of 8300 General Currie Road.
 - g) Storm main along the frontage from existing manhole STMH4601 (southwest corner of General Currie/St Albans) to existing manhole STMH4634 (approximately 5 m west of west property line of development site) with a length of 45 m) must be upgraded to a min. 600 mm by the developer, as per City requirements.

- h) City's preference is to have the proposed Storm service connection on General Currie Road to avoid cutting into St Albans Rd, which was recently paved.
- i) All existing service connections & ICs at the development site are to be removed and leads are to be capped at the main at the developer's cost.

Notes:

- All works are at the Owners sole cost; i.e. NO DCC credits apply.
- The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities (subject to concurrence from the private utility companies) along the development frontage.
- Private utility companies will require rights-of-ways for their equipment (vistas, kiosks, transformers, etc.) and/or to accommodate the future under-grounding of the overhead lines. The developer is required to contact the private utility companies to learn of their requirements.

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

1. The submission and processing of the required Servicing Agreement* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

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

1. Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$3,000 in total) to ensure the replacement planting will be provided.
2. Submission of fire flow calculations signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
3. Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.
4. 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.
5. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9111 (RZ 13-643346)
8400 General Currie Road and 7411/7431 St. Albans Road**

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 **“HIGH DENSITY TOWNHOUSES (RTH2)”**.

P.I.D. 003-909-786

The Northerly 70 Feet Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 15926

P.I.D. 001-792-130

Strata Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan NW1401 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-792-121

Strata Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan NW1401 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9111”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>ul</i>

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development

Date: February 24, 2014


File: RZ 12-605038

Re: **Application by Yamamoto Architecture Inc. for Rezoning at 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street, and 7211, 7231 and 7271 No. 4 Road from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" and "Town Housing (ZT70) – South McLennan"**

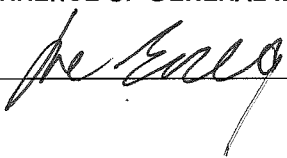
Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9106, to:
re-designate the eastern 62 m of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from "Residential, Historic" to "Residential, 2 ½ Storeys" in the Land Use Map in Schedule 2.10D (McLennan South Sub-Area Plan); and to amend the Character Area Key Map in Schedule 2.10D (McLennan South Sub-Area Plan) for the same portion of the site from "Single Family" to "Townhouse 2 ½ Storeys", be introduced and given first reading;
2. That Bylaw 9106, having been considered in conjunction with:
 - The City's Financial and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby found to be consistent with said program and plans in accordance with Section 882 (3) of the Local Government Act;
3. That Bylaw 9106, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9107, to: create "Town Housing (ZT70) – South McLennan"; to rezone the eastern portions of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street, and the lots at 7211, 7231 and 7271 No. 4 Road from "Single Detached, (RS1/F)" to "Town Housing (ZT70) – South McLennan"; and to rezone the western 28 metres of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street from "Single Detached, (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)"; be introduced and given first reading.


Wayne Craig
Director of Development

DJ/BK:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to create a new site-specific townhouse zone “Town Housing (ZT70) – South McLennan” and to rezone the eastern portions of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street, and the lots at 7211, 7231 and 7271 No. 4 Road from “Single Detached, (RS1/F)” to this new “Town Housing (ZT70) – South McLennan” zone to permit a 78-unit townhouse complex on the east of site, extending to No. 4 Road. The applicant has also applied to rezone the western 28 m of the properties at 7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street, from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, to permit the creation of seven (7) single detached properties fronting Bridge Street(**Attachment 1**). An amendment to the McLennan South Sub-Area Plan, Schedule 2.10D of the Official Community Plan is also required.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 2**.

Surrounding Development

To the North:

- At 9699 Sills Avenue, a 45-unit, two-storey townhouse complex, zoned “Low Density Townhouses (RTL3)”.
- At 7195 and 7191 No. 4 Road, Single-Family Dwellings zoned “Single Detached (RS1/F)”.

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

To the South:

- At 7280 and 7300 Bridge Street, two storey Single Detached Dwellings, zoned “Single Detached (RS1/F)”.
- At 7311 and 7315 No. 4 Road, Single Detached Dwellings zoned “Single Detached (RS1/F)”.
- At 7331 No. 4 Road, a 22-unit, two-storey townhouse complex, zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)”.

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

Related Policies & Studies

Richmond Official Community Plan (OCP) – Schedule 1

The Richmond Official Community Plan (OCP) designates this subject site as “Neighbourhood Residential (NRES)” in its 2041 Land Use Map. This permits single-family, two-family and multiple family housing (specifically townhouses). The proposed development would be consistent with the “Neighbourhood Residential (NRES)” land use designation.

McLennan South Sub-Area Plan – Schedule 2.10D

The McLennan South Sub-Area Plan Land Use Map (**Attachment 3**) designates the land use of the subject properties as:

- Bridge Street properties: “Residential, Historic Single-Family”, 2 ½ storeys maximum 0.55 base floor area ratio (F.A.R.). Lot Size along Bridge and Ash Streets: Large-sized lots (e.g. 18 m/59 ft. minimum Frontage and 550 m²/ 5,920 ft² minimum area).
- No. 4 Road properties: “Residential, 2 ½ storeys” typical (3 storeys maximum), predominately Triplex, Duplex, Single Family 0.55 base F.A.R.

To support this proposal, an OCP Amendment is required to amend Schedule 2.10D; to amend the McLennan South Sub-Area Plan as follows:

1. Redesignation of the rear portion of the site fronting onto Bridge Street from “Residential (Historic)” to “Residential (2 ½ Storeys)” and a related amendment to the Sub-Area Plan Land Use Map.

The western portion (62 m) of the rear of the subject lots that front onto Bridge Street of the proposed townhouse project is currently designated in the Sub-Area Plan for single family use. To allow the proposed townhouse development to proceed, the land use designation of the area must be amended from “Residential (Historic)” to “Residential (2 ½ Storeys)”, and a map change is also required.

2. Amendment to the Character Area Key Map to support the changes to the Land Use Map identified in (1).

The Character Area Key map in the McLennan South Sub-Area Plan identifies the same portion of the site for single-family, duplex and tri-plex uses. An amendment to this map to reflect the proposed townhouse use is required.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

In accordance with the City’s Affordable Housing Strategy, information to either building and supplying affordable housing units, or voluntary contributions to the Affordable Housing Reserve Fund have been forwarded to the applicant. Details on the applicant’s response to these requirements are provided later in this report.

Buffer to Agricultural Lands

In accordance with official Community Plan, a landscape buffer will be provided along the No. 4 Road frontage of the site, providing an interface to the lands on the east side of No.4 Road, which are located within the Agricultural Land Reserve (ALR) and are zoned “Agriculture (AGR)”. A 6.0 m setback is proposed for townhouse units on No. 4 Road, and details of the landscaping / buffering will be finalized through the Development Permit, including review of the proposed landscape plan for the buffer by the City of Richmond’s Agricultural Advisory Committee.

Consultation

Official Community Plan (OCP): The proposed rezoning and OCP amendment is consistent with City policies regarding consultation. This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 78 multiple-family housing units.

The proposed development site does not fall within an aircraft noise area, and therefore the application has not been referred to the Vancouver International Airport.

General Public: The applicant held a Public Information Meeting on December 18, 2013, at the nearby General Currie Elementary School. The proponent placed advertisements in four (4) consecutive editions of the Richmond Review on Dec 6th, 11th, 13th and 18th, 2013, and conducted a Canada Post mail drop to all of the McLennan South Sub-Area Plan area (approximately 4,600 residences), including the immediately surrounding neighborhood. Approximately 20 people attended the meeting. Concerns from those in attendance were largely related to on-street parking impacts arising from the additional density, traffic generation and improvements on Bridge Street. The applicant has provided a summary report of the Public Information Meeting (**Attachment 6**).

In response to the comments raised at the meeting, staff note that the eastern frontage of Bridge Street, including two lots not part of the application (at 7280 and 7300 Bridge Street) will be improved with gutter, curb, boulevard and sidewalk. Parking impacts should be minimal, as each unit features a side-by-side double garage and on-site visitor's parking spaces are provided in accordance with the requirements of the Richmond Zoning Bylaw 8500. The proposed development will see the construction of a new east-west connector road which will connect Bridge Street east to No. 4 Road. In addition, a new portion of LeChow Street will be constructed through the site, which will allow ready access to the east-west connector road. The bulk of traffic will likely use the connector to access No. 4 Road, rather than using streets to the west of the site. Those cars that do leave the site and move west will have little impact on existing single family lots to the west as Sills Avenue and Shields Avenue allow access to Granville Road and General Currie while bypassing the majority of adjacent single family lots.

Staff are of the opinion that the site design and transportation changes made since the public information meeting effectively address the concerns raised.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. In addition to the comments provided at the open house, staff have received a number of responses from the public in relation to this application. Adjacent property owners have raised concerns regarding the land use change from single-family residential to townhouse.

In response to the notice board on the subject site, staff received written correspondence on two occasions from the owner of an adjacent lot at 7280 Bridge Street (**Attachment 6**). Primary

concerns of the resident are the proposed use and density of the townhouse site, and the changed character of the lots fronting onto Bridge Street. The resident specifically mentioned his concern that the lots on Bridge Street not be less than 18 m in width. The seven (7) proposed residential lots have a minimum width of 20.5 m and depth of 26.9 m. The resident also made specific comments regarding the transition from the proposed townhouses and single family lots on Bridge Street. The applicant has been made aware of these concerns and has made design revisions to the height and massing of proposed units which would be adjacent to this lot.

Staff also received an email from the resident at 7231 Bridge Street raising concerns with the proposed re-designation to townhouse to allow increased density, and resulting traffic and street parking concerns. The resident has also requested that the west side of Bridge Street be upgraded, but staff note that this is beyond the scope of this application, and upgrades to the west will be achieved when those lands re-develop.

Should this application receive first reading, a Public Hearing will be scheduled.

Analysis

The application analysis is set out in two (2) parts to clarify the proposed amendments to the OCP and the proposed rezoning bylaw.

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE MCLENNAN SOUTH SUB-AREA PLAN (SCHEDULE 2.10D) AMENDMENT (BYLAW 9106)

The McLennan South Sub-Area Plan establishes a framework for the evolution of this area into an important City Centre residential neighbourhood. The plan aims to respect many of the area's features, including its traditional single-family character and mature landscape, while still providing opportunity for a variety of new housing types.

The current land use designations in the Sub-Area Plan would allow the single family homes on large lots on the west of the site – lots fronting onto Bridge Street – to remain, while providing for subdivision potential of the rear (east) of these properties, which would front onto a new road (LeChow Street) as identified in the Plan. The McLennan South Sub-Area Plan would allow townhouse development for the lands located between LeChow Street and No. 4 Road, with a new avenue to connect LeChow Street to No. 4 Road, providing access to townhouse sites.

Attachment 3 provides the current land use designations and proposed road alignments in the area. The applicant will be constructing a full-width east-west connector road from LeChow Street to No. 4 Road, which will improve vehicle and pedestrian connectivity in the neighbourhood.

The extent of the applicant's proposed amendment to the Official Community Plan is illustrated in **Attachment 4**. The proposed development (**Attachment 5**) will require a designation change for the eastern 62 m portion of the lots fronting Bridge Street extending east toward the future alignment of LeChow Street. The applicant proposes the amendment to the Sub-Area Plan for an area of approximately 10,800 m² (116,315 ft²). The Sub-Area Plan designation for the western portion of the lands fronting onto Bridge Street (an area 28 m deep) will not be changed.

The proposed townhouse designation permits the on-site preservation of 9 trees, which would not likely be possible if the lands were to be rezoned and subdivided for single family lots, as single family lots have a larger permitted footprint on each lot and the required floor-proofing grade

change. The proposed re-designation of a portion of the site to permit townhouses allows for a more site specific building envelope, and the requirement for on-site outdoor amenity area provides the opportunity to preserve trees on the site. An indoor amenity area will be provided, and the applicant has offered that this amenity space will be heated and cooled by a geothermal system. Registration of a legal agreement to ensure this is a consideration of final adoption of the rezoning bylaw.

Maintaining the Single Family Designation on the lands fronting Bridge Street achieves a key objective of the McLennan South Sub-Area Plan: to ensure large single family lots are maintained on Bridge Street. In addition, the proposed townhouse design features two-storey units along the rear yards of the single family lots in order to enhance the interface between land uses.

Staff support the proposed re-designation, as the project would maintain a single-family interface to the west, and the townhouse designation is consistent with the overall goals of the McLennan South Sub-Area Plan.

PART 2 – REZONING BYLAW 9107 TO REZONE THE WESTERN 28 M OF THE SITE FROM RS1/F TO SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE), AND REZONE THE EASTERN PORTION TO ZT70 FOR 78 TOWNHOUSE UNITS .

Proposed Zoning to Single Detached (RS1/E) and Town Housing (ZT70) – South McLennan

The proposed rezoning from “Single Detached RS1/F” zone to “Single Detached (ZS14) – South McLennan (City Centre)” zone for the western portion of the lots fronting onto Bridge Street allows the subdivision of these properties to create lots with a minimum depth of 24 m. The current “Single Detached RS1/F” zone requires a minimum depth of 45 m, and the proposed resulting lots would not conform. Staff support the proposed rezoning, as the “Single Detached (ZS14) – South McLennan (City Centre)” lots would result in lots keeping in the general character of single-family lots in the area. The ZS14 Zone has been used to allow subdivision of a number of properties in the surrounding area.

The rezoning of the eastern portion of the site from “Single Detached RS1/F” zone to the proposed new “Town Housing (ZT70) – South McLennan)” zone would permit the proposed 78-unit townhouse project, and associated on-site amenity space. The “Town Housing (ZT70) – South McLennan)” zone has been based on the “Medium Density Townhouses (RTM3)” zone, with a minor increase in floor area ratio from 0.7 to 0.72, and minor reduction in required setbacks to public roads.

Transportation and Site Access

To support the implementation of the McLennan South Sub-Area Plan, the applicant has worked closely with staff to resolve transportation-related issues to arrive at a land use proposal and road concept consistent with the road network envisioned in the McLennan South Sub-Area Plan (**Attachment 5**).

East – West Connector Road

A new intersection will be created on No. 4 Road between Granville Avenue and Blundell Road, through the dedication and construction of an as-yet unnamed east-west connector road from No.4 Road west to LeChow Street. A full width road will be constructed and the intersection at No. 4 Road will feature a new traffic signal provided by the developer.

The proposed road alignment of this new east-west road has been designed to avoid impacts on the properties at 7191 and 7195 No. 4 Road, maintaining their development potential, as well as providing the required access to the proposed townhouse development. A dedication of 16.95 m along the northern edge of the site is required, and a Servicing Agreement will be entered into to secure full road construction, curb and gutter, grassed boulevard with street trees, and sidewalk all on the south side of the road dedication fronting the site. The applicant has agreed to provide a gravel path along the north side of the east-west connector road for pavement stability and additional setback, while maintaining the future redevelopment potential of 7191 and 7195 No. 4 Road. When these adjacent sites develop at higher densities in the future, final road dedication and required construction will be secured from those properties through a rezoning application and Servicing Agreement.

LeChow Street

The applicant has agreed to dedicate 10.65 m of land off for LeChow Street along the east portion of the site (the rear of the parent properties which currently front onto Bridge Street). The applicant has proposed an interim road design that will not include the standard grass and tree boulevard, but a sidewalk, curb and gutter and a road where the applicant will construct a road wide enough to support two-way traffic movement and a sidewalk within the dedicated lands, directly adjacent to the western edge of 7191 and 7195 No. 4 Road. The full road will be constructed when 7191 and 7195 No. 4 Road are re-developed.

The applicant has provided a final design and a cost estimate for the ultimate works to change the interim condition of the west side of LeChow Street to the City standard, and has agreed to provide a cash contribution in the amount of \$80,000 for these works. The City's Engineering Department has reviewed the cost estimate and agrees that its value is appropriate. The contribution will be payable prior to the adoption of rezoning.

LeChow Street will also be dedicated through the subject site extending south from the east-west connector road, and will be provided in a 12 m road dedication with curb and gutter, grass boulevard on the west side, and sidewalk on the west side. The dedication of this portion of LeChow Street is consistent with the road concept outlined in the McLennan South Sub-Area Plan.

Shields Avenue

A single parcel remains south of the proposed OCP amendment and rezoning, which is not included in the development proposal located at 7300 Bridge Street. The applicant has prepared a future development concept for this lot which illustrates that there is potential for a combination of two-storey townhouses and single-family lots for this parcel. In addition, the developer will provide a cash contribution of \$89,000 towards the future construction of the north portion of Shields Avenue, in recognition that the bulk of traffic on the future through road of Shields Avenue will be generated by the proposed townhouse project, and to further enhance the development potential of this adjacent parcel. The City's Engineering Department has reviewed the cost estimate and has agreed that the estimate is sufficient to proceed with the rezoning, but that final details regarding the deposit will be determined at the Servicing Agreement to the satisfaction of the Director of Engineering. This deposit will be payable prior to the adoption of rezoning.

Sills Avenue

The applicant will construct a portion of Sills Avenue along the north property line of the site, completing the road construction that was partially completed as part of a previous townhouse redevelopment at 9699 Sills Avenue. During the rezoning stage of this development (RZ 05-319627), the applicant at the time dedicated 7.50 m and made a financial contribution to the City for the purpose of providing funds to a future developer to build the full width road and frontage works of LeChow Street.

Engineering

The City's Engineering Department has determined the scope of upgrades to existing services and the extent of new services that are required to service the proposed development, as listed below. Further details will be specified at the Servicing Agreement stage.

Storm

- Upgrade the existing storm sewer from the southern property line of 7280 Bridge Street to Sills Avenue.
- Construct a new storm sewer along the east-west connector road connecting to the new LeChow Street storm sewer and the existing system on No. 4 Road.
- Construct a new storm sewer along LeChow Street from Shields Avenue to the existing system at Sills Avenue.

Sanitary

- The developer is responsible for constructing new sanitary sewers within road dedications as required to service the development site that will connect to the existing sanitary sewer system. Calculations for pipe sizing will be verified during the Servicing Agreement.

Water

- The developer is responsible for constructing new water mains within road dedications as required to service the development site that will connect to existing water mains on Bridge Street, Shields Avenue and No. 4 Road.

The developer is also responsible for the burial of hydro wires on existing utility poles.

Affordable Housing

The applicant will make a voluntary contribution to the Affordable Housing Reserve Fund consistent with the City's Affordable Housing Strategy. The voluntary contribution is based on \$2.00 per buildable square foot for townhouse units, and \$1.00 per buildable square foot for single family dwellings, calculated by the proposed Floor Area Ratio (FAR) of the townhouse units (0.7 FAR), and the allowed floor area ratio for the single family lots. The calculated contribution is \$217,610 for townhouse units and \$21,362 for single family dwellings, for a total affordable housing contribution of \$238,972, which is payable prior to the adoption of rezoning.

Amenity Space

The applicant is proposing a 529 m² outdoor amenity area in the south-west corner of the site, which will include lawn area, play space and 100 m² indoor amenity building. The size of the outdoor amenity and the indoor amenity room both meet the minimum requirements of the OCP.

The area is intended to function as a central gathering space for the townhouse complex. The indoor amenity area will be heated and cooled by a geothermal system. A legal agreement to secure this facility is a condition of rezoning.

Trees

The applicant has provided an arborist's report (**Attachment 7**) for the existing trees on the eleven (11) subject properties. A total of 241 on-site trees have been identified and assessed. A total of 9 trees will be retained through the proposed development, and the remainder of the trees will be removed. Of the 241 trees identified, 57 trees are located within required road dedication areas and are exempt from replacement requirements, and the balance of trees are either in poor condition, or in conflict with proposed building envelopes or with the internal roadways. Taking into account the 57 trees in road dedication areas and the nine (9) retained trees, a total of 175 removed trees require compensatory planting or cash-in-lieu of on-site trees.

The applicant proposes to retain a total of 9 trees on site, clustered around the outdoor amenity area at the south-west of the site. These trees are: 8 conifers (a mix of spruce and fir) and one sweetgum. Installation of protective tree fencing around these trees will be a condition of rezoning.

In addition to trees in conflict with roads and building envelopes, the City's flood proofing requirements require the applicant to raise building grades to a minimum flood construction level (FCL) of 2.9 m Geodetic Survey of Canada (GSC). This will require soil deposit / fill, which further impacts the ability to preserve trees on the site. The applicant is able to work with site grading around the proposed amenity area to save trees as there is flexibility with building locations and slab elevations that cannot be achieved elsewhere on the site. With the additional open space around the amenity building, the existing grade of approximately 1.7m GSC can be gradually interfaced with landscaping and grading to meet the overall site grade requirements for flood proofing to 2.9 m GSC, and minimize impacts on the trees.

With a 2:1 replacement ratio, a total of 350 replacement trees are required. There is insufficient space on the townhouse site and the proposed seven (7) single family lots to accommodate this number of trees. The applicant is proposing to replant 178 trees on the townhouse site and three trees per single family lot, for a total of 199 trees. A cash contribution in the amount of \$75,500 will be a condition of rezoning, as cash-in-lieu of required replacement trees.

Discharge of Restrictive Covenant BB0681427

A restrictive covenant was registered on the Title of 7160 Bridge Street in 2008 as part of an earlier subdivision application to create the lot. This covenant specified a minimum flood construction elevation of 0.9 m Geodetic Survey of Canada (GSC) elevation. Since that time, the minimum flood construction elevation for this area is 2.9 m GSC. The new minimum flood construction level will be secured by a new legal agreement registered on Title, and the existing legal agreement should be discharged as a condition of rezoning approval.

Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of Public Art to the site. An option is to provide a voluntary contribution at a rate of approximately \$0.77/ft² based on maximum FAR (\$83,780) to secure participation in the program. The voluntary contribution is payable prior to the adoption of the rezoning application. Provision of Public Art will be done through the coordination between the developer and the City's Public Art Coordinator.

Universal Access

To assist in ensuring accessibility is an option for residents of the townhouse area, the applicant has notified the City that they will be identifying townhouse units for conversion to Universal access for wheelchair accessibility. These units will be identified and the design reviewed during the Development Permit review. Some of the items that are included during the construction of these units are:

- Providing wider doors to facilitate wheelchair movement through the unit.
- Set heights for accessing electrical outlets.
- Ensure greater clearances for easier access to items such as bathroom fixtures.
- Pull-out door and cabinets in kitchens.

All townhouse units are to provide aging in place features such as additional blocking in bathroom walls for the future installation of grab bars, lever door handles, and wide door openings to facilitate access for walkers and wheelchairs. Details on these features will be provided in on the Development Permit drawings.

Form of Development

The developer proposes to construct a total of 78 townhouse units on the site: 33 two-storey units and 45 three-storey units, to be constructed around a combination of public and private roads. Including a new north-south alignment of LeChow Street through the site. The developer's proposed form of development generally conforms to the McLennan South Sub-Area Plan

Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. At DP stage, among other things, the following will be addressed:

- Overall appropriateness to the form and character of the proposed townhouse units and the indoor amenity building.
- Detailed architectural, landscaping and open space design.
- Detailed design of road cross sections, including alignment of sidewalks, curbs, and boulevards.
- Referral of the landscape design to the City's Agricultural Advisory Committee for review of the No. 4 landscape scheme and buffering of lots in the Agricultural Land Reserve (ALR) on the east side of No. 4 Road.

In addition to the townhouses proposed, the western portion of the parent lots will be subdivided into seven (7) single-family lots under the "Single Detached (ZS14) – South McLennan (City Centre)" zone. A Development Permit is not required for these single-family lots.

The proposed development exceeds the bylaw requirement for on-site parking, by providing a side-by-side two-stall garage for every unit. The ultimate design of the roadways abutting the townhouse portion of the development have been widened to allow for parking on both sides of the street.

Financial Impact

As a result of the proposed development, the City will take ownership of developer contributed infrastructure assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

The anticipated operating budget impact for the ongoing maintenance of these new infrastructure assets is estimated to be \$15,000, and this will be considered as part of the 2015 Operating budget, should these works be constructed and turned over to the City by 2015.

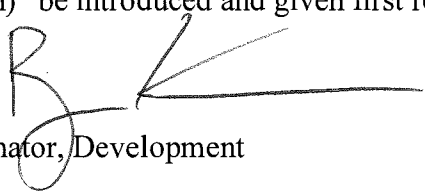
Conclusion

The subject development is generally consistent with the intent and goals of the McLennan South Sub-Area Plan; for a higher density residential neighbourhood, serviced by a functional road network. The proposed re-designation of the east portion of the parent lots fronting onto Bridge Street maintains a single-family transition to the existing single-family lots to the west of the site, while the proposed townhouse portion of the development is consistent with other recent multiple-family residential projects in the area. The applicant has worked closely with staff to provide the required road dedications to meet the traffic and circulation needs of this area.

It is recommended that Richmond Official Community Plan Amendment 7100 Bylaw 9106 to amend the land use designations for the site from “Residential, Historic” to “Residential, 2 ½ Storeys” in the existing Alexandra Neighbourhood Land Use Map in Schedule 2.10D (McLennan South Sub-Area Plan); and to amend the existing Character Area Key Map in Schedule 2.10D (McLennan South Sub-Area Plan) for same portion of the site from “Single Family” to “Townhouse 2 ½ Storeys”, be introduced and given first reading be introduced and given first reading.

It is further recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9107 to rezone the western 28 m of the site from “Single Detached, (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”; to create “Town Housing (ZT70) – South McLennan”, and rezone the remainder of the site from “Single Detached, (RS1/F)” to “Town Housing (ZT70) – South McLennan)” be introduced and given first reading.

Barry Konkin
Program Coordinator, Development
(604-276-4138)



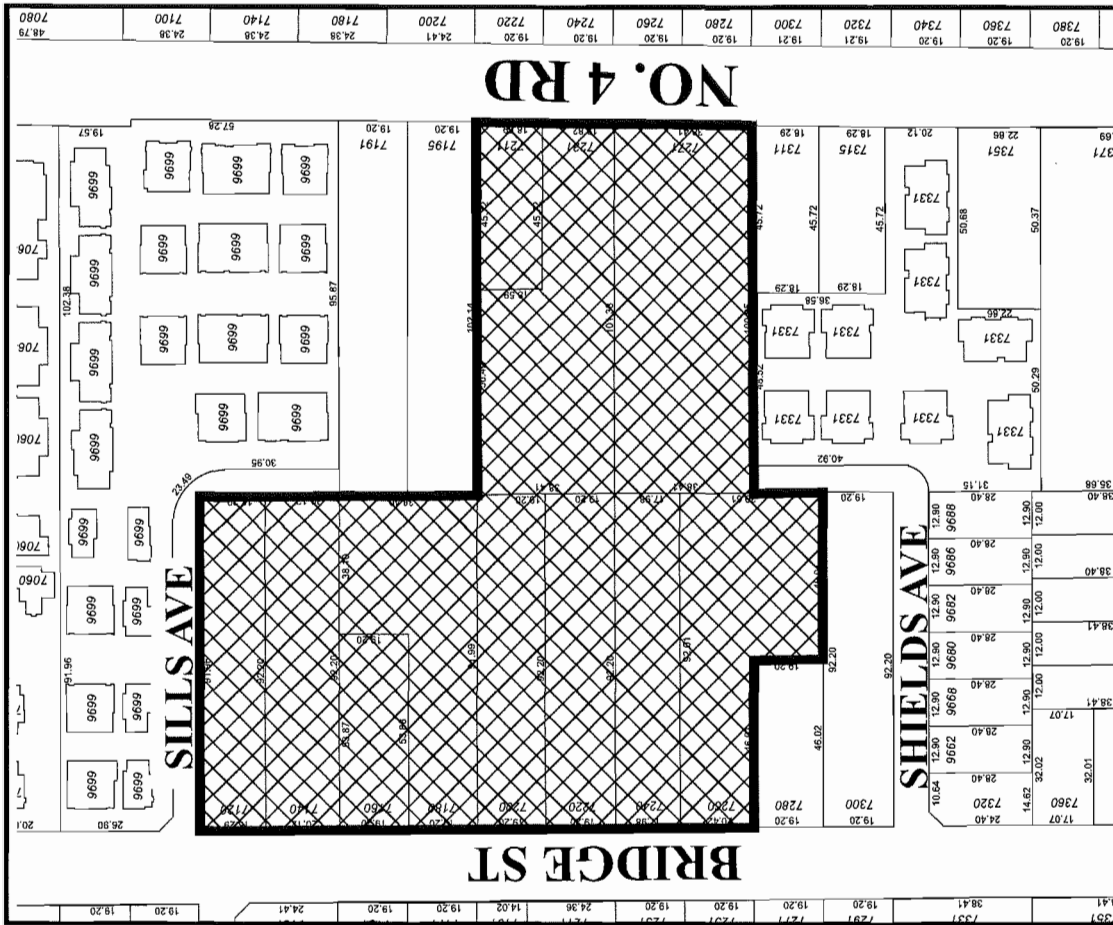
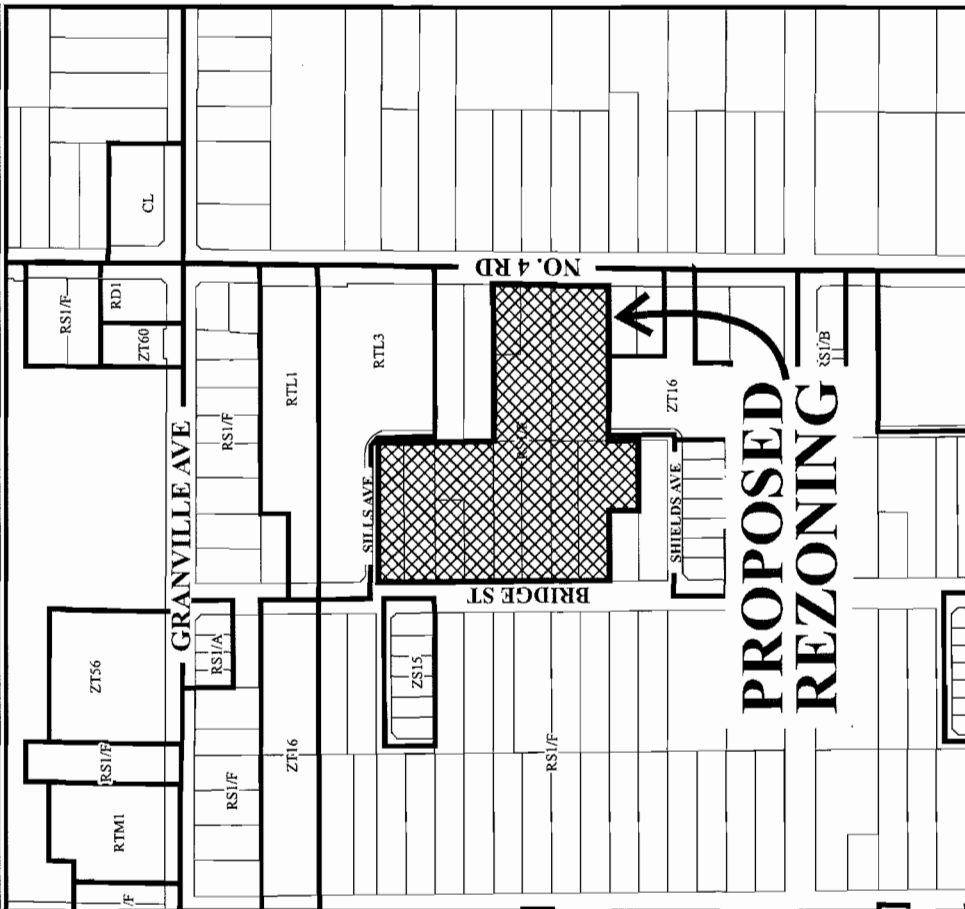
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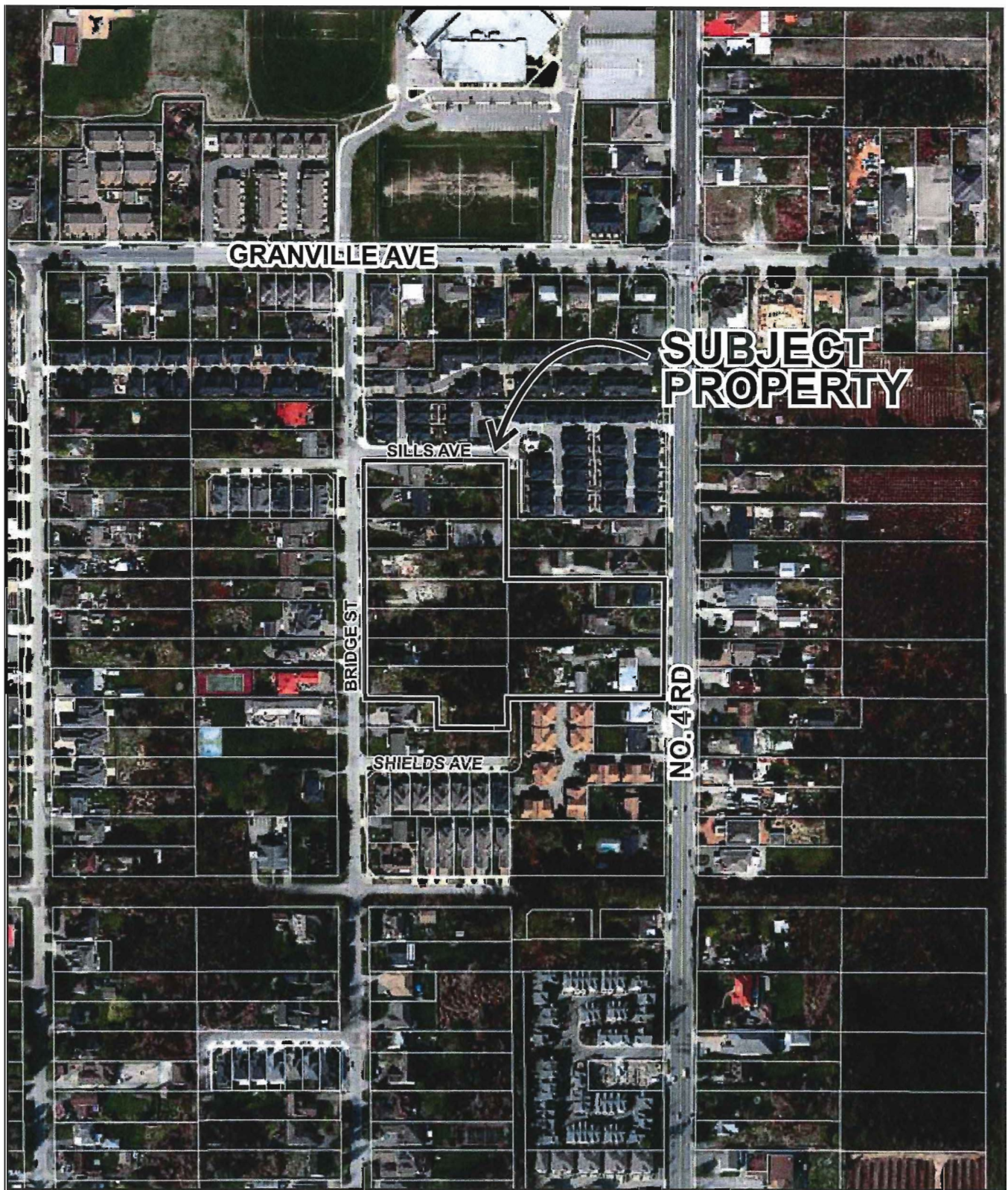
Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Existing McLennan South Sub-Area Plan Land Use Map
- Attachment 4: Proposed OCP Amendment Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Public Information Meeting – Summary Information and Other Public Correspondence
- Attachment 7: Arborist's Report – Tree Survey Plan
- Attachment 8: Conditional Rezoning Requirements



City of Richmond





RZ 12-605038

Original Date: 05/04/12

Amended Date: 07/25/13

Note: Dimensions are in METRES



**City of
Richmond**

Development Application Data Sheet

Development Applications Division

RZ 12-605038

Attachment 2

Address: 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260 Bridge Street and
7211, 7231, 7271 No. 4 Road

Applicant: Yamamoto Architecture Inc.

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

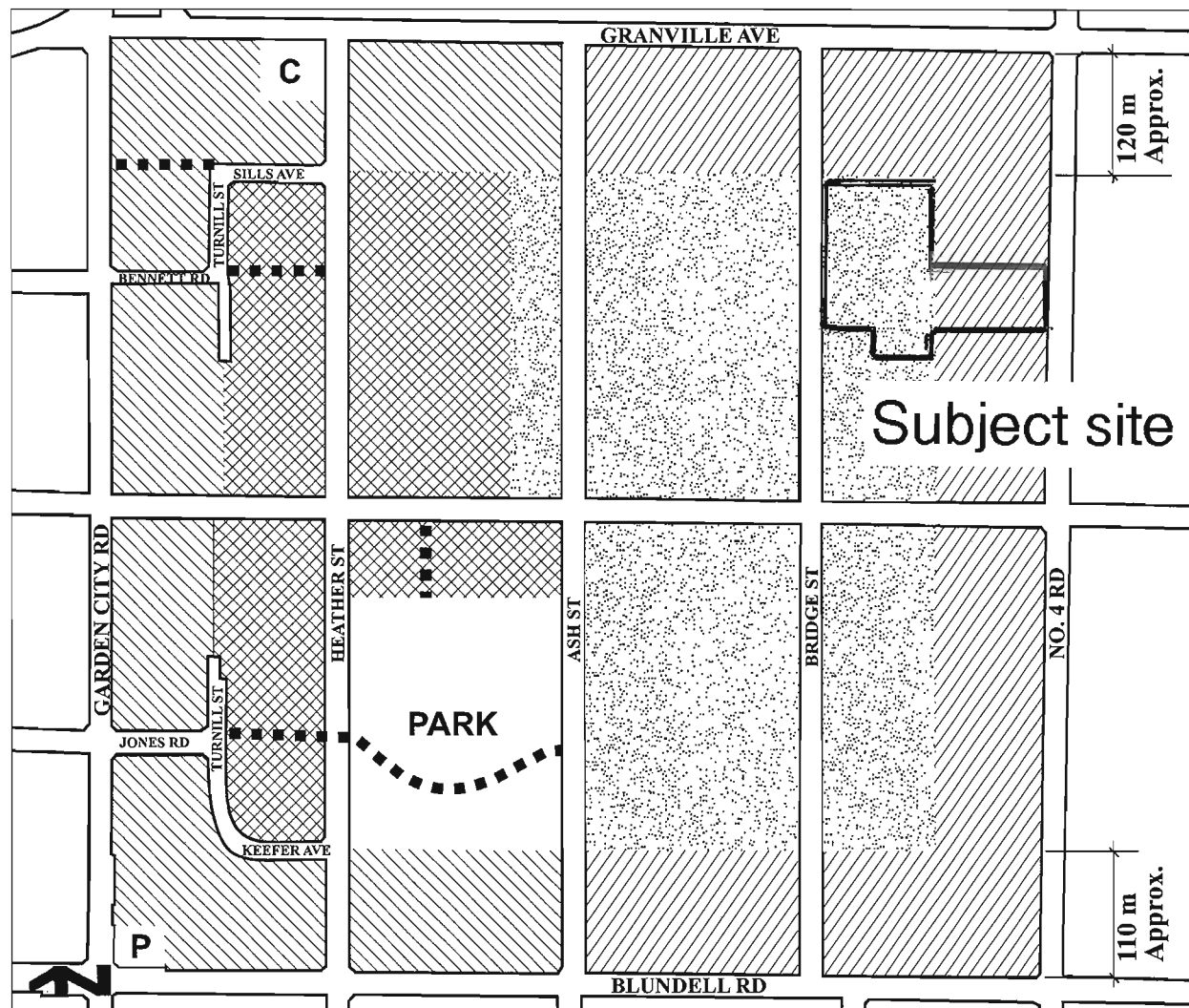
	Existing	Proposed
Owner:	Hui Yuan Investments (Canada) Ltd. & Mao Hua Chen	
Site Size (m²):	18,293 m ² overall site	14,440 m ² townhouse site 3,906 m ² for single-family lots
Land Uses:	Single Detached	Single Detached and Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, Historic and Residential 2 ½ Storeys	Re-designation of a portion of the site from Residential, Historic to Residential 2 ½ Storeys
Zoning:	Single Detached (RS1/F)	Single Detached (RS1/E) and Town Housing (ZT70)
Number of Units:	One Dwelling per Lot	7 Single Detached Lots 78 Townhouse Units

Proposed Single Detached Lots (RS1/E Zone)	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	18.0 m width 24.0 m depth 550 m ² area	None	none
Proposed Townhouses (Proposed ZT 70 Zone)	Bylaw Requirement	Proposed	Variance
Density (FAR):	0.72	0.70	none permitted
Lot Coverage – Building	40% (maximum)	40%	none
Lot size	No minimum	No minimum	none
Setback – No. 4 Road:	Min. 6.0 m	Min. 6.0 m	none
Setback – Sills Avenue:	Min. 4.5 m	Min. 4.5 m	none
Setback – LeChow Street:	Min. 3.0 m	Min. 3.0 m	none
Setback East-West connector road:	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear (west) yard:	Min. 3.0 m	Min. 3.0 m	none
Setback – Side (South) yard:	Min. 3.0 m	Min. 3.0 m	none
Height (m):	12.0 m (maximum)	12.0 m	none

Proposed Single Detached Lots (RS1/E Zone)	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	none
Amenity Space – Indoor:	100 m ² (minimum)	100 m ²	none
Amenity Space – Outdoor:	6.0 m ² per unit (minimum)	6.78 m ² per unit	none

Land Use Map

Bylaw 7892
2005/04/18



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

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

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

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

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

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

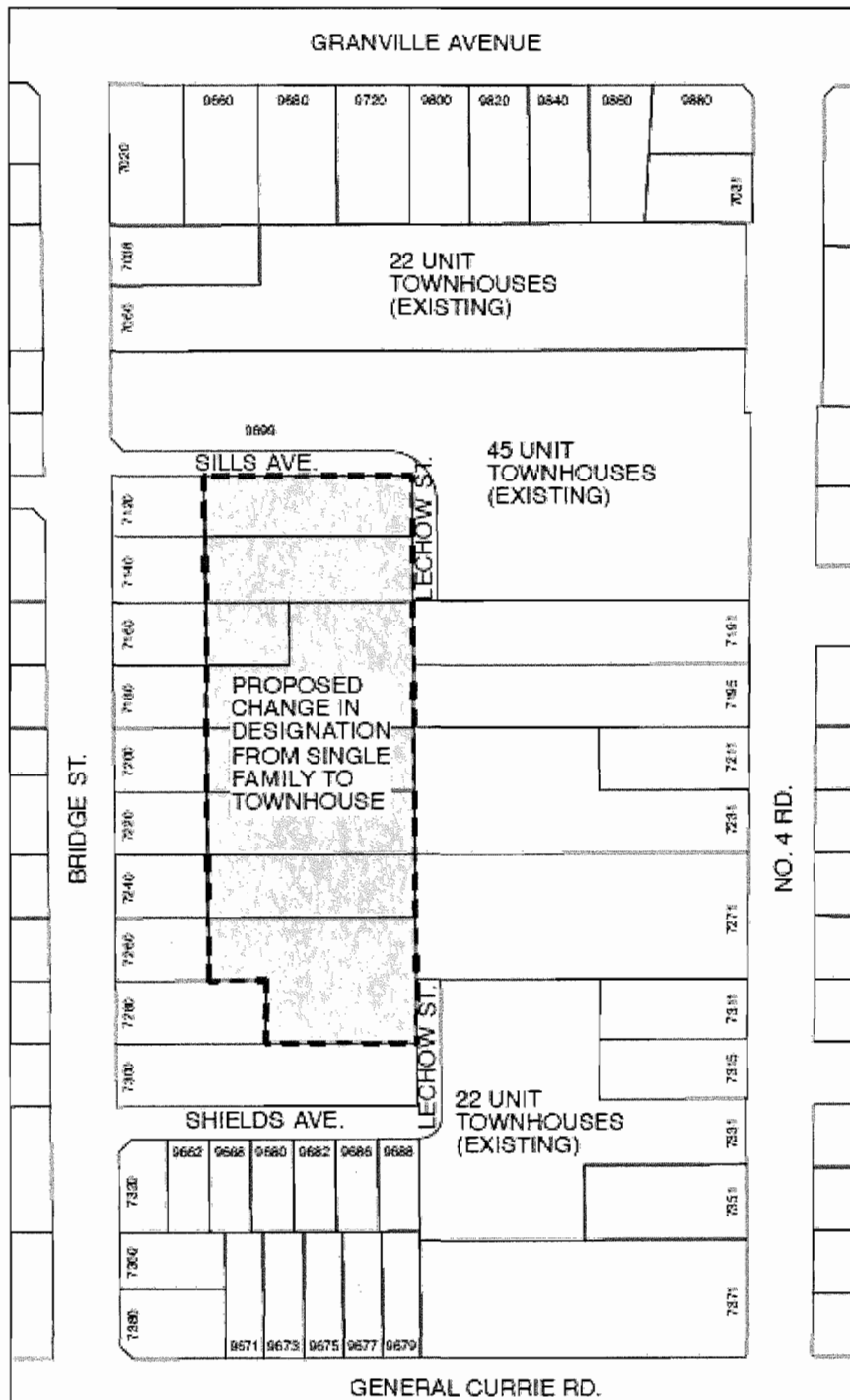
■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

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

Proposed OCP Amendment



PROPOSED OCP PLAN AMENDMENT
PURPLE INDICATES CHANGE IN LAND USE FROM
SINGLE FAMILY TO TOWNHOUSE

STATISTICS:

7211 - 7271 NO. 4 ROAD & 7120 - 7260, 7300 BRIDGE STREET

CIVIC ADDRESS:

ZONING:

GROSS: 246,119 SQ.FT. (22,865 SQ.M.)
NET: 155,884 SQ.FT. (14,482 SQ.M.)

LOT AREA:

155.884 SQ.FT. x 40% = 62.354 SQ.FT.

MAX. LOT COVERAGE:

59382.5 SQ.FT.	(BUILDINGS)
1052.0 SQ.FT.	(AMENITY BUILDING)
360.0 SQ.FT.	(ELECTRICAL ROOMS)
TOTAL	60794.5 SQ.FT. (38.3%)

12.0 M (THREE STOREYS)
11.9 M (THREE STOREYS)

MAX. BUILDING HEIGHT :
PROPOSED :

SETBACKS:

PROPOSED:

FRONT YARD SETBACK (EAST - LECHOW ST): 4.0 M
SIDE YARD SETBACK (EAST - LECHOW ST): 3.0 M
EXT. FRONT YARD SETBACK (NORTH - SILLS AVE): 6.0 M
EXT. SIDE YARD SETBACK (NORTH - SILLS AVE): 4.5 M
SIDE YARD SETBACK (SOUTH): 7.5 M
SIDE YARD SETBACK (WEST): 3.0 M

PROPOSED:

3.0 M
4.5 M
4.5 M
MIN. 3.0 M
6.0 M

F.A.R.:

PROPOSED FLOOR AREA: 108,470 SQ.FT. (0.695 FAR)
MAX. ALLOWED GARAGE AREA: 538.2 SQ.FT. x 78 UNITS =41,979.6 SQ.FT.

PROPOSED FLOOR AREA:

<u>FLOOR AREA:</u>			
UNIT-A to A5 (3 BRS + DEN)	1450.0 SQ.FT.	x	33 UNITS = 47850.0 SQ.FT.
UNIT-B (3 BRS)	1100.0 SQ.FT.	x	9 UNITS = 9900.0 SQ.FT.
UNIT-C/C1 (3 BRS)	1399.0 SQ.FT.	x	36 UNITS = 50364.0 SQ.FT.
SUBTOTAL			78 UNITS = 108114.0 SQ.FT. (69.3%)

ADDITIONAL AREA:

ELEC. ROOMS :	=	356.0 SQ.FT.
TOTAL	=	108470.0 SQ.FT. (69.5%)

TOTAL NET AREA = 108.114 SQ FT

TOTAL SALEABLE = 115,910 SQ. FT.

PARKING:

REQUIRED:		
2.0 SPACES x 78 UNITS	=	156 SPACES (RESIDENTS) *
0.2 SPACES x 78 UNITS	=	15.6 SPACES (VISITORS)
TOTAL	=	171.6 SPACES

PROVIDED :	2 CAR GARAGES x 78 UNITS	=	156 SPACES (RESIDENTS)
	OPEN VISITORS PARKING	=	16 SPACES (VISITORS)
	TOTAL	=	172 SPACES

NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE 1.25 SPACES x 78 UNITS	=	97.5	SPACES (CLASS 1)
0.2 SPACES x 78 UNITS	=	15.6	SPACES (CLASS 2)
TOTAL	=	113.1	SPACES

PROVIDED BICYCLE 2 SPACES x 20 GARAGES	=	40	SPACES (CLASS 1)
1 SPACE x 58 GARAGES	=	58	SPACES (CLASS 1)
<u>BICYCLE RACK</u>	=	16	SPACES (CLASS 2)
TOTAL	=	114	SPACES

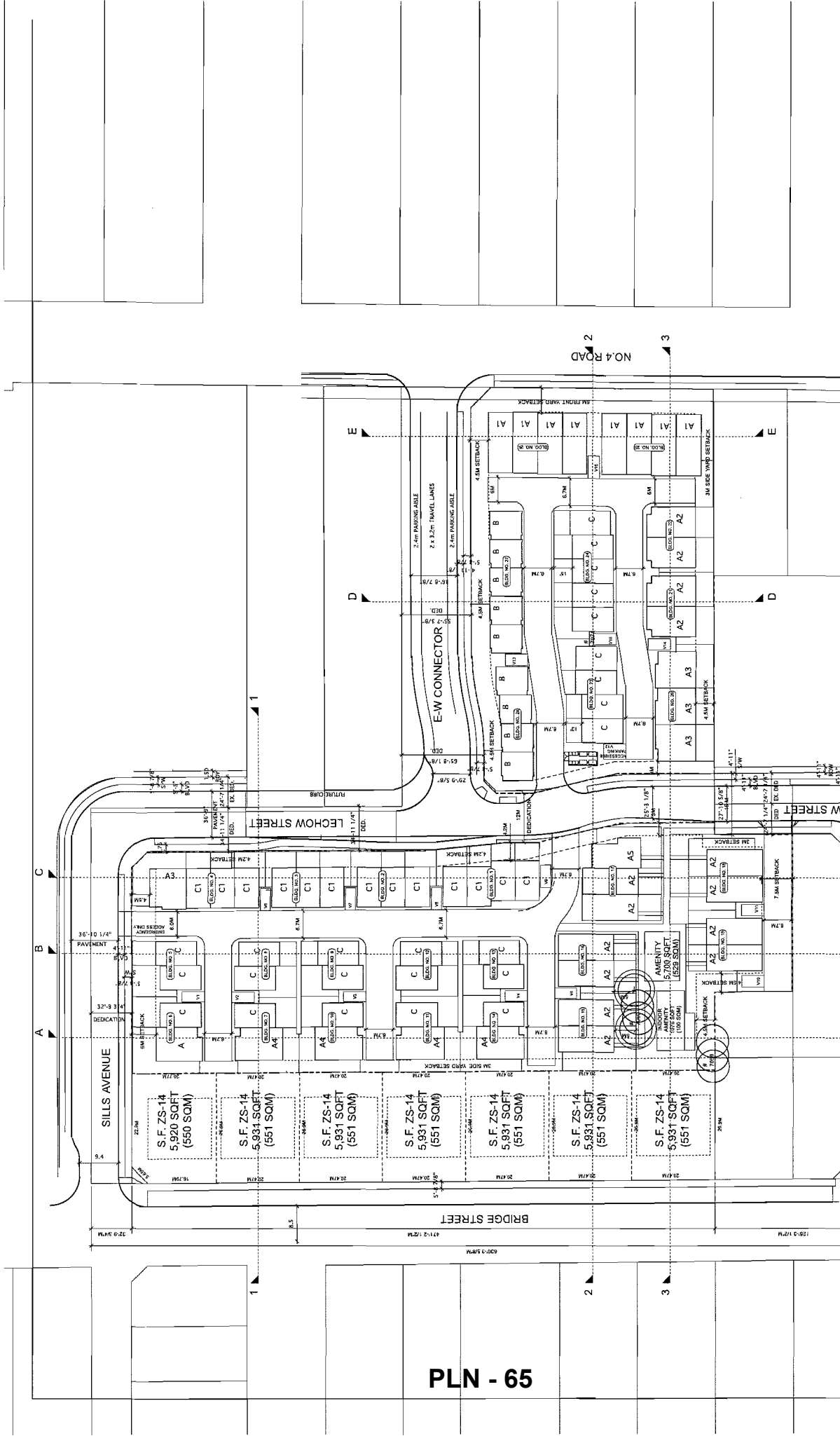
AMENITY AREA

REQUIRED	INDOOR	OUTDOOR
:	MIN. 100 SQ.M. (1076 SQ.FT.)	:
:	468 SQ.M. (5037 SQ.FT.)	:

PROVIDED	INDOOR	:	100 SQ.M. (1076 SQ.FT.)
	OUTDOOR	:	529 SQ.M. (5700 SQ.FT.)

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

Yamamoto Architecture Inc.		PROJECT		TOWNHOUSE DEVELOPMENT		DRAWING TITLE	
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				DATE		DATE	



PLN - 65



SITE PLAN
SCALE: 1/32"=1'-0"

Yamamoto
Architecture Inc.

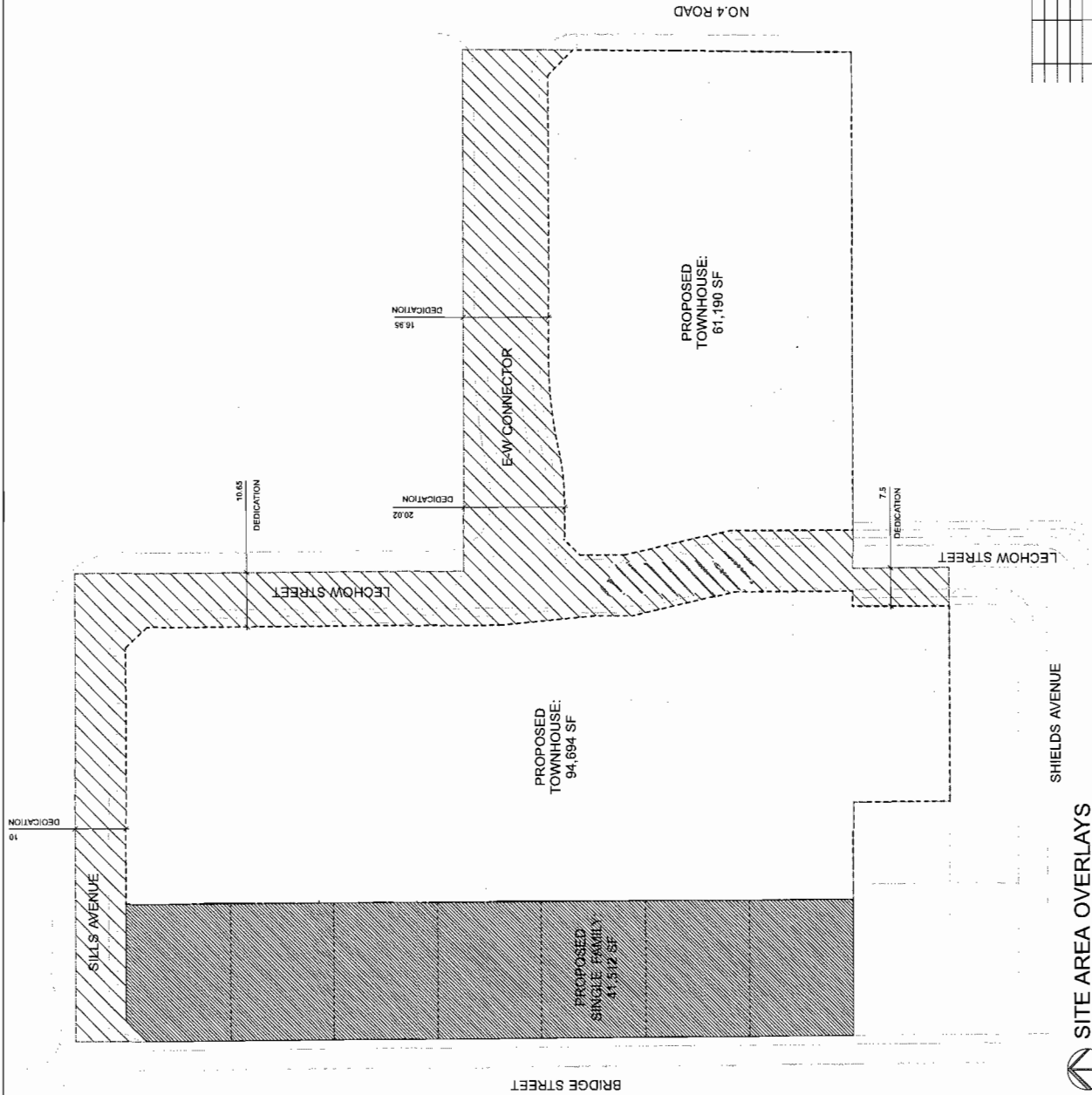
PROJECT
TOWNHOUSE DEVELOPMENT

SHEET TITLE
SITE PLAN

SCALE	DATE	BY	CHKD	DATE
1/32"=1'-0"	08.14.18	Y.A.	Y.A.	08.14.18
DATE	BY	CHKD	DATE	BY
08.14.18	Y.A.	Y.A.	08.14.18	Y.A.
DATE	BY	CHKD	DATE	BY
08.14.18	Y.A.	Y.A.	08.14.18	Y.A.

1251-751 WILSON BLVD. & 1/4" WILSON
TOWN OF WILSON, N.C. 27687-1251

1251-751 WILSON BLVD. & 1/4" WILSON
TOWN OF WILSON, N.C. 27687-1251



LEGEND:

- TOWNHOUSE LOTS
198,894 SF - 63%
- SINGLE FAMILY LOTS
41,512 SF - 17%
- DEDICATIONS
40,723 SF - 20%

GROSS SITE AREA: 246,119 SF
NET SITE AREA OF S.F. & T.H.: 197,396 SF

PLN - 66

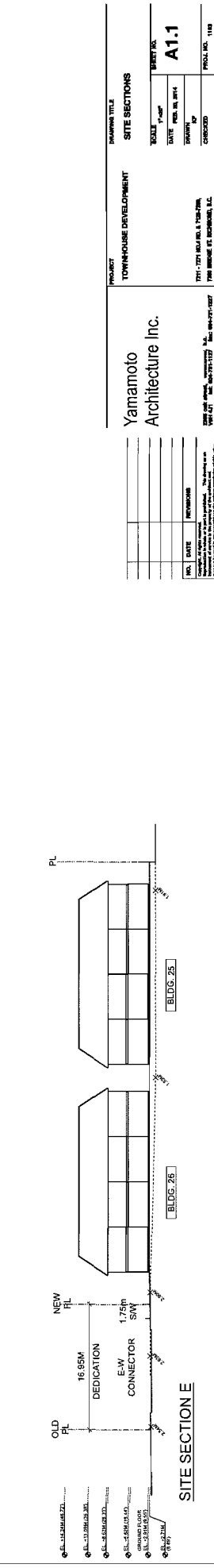
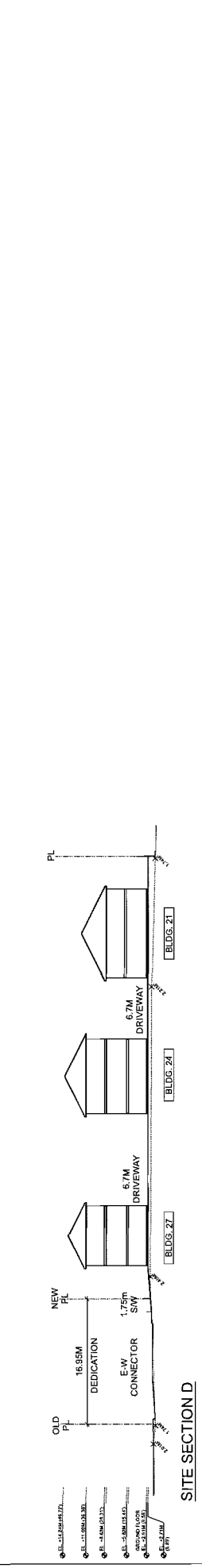
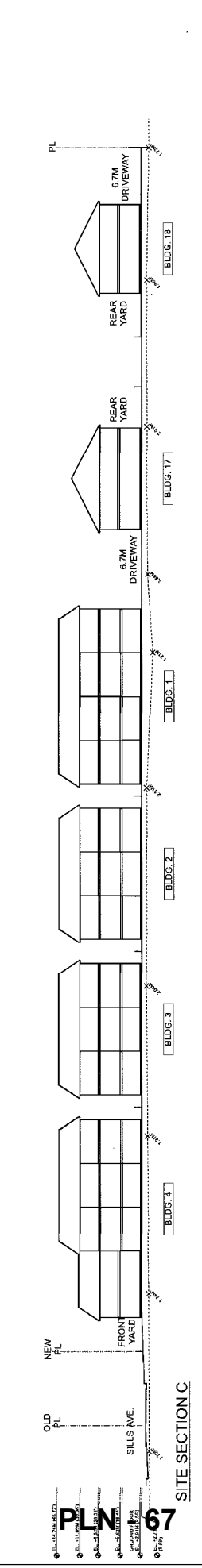
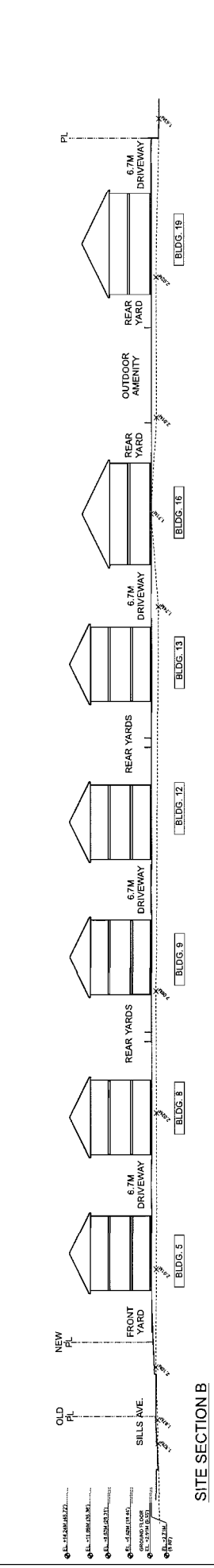
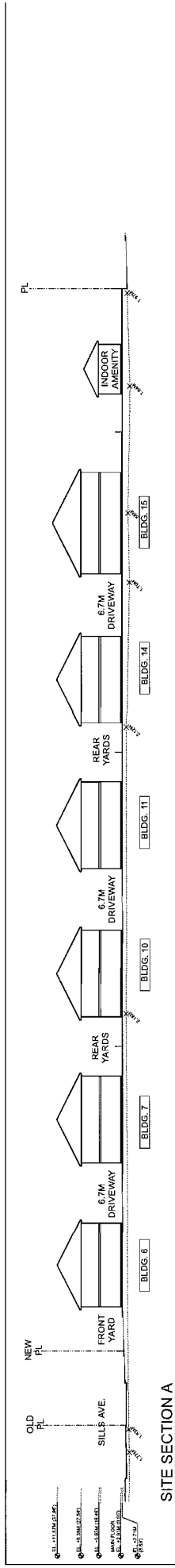


SITE AREA OVERLAYS
SCALE: 1/32"=1'-0"

SHIELDS AVENUE

**Yamamoto
Architecture Inc.**

Yamamoto Architecture Inc.		PROJECT		DRAWING TITLE	
		TOWNHOUSE DEVELOPMENT		SITE AREA OVERLAYS	
		SCALE		SHEET NO.	
		1/8"=1'-0"		A1.0a	
		TOWN		FALL 2014	
		DRAWN BY		CHECKED	
		PROJECT NO.		PROJECT NO.	
		1911-1271 SILLIS BL. & 1700 7TH, TAMMAMORE, N.C.		1911-1271	



Yamamoto Architecture Inc.

PROJECT: TOWNHOUSE DEVELOPMENT

DATE: 10/11/2011

SCALE: 1/8" = 1'-0"

PROJECT NO: 1108

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/11/2011	ISSUED FOR PERMIT

DESIGNED BY: J. YAMAMOTO

DRAWN BY: J. YAMAMOTO

CHECKED BY: J. YAMAMOTO

DATE: 10/11/2011

PROJECT NO: 1108

[illegible]

Yamamoto
Architecture Inc.

PROJECT	DRAWING TITLE
TOWNHOUSE DEVELOPMENT	SITE SECTIONS

SCALE	1"=40'	A12	SHEET NO.
DATE	DEC. 20, 2014		
DRAWN BY	SP		
CHECKED			PROJECT NO. 1089

7271 - 7271 NOLA RD. & 7108-72MA,
 7200 WINDIE ST. RICHMOND, L.C.

ROOF ELEVATION
EL. -13.72M (A4.79)

1ST FLOOR ELEVATION
EL. -0.00M (A4.79)

2ND FLOOR ELEVATION
EL. 3.40M (A4.79)

3RD FLOOR ELEVATION
EL. 6.80M (A4.79)

4TH FLOOR ELEVATION
EL. 10.20M (A4.79)

5TH FLOOR ELEVATION
EL. 13.60M (A4.79)

ROOF ELEVATION
EL. -13.72M (A4.79)

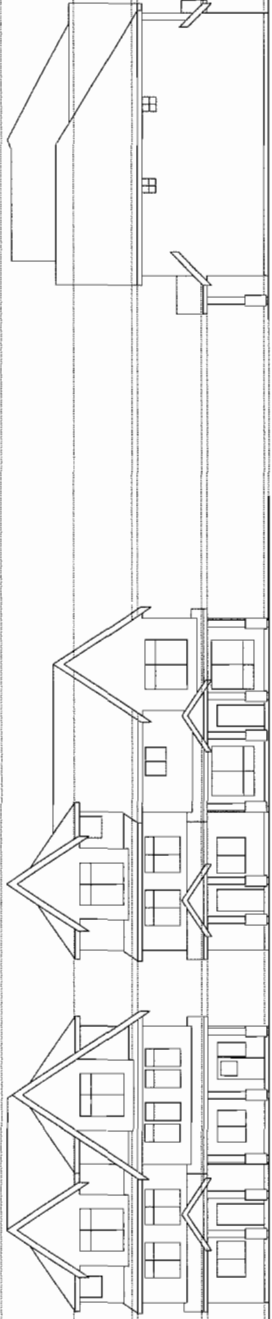
1ST FLOOR ELEVATION
EL. -0.00M (A4.79)

2ND FLOOR ELEVATION
EL. 3.40M (A4.79)

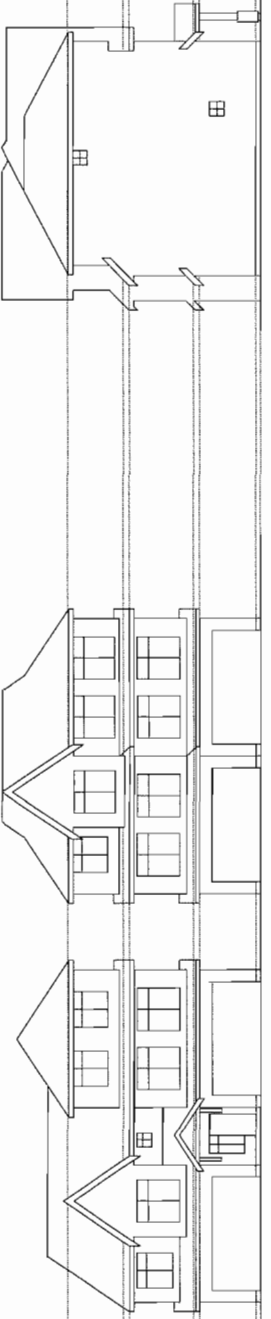
3RD FLOOR ELEVATION
EL. 6.80M (A4.79)

4TH FLOOR ELEVATION
EL. 10.20M (A4.79)

5TH FLOOR ELEVATION
EL. 13.60M (A4.79)



BUILDING 5
BUILDING 6
NORTH ELEVATION - SILLS AVENUE



BUILDING 5
BUILDING 6
SOUTH ELEVATION - INTERNAL DRIVEWAY

PLN - 70

NO.	REV.	DATE	DESCRIPTION
1	1	10/10/2017	INITIAL DESIGN
2	1	10/10/2017	FINAL DESIGN
3	1	10/10/2017	REVISION

PROJECT
TOWNHOUSE
DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.
ARCHITECTS

Yamamoto
Architecture Inc.

SCALE
1/4" = 1'-0"
DATE
FEB. 28, 2018
DRAWN
BY
CHECKED
DATE

PROJECT NO.
A4.2
PROJECT NO.
A4.2
PROJECT NO.
A4.2

ROOF ELEVATION
EL. 73.250' (A4.397)

1ST FLOOR ELEVATION
EL. 68.000' (A4.389)

2ND FLOOR ELEVATION
EL. 72.440' (A4.47)

3RD FLOOR ELEVATION
EL. 76.880' (A4.567)

4TH FLOOR ELEVATION
EL. 81.320' (A4.657)

BUILDING 25: EAST ELEVATION - NO. 4 ROAD

BUILDING 26: EAST ELEVATION - NO. 4 ROAD

ROOF ELEVATION
EL. 73.250' (A4.397)

1ST FLOOR ELEVATION
EL. 68.000' (A4.389)

2ND FLOOR ELEVATION
EL. 72.440' (A4.47)

3RD FLOOR ELEVATION
EL. 76.880' (A4.567)

4TH FLOOR ELEVATION
EL. 81.320' (A4.657)

BUILDING 25 & 26: WEST ELEVATION - DRIVEWAY

TYP. SIDE ELEVATION

PLN -71

NO.	DATE	DESCRIPTION
1	JAN 25, 2013	2D DRAWINGS
2	JUL 14, 2013	3D RENDERING

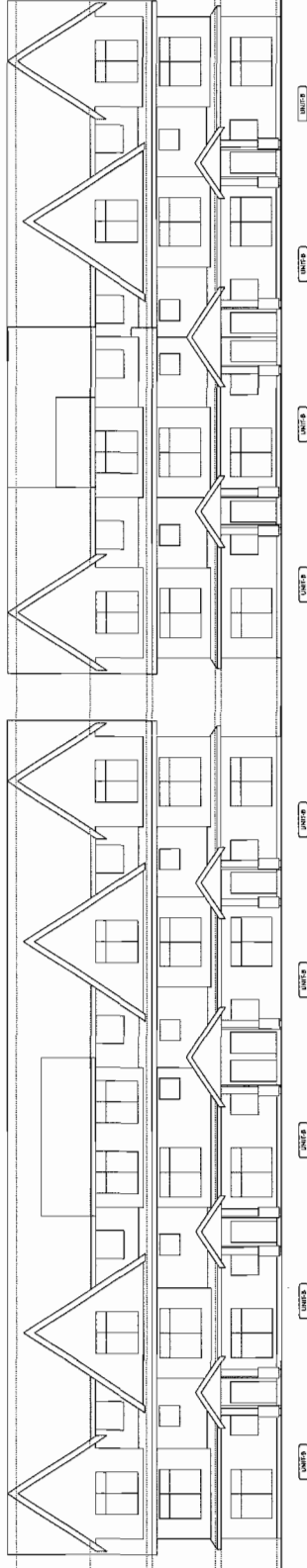
PROJECT
TOWNHOUSE DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.

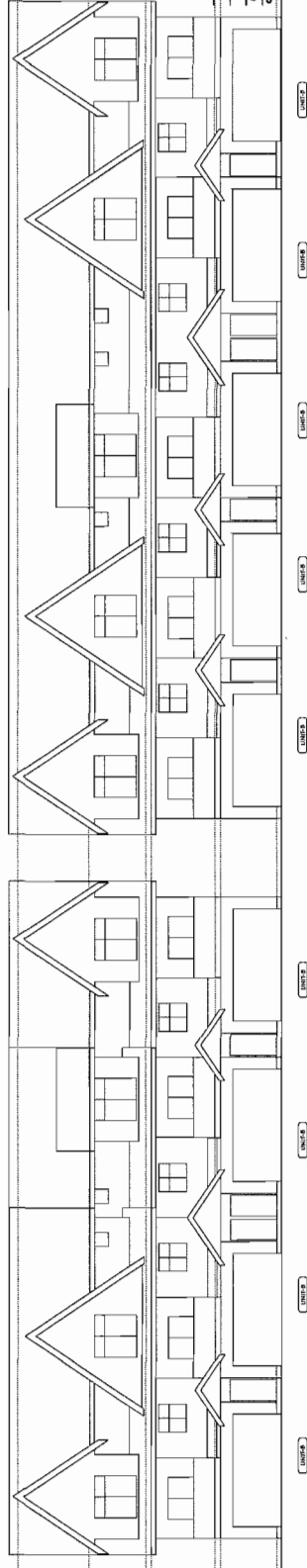
Yamamoto Architecture Inc.

DATE: JUL 14, 2013
DRAWING TITLE: ELEVATIONS

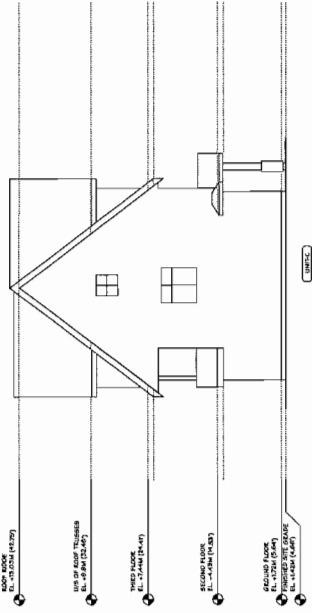
SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: JUL 14, 2013	A4.3
DRAWN BY: YP	PROJECT NO.
CHECKED BY:	TYPE



BUILDING 27: NORTH ELEVATION - EAST / WEST CONNECTOR



BUILDING 28: NORTH ELEVATION - EAST / WEST CONNECTOR



BUILDING 28: 1/2 SIDE ELEVATION

CORRECTIONS		
NO.	DATE	REVISIONS
1	JUN 28, 2023	PP SUBMISSION
2	JUN 24, 2023	GENERAL REVISION

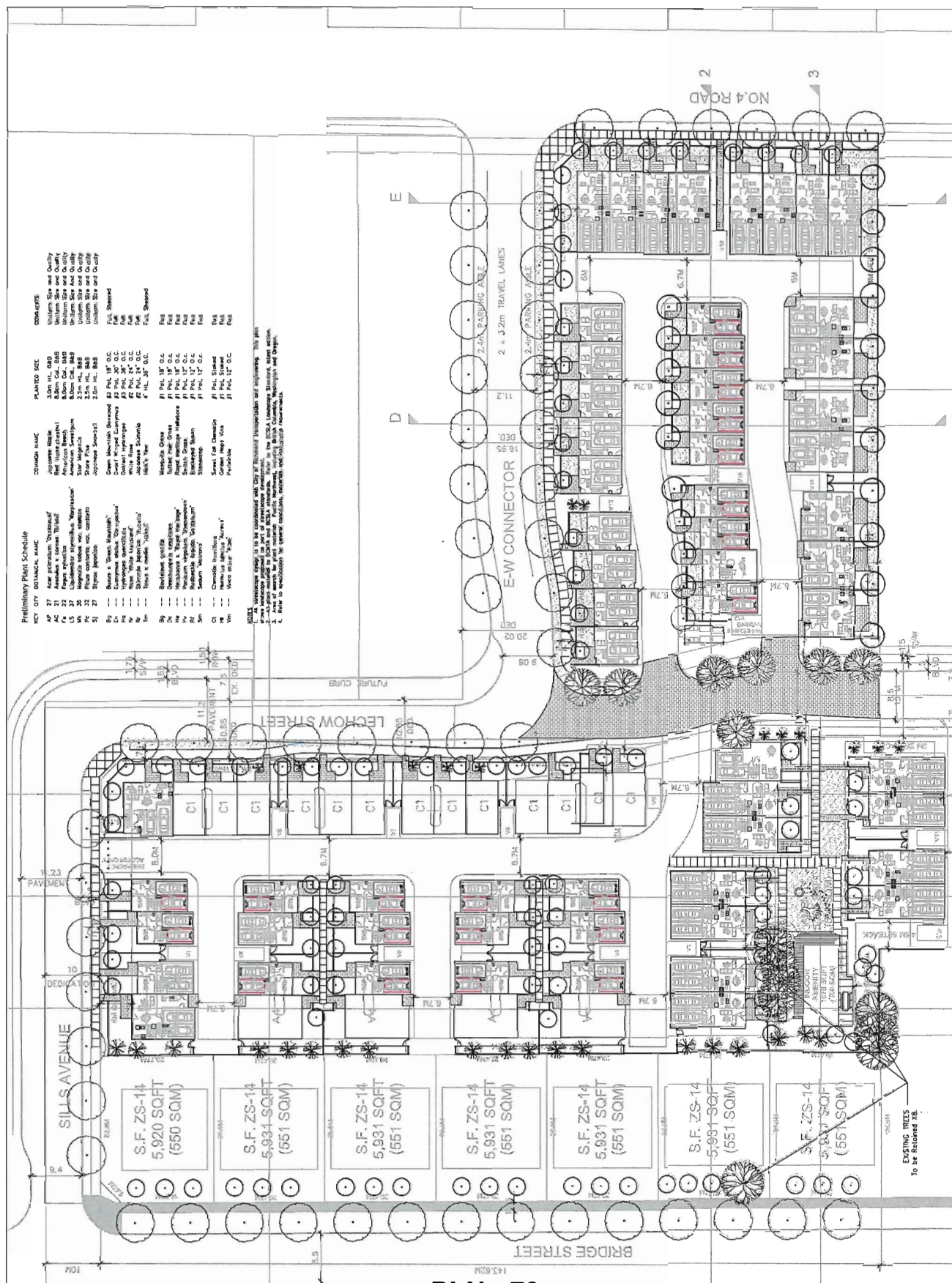
PROJECT
TOWNHOUSE
DEVELOPMENT

WALL & WINDOW EC
ARCHITECTURE, LLC

Yamamoto
Architecture Inc.

DATE: 06/28/2023
DRAWN BY: JH
CHECKED BY: JH
ELEVATIONS

SCALE: 1/8" = 1'-0"	SHEET NO.
DATE: 06/28/2023	A4.4
DRAWN BY: JH	
CHECKED BY: JH	
PROJECT NO.	1100



Konkin, Barry

From: Aydin Kilic [unimageltd@gmail.com]
Sent: Monday, 17 February 2014 02:01
To: Konkin, Barry
Subject: Updated Public Consultation Summary
Attachments: No4_Bridge_PC Feedback_Dec 2013.pdf; Postal Report.pdf; Tear Sheet_Richmond Review RIRN131206_A11 (1).pdf; MailOut Final Proof public_notice-20131127-12x6-03.pdf

Hi Barry,

As follows:

Location:

General Currie Elementary School (Gymnasium)
8220 General Currie Road
Richmond, B.C. V6Y 1M1

Time:

5pm-8pm on December 18th

Public Consultation Event Summary:

The developer provided a Q+A format with 2 sets of about 8 boards displayed in the gym. Refreshments were offered for all attendees, and included vegetarian sandwiches, noodle boxes, a variety of baked goods, and water and coffee. Present were Aydin Kilic (Development Manager), Taizo Yamamoto (Architect), David Kozak (Civil Engineer), Joseph Fry and Tawab Hlimi (Landscape Architects) David Johnson was in attendance on behalf of the City of Richmond.

Attendance

15 attendees signed in. However it seemed as if there were 20-25 attendees pass throughout the duration of the event. It was apparent not all attendees signed in. The first attendees arrived at right at 5pm, approximately 6 people not appearing to be one group. This number increased to over 10 shortly. Approximately half of all attendees arrived within the first hour, after which people started leaving. There was a lull in attendance between 6-7pm, after which the remaining half of attendees arrived steadily through the course of the event until the end.

Comments from the Developer:

The team representing the developer attempted to explain the proposed OCP amendment, no one contested this, with the exception of Shawn Sandhu towards the end of the event. However Mr. Sandhu did not follow up with a written response. Verbally most people were concerned with parking on the street because of the influx of more vehicles, however we advised that with all units having side-by-side parking, each unit would truly have 2 parking stalls (in tandems people typically only park one car and use the rest for storage, and park their second car on the street creating spill over). All attendees seemed to appreciate the proposed development did not includes any homes with tandem parking units, and also that approximately 40% of the townhomes were 2 story units. One individual was concerned about who would pick up the leaves from all the extra trees being planted as part of the landscaping plan. The developer advised the strata would be responsible for on-site maintenance, and the City would be responsible for public areas.

Written feedback:

4 written letters were submitted by attendees and received by City Hall. The most common comment was that residents expected Bridge St. to be upgraded as part of this development (which of course the relevant portions thereof the developer is required to do), the other main concern was the additional traffic and concern for the impact of higher density on street parking (again all unit have 2 car garages, so the typical impact on street parking in tandem parking townhome projects do not apply here). None of the comments objected the proposed OCP amendment.

Presentation Content:

Along with the architectural site plan and color landscape plan, the functional road layout was also displayed. The following introduction and proposal summarized the context of the consultation for attendees:

INTRODUCTION

The purpose of this Open House is to inform you about a development proposal in the McLennan South Sub-Area Plan and to receive your feedback through a comment sheet.

Our proposal will require an amendment to the McLennan South Sub-Area Plan as well as a rezoning application to allow the proposed single family and townhouse development. A Public Hearing will be required before the project can be approved.

The proposed project is located at:

7120, 7141, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street; and 7221, 7195, 7211, and 7231 No.4 Road

Reference number is RZ 12-605038.

The proposed development on this site will supply:

1. Seven Single Family Lots fronting Bridge Street;
2. 78 townhouses to the east of the Single Family Lots to No.4 Road; and
3. Roads to provide access from Bridge Street to No.4 Road, and to the proposed townhouse site.

Your comments will be presented to Council as part of the Rezoning Application

PROPOSAL

Our proposal will require amendments to the neighbourhood plan to change the land use designation in the McLennan South Sub-Area Plan on the rear portion of the existing single family lots fronting on Bridge Street from Residential Historic Single Family to Residential Townhouse to allow for the development of townhouses. The second amendment is to change the North-West connection of LeChow Street through the site from a dedicated street to a Right-Of-Way.

If our application is approved by Richmond City Council, we will be creating:

7 Single Family Lots

78 Townhouse Units

Public Notification:

Newspaper (Richmond Review):

Ads were run in 4 consecutive editions of the Richmond Review on Dec 6th, 11th, 13th and 18th. The information includes a rezoning application summary and the proposed OCP amendment, along with the time, date and location of the public consultation. A tear-sheet is attached.

Mail (Canada Post):

The information included a rezoning application summary and the proposed OCP amendment, along with the time, date and location of the public consultation.

A notice on 6"x9" flyer stock was distributed along all of the mail routes that pass through the mapped area identified in the McLennan South Sub-Area Plan, plus all addresses along the mail routes portion that extended past McLennan South boundaries. This is visually represented on page 2 of the Canada Post report (and shown below).

From: Konkin, Barry [<mailto:BKonkin@richmond.ca>]
Sent: Friday, February 07, 2014 3:43 PM
To: 'Aydin Kilic'
Subject: Public consultation summary

I hate to ask for more on this, but can you please put together a quick summary of the public information meeting in December?

Location
Time
Number of people attending
Comments provided
Any written comments received.

Barry Konkin
Program Coordinator, Development
City of Richmond
6911 No. 3 Road

letters

Rats meet cats

Editor:

Re: "Fight against rats is a 'never-ending battle,'" *Richmond Review*, Nov. 29.

Let me pen an encomium to my dear, dear friend Nicolette. I have known this youngster for just over eight years now.

An inquisitive, affectionate dear little creature, she patrols our backyard in her never-outdated, stylish, black and white fur coat.

Athletic from birth, she would, I recall, lift her arm and casually snatch a fly as it went by. She would catch it with no difficulty at all.

She had an unpleasant habit, it's true, of popping it straight into her mouth.

But I digress. I remember vividly the day my husband asked, "How long has that been there?", indicating the lifeless body of *rattus rattus* on the rug's edge and carefully guarded by Nico. Sometimes the bodies were alive (mice, thankfully, not rats) and it was clear she was trying her utmost to train us. Or at least, to give us some of the fun of the chase. But in the end, it is Nico who is the best of our family at rodent control. The other three cats don't "do" rat! Though they are happy to do "mouse."

All hail to *felis catus*! Why don't more of us use them for what they were domesticated to do?

Richmond

Herring sale was a great idea

Editor:

This year I had a privilege to donate to B.C. Children's Hospital by buying herrings in Steveston. What an amazing idea.

I just would like to thank you to all fishermen, organizers, sponsors and very hard working volunteers for very well organized event and job very well done. Amazing job.

Chimwack

Time to deal with epidemic rat problem

Editor:

Having read Mr. Campolongo's comments about the "never ending battle" with rats in the city it is yet time the city was held up as one of the worst offenders at creating the problem and doing nothing in the way of prevention.

Let's start looking at some hard facts, ugly though they may be.

The city ripped out all of the vegetation and shrubs along Railway to create the new bike trail—all of the ditches and shrubs along that route were homes for our ugly little friends and where do you think those rats went? Into the adjacent neighbourhoods looking to set up new homes.

Walk along the seawall at Garry Point at twilight and the rocks are alive with rats. The city has built community gardens all over Richmond, but when the sun goes down those gardens are setting out a feast for every rat in the city.

We drop old houses and dig up those properties, driving all the little creature that have set up

housekeeping in them into all of the surrounding neighborhoods and yet, after everything the city has set before these nasty vermin as food and fodder the city does nothing but refer you to a pest control company when you call with concerns. There is absolutely no rodent control program in the City of Richmond despite all of the underlying health concerns rats create.

We have a problem, an epidemic of rats. Our city can fund sending a posse of councillors and friends off on another "Sister City" trip half way round the world but can't seem to find the funds nor the interest to do anything about the very significant rat issue this city has and will face in ever increasing amounts. This is part of the ugly side of any city, but most cities don't choose to sweep it under the rug like Richmond does, and we are now starting to reap the rewards of years of not addressing this issue and it is only going to get worse.

Richmond

Invitation to Attend a Public Open House - South McLennan Area

Hui Yuan Investments (Canada) Inc. is hosting and invites you to attend the following Open House to learn about and comment on its proposed project involving 78 Townhouses and seven (7) new Single Family Lots.

Purpose of Open House:	To inform the public regarding a proposed project involving: (1) 78 Townhouses, and (2) seven new Single Family Lots To ask the public to complete a public survey
Date:	Wednesday, December 18, 2013
Time:	5pm to 8pm
Location:	General Currie Elementary School Gymnasium 8220 General Currie Road, Richmond, BC

Open House Agenda:

5pm - Start, mingle, review information,
6pm - 7pm - A short presentation by Developer, followed by a Q and A session,
7pm - 8pm - Mingle, ask more questions, public asked to complete Survey,
8pm - Closing

Note: City staff will be attending the Open House, as technical observers

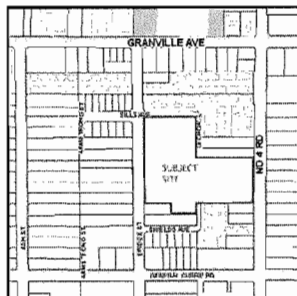
Location of Proposed Development:

The Affected Development Sites are:

- Bridge Street: 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260
- No 4 Road: 7211, 7195, 7211 and 7231

Project Details:

- The Project Rezoning Reference is RZ 12-605038
- The project will require amendments to the South McLennan Sub-Area Plan and Zoning Bylaw
- A Public Hearing will be required before the project is approved.
- The public survey findings will be presented to Council as part of the rezoning application.
- The proposed project involves the above 12 properties (e.g., over 5.5 acres), existing houses that are not currently occupied, and consolidating and re-subdividing properties.



For information, please contact:

For Hui Yuan Investments: Aydin Kilic, email: unimageltd@gmail.com,
Tel: 778-883-4774
For City Staff: David Johnson, email: djohnson@richmond.ca,
Tel: 604-276-4193

PLN - 78

Better Grades Happier Kids



Grade 1 - 12

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The King and I

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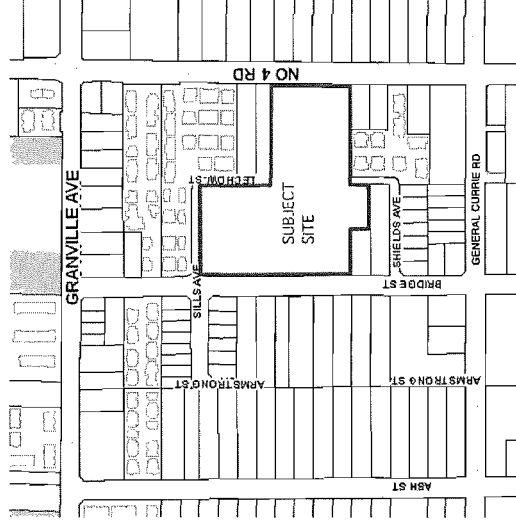
Invitation to Attend a Public Information Meeting for a proposed Official Community Plan amendment and rezoning application at 7120, 7140, 7160 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7195, 7211 and 7231 No. 4 Road

Hui Yuan Investments (Canada) Inc
invites you to attend the meeting
to review:

City of Richmond Rezoning
Application: RZ 12-605038

The goal of this proposed development is to complement the existing single and multi-family dwellings in the neighborhood, and create the infrastructure required to support this increased density.

1. The proposed OCP amendment would change the back of the lots between Bridge Street and the planned LeChow Street from Single Detached to support townhouses.
2. 7 new single family homes on Bridge Street; and
3. A proposed 78 unit townhouse development.



The proposed site includes 12 existing properties over 5.5 acres with existing homes on these lands are not currently occupied. The lands will be consolidated and re-subdivided to allow the proposed development.

This development will include the required construction of roads to access the proposed townhouse site.

Date: Wednesday, December 18th
Time: 5pm-8pm
Location: General Currie Elementary School Gymnasium,
8220 General Currie Road, Richmond, BC, V6Y 1M1

Please attend the public house on Wednesday,
December 18, 2013 from 5-8pm at General Currie
Elementary School Gymnasium.

Your Targeting Report

Mailing Campaign Details

12-03-2013



Mailing ID 2JI9V17425133719026

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Inside, find comprehensive insight into your selected trade area, including:

Address Attributes	Houses, Apartments and Farms
Number of Mail Pieces	4767
Urban / Rural	All
Estimated Delivery Cost	\$ 763.13
Delivery Mode (Route Type)	Letter Carrier (LC), Rural Route (RR), Suburban Service (SS), General Delivery (GD), Lock Box (LB), Call For (CF), Motorized Route (MR), Direct (DR)
Valid for Mailings From	13-11-15 To 13-12-12
Householder Types	Consumer's Choice

Not only does the attached report provide an in-depth look at your chosen trade area, it also harnesses the power of data analytics to help maximize your return on investment (ROI) by providing you with:

- A Route Ranking report that prioritizes your postal route selections based on your demographic criteria, enabling you to deliver your message to the people most likely to respond;
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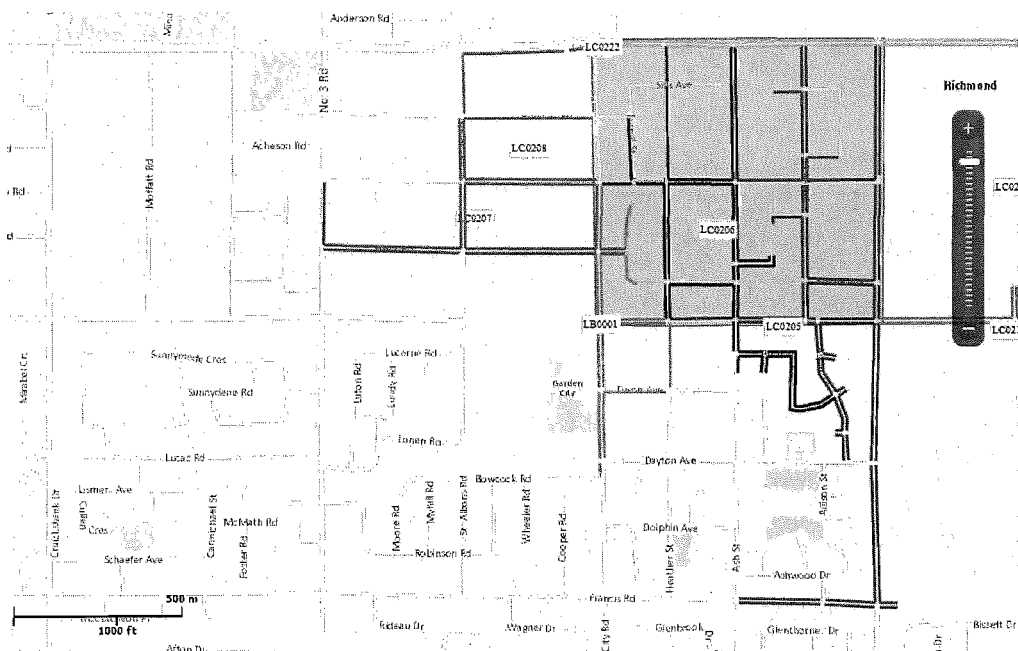
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Your Targeting Report

Route Ranking Report



Reaching the right people with the right message is a key driver of campaign success. The map below shows your selected trade area and the routes that make up your coverage. The routes are colour coded according to the penetration of your selected demographic variable(s) to show how closely it matches your ideal prospect.



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Your Targeting Report

Route Ranking Report



Below you will find your Route Ranking Report, which provides you with a tabular view of the routes within your trade area ranked according to the value of the selected demographic variable(s). By looking at the "Cumulative Penetration" and the "Cumulative Points of Call" columns, you can easily determine which routes you need to target in order to meet your desired quota.

FSA	Delivery Mode (Route)	Depot	All Points Of Call	Cumulative Points of Call	High Demand (HD)
V6Y	LC0207	RICHMOND LCD 22	1399	1399	
V6Y	LC0208	RICHMOND LCD 22	1201	2600	
V6Y	LC0206	RICHMOND LCD 22	964	3564	
V6Y	LC0205	RICHMOND LCD 22	575	4139	
V6Y	LC0217	RICHMOND LCD 22	346	4485	
V6Y	LC0219	RICHMOND LCD 22	267	4752	
V6Y	LB0001	RICHMOND RPO GARDEN CITY	15	4767	

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Your Targeting Report

Postal Station Summary



To avoid transportation charges, you may want to deposit your Unaddressed Admail™ directly at each postal station responsible for your mailing. The table below provides you with a list of post offices where you need to induct your mailing, and how many pieces must be deposited at each location.

HOUSES	APARTMENTS	FARMS	BUSINESSES	TOTAL POINTS OF CALL
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RICHMOND LCD 22 , 8520 RIVER RD RICHMOND BC V6Y 3K0

TOTAL	2666	2086	0	0	4752
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RICHMOND RPO GARDEN CITY , 180-8780 BLUNDELL RD RICHMOND BC V6Y 3Y0

TOTAL	15	0	0	0	15
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GRAND TOTAL	2681	2086	0	0	4767
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Public Open House - South McLennan Neighbourhood
December 18, 2013

Name	Address
Jim Davis	9560 GRANVILLE AVE.
Anthony Pfitzenmaier	7191 No. 4 RD.
Audrey Pfitzenmaier	" " "
GORDIAL S Dale BATH	7251 ASH ST.
S. McBurney	7171 Bridge
David Yu	7151 BRIDGE
Dave Jew	7511 #4 ROAD
GARY Honigsmad	5755 No. 3 RD
DENIS WUNDERLICH	8160 No. 4 ROAD
SHAWN SANDHU	7280 BRIDGE ST. PMD
M Honigsmann	7191 #4 RD.
VIEGI DER	9100 GENERAL CURRIE DR.
KEN DER	10891 BAMBERTON DR.

Public Open House – South McLennan Neighbourhood
December 18, 2013

[illegible]

Johnson, David (Planning)

From: Erika Stiegelmar [erika.stiegelmar@shaw.ca]
Sent: Monday, 23 December 2013 12:04
To: Johnson, David (Planning)
Subject: Proposals for the South McLennan Neighbourhood - comments

Dear Sir,

As an owner of 7191 Bridge Street I wish to make these comments:

Because the proposed development on the East side of Bridge Street will be higher density than the

west side and therefore create more traffic and parking on both sides of Bridge Street I feel the developer

should cover the cost of ALL street improvements for both East and West sides of the street.

Yours sincerely, Rudolf Stiegelmar

Johnson, David (Planning)

From: Lal, Sangita [RH] [Sangita.Lal@vch.ca]
Sent: Monday, 23 December 2013 10:51
To: Johnson, David (Planning)
Subject: Proposed amendment to south McLennan area plan

We own property in the above mentioned area and we are directly across the street, on bridge road, from the empty lots where there will be houses and townhouses built. We have no problem with the plans, but we would like the developement across our place to take care of the street and sidewalk construction. The people who own the empty lots across the street from our house have caused us a lot of worry in the past because of the squatters who lived there and the houses went on fire numerous times as well as accumulating junk outside their houses. Bridge street has to be improved as the street has many bumps and uneven foundation and I think it will be pointless to build new homes with such a terrible road in front of it. Our parking is already very limited and having so many new people live in this area, I would like to see better parking plans. Thank you for taking the time out to listen to our comments. We live on 7211 bridge street, our names are Raj and Sangita Lal. Our telephone number is 604-313-8555 if you need to contact us. My email is sangita.lal@vch.ca.

December 18, 2013
Allan and Sandra McBurney
7171 Bridge St.
Richmond, B.C. V6Y 2S6

December 23, 2013

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Attention: David Johnson

Re: Public information meeting December 18, 2013
Proposed changes to South McLennan Area Plan

As requested, we are writing to set out our concerns regarding the proposed development on the east side of Bridge Street.

While the proposed access to No. 4 Road should help, it probably goes without saying that the increased density will also mean more traffic on Bridge Street. We also feel that with the proposed change in zoning for the east side of Bridge Street, there will be more need of parking for the new development. Not only do we expect that residents and visitors to this sizeable townhouse complex will be using Bridge Street for extra parking, but the single family owners along the east side of Bridge will have minimal setback for driveway, and so will need to make more use of Bridge Street for parking than the existing properties on the west side with much larger set-backs and more parking for vehicles on our lots.

We believe that the ones who are mostly going to be using the parking on the west side of Bridge Street will be the owners of these townhouses and new single family dwellings. We therefore feel that the developer for these properties should pay for the improvements on both sides of Bridge Street. The developer is getting a significant bonus in being allowed to build townhouses where the area plan said that none would be built, the city is getting the higher density that it desired when the area plan was introduced, but all that the existing residents are getting is more traffic, more competition for street parking when needed, and cars chewing up our grass boulevards. Plus, should we choose to develop the back portion of our properties (and the City has made clear that this will not be for townhouses), we will be expected to pay for the sidewalk and improvements to the west side of Bridge Street, which the buyers of our back lots will have no direct benefit from whatsoever. The users should pay, and the users will mostly be the buyers of properties in this new development across the street.

We also feel that 5 days is not enough time to have this comment form returned, especially at this time of year. It is not right that the developer call this meeting a week before Christmas and then expect to have all comments back within 5 days. After all, the developer has owned most of these properties for many years and never shown any concern for the residents of the area. Now all of a sudden the developer would like everything pushed through.

Allan and Sandra McBurney

Public Open House--South McLennan Neighbourhood
December 18, 2013

The Purpose is to seek your opinion on the proposed amendments to the South McLennan Area plan and the Zoning Bylaw of the subject properties.

Name: Maria Honigman

Address: 7191 Number 4 Road, Richmond

Do you own property within the South McLennan area? Yes

Comments:

City of Richmond Rezoning Application: RZ 12-605038

I have concerns about the E-W Connector, or New Avenue depending on which map you look at and Lechow Road. In the past, during the community meetings regarding other developments in the area, there was repeated mention of a Ring Road, which included Lechow, Sills and Shields Avenues. During those meetings, it was stated that none of the roads should connect to Number 4 Road. For that reason there are a number of emergency access roads in place now in the more recent developments to the North of this proposal with chains across to prevent drivers from accessing Number 4 Road. Because this developer, Hui Yuan Investments, was not willing to acquire properties that would include land where the Ring road would be located, they simply changed the road to access Number 4 Road. Because they were not willing to acquire land bordering Lechow how are they now able to simply narrow Lechow Road and wait for future developments to widen the road to an acceptable width? And when will that be? I know for a fact that 7195 Number 4 Road has been on the market off and on for a number of years at current market value and yet, they did not attempt to acquire it.

I am also concerned about the amount of misinformation between the public announcements. The board posted on Number 4 Road had different information, involving different lots than the public invitation posted in the Richmond Review December 13, 2013 as well as the invitation sent to my house. The lots involved are, specifically 7271 and 7195 No. 4 Road--7271 is listed on the Rezoning Board on Number 4 Road as being a lot involved in the rezoning process, but it's not in the invitation sent to my house, nor is it in the invitation posted in the Richmond Review. At the same time, the property at 7195 No. 4 Road is listed on the Invitation sent to my house and in the Invitation in the Richmond Review, but not listed on the rezoning board. Which is correct? This conflicting information will affect the number of replies or voices of concern from the local residents as to which invitation they read. But the biggest concern is that all three invitations neglected to show the new access road to Number 4 Road so many residents in the area were not alarmed by the proposal and therefore might not be voicing an opinion.

Also, on the board on Number 4 Road, there is mention of "approximately 100 townhouse units" whereas on the invitation sent to my house, it states 78 townhouses while in the newspaper invitation it states 78 townhouses and 7 new single family lots. Why the discrepancy between all three public invitations? And again, how can the public possibly understand what the proposal actually is when there are so many discrepancies.

Your meeting took place surprisingly during the busy week before Christmas and for some reason you expected the replies during the week of Christmas, which is again going to affect the number of replies from the local residents.

Konkin, Barry

From: Shawn S [shawns@vmo.ca]
Sent: Wednesday, 07 March 2012 15:00
To: Mayor and Councillors; Jackson, Brian; Johnson, David (Planning)
Subject: Development of McLennan South

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Re: Development of McLennan South

To Whom It May Concern:

I would like to follow up with my meeting on 20 February with David Johnson at the City of Richmond. We discussed the current zoning and development applications for the large parcel of land north of Shields Avenue along the east side of Bridge Street.

I recognize that the City has a need to offer affordable housing options to Richmond's growing community and Developers need suitable areas of land to build such housing. However, I want to remind Council and the Planning Department that a comprehensive analysis and public consultation was done prior to the Community Plan amendment in early 2004. This consultation found that the local residents were not pleased with the proposed changes to the original OCP but we accepted the proposal to introduce multi-family developments to the perimeter areas only and the construction of a Ring Road network to handle traffic concerns.

We accepted the plan with the understanding that the Single Family appeal of McLennan South would be maintained, specifically on Bridge Street where a minimum lot frontage of 18 meters gives the neighborhood a distinct character appeal. Consequently many of the current residents chose to root themselves in this community by investing significant funds into our primary residences to support the City's vision and area plan.

Since then a number of Single Family developments and additional roads have been introduced and the current residents are trying to understand the need to compromise certain elements of the OCP in order to allow development to occur. I want to emphasize that my fellow neighbors and I will strongly oppose any further deviation from the current OCP for this area, namely the introduction of multi-family residences located outside the perimeter of Bridge Street. We feel that such deviation will diminish the appeal of the larger single family homes as well as raise safety concerns resulting from increased traffic and parking. Also, the transition between multi-family and single family homes will be lost.

I am surprised by the reluctance of the owners of this large parcel of land to further their single family development application and further troubled by information that a former City of Richmond Councilor, Kiichi Kumagai, may have been retained by the owners as a consultant to assist in rezoning this land to multifamily.

I hope Council, the Director of Planning and the Area Planner will recognize the importance of maintaining the unique character of this McLennan South area and support the local area residents by sending a clear message to developers that you will not support multi-family development applications for this area.

Regards,

Shawn Sandhu
7280 Bridge St,
Richmond, BC
778-891-7347



City of Richmond

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

March 16, 2012
File: 08-4105-06-01/2012-Vol 01

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

Mr. Shawn Sandhu
7280 Bridge Street
Richmond, BC
V6Y 2S7

Dear Mr. Sandhu:

Re: Letter of March 7, 2012 – Development of McLennan South

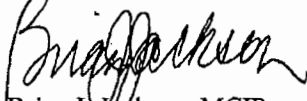
Thank you for your letter of March 7, 2012 which outlines your concerns over the pattern of development you have experienced in your community of South McLennan.

As you are aware, the Area Plan of South McLennan guides future growth and development in the area (McLennan South Sub-Area Plan – Schedule 2.10D). As indicated in your letter, this plan did go through a comprehensive analysis and public consultation with local residents who accepted the plan to allow multi-family development along the perimeter of the neighbourhood, while keeping the single-family character within the interior of the neighbourhood. This includes maintaining wider lots for properties fronting Bridge and Ash Streets to be at least 18 meters (approximately 59 feet) wide.

The rezoning application you identified in your letter (RZ 07-378654) currently proposes 24 lot single-family subdivision. The information we currently have is in keeping with the neighbourhood plan and would not require an amendment to the Official Community Plan (OCP). For example, all proposed lots meet the lot width and area requirements, including the current lot widths for those fronting Bridge Street would maintain their current width of 19.2 meters (approximately 63 feet). Should we receive changes to the proposal, we will ensure that the Bridge Street lots will remain large lot single-family and the lots will meet the current minimum lot width and area requirements in the OCP. Should any part of a new proposal not meet the neighbourhood plan, an amendment to the OCP will be required. This includes a separate bylaw for the amendment, neighbour notification and a Public Hearing, where the public can express their views on the proposal. Ultimately, City Council will make the decision whether such a proposed OCP amendment is accepted.

To date, the current application has not proceeded to Planning Committee or City Council as we are awaiting a response from the applicant. Should you require further information on the progress of this application, please feel free to contact Mr. David Johnson, Planner 2 at 604 276-4193.

Yours truly,



Brian J. Jackson, MCIP
Director of Development

BJ:dj

cc: Mayor and Council
Gail Johnson, Clerks Department
David Johnson, Planning and Development

Re: Rezoning Application- File No. RZ12-605038

Attention: City of Richmond Planning & Development Department-

To whom it may concern;

It has been brought to my attention that there was supposed to have been a document given to the property owners on the west side of Bridge Street, north of General Currie and south of Sills Avenue regarding an opportunity to comment on the rezoning of property on the east side of Bridge Street.

Since I've not seen this document, I wish to express my thoughts on the subject.

Realizing that the rezoning application on the east side of Bridge is asking for increased density, including a residential format that is not in the original community plan, there will be a dramatic increase in vehicular traffic and on street parking. This will increase the already overtaxed strain on the on street parking on both sides of Bridge Street. This is extremely evident by observing the congested design of the on street parking design that has been implemented on Bridge Street, immediately south of Granville, making navigating between parked cars hazardous and nearly impossible with opposing traffic.

One must realize that with the proposed increased density, including lots fronting on the east side of Bridge Street, parking on the street will be monopolized by the east side of Bridge Street residents providing another situation of excessive congestion which west side residents do not benefit from, but will only create a large inconvenience. Current parking conditions just south of Granville on Bridge Street can attest to that.

The parking and vehicular traffic issues I've identified above, along with the proposed increase in density will only diminish our many years of a quiet and peaceful life style we've all come to enjoy here on Bridge Street.

If the proposed project in for rezoning with its increased density, which favours the City of Richmond coffers/ tax base, is allowed to proceed, it would only be reasonable that the numerous long time residents on the west side of Bridge Street be compensated by the Developer and/or the City of Richmond, by installing the required curb, gutter and lighting standards on the west side of Bridge Street at the expense of the Developer.

Thanks for addressing this matter in an affirmative manner.

Yours Truly

Calvin and Maryann Radom

7231 Bridge Street, Richmond, BC.

Email:cmradom@shaw.ca

Arborist Report

Preliminary Tree Preservation Plan

Rezoning Application

7120/40/60/80 Bridge Street
7200/20/40/60/80 Bridge Street
7211/31/71 No. 4 Road
Richmond, BC

Prepared for:	Hui Yuan Investment (Canada) Ltd.
Prepared by:	VanArbor Vegetation Consulting Ltd. Ken Bell, P.Ag.
Date:	March 23, 2012

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Summary

Hui Yuan Investment (Canada) Ltd. is proposing to rezone ten residential properties at 7120/40/80 Bridge Street, 7200/20/40/60 Bridge Street, 7211/31/71 No. 4 Road Richmond, BC in order to develop one hundred-one townhome units and five residential building lots. This arborist report documents 255 on and off-site protected-sized trees and proposes a Preliminary Tree Preservation Plan. The Preliminary Tree Preservation Plan proposes to preserve twenty-five trees and remove 230 trees.

Introduction

Background

Hui Yuan Investment (Canada) Ltd. is seeking permission from the City of Richmond to rezone ten residential properties at 7120/40/80 Bridge Street, 7200/20/40/60 Bridge Street, 7211/31/71 No. 4 Road from single-family housing district, Subdivision Area to Townhome District in order to construct one hundred-one townhomes and five single family lots. The assembled properties contain protected-size trees. The City of Richmond requires an arborist report and Preliminary Tree Preservation Plan to accompany the rezoning application in order to comply with City of Richmond Tree Protection Bylaw 8057 and development policies.

Assignment

Provide an arborist report to:

1. Document protected size trees associated with the proposed rezoning application.
2. Provide a written report documenting findings of the tree survey investigation.
3. Propose a Preliminary Tree Preservation Plan.

Limits of the Assignment

1. VanArbor's assessment on February 2, 2012 is based on visual inspection of the trees and site conditions from ground level. I did not climb trees or excavate the root zone of trees.
2. This report does not provide a tree replacement schedule.
3. This report is not valid for Development Permit or Building Permit applications.
4. It is beyond the scope of this report to provide detailed tree preservation specifications.

Purpose and use of report

1. To accompany the Rezoning Permit application.
2. Provide compliance with City of Richmond Tree Protection Bylaw 8057 and Planning-development policies.

Observations

There are ten residential building lots at 7120/40/80 Bridge Street, 7200/20/40/60 Bridge Street, 7211/31/71 No. 4 Road. The building lots contain a mix of mature landscape trees and a variety of shrubs, and a large woodlot containing a mixture of native conifer and deciduous trees. Ornamental Beech trees grow in the grass strip boulevard along No. 4 Road and there is a hedge growing in the municipal road easement along Bridge Street. There are overhead utilities (BC Hydro single phase and secondary powerlines, cable and telus) along Bridge Street. The topography of the building lots is flat. The existing grade elevations along Bridge Street nearly match the building lots. However, the existing building-lot elevations along No. 4 Road are significantly lower than the No. 4 Road roadway. Near-surface soil conditions are shallow and I suspect there is a high water table over majority of the site; I observed standing water in several locations. There is a bird nest in Birch tree # 245 and at least one bird nest in the woodlot trees. There are no natural water features or other significant environmental features to report.

Testing and Analysis

I assessed the trees and site conditions on January 26, 2012. Tree assessments include health and structural condition ratings, and viability for tree preservation. Individual trees are field identified with a numerical survey tag attached to the lower tree trunk. Street trees growing along No. 4 Road and protected-size trees growing in the woodlot are not field identified with survey tags.

Appendix 1 Arborist Topograph Tree Survey provided by Louis Ngan Land Surveying shows the location of on and off-site trees, buildings at the time of the survey and other relevant topographic information. I annotated the topograph survey with tree numbers, dripline circles and condition ratings (poor, moderate, good or combination of two ratings)

Appendix 2 Arborist Site Plan shows the on and off-site trees in moderate and good condition, tree numbers, tree removal symbols, tree protection barrier fences, dripline circles, proposed building envelopes and interior roadway system, existing spot elevation, various dimensions, arborist annotations and notes.

Appendix 3 is the Tree Inventory and Evaluation that documents the protected-size trees. Tree numbers listed in the inventory correspond with the tree numbers on Appendix 1 and 2 drawings. The inventory lists: tree number, species, diameter breast height (dbh) size, condition rating, crown spread, observations, comments and proposed preservation recommendations.

Appendix 4 is a summary-schedule listing trees proposed for preservation or removal.

Appendix 5 contains a GIS Aerial Photograph showing existing site conditions and the locations of underground off-site services.

Discussion

Hui Yuan Investment (Canada) Ltd. is proposing to consolidate and rezone ten existing residential properties in order to develop one hundred-one townhomes and five residential building lots. The layout of the proposed development includes eighteen buildings, an interior roadway system, infrastructure, parking and two amenity areas.

Appendix 1 Arborist Topograph Tree Survey shows existing buildings, spot elevations, on & off-site trees, hedgerows and the woodlot. There are 255 on and off-site trees and hedges associated with the proposed development. The woodlot contains 148 native trees and covers approximately 30% of the development area. There are 93 landscape trees growing on the existing building lots, separate from the woodlot trees. I have annotated the drawing to differentiate trees that are in good, moderate and poor condition; trees in good health and structural condition have thick dripline circles. The dripline circles around each tree are the approximate crown spread dimensions.

It should be noted that the grade-elevation of the existing building sites along No. 4 Road is significantly lower (≥ 80 cm) than the No. 4 Roadway grade-elevation. The development will likely be required to elevate the building sites in order to comply with the Flood Plain Bylaw.

Appendix 2 Site Plan shows the architectural layout scheme of the proposed development and trees that are moderate and good condition. The drawing also shows tree protection zone (TPZ) barrier fences surrounding the trees that are good candidates for preservation. The development proposes to preserve:

1. Thirteen on-site trees
2. Existing conifer hedges surrounding the residential lot at 7160 Bridge Street
3. Off-site trees growing along the edge of the woodlot on lots 7300 Bridge Street and 7195 No. 4 Road
4. Off-site Municipal trees growing in the boulevard grass-strip along No. 4 Road

All other on and off-site trees and hedges are proposed for removal to enable the development layout scheme. The tree remove symbols shown in the Site Plan indicate trees in moderate and good condition proposed for removal. Off-site trees and hedges proposed for removal include:

1. Hedge of trees/shrubs currently growing in the Municipal boulevard adjacent to 7040 and 7060 Bridge Street (See photograph 1).
2. Tree # OS216 located on the north property line of 7160 Bridge Street. This tree is in poor condition and should be removed to enable the proposed development. It is important to note that the Planning Department will likely require written permission from the registered owner of 7160 Bridge Street in order to authorize the removal of the tree.

Appendix 3 Tree Inventory and Evaluation documents 255 on and off-site trees associated with the proposed development. There are 241 on-site trees and 14 off-site trees.

Appendix 4 provides a summary that tallies the number of trees proposed for preservation and removal. The development proposes to preserve 13 on-site trees and remove 228 on-site trees;

remove two off-site trees (#OS216, OS4) and preserve twelve off-site trees. On and off-site trees proposed for removal are in poor condition or conflict with the proposed architectural layout scheme.

It is important to note that the majority of landscape trees (excluding woodlot trees) are in poor condition. Table 1 shows the number and percentage of on-site landscape trees (not including woodlot trees) and their relative condition ratings. Fifty-two percent of the landscape trees are in poor condition.

Table 1

Condition rating	Poor	Poor – moderate	Moderate	Moderate – good	Good
Total trees = 93	48	9	23	2	11
Percentage	52%	10%	25%	2%	12%

Appendix 5 shows the aerial GIS photograph of the assembled properties and existing underground services. Due to the scope of the proposed development, the City of Richmond Planning and Engineering Departments will likely require the Civil Engineer to complete a technical review of the proposed rezoning application. The technical review will provide a listing of infrastructure upgrades and servicing requirements for the proposed development. The result of the technical review will help determine conflicts (if any) and the viability of preserving trees near infrastructure upgrades along Bridge Street.

In accordance with City of Richmond Tree Protection Bylaw No. 8057, trees proposed for removal are replaced with new trees. In this case, the development is proposing to remove 230 trees; 228 on-site trees and 2 off-site trees. The development proposes to negotiate with the City of Richmond to determine the appropriate number of replacement trees or provide cash-in-lieu to compensate for trees proposed for removal. The project Landscape Architect should specify the locations and species of replacement trees.

Preliminary Tree Preservation Plan

The *Preliminary Tree Preservation Plan* and planning consideration for the proposed rezoning application include, but are not limited to the following details:

1. Preserve thirteen on-site trees shown in the Appendix 2 Arborist Site Plan shown and proposed for preservation in Appendix 3 and 4.
2. Remove 228 on-site trees; 80 landscape trees + 148 woodlot trees proposed for removal in Appendix 3 and 4.
3. Remove off-site tree # OS216 located on the North property line at 7160 Bridge Street.

- The development requires written permission from the owner of 7160 Bridge Street authorizing the removal of the tree.
4. Remove the following off-site trees located on Municipal easements:
 - Off-site tree # OS4 located on proposed Lechow Street roadway easement.
 - Off-site hedgerow located in Municipal road easement adjacent to 7040 and 7060 Bridge Street.
 - i. The development requires written permission to remove trees and hedge from City of Richmond Parks Department.
 5. Preserve twelve off-sites trees shown in the Appendix 2 Arborist Site Plan shown and proposed for preservation in Appendix 3 and 4.
 6. The development negotiates with the City of Richmond to determine the appropriate number of replacement trees or provide cash-in-lieu to compensate for trees proposed for removal.
 7. Project arborist (VanArbor) collaborates with the design team (Architect, Civil Engineer, Landscape Architect, Municipal Planners and Engineers, Developer, Project Superintendent, etc.) during the Development Building Permit application processes.
 - The design team review this report
 - All drawings provided by the design team are to show the preservation trees, TPZ and Arborist Preservation notes
 8. The project arborist evaluate and provide tree preservation specifications to the following plans:
 - Demolition plans
 - Pre-load operations
 - Site plans
 - Improvement plans (i.e.) street improvement, underground utility upgrades
 - Grade plans
 - Drainage and erosion control plans
 - Landscape construction, planting and irrigation plans
 - Utility plans
 - Geotechnical (soil) reports and plans
 - Construction plans and documents
 9. It is standard practice to erect the barrier fences around preservation trees prior to pre-construction operations. Appendix 2 Arborist Site Plan shows locations of tree protection zone (TPZ) barrier fences.
 - Barrier fence to be constructed in accordance with Municipal guidelines.
 - The barrier fence should be placed at least one meter outside the dripline of preservation trees.
 - Maintain the barrier fence in good condition throughout the construction period.
 - i. The development may dismantle the barrier fence during landscape installation.
 10. Architects and Civil Engineers should plan that all construction take place outside the TPZ barrier fences; (e.g.) no trenching or digging inside TPZ.

11. The Civil Engineer should conduct a capacity analysis to determine whether the sanitary, water and storm drainage systems require improvements / upgrading to determine conflicts (if any) and the viability of preserving trees near infrastructure upgrades along Bridge Street.
12. Drawings prepared by allied consultants (including architectural, civil, electrical, landscape and off-site utility companies) show the preservation trees, tree protection zones and tree preservation information.
13. The project arborist submit the final Tree Protection and Preservation Plan as part of the Development and Building Permit processes.
14. The Project arborist should monitor the trees and site conditions throughout the construction period. The purpose of the monitoring is to:
 - Advise and facilitate completion of project
 - Assist with changes in the field
 - Monitor tree health and site condition and apply appropriate treatments
 - Communicate with the project superintendent and contractors
 - Identify appropriate work procedures around trees
 - Monitor activity around trees
15. The Project Arborist should provide the following services during the post-construction and maintenance phase of development:
 - Consultation and continuity in transition period following construction.
 - Evaluate trees following construction.
 - Provide needed remedial treatments.
 - Sign-off project.

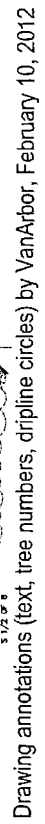
Conclusion

Hui Yuan Investment (Canada) Ltd. is proposing to rezone ten existing residential properties at 7120/40/80 Bridge Street, 7200/20/40/60 Bridge Street, 7211/31/71 No. 4 Road in order to construct one hundred-one townhomes and five single family lots. There are 255 trees associated with the proposed development. The development is proposing to preserve thirteen on-site trees, preserve twelve off-site trees and remove 230 trees. Trees proposed for removal include trees growing in a woodlot that contains 148 native trees. The development proposes to negotiate with the City of Richmond to determine the appropriate number of replacement trees or provide cash-in-lieu to compensate for trees proposed for removal. The preliminary tree preservation plan details planning considerations. VanArbor expects to collaborate with allied planning professionals (Engineer, Architect, Landscape Architect, etc.) during the Development and Building Permit application processes and help ensure the successful tree preservation during and after the construction period.

Photograph 1



Photograph 1: Shows a hedgerow of off-site trees proposed for removal. These trees are located in the roadway easement adjacent to 7040 and 7060 Bridge Street. The development requires the permission from City of Richmond Parks Department to authorize the removal of the hedge.





Appendix 3

Tree Inventory and Evaluation

7120/40/80 Bridge Street
7200/20/40/60 Bridge Street
7211/31/71 No. 4 Road
Richmond, BC

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
On-site Trees						
208	Pine	40	Moderate	3	<ul style="list-style-type: none"> Open grown tree standing on the NW corner of the development area ≈20 meters tall; 50% LCR Growing in shallow ground conditions and high water table Growing in 10 meter dedication 	Preserve
211	Western red cedar	44	Moderate	6	<ul style="list-style-type: none"> Tree in good health condition and moderate structural condition; crown merges with neighbouring trees resulting in asymmetrical crown-shape Tree located too close to proposed building to be considered for preservation 	Remove

¹ DBH size of tree (cm) is measured at 1.4 meters above base in accordance to City of Richmond Tree Protection Bylaw and recorded to the nearest centimeter, unless indicated in observations / comments column.

² Condition rating: the consolidation of health, structure and vigor of the tree. The condition of a tree is expressed as either poor, moderate or good, compared to specimens that are ideal for that species

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
212	Holly	25	Poor	2	<ul style="list-style-type: none"> Suppressed crown tree growing under neighbouring tree canopies Poor candidate for preservation 	Remove
213	Oak	≈80	Poor		<ul style="list-style-type: none"> Municipal off-site tree BCH pruned for overhead utility clearance Growing next to storm drain in ROW ≈ 20 meters tall with phototropic lean towards the development area 	Remove
214	Cherry	29	poor	5	<ul style="list-style-type: none"> Tree growing next to Pyramid cedar hedge Tree in poor condition and poor candidate for preservation 	Remove
215	Cherry	≈40	Poor	n/a	Tree is dead and covered with climbing Rose vine	Remove
217	Malus sp.	27+ 25(.6) +25(.6)= 57	Poor – moderate	6	<ul style="list-style-type: none"> Trunk has a lean and ground exhibits heave Poor candidate for preservation 	Remove
218	Western red cedar	≈45+ 30(.6) +30(.6) = 81	Moderate – good	5	<ul style="list-style-type: none"> Tree has 100% LCR; nice specimen tree Tree located in proposed roadway 	Remove
220	Malus sp.	20	Poor	5	<ul style="list-style-type: none"> Tree has 20° trunk lean, root heave Poor candidate for preservation 	Remove
221	Birch	44	Moderate	5	<ul style="list-style-type: none"> Tree has good shape; however 2 dead branches in upper crown; 100% LCR Growing in shallow ground conditions and high water table Tree crown conflicts with building 	Remove
233	Cherry	34	Poor	5	<ul style="list-style-type: none"> Tree diseased and has a trunk lean Growing in shallow ground conditions and high water table 	Remove
234	Clump birch	≈75	Moderate	4	<ul style="list-style-type: none"> Multiple trunk tree joined at base; poor structure, good health condition Located within existing off-site hedge Poor candidate for preservation 	Remove

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
235	Clump birch	≈75	Moderate	4	<ul style="list-style-type: none"> Multiple trunk tree joined at base; poor structure, good health condition Located within existing off-site hedge Poor candidate for preservation 	Remove
239	Western red cedar	≈35	Poor	3	<ul style="list-style-type: none"> Tree trunk leans and ground exhibits root heave; leader has forked branches Poor candidate for preservation 	Remove
240	Birch	33	Poor	4	<ul style="list-style-type: none"> Tree has dead leader; phototropic lean Poor candidate for preservation 	Remove
241	Birch	44	Poor	3	<ul style="list-style-type: none"> Tree has dead leader at top of crown; phototropic lean Poor candidate for preservation 	Remove
242	Clump birch	≈20+16=36	Poor	2	<ul style="list-style-type: none"> Tree has dead leader at top of crown; phototropic lean Poor candidate for preservation 	Remove
243	Clump birch	≈20+16=36	Poor	2	<ul style="list-style-type: none"> Tree has dead leader at top of crown; phototropic lean Poor candidate for preservation 	Remove
244	Clump birch	≈75	Poor	10	<ul style="list-style-type: none"> Tree has dead leader at top of crown; phototropic lean Poor candidate for preservation 	Remove
245	Clump birch	≈55	Poor	4	<ul style="list-style-type: none"> Tree has poor structure; trunks have phototropic leans Poor candidate for preservation Bird nest in crown 	Remove
246	Pine	53	Moderate	6	<ul style="list-style-type: none"> Tree has natural trunk lean orientated southwards ≈40% LCR; ≈ 22 meters tall Sited in shallow ground conditions and high water table Tree too large to safely preserve considering dense 	Remove

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
					development and raising site grades <ul style="list-style-type: none"> • Located at edge of dedication area • Not suitable candidate for preservation 	
247	Pine	≈25	Poor – moderate		<ul style="list-style-type: none"> • Tree has bow sweep root crown with large exposed roots on ground surface • Shallow ground conditions and high water table • Poor candidate for preservation 	Remove
248	Birch	33	Poor	4	<ul style="list-style-type: none"> • Three trees growing in a row along property line fence; crowns merge together 	Remove
249	Birch	34				
250	Birch	28			<ul style="list-style-type: none"> • Dead branches in crown; tree have phototropic leans over property line fence and tree branch debris falls in neighbouring yard • Poor candidate for preservation 	Remove
276	Spruce	53	Good	6	<ul style="list-style-type: none"> • Tree located at 7240 Bridge Street • 75% LCR, ≈ 13 meters tall 	Preserve
7054	Oak	45	Moderate	10	<ul style="list-style-type: none"> • Tree in good health condition, moderate structural condition; not a good specimen quality tree; ≈ 12 meters tall • Tree growing in water receiving area; shallow soil and high water table ground conditions • Tree growing in open ground conditions • Tree located near property line and buildable building envelop • Poor candidate for preservation 	Remove
7055 A	Cedar hedgerow	28	Moderate	3 - 5	<ul style="list-style-type: none"> • The hedgerow consists of two distinct hedgerow plantings along south property line of 7160 Bridge Street • Cedar hedge A: Lead tree in hedgerow next to roadway is 28 cm Ø; all other trees are smaller Ø • Trees clearly sited on proposed development side 	Preserve

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
					of the property line as indicated by survey corner pin <ul style="list-style-type: none"> Trees planted on 2' foot centres; crowns fully merge; ≈ 7 meters tall; trees pruned (topped) in past to reduce height; trees have multiple leader branches Outside crowns may be pruned to marginally reduce crown spread size 	
7056	8 trees in Hemlock hedge	≤ 30	Moderate	4	<ul style="list-style-type: none"> 8 trees growing in a hedgerow; crowns merge; trees relatively young and in good health condition; ≈ 10 meters tall Drainage manhole next to lead tree in ROW Tree grows into allowable building envelope; trees will grow much larger and conflict with building in future; poor candidates for preservation 	Remove
7057	Hemlock	45	Good	6	<ul style="list-style-type: none"> 80% LCR; crown merges with Spruce tree # 276 Tree growing in allowable building envelope area; cannot develop building lot without significant conflicts 	Remove
7058	Cherry	$21 + 18(.6) = 40$	Poor	5	<ul style="list-style-type: none"> Tree has codominant trunks attached at 1 meter above base; tree crown merged with neighbouring off-site hedge Poor candidate for preservation 	Remove
7059	3 spruce trees	40 28 55	Good	5	<ul style="list-style-type: none"> 3 trees growing together along property line; 15 meter stall Trees in good health and structural condition; provides good screenage to neighbouring property 	Preserve Preserve Preserve
7060	6 Conifer Conifer	48 43	Good	5	<ul style="list-style-type: none"> Six conifer trees (Western red cedar + Spruce) in a 	Preserve Preserve

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
	Conifer	45			hedgerow	Preserve
	Conifer	27			• 100% LCR on south side of crowns	Preserve
	Conifer	37			• Trees located in proposed amenity area	Preserve
	Conifer	20				Preserve
7061	Birch	≈ 30	Poor – moderate	5	• Seven Birch growing together in a hedgerow	Remove
	Birch	≈ 30			• Few trees have clump root crowns (multiple trunks)	Remove
	Birch	≈ 30			• Few trees exhibit crown die-back	Remove
	Birch	≈ 30			• Trees poor candidates for preservation	Remove
	Birch	≈ 30				Remove
	Birch	≈ 30				Remove
7062	Chestnut	28	Moderate	3	• Unique small specimen type tree ≈ 5 meters tall	
					• Requires minor pruning	
7063	Birch	31	Poor	4	• Tree exhibits crown die-back	Remove
					• Poor candidate for preservation	
7064	Hazel nut	24+8+8=32	Moderate	5	• Old shrubs with multiple stems	Remove
					• Poor candidate for preservation	
7065	Hazel nut	24+8+8=32	Moderate	5	• Old shrubs with multiple stems	Remove
					• Poor candidate for preservation	
7066	Malus sp.	36	Poor	6	• Tree in poor health	Remove
					• Tree growing in a well	
					• Poor candidate for preservation	
7067	Purple leaf plum	64	Poor	6	• Tree size measured 50 cm above base	Remove
					• Very old tree in poor health and structural condition	
					• Poor candidate for preservation	
7068	Pear	22+20(.6)+15 (.6)= 41	Poor	4	• Old tree growing below existing grade in a well	Remove
					• Tree in poor health	

Tree #	Species	DBH ¹ (cm)	Condition ²	Crown spread radius (m)	Observations / Comments	Proposed Tree Preservation Recommendation
7069	Pear	25	Moderate	3	<ul style="list-style-type: none"> Poor candidate for preservation Relatively small stand alone tree in the middle of proposed development Grade elevation of trees is significantly lower than existing sidewalk grade elevation Tree located in proposed interior roadway 	Remove
7070	Plum	26	Moderate	2	<ul style="list-style-type: none"> Tree size measured 70 cm above base Tree not a quality specimen tree Grade elevation of trees is significantly lower than existing sidewalk grade elevation; shallow ground high water table conditions Not a good candidate for preservation Tree located in proposed interior roadway 	Remove
7071	Sweetgum	25	Moderate – good	3	<ul style="list-style-type: none"> Relatively small landscape tree standing alone in the middle of the proposed development Good candidate for preservation; too big to be effectively transplanted with tree spade 	Preserve
7072	24 Hemlock 1 Pine	≤ 30	Poor	4	<ul style="list-style-type: none"> Hedgerow of trees planted ≤ 1 meter apart; most trees topped in distant past at ≈ 3 meters above base; crowns merge Poor candidates for preservation 	Remove
7073	Cherry	28	Poor	2	<ul style="list-style-type: none"> Tree size measured 70 cm above base Old, relatively stand alone tree in the middle of proposed development Grade elevation of trees is significantly lower than sidewalk grade elevation; shallow ground high water table conditions Poor candidate for preservation 	Remove
7074	Cherry	≈ 40	Poor	2	<ul style="list-style-type: none"> Old, relatively stand alone tree in the middle of proposed development 	Remove



Rezoning Considerations

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

Address: 7120, 7140, 7160, 7180, 7200, 7220, 7240, 7260 Bridge Street and 7211, 7231,
7271 No. 4 Road

File No.: RZ 12-605038

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9107, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9106.
2. Road dedication for the following:
 - a) East-west connector road: approximately 1,764.8 m², including dedication of between 16.95 and 20 m for this road.
 - b) Lechow Street: approximately 1,928 m², including dedication of 10.65 m along the east property line of the townhouse site; dedication of 12 m through the site; and dedication of 7.5 m along the east property line at the south of the site.
 - c) Sills Avenue: approximately 829.6 m², including dedication of 10.m.
***NOTE:** all final dedications and ultimate dimensions are to be confirmed through a functional design to the satisfaction of the Director of Transportation and the Director of Engineering.
3. Payment of \$80,000 towards future road works on LeChow Street (between east-west connector road and Sills Avenue).
4. Payment of \$89,000 towards future construction of north half of Shields Avenue. Final value of the cash-in-lieu payment is subject to minor adjustments based on a functional design approved by the Director of Transportation and the Director of Engineering.
5. Discharge of Legal Agreement No. BB0681427 from the Title of 7160 Bridge Street.
6. Consolidation of all the east-most lots and the rear 64 m of the lots fronting Bridge Street into two development parcels (which will require the demolition of the existing dwellings).
7. Consolidation of the lots fronting Bridge Street into one development parcel. Any future subdivision must be consistent with the "Single Detached (ZS14) – South McLennan (City Centre)" zone, with a maximum of seven (7) single family lots. Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc. Will be required as part of this subdivision application.
8. Registration of a flood indemnity covenant on Title of all lots.
9. Registration of a legal agreement on Title of the townhouse site to ensure that the on-site indoor amenity space is heated and cooled through a geothermal system.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$83,780) to the City's Public Art fund, if provision of public art on the site is not possible. .
11. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$217,610) for the townhouse portion of the site and contribute \$1.00 per buildable square foot (e.g. \$21,362) for the single family portion of the site to the City's affordable housing fund. The total affordable housing contribution for the project will be \$238,972.
12. Installation of protective tree fencing around the nine (9) trees to be retained adjacent to the proposed outdoor amenity space.
13. Payment of \$75,500 cash-in-lieu of on-site tree replacement.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- a) Enter into a Servicing Agreement* for the design and construction of works on the Bridge Street, No.4 Road frontage, Sills Avenue frontage, and LeChow Street. Any items under the Servicing Agreement (SA) which may be eligible for DCC credits will be determined through the SA review and approval process. Should a subdivision of the single family lots fronting onto Bridge Street be submitted prior to a building permit for the townhouse site, a separate Servicing Agreement (SA) application will be required for servicing of those lots and the works required on Bridge Street. Works include, but may not be limited to:

Storm:

The developer is responsible for the following frontage works:

- a) Bridge St. - Upgrade existing storm sewer from existing manhole STMH5174 (south property line of 7280 Bridge St.) to existing manhole STMH113666 (Sills Ave) with a length of approximately 174 m to a min. 600 mm.
- b) "East-West Connector" - Construct a min. 600 mm storm sewer from LeChow St. to No. 4 Rd. and connect to new system on LeChow St. and existing system on No. 4 Rd.
- c) LeChow St. - Construct a min. 600 mm storm sewer from Sills Ave. to Shields Ave. and connect to existing system on Sills Ave. at existing manhole STMH 113669 & Shields Ave. with a manhole and new system on "East-West Connector" with a manhole. Approximately 15 m of existing 300 mm storm sewer from existing manhole STMH 113669 to existing manhole STMH 113671 is to be removed.

Note: the pipe size may be reduced along LeChow St. between "East-West Connector" and Shields Ave. to due to design parameters and site constraints; to be determined during the review of the Servicing Agreement design.

Sanitary:

- a) The developer is responsible for constructing sanitary sewers as required to service the development site within the dedicated roads (Sills Ave., LeChow St. and "East-West Connector") and connect to the existing sanitary sewer system. Sizing is to be based on the greater of a) 200 mm and b) OCP size, as per City requirements. Calculations for sizing the proposed sanitary sewers are to be included in the Servicing Agreement design.
- b) The east half of the development site (i.e. east of LeChow St.) is to connect to the sanitary sewer along the No. 4 Rd. frontage.
- c) Existing 3.0 m wide R.O.W along No. 4 Rd. frontage to be discharged and replaced with a 5.0 m wide R.O.W along the entire No. 4 Rd. frontage.

Water:

- a) Using the OCP Model, there is 577 L/s available at 20 psi residual on No. 4 Rd. and 294 L/s available at 20 psi residual on Bridge St. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s.
- b) The developer is responsible for constructing a "looped" water system consisting of 200 mm diameter watermain within the dedicated roads (Sills Ave., LeChow St. and "East-West Connector") and connection to the existing watermain on No. 4 Rd., Bridge St. and Shields Ave. will be required.
- c) 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 to confirm that there is adequate available flow.

Additional Engineering Requirements:

- a) 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.
- b) The developer is responsible for the under-grounding of the existing private utility pole line and/or the installation of pre-ducting for private utilities, subject to concurrence from the Private Utility Companies. Thru the Servicing Agreement and detail design, Private Utility Companies may require additional space for their infrastructure

(kiosks, vista, transformers, LPTs, PMTs); this may include rights-of-ways on the development site to minimize impact on public space.

- c) Given the soil conditions in the area, the following is required:
 - i) Geotechnical assessment for all Servicing Agreement works.
 - ii) A minimum 2 year maintenance period for Servicing Agreement.
- d) Proposed City infrastructure (road, curb & gutter, boulevard, sidewalk, street lighting and utilities) to be located within road dedications.
- e) Street lighting is required for all interim and permanent road and sidewalk works, the extent of which is to be assessed by the developer's consultants during the service agreement process.
- f) The configuration for the "Ultimate" layout of LeChow St., "East-West Connector" and Shields Ave. to be shown on the key plan of the Servicing Agreement drawings.
- g) The developer is required to provide cash in lieu for the removal of the "Interim" works and construction of the "Ultimate" works along the development site frontage of LeChow St. and "East-West Connector".
- h) The developer is required to design and construct works within the existing LeChow St. road dedication, just north of Shields Ave.

Note: Alterations maybe required to existing curb & gutter on Shields Ave.

Transportation Requirements:

Enter into a Servicing Agreement for the design and construction of the following frontage improvements:

- a) New Traffic Signal at No. 4 Rd. and New E-W Collector Rd: Upgrade the intersection of No. 4 Rd. and the new collector road (min. 11.2 m pavement width) with traffic signals to include but not limited to the following:
 - i) Signal pole, controller, base and hardware
 - ii) Pole base (City Centre decorative pole & street light fixture)
 - iii) Video Detection, conduits (Electrical & Communications) and signal indications, and communications cable, electrical wiring and service conductors
 - iv) APS (Accessible Pedestrian Signals)
- b) Sills Av.: Roadworks include, but not limited to the design and construction of the following:
 - i) Curb extension at the intersection with Bridge St. on the north side of Sills Ave.
 - ii) Removal of the existing north curb and gutter with possible sidewalk alteration
 - iii) Dedicate 10m along the entire north edge of 7120 Bridge Street to complete Sills Avenue with 4m x 4m corner cuts at Bridge St. and Lechow St. Also a proper corner radius curve (approx. 14m to be confirmed by Servicing Agreement design connecting Sills Ave. to Lechow St.)
 - iv) 1.5m wide grass and tree boulevard (north side)
 - v) 11.2 m pavement width
 - vi) Concrete curb and gutter (south side)
 - vii) 1.5 m wide grass and treed boulevard (south side)
 - viii) 1.8 m concrete sidewalk (south side)

NOTE: Works may also include upgrade of street lighting to Sills Avenue frontage

- c) Bridge St.: Along the entire site frontage from Sills Ave. to Shields Ave., widen Bridge St. pavement to 8.5 m, construct new curb and gutter with 1.75 m concrete sidewalk at property line and remaining to new curb to be grass and treed boulevard. Frontage works to extend past site to south property line of 7300 Bridge St.
- d) No. 4 Rd.: Restore No. 4 Rd. frontage to standard 1.5 m concrete sidewalk at property line with min. 1.5 m grass and treed boulevard, where existing driveways are to be closed and/or substandard cross section exists. Upgrade street lighting as part of signal work and may also be required as part of frontage works along No. 4 Road.
- e) Lechow St. (north): based on the functional plan, dedicate 10.65m (to be confirmed at SA stage) across the entire east edge of the development sites abutting LeChow Street from Sills Ave. to the new E-W Collector road on the north end and at the south from Shields Ave. along the east property lines of 7260/7300 Bridge St.

PLN - 115

Initial: _____

Roadworks include but not limited to the following, for the ultimate cross section (from Sills Ave. to north property line of 7191 No. 4 Rd:

From East property line:

- i) 1.75 m concrete sidewalk
- ii) 1.5 m wide grass and treed boulevard
- iii) Concrete curb and gutter
- iv) Minimum 11.2 m wide pavement
- v) Concrete curb and gutter
- vi) 1.5 m wide grass and treed boulevard
- vii) 1.75 m concrete sidewalk

From this point South, Interim Lechow St. works to include:

From west property lines of 7191 and 7195 No. 4 Rd:

- i) 1 m gravel shoulder
- ii) minimum 6 m asphalt pavement
- iii) Temporary curb and gutter
- iv) 1.5 m clear and unobstructed temporary asphalt walkway.

7180/7200 Bridge St.: Additional road dedication will be required along the east property lines for the proper curve radius required to connect Lechow St. to the future E-W collector road. See 'bulge' area on functional plan. The additional dedication is required to make the road functional for two-way vehicular traffic turning movements.

- f) Lechow St. (south): Dedicate 7.5 m along the entire east property line of the development properties fronting Lechow St. (southern end connecting to Shields Ave.)

To accommodate vehicular and pedestrian connectivity, the interim design for the south end of Lechow St. will be constructed as a pedestrian facility and once 7300 redevelops, the ultimate design will allow for vehicles. The interim works from Shields Ave. to the site entry include:

From the west property line of 7331 No. 4 Rd:

- i) 1.5 m concrete sidewalk at PL, not in ROW
- ii) 1.5 m grass and treed blvd.
- iii) curb and gutter
- iv) 8.5 m pavement width or interim pavement width south of 7300 Bridge St.
- v) new curb and gutter
- vi) 1.5 m grass and treed blvd.
- vii) 1.5 m concrete sidewalk

As much as possible of the above works are required to be constructed from Shields Ave. to the site entry, to facilitate pedestrian access.

- g) E-W Collector Rd.: Road dedication varies from 16.95 m to 20 m based on functional plan, along north edge of development sites fronting the new E-W Collector Rd.

4 m x 4 m corner cut at the intersection of No. 4 Rd.

Roadworks include, but not limited to the following:

From the north PL:

- i) minimum 1 m gravel shoulder
- ii) 11.2 m pavement width
- iii) curb and gutter (south side)

- iv) 1.5 m grass and treed boulevard
- iv) 1.75 m concrete sidewalk

- h) Lechow St. (within site): Dedicate 12m of road between the proposed E-W Collector Road and the proposed development's south property line.

Roadworks include, but not limited to the following:

Install street name signs at the corner of Lechow Street and the E-W Connector Rd.

From the East PL of the road:

- i) 1.5 m concrete sidewalk
 - ii) 1.5 m grassed and treed boulevard
 - iii) 0.15 m curb and gutter
 - iv) 7.7 m pavement width
 - v) 0.15 curb and gutter
 - vi) 1 m grassed buffer
- b) 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.
 - c) Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 - d) Submission of DCC's (City & GVS&DD), School site acquisition charges, and Utility charges etc.
 - e) 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



**Richmond Official Community Plan Bylaw OCP Bylaw 7100
Amendment Bylaw 9106 (RZ 12-605038)
7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street and
7211, 7231, and 7271 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw OCP Bylaw 7100 is amended by repealing the existing Character Area Map on page 41 of Schedule 2.10D thereof of the following area and replacing it with "Schedule A attached to and forming part of Bylaw 9106".
2. Richmond Official Community Plan Bylaw OCP Bylaw 7100 is amended by repealing the Land Use Map on page 42 of Schedule 2.10D thereof and replacing it with "Schedule B attached to and forming part of Bylaw 9106"
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw OCP Bylaw 7100, Amendment Bylaw 9106"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

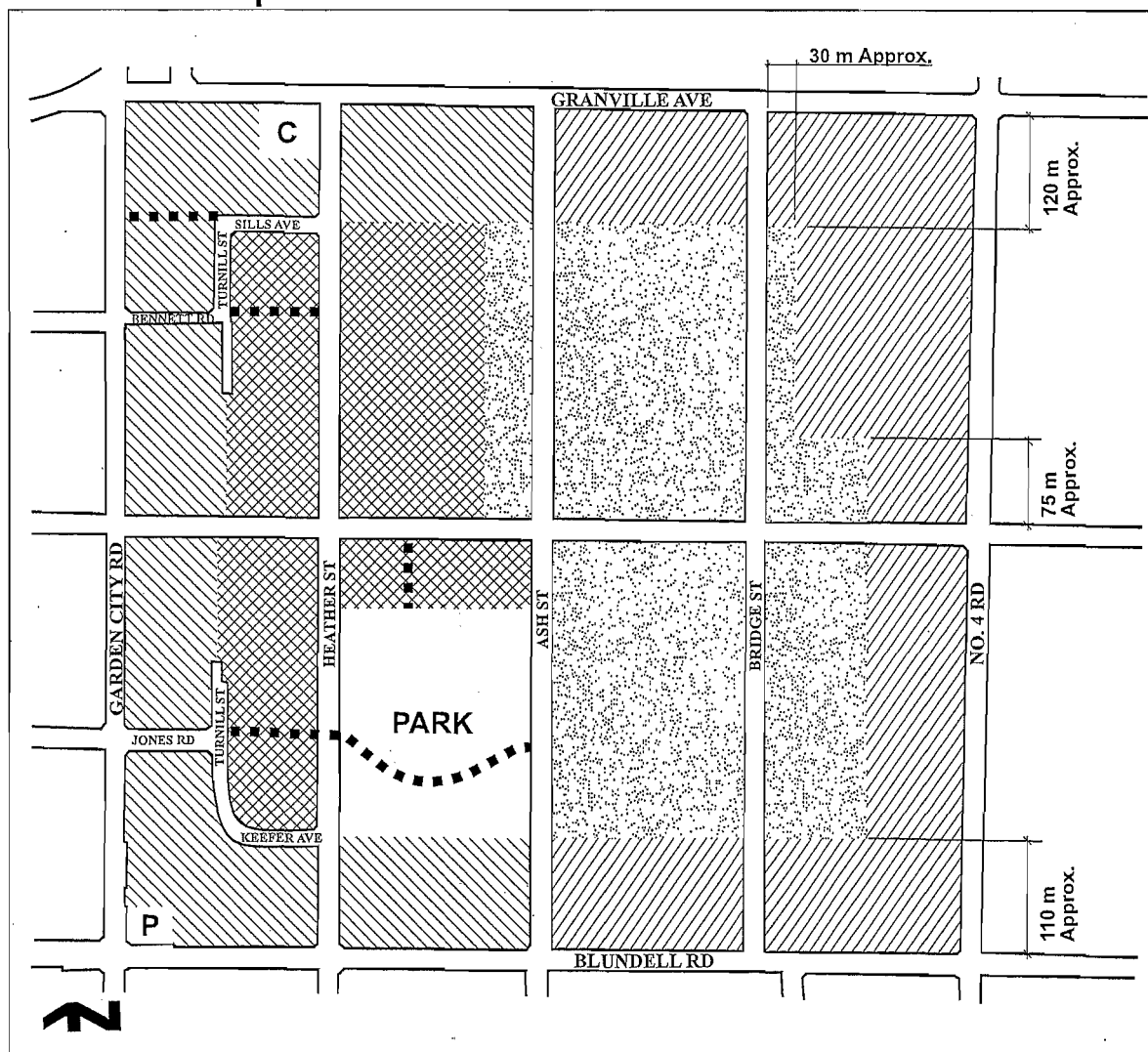
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
CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Manager or Solicitor <i>TZ</i>


MAYOR


CORPORATE OFFICER


Land Use Map



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

 Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/5,920 ft² min. area).

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m²/3,444 ft² min. area), with access from new roads and General Currie Road;

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

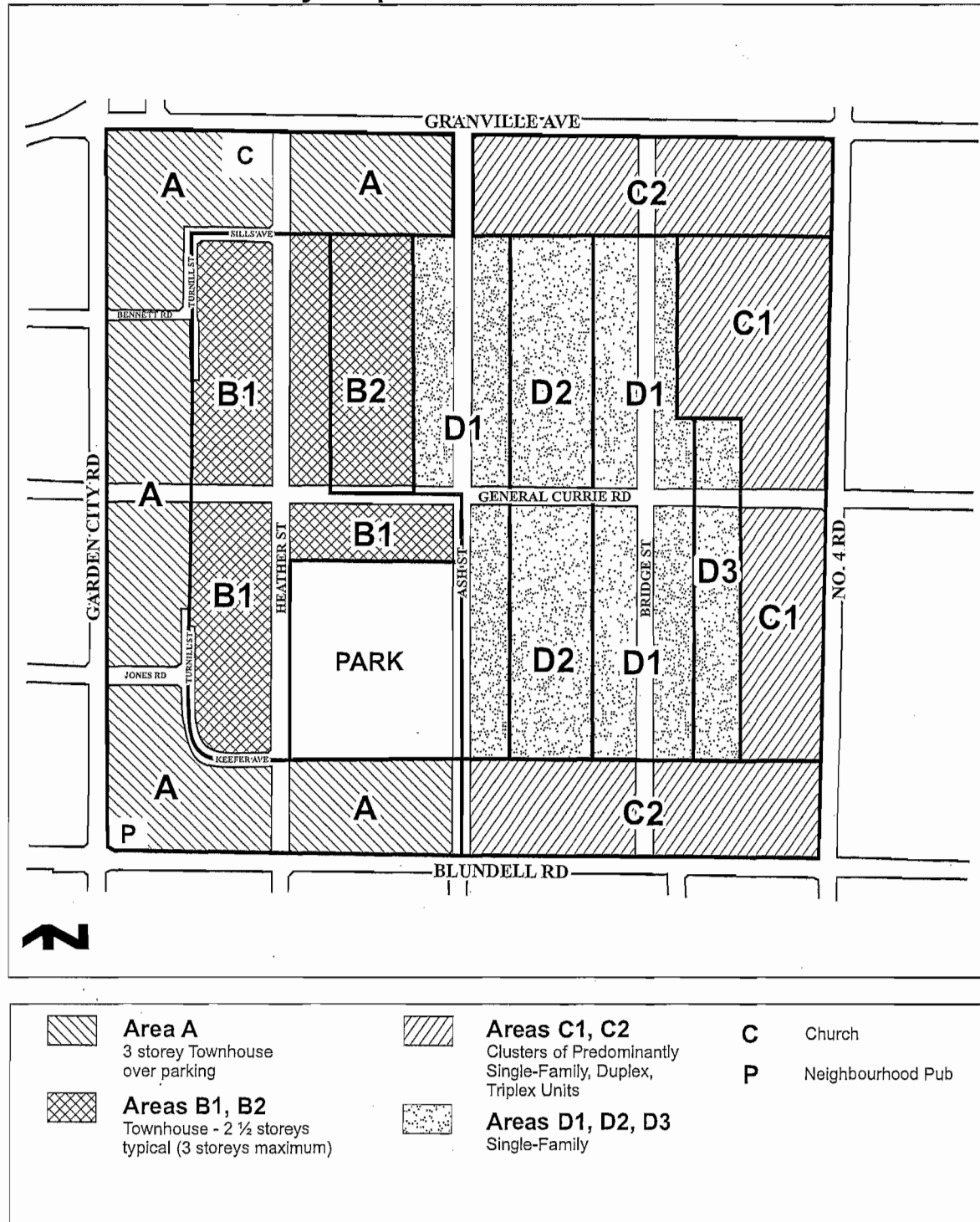
■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Stills Avenue, Le Chow Street Keefer Avenue, and Turnill Street are commonly referred to as "ring road"

Character Area Key Map



Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the "ring road".



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9107 (RZ 12-605038)
7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street; and
7211, 7231 and 7271 No. 4 Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

a. Inserting the following at the end of the table contained in Section 5.15.1:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT70	\$2.00"

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 17.70 thereof the following:

"17.70 Town Housing (ZT70) – South McLennan

17.70.1 PURPOSE

The **zone** provides for **town housing** and other compatible uses.

17.70.2 PERMITTED USES

- **child care**
- **housing, town**

17.70.3 SECONDARY USES

- **boarding and lodging**
- **community care facility, minor**
- **home business**

17.70.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.70.4.1, the reference to "0.40" shall be increased to 0.72 if the **owner**, at the time **Council** adopts a zoning amendment bylaw to

include the **owner's lot** in the ZT70 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.70.5 MAXIMUM LOT COVERAGE

1. Maximum **Lot Coverage**: 40% for all **buildings**.

17.70.6 MINIMUM SETBACKS FROM PROPERTY LINES

1. **Public Road Setback**:
 - a) 6.0 m from No. 4 Road.
 - b) The minimum setback to any other **road** is 4.5 m, which can be reduced to 3.0 m, as specified by a Development Permit approved by the **City**.
2. The minimum **rear yard** is 3.0 m.
3. The minimum **interior side yard** is 3.0 m.

17.70.7 MAXIMUM HEIGHTS

1. The maximum **height** for **buildings** is 12.0 m, but not exceeding 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.70.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

17.70.9 LANDSCAPING AND SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.70.10 OTHER REGULATIONS

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the area shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" as **"Single Detached (ZS14) – South McLennan (City Centre)"**
4. 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 that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" as **"Town Housing (ZT70) – South McLennan"**.
5. This Bylaw is cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9017"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

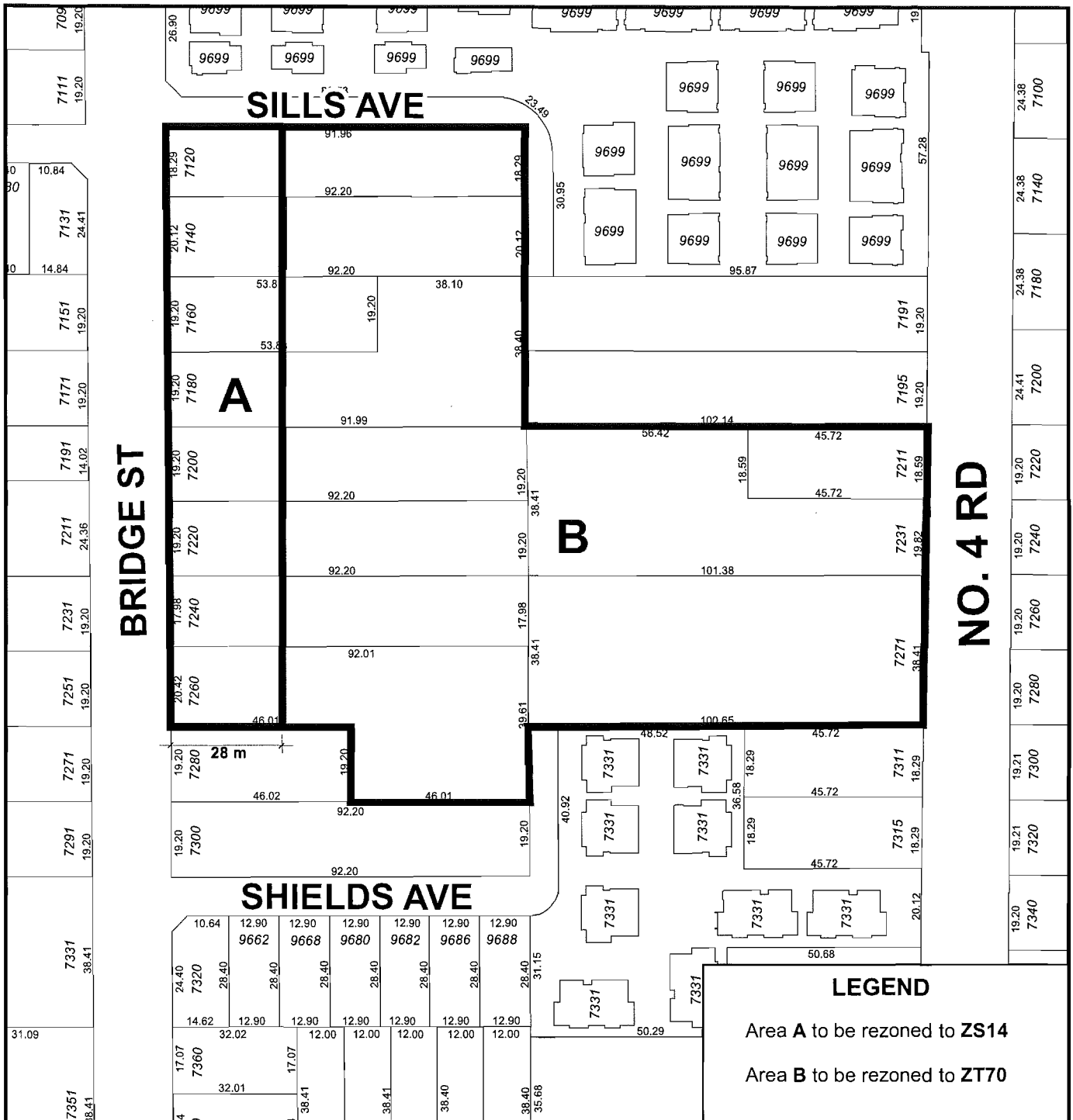
ADOPTED

CITY OF RICHMOND
APPROVED by <i>BLC</i>
APPROVED by Director or Solicitor <i>lcl</i>

MAYOR_____
CORPORATE OFFICE



City of Richmond



RZ 12-605038

Original Date: 02/07/14

Revision Date: 02/19/14

Note: Dimensions are in METRES