



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Wednesday, April 8, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, March 17, 2015.*



NEXT COMMITTEE MEETING DATE

Tuesday, April 21, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. Kerry Starchuk, Richmond resident, to delegate on the Good Neighbour Program.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY PETER HARRISON FOR REZONING AT 2080/2100 NO. 4 ROAD FROM SINGLE DETACHED (RS1/D) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009183; RZ 14-657378) (REDMS No. 4382240)

PLN-15

See Page PLN-15 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, for the rezoning of 2080/2100 No.4 Road from “Single Detached (RS1/D)” to “Single Detached (RS2/B),” be introduced and given first reading.



3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7751 HEATHER STREET FROM SINGLE DETACHED (RS1/F) TO HIGH DENSITY TOWNHOUSES (RTH2)**
(File Ref. No. 12-8060-20-009234; RZ 13-644767) (REDMS No. 4536458)

PLN-32

See Page PLN-32 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from “Single Detached (RS1/F)” to “High Density Townhouses (RTH2),” be introduced and given first reading.



4. **MANAGER’S REPORT**

PLN-55

Concord Gardens (Capstan Village) – Proposed Change in Development Phasing

ADJOURNMENT





Planning Committee

Date: Tuesday, March 17, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves
Mayor Malcolm Brodie

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

The Chair advised that the order of the agenda would be varied to consider Item No. 5 and No. 6 first and second.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, March 3, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, April 8, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

5. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 5320, 5340 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3) AND SCHOOL AND INSTITUTIONAL USE (SI) PROPOSED OCP AMENDMENTS REGARDING 5300, 5320 AND 5360 GRANVILLE AVENUE AND 7260 LYNNWOOD DRIVE

(File Ref. No. 12-8060-20-009114/009115/009230; RZ 12-610630) (REDMS No. 4514826)

Wayne Craig, Director Development, provided an overview of the proposed development and noted the following:

- four properties at 5320, 5340, 5360 Granville Avenue and 7260 Lynnwood Drive are proposed for rezoning for townhouses and park purposes;
- the proposed application includes the acquisition of City-owned property at 7117 Lindsay Road by the developer for future townhouse development and excess funds from the transaction will fund future park land acquisition in the City at Council's discretion;
- the 2041 Official Community Plan (OCP) identifies a triangular-shaped expansion for McKay Park at the south end of the proposed development site however, Parks staff have reviewed McKay Park and are advising a smaller nine metre wide expansion along the north edge of the park;
- a proposed OCP amendment being brought forward concurrent with the proposed application will clarify that a nine meter wide park dedication will be required from 5300 Granville Avenue;
- the park dedication from 5300 Granville Avenue will be secured as part of a future rezoning of 5300 Granville Avenue for townhouses and park; and
- City-owned 5360 Granville Avenue is proposed for acquisition by the developer for the alignment of Lynas Lane with Lynnwood Drive;

In reply to queries from Committee, Mr. Craig noted that the applicants have examined the acquisition of 5300 Granville Avenue however, the property owners have expressed no interest in the selling the property.

Discussion ensued with regard to the lots east of Lynnwood Drive, and Sara Badyal, Planner 2, noted that she anticipates that these lots will be rezoned compact single-family and that preliminary site configuration indicate a yield of approximately eight to ten lots.

Planning Committee
Tuesday, March 17, 2015

In reply to queries from Committee, Mr. Craig advised that the proposed expansion of McKay Park will have a smaller area compared to 7117 Lindsay Road.

Discussion ensued with regard to the area of the proposed park expansion and in reply to queries from Committee, Mike Redpath, Senior Manager, Parks, noted that (i) the previously proposed triangular-shaped expansion of McKay Park is approximately 10,000 square feet larger than the current proposal, (ii) the park satisfies City standards, (iii) ownership of the existing park is divided between the City and Richmond School District No. 38, and (iv) at this time, consultation regarding the proposed expansion of McKay Park have not taken place between the City and Richmond School District No. 38.

It was moved and seconded

(1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,*

- (a) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***
- (b) *to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);***
- (c) *to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);***
- (d) *to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and***
- (e) *together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);***

be introduced and given first reading;

Planning Committee
Tuesday, March 17, 2015

- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,*
- (a) *to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*
 - (b) *to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);*
- be introduced and given first reading;*
- (3) *That Bylaws 9114 and 9230, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (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;*
- (4) *That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,*
- (a) *for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;*
 - (b) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and*
 - (c) *for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;*
- be introduced and given first reading.*

The question on the motion was not called as discussion ensued with respect to the application process.

Planning Committee
Tuesday, March 17, 2015

In reply to queries from Committee, Mr. Craig advised that should the proposed application proceed, the proposed application would be considered for first reading, then for Public Hearing.

Discussion ensued regarding using land transactions as a tool to fund projects in the city.

In reply to queries from Committee, Ms. Badyal noted that the three proposed setback variances are related to the installation of the electrical closet and the alignment of Lynnwood Drive.

Discussion ensued with respect to (i) the alignment of Lynnwood Drive, (ii) traffic safety, and (iii) having only right-in-right-out access to Granville Avenue from the Lynnwood Drive extension.

In reply to queries from Committee, Mr. Craig advised that (i) the intersection of the proposed extension of Lynnwood Drive and Granville Avenue will be fully signalized, (ii) the applicant is required to submit a traffic management plan, and (iii) the applicant will consult with the Principal of Donald E. McKay Elementary School with respect to the traffic management plan.

Discussion ensued with regard to the proposed road network and McKay Park frontage improvements and Ms. Badyal noted that proposed park frontage improvements include new fencing, service vehicle access and a crosswalk to the park.

In reply to queries from Committee, Donna Chan, Manager, Transportation Planning, advised that traffic calming measures are planned in the area and the proposed signalized intersection with Lynnwood Drive and Granville Avenue will enhance pedestrian and traffic safety.

Discussion took place regarding possible traffic concerns related to the proposed extension of Lynnwood Drive and it was noted that there is awareness by area residents that historical discussions related to road improvements in the area include the eventual extension and alignment of Lynnwood Drive.

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

6. PROPOSED REVISIONS TO SINGLE-FAMILY AND TWO-UNIT DWELLINGS BUILDING HEIGHT AND HALF-STOREY BUILDING AREA REGULATIONS

(File Ref. No. 12-8060-20-009223; 08-4430-01) (REDMS No. 4511924)

Barry Konkin, Program Coordinator-Development, briefed Committee on the proposed revisions to single-family and two-unit dwellings building height and two and a half-storey regulations and noted the following:

Planning Committee
Tuesday, March 17, 2015

- current criteria for the half-storey include (i) containing the habitable space within the framing of the roof, (ii) restricting the habitable area to a maximum of 50 percent of the storey immediately below, and (iii) restricting the supporting half-storey exterior wall to a maximum of 0.6 metres above the storey below;
- current trends of new single-family house construction in the city fully utilize the zoning regulations resulting in house massing with a three storey character;
- the apparent three storey massing in new single-family house constructions could pose character compatibility issues in established neighbourhoods; and
- proposed revisions to half-storey regulations include (i) a minimum 5:12 and maximum 12:12 roof pitch, (ii) a 1.2 metre side yard setback and 1.5 metre front and rear yard setback for the half-storey wall compared to the exterior wall of the floor below, (iii) a restriction of habitable space under flat, gambrel or mansard roofs, and (iv) the prohibition of exterior decks on the half-storey.

In reply to queries from Committee with respect to the proposed revisions, Mr. Craig advised that staff will consult with stakeholders including the Greater Vancouver Home Builders Association, the Urban Development Institute, and the Richmond Small Builders Group and would present stakeholder feedback to Council prior to the Public Hearing.

Discussion took place regarding the massing of new single-family house construction and the character of existing neighbourhoods.

In reply to queries from Committee, Mr. Konkin noted that as a result of the proposed revisions, no exterior decks on the half-storey will be permitted and that two-storey houses with flat roofs will be limited to 25 feet in height.

Discussion ensued with regard to consulting with Richmond developers on the proposed revisions.

In reply to queries from Committee regarding the bylaw amendment process, Mr. Craig advised that the proposed revisions can proceed to Public Hearing and bylaw adoption in April at the earliest.

Discussion ensued with regard to notification for Public Hearing and issuing a press release to inform the public of the revisions.

In reply to queries from Committee, Mr. Craig noted that public notification of the proposed revisions would include posting information on the City website, posting bulletins on the Building Permit counter and placing notices in the local newspaper.

Planning Committee
Tuesday, March 17, 2015

In reply to queries from Committee, Mr. Craig advised that the proposed revisions will not impact Land Use Contracts or agricultural buildings.

Discussion ensued regarding further restricting the maximum two-storey height to 20 feet.

In reply to queries from Committee, Mr. Craig noted that in current trends, new homes tend to be designed to accommodate ten-foot storeys and as such, the proposed two-storey height maximum of 25 feet would allow for the ten-foot storey designs. Mr. Konkin added that 25 feet is a common height limit among municipalities in the Lower Mainland however, height limits can be further reduced at Council's discretion.

Discussion then ensued with regard to the reviewing the proposed revisions in a years' time.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015; and*
- (3) *That the proposed changes to the regulations for "Storey, half (½)" and Building Height within single-family, coach house and two-unit dwelling zones be reviewed in one year.*

CARRIED

Mayor Brodie left the meeting (4:41 p.m.) and did not return.

COMMUNITY SERVICES DIVISION

1. AFFORDABLE HOUSING RESOURCE GUIDE

(File Ref. No. 08-4057-01) (REDMS No. 4509629 v. 11)

Dena Kae Beno, Affordable Housing Coordinator, spoke of the Affordable Housing Resource Guide, and promoting building capacity with non-profit housing and service providers in the community. She noted that staff are seeking stakeholder feedback on the matter and will report back to Council in the second quarter of 2015.

Planning Committee
Tuesday, March 17, 2015

It was moved and seconded

- (1) *That the staff report titled Affordable Housing Resource Guide, dated February 24, 2015, from the General Manager, Community Services, be received for information; and*
- (2) *That staff be directed to seek comments from the development community and other key stakeholders regarding the Affordable Housing Resource Guide and report back to the Planning Committee.*

CARRIED

2. RICHMOND AGE-FRIENDLY ASSESSMENT AND ACTION PLAN

(File Ref. No. 08-4055-01) (REDMS No. 4508866 v. 2)

It was moved and seconded

- (1) *That the Richmond Age-Friendly Assessment and Action Plan be approved;*
- (2) *That the Plan be sent to the Seniors Advisory Committee, the Richmond Community Services Advisory Committee, Community Partners, TransLink, Vancouver Coastal Health, the Chamber of Commerce, and Richmond MLAs and MPs, with a request to participate in implementation; and*
- (3) *That BC Age-Friendly Recognition be sought.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

**3. APPLICATION BY PAUL CHEUNG FOR A TEMPORARY
COMMERCIAL USE PERMIT RENEWAL AT 12631 VULCAN WAY
FOR 2015, 2016 AND 2017**

(File Ref. No. TU 14-670690) (REDMS No. 4526068)

Mr. Craig briefed Committee on the proposed application, noting that the proposed Temporary Commercial Use Permit (TCUP) is consistent with previous applications and that the night market event has been scaled back by approximately 60 percent compared to previous years.

In reply to queries from Committee, Mr. Craig noted that should the proposed application advance to the Public Hearing stage, the expanded public notification area will be consistent with the previous TCUP.

Discussion ensued regarding the size of the night market event and the concerns addressed by staff and the applicant. Committee wished to thank the applicant for a well managed event.

Planning Committee
Tuesday, March 17, 2015

In reply to queries from Committee regarding security concerns, Kevin Eng, Planner 2, advised that two RCMP members are assigned to the event each operational day and that there have been no major incidents reported.

It was moved and seconded

- (1) *That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules;” and

- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*

CARRIED

4. **APPLICATION BY ANWER KAMAL AND NABEEL ABRAHANI FOR REZONING AT 8760 AND 8780 ROSEMARY AVENUE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009928; RZ 14-662478) (REDMS No. 4497275)

Mr. Craig briefed Committee on the proposed application and advised that (i) the proposed rezoning application is for the subdivision of the site into two lots, (ii) access to the site is via Rosemary Avenue, (iii) a four metre wide agricultural buffer is proposed for the southern property line and was reviewed by the Agricultural Advisory Committee, and (iv) a secondary suite is included in the proposed development to comply with the City's Affordable Housing Strategy.

Discussion took place regarding notification and in reply to queries from Committee, Mr. Craig noted there is currently signage on-site and that should the proposed application proceed to the Public Hearing stage, direct notification will be sent to area residents.

Planning Committee
Tuesday, March 17, 2015

Discussion ensued with respect to the required notification area and it was noted that the standard 50 metre notification radius may be insufficient for the proposed application and should be extended to a five property radius around the subject site.

In reply to queries from Committee, Mr. Craig advised that the total number of residents captured in the standard 50 metre notification area may vary due to adjacent land use.

Discussion ensued regarding the historical duplex zoning in the area and the trend for subdivision.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding the public notification area.

As a result of the discussion the following **amendment** was introduced:

It was moved and seconded

That the following be added as Part (2) to the main motion:

That the notification area for Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 be expanded to include five properties surrounding the subject properties.

The question on the amendment was not called as discussion ensued regarding the size and point of reference of the notification area.

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

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

Discussion ensued with regard to examining and defining public notification areas.

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

It was moved and seconded

That staff examine the variety of notification requirements for City applications with the objective of developing consistent notification area requirements and report back.

CARRIED

7. MANAGER'S REPORT

(i) *Regional Sewage*

Terry Crowe, Manager, Policy Planning, briefed Committee on Metro Vancouver's initiative to modify the Greater Vancouver Sewage and Drainage District Area Boundary in Metro Vancouver municipalities and align it with the Urban Containment Boundary in the 2040 Regional Growth Strategy. He added that objectives of the initiative are to prevent agricultural land from being serviced with urban-scale sewer and drainage systems and discourage urban development in agricultural areas. Also, he noted that staff are cooperating with Metro Vancouver on the initiative and will keep Council updated on the matter.

(ii) *Affordable Housing Rates*

John Foster, Manager, Community Social Development, advised that staff have initiated the consultation process on Affordable Housing Rates and have been in discussion with key stakeholders including the Urban Development Institute and the Richmond Small Builders Group.

(iii) *A GP For Me Initiative*

Mr. Foster briefed Committee on the "A GP for Me" initiative from the Provincial Government and the Doctors of BC that help link patients to family doctors and promotes health literacy. He noted that the Richmond Division of Family Practice (RFPD) was awarded \$1 million in funding from the "A GP for Me" initiative in order to implement strategies to address the shortage of general practitioners in the city. He added that the City is working with the RFPD on health strategies for Richmond.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:05 p.m.).

CARRIED

Planning Committee
Tuesday, March 17, 2015

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, March 17, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk




City of Richmond

Report to Committee Planning and Development Department

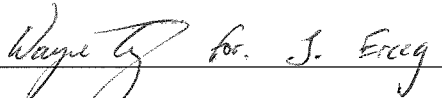
To: Planning Committee **Date:** March 10, 2015
From: Wayne Craig **File:** RZ 14-657378
Director of Development
Re: Application by Peter Harrison for Rezoning at 2080/2100 No.4 Road from Single
Detached (RS1/D) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, for the rezoning of 2080/2100 No.4 Road from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Peter Harrison has applied to the City of Richmond for permission to rezone the property at 2080/2100 No. 4 Road from “Single Detached (RS1/D)” zone to “Single Detached (RS2/B)” zone to permit the property to be subdivided into two (2) lots fronting No. 4 Road. A duplex which currently exists on the lot will be demolished. A location map and aerial photograph of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site is located in the Tait Sub-Area of the Bridgeport Planning Area. Existing development immediately surrounding the subject site is as follows:

- To the north, east and south, are single-family residential lots zoned “Single Detached (RS1/D)”.
- To the west, directly across No. 4 Road, is a BC Hydro substation situated on an industrial lot zoned “Industrial Storage (IS)” and “Light Industrial (IL)”.

Related Policies & Studies

2041 Official Community Plan (OCP) and Bridgeport Area Plan

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)” and the Bridgeport Area Plan designation of the subject site is “Residential (Single Family)”. The proposed single-family development complies with the OCP and Area Plan land use designations.

Single-Family Lot Size Policy 5448

The subject site is located within the area bounded by Single-Family Lot Size Policy 5448, which was adopted by Council on September 16, 1991, and subsequently amended on February 20, 2012 (see Attachment 4).

In accordance with Section 2.3.7 of Richmond Zoning Bylaw No. 8500, the provisions of the lot size policy do not apply to the subject proposal, as a legal non-conforming duplex is currently situated on the subject site and the intent of the proposed redevelopment is to subdivide the property into two (2) single-detached lots. This proposal is consistent with the single-family form and character of the Tait neighbourhood.

The lot size policy stipulates that rezoning along No. 4 Road shall be limited to the “Single Detached (RS2/C)” zone, or the “Single Detached (RS2/B)” zone where lane or internal road access is provided. The intent of the “Single Detached (RS2/C)” zone is to provide for on-site vehicle manoeuvring on Arterial Roads. As No. 4 Road is not designated as an Arterial Road in this location, there is no need to secure an additional building setback to facilitate on-site vehicle manoeuvring.

Flood Management

The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within Area 2 (High Aircraft Noise Area) of the Aircraft Noise Sensitive Development (ANSD) Policy. The Policy permits rezoning from one (1) Single-Family Housing District (R1) Subdivision Area to another Subdivision Area (A-H, J-K) on single-family residential lots within Area 2, subject to compliance with applicable policies. The proposed redevelopment complies with the ANSD Policy. Registration of an Aircraft Noise Sensitive Use Covenant on Title will be required prior to final adoption of the rezoning bylaw to address aircraft noise mitigation and public awareness.

Ministry of Transportation and Infrastructure (MOTI) Referral

The subject proposal was referred to the British Columbia Ministry of Transportation and Infrastructure (MOTI), as the subject site is located within 800 m of a controlled access highway. Preliminary approval of the proposed rezoning for a period of one (1) year was granted on October 20, 2014 pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, the applicant must obtain final approval from the Ministry of Transportation and Infrastructure.

Public Consultation

The rezoning information sign has been installed on the subject property. Staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots is to be from No. 4 Road. Additional driveway access associated with the proposed redevelopment may be supported along No. 4 Road at this location. The existing driveway will be closed and the dimensions of new driveways are to be limited to four (4) m at the west property line. Proposed driveway and walkway locations must not conflict

with the existing power and street light pole along the property frontage, and must be located at least one (1) m away from new water meter boxes.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The Report identifies one (1) Cedar hedge on-site proposed for removal, one (1) bylaw-sized Cedar tree on-site proposed for retention, and four (4) bylaw-sized Cedar trees on neighbouring property to be retained. The on-site Cedar hedge and Cedar tree are located along the subject property frontage and are jointly owned by the City and the subject property owners. A copy of the proposed Tree Retention Plan is included in Attachment 5.

Parks Department staff have reviewed the Arborist's Report and concur with the Arborist's recommendation that the Cedar hedge should be removed, as it will conflict with the proposed location of the new driveways.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations as follows:

- One (1) bylaw-sized Cedar tree (Tag# 2) located along the subject property frontage is to be retained and protected at a minimum of 3.5 m out from the base of the tree.
- Four (4) bylaw-sized Cedar trees (Tag#'s 3, 4, 5 and 6) located on neighbouring property are to be retained and protected at a minimum of 2.5 m from the property line.

Tree protection fencing is to be installed around Tree Tag#'s 2-6 to City standard and in accordance with the City's Bulletin Tree-03 prior to demolition of existing buildings, and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of Tree Tag#'s 2-6, the applicant is required to complete the following:

- Submit a Tree Survival Security in the amount of \$1,000 for the Cedar tree to be retained on-site.
- Enter into a contract between the applicant and a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zones of the trees to be retained. Pending the survival of the trees, the Tree Survival Security will not be released until a post-construction impact assessment report is submitted and reviewed to the satisfaction of City Staff.

Consistent with Council Policy 5032 – Tree Planting, the applicant has agreed to plant four (4) new trees on-site (two [2] on each proposed subdivided lot). To ensure that the new trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

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

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,283).

Subdivision Stage

At Subdivision stage, the applicant is required to enter into a Servicing Agreement with the City for works including, but not limited to engineering servicing and frontage upgrades as outlined in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

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

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9183 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Andrew Yu', with a long horizontal flourish extending to the right.

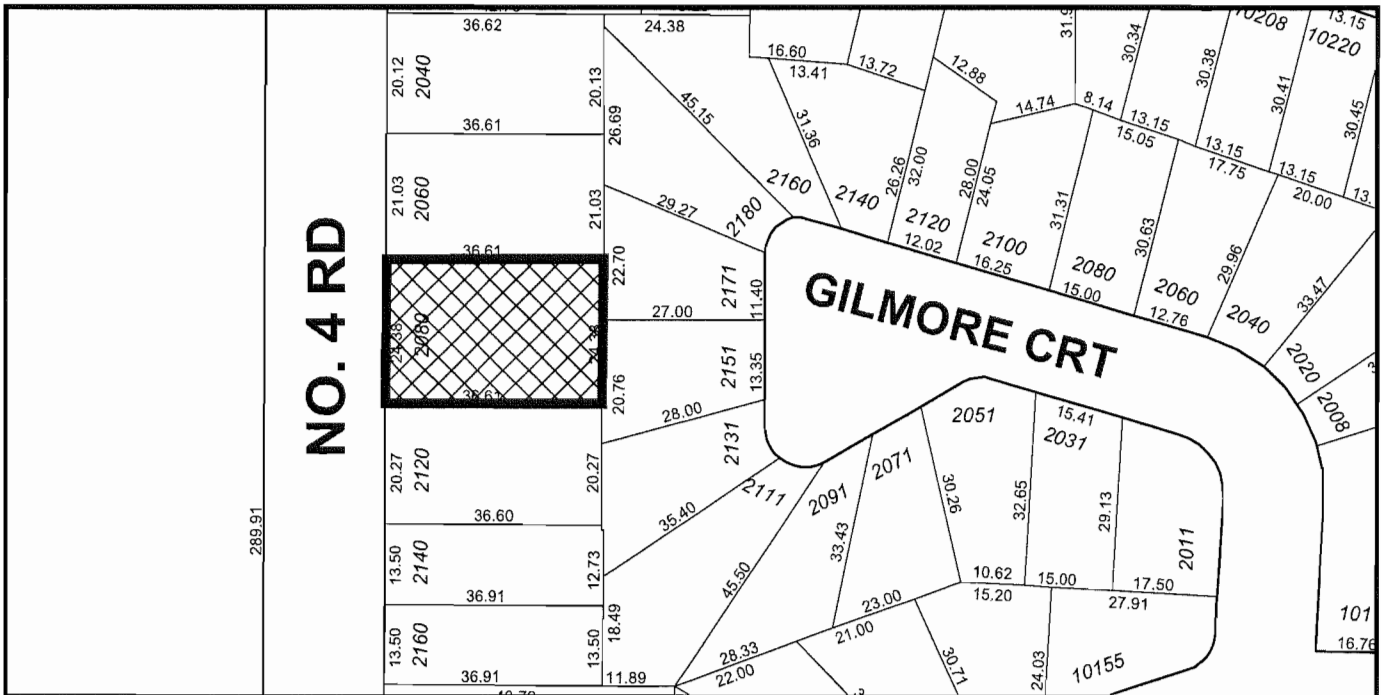
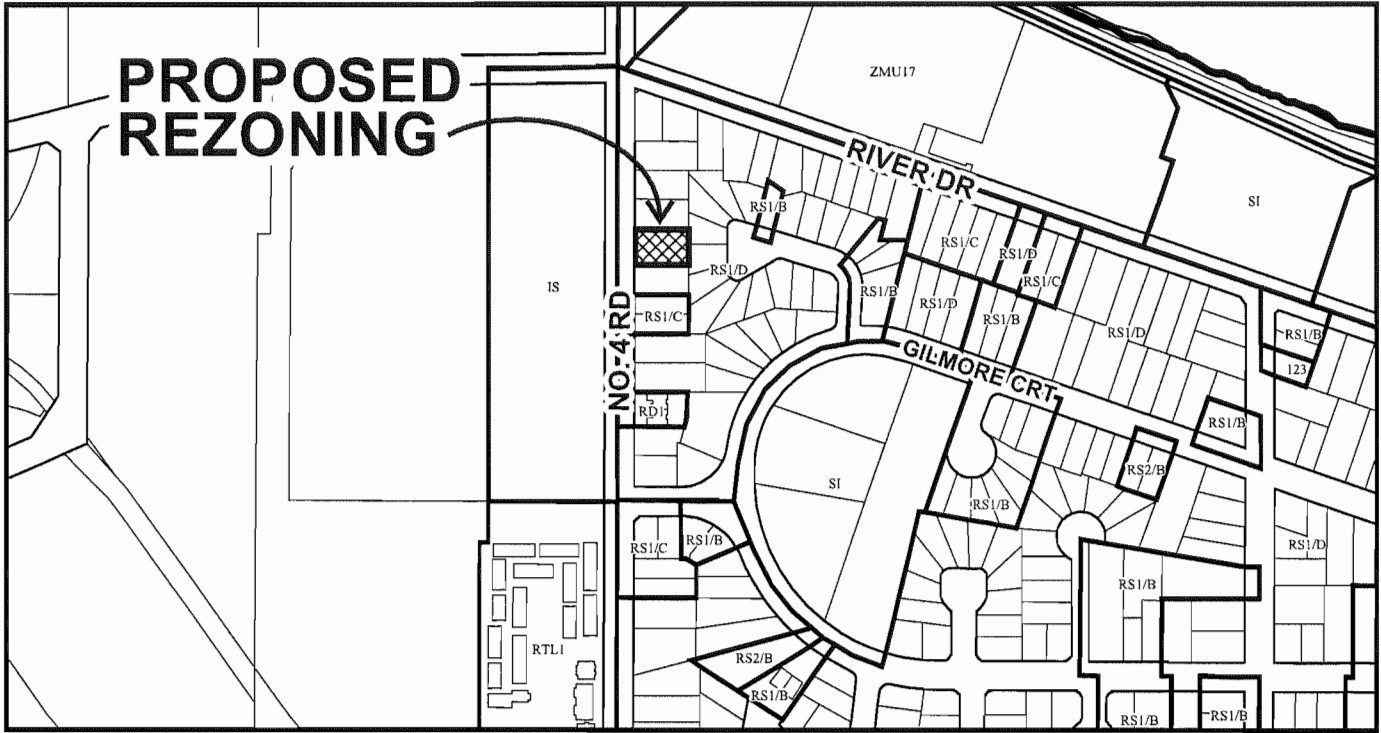
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5448
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations



City of
Richmond



RZ 14-657378

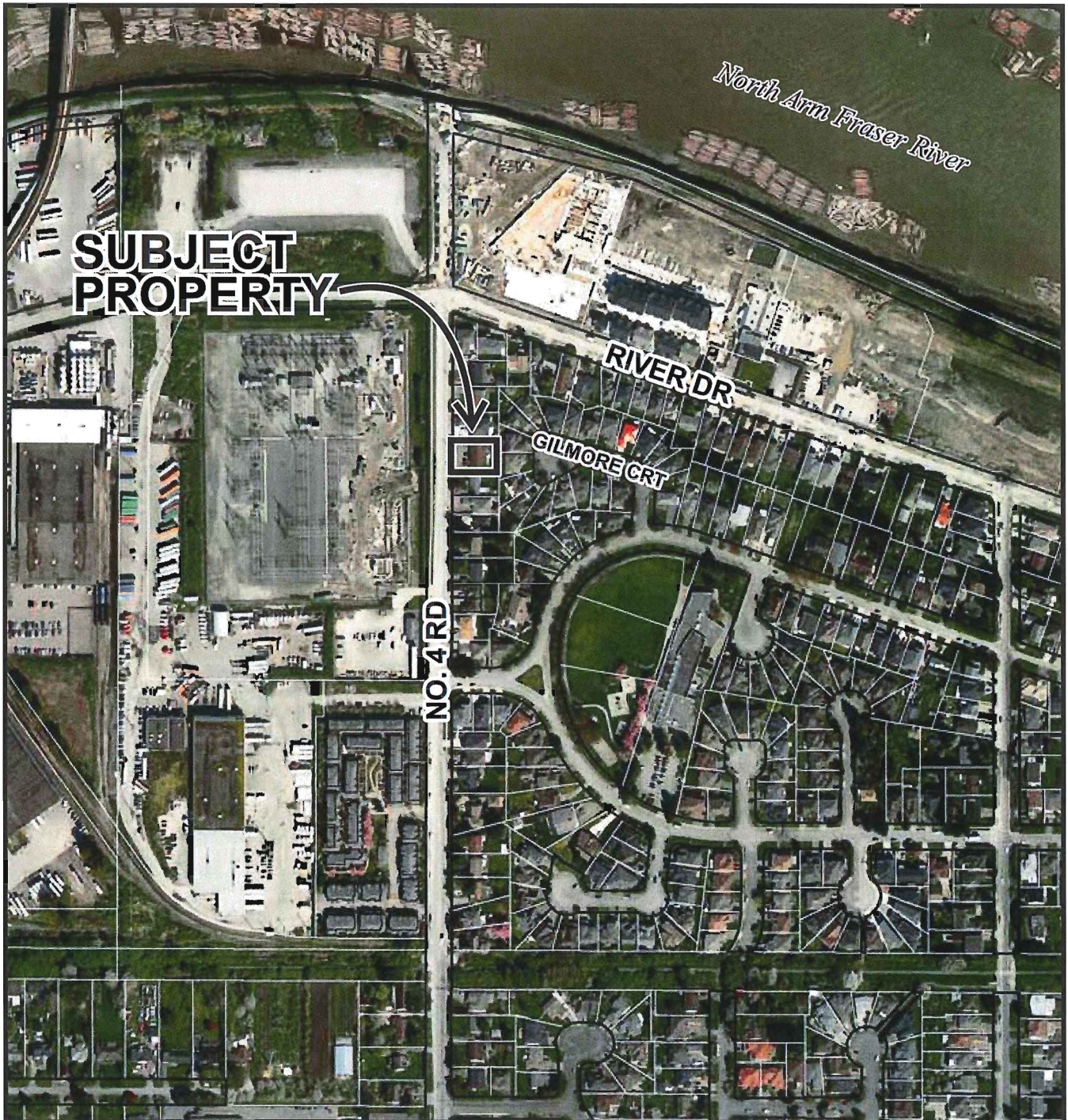
Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-657378

Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES



RZ 14-657378

Attachment 3

Address: 2080/2100 No.4 Road

Applicant: Peter Harrison

Planning Area(s): Bridgeport (Tait Sub-Area)

	Existing	Proposed
Owners:	Peter Harrison/Anthony Harrison	TBD
Site Size (m²):	892.3 m ²	446.2 m ² (proposed north lot) 446.2 m ² (proposed south lot)
Land Uses:	Legal Non-Conforming Duplex	Single-family residential
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-family)	Complies
702 Policy Designation:	Lot Size Policy 5448	Not applicable
Zoning:	Single Detached (RS1/D)	Single Detached (RS2/B)
Number of Lots:	1	2
Aircraft Noise Sensitive Development (ANSI) Policy:	Area 2 (High Aircraft Noise Area)	Complies

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	446.2 m ² (proposed north lot) 446.2 m ² (proposed south lot)	none
Lot Width (m):	Min. 12 m	12.2 m (proposed north lot) 12.2 m (proposed south lot)	none
Lot Depth (m):	Min. 24 m	36.6 m (proposed north lot) 36.6 m (proposed south lot)	none
Lot Frontage (m):	Min. 6 m	12.2 m (proposed north lot) 12.2 m (proposed south lot)	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

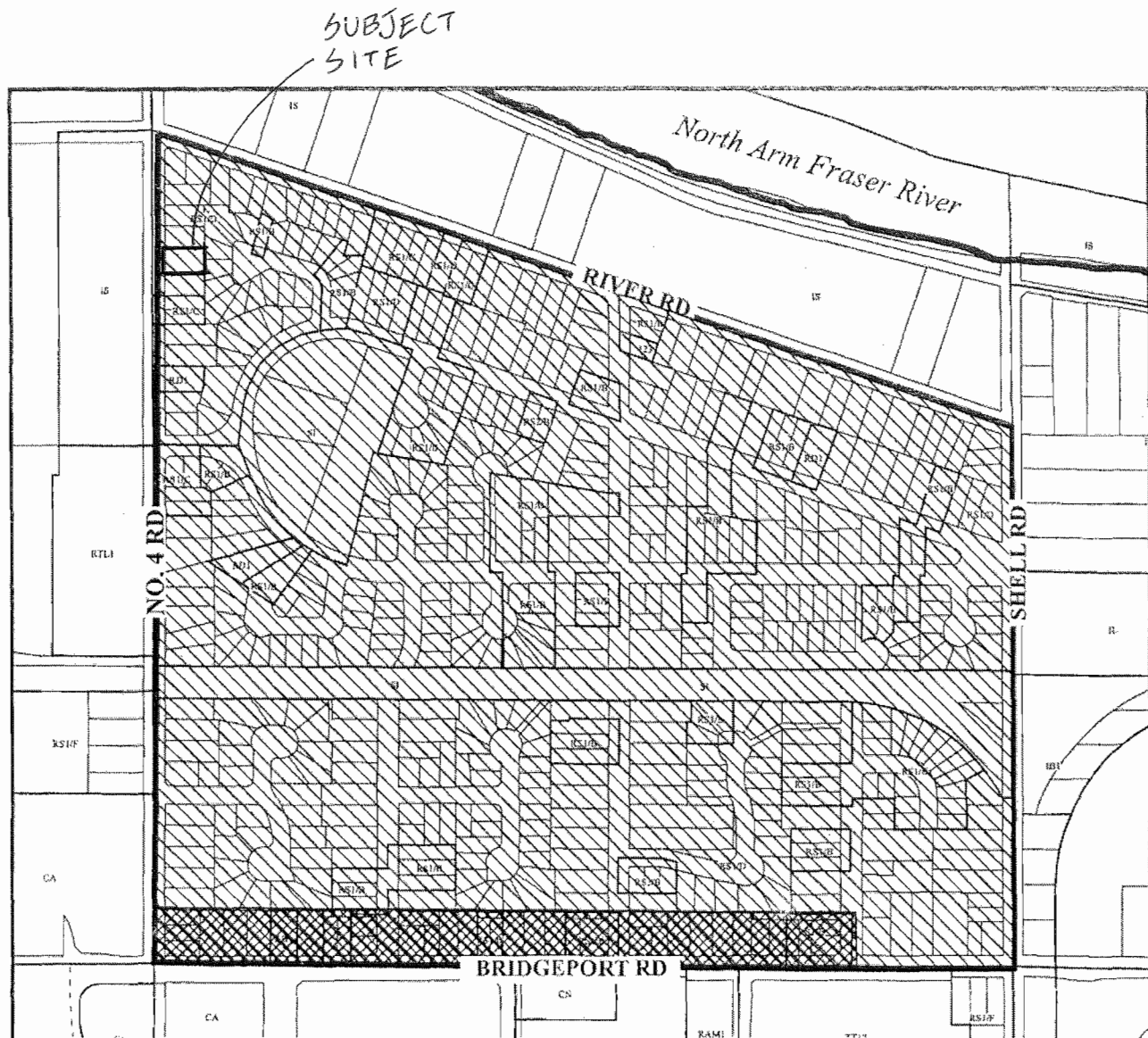
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.



Policy 5448 Section 23, 5-6

Adopted Date: 09/16/91

Amended Date: 02/20/12





City of Richmond

Rezoning Considerations

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

Address: 2080/2100 No.4 Road

File No.: RZ 14-657378

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9183, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) Cedar tree (Tag# 2) located along the subject property frontage to be retained.
4. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) for the four (4) trees to be planted and maintained on the subject property (two [2] on each subdivided lot) at a minimum size of 3.5 m tall conifer or 6 cm deciduous caliper.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,283) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

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

Water Works:

- Using the OCP Model, there is 322 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main. Install two (2) new 25 mm diameter connections complete with meter boxes at the property line to service the two (2) new lots. Meter boxes must be placed on grass boulevard outside of private fence at minimum one (1) m away from paved driveways and walkways. Details to be finalized in the Servicing Agreement Designs.

Storm Sewer Works:

- Relocate or replace the existing ICs located at the northwest and southwest corners out of the private property subject to the ICs' condition and location of the proposed driveways, and install a new 100 mm diameter storm service connection to each storm ICs for servicing the two (2) subdivided lots. Details to be finalized in the Servicing Agreement Designs.
- Install a new IC as lawn drain at the common property line between the proposed driveways if required. Details to be finalized in the Servicing Agreement Designs.
- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- Remove the existing sanitary IC and cut and cap the existing lead pipe at the main. Install a new 450 mm diameter Type II IC complete with two (2) 100 mm diameter connections for servicing the two (2) new lots at the common property line. Details to be finalized in the Servicing Agreement Designs.
- The required sanitary sewer works outlined above must be completed prior to the issuance of a Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

Frontage Improvements:

- Developer is required to construct curb, gutter, a 1.5 m-wide sidewalk and a grass/treed boulevard along the entire development frontage. The boulevard is to be placed within the remaining width between the new sidewalk and the curb. Details to be finalized in the Servicing Agreement Designs.
- The existing driveway is to be closed and the dimensions of new driveways are to be limited to four (4) m at the west property line. Proposed driveway and walkway locations must not conflict with the existing power and street light pole along the property frontage, and must be located at least one (1) m away from new water meter boxes.

General Items:

- Additional legal agreements, as determined via the subject development's Servicing Agreement(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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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 9183 (RZ 14-657378)
2080/2100 No. 4 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 **“SINGLE DETACHED (RS2/B)”**.

P.I.D. 004-268-334

Lot 308 Except: Part Subdivided by Plan 81711, Section 23 Block 5 North Range 6 West
New Westminster District Plan 41897

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9183”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

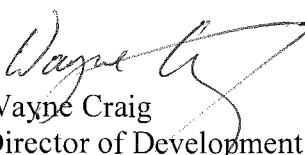
Date: March 17, 2015

File: RZ 13-644767

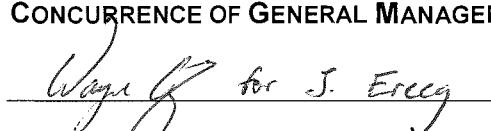
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 7751 Heather Street from Single Detached (RS1/F) to High Density Townhouses (RTH2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, for the rezoning of 7751 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 7751 Heather Street from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH2)” zone, to permit the development of five (5) townhouses (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing a comparison of the development proposal with the Zoning Bylaw requirements is included in Attachment 3.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, across Turnill Street, is a two-storey to three-storey townhouse complex on a lot zoned “Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)”.
- To the south, east and west are three-storey townhouses on lots zoned “Town Housing (ZT51) – South McLennan Sub-Area (City Centre)”.

Related Policies & Studies

Official Community Plan (OCP) & City Centre Area Plan (McLennan South Sub-Area Plan)

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This land use designation allows single-family, two-family, and townhouses. The proposed development is consistent with these land use designations.

Furthermore, the subject site is within “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan (Attachment 4), which specifies a maximum of three-storey townhouses over parking as the housing type and form that is encouraged in the area. The future Development Permit application review process associated with this proposal will ensure that the architectural form and character of the townhouses is consistent with the design guidelines for Character Area A.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water heating for the proposed development. Prior to rezoning bylaw adoption, a restrictive covenant specifying that all units are to be built and maintained to ERS 82 or higher, and that all units are to be solar hot water-ready, is required to be registered on title. As part of the Development Permit application review process, the applicant is also required to retain a Certified Energy Advisor (CEA) to complete an evaluation report to confirm the details of the construction requirements needed to achieve the rating.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis

OCP Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the “Neighbourhood Residential” land use designation.

High Density Townhouses (RTH2) – Project Density

The subject site is located within “Neighbourhood Character Area A” of the McLennan South Sub-Area Plan. While the base density permitted for the subject site is 0.75 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of townhouse developments within the “Neighbourhood Character Area A” in the McLennan South Sub-Area ranges from 0.55 FAR to 0.93 FAR. The proposed rezoning to “High Density Townhouses (RTH2)” would allow a maximum density of 0.80 FAR. This density is in keeping with the density range of other projects in the area.

Staff support the proposed density of 0.80 FAR at the subject site on the following basis:

- The Area Plan, adopted in 2006, supports the use of density bonusing to provide for affordable housing. The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. Consistent with the Affordable Housing Strategy requirements for townhouse developments, the applicant has agreed to provide a voluntary cash contribution in the amount of \$14,344 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed “High Density Townhouses (RTH2)” zone;
- The Area Plan supports the use of density bonusing to promote the development of accessible housing, and the proposal will be enhanced at the Development Permit application review stage to incorporate convertible housing and aging-in-place features.

- The applicant is undertaking frontage improvements along both Heather Street and Turnill Street as part of the proposed development (as described on page 2 of Attachment 7).
- The applicant is proposing to protect, relocate and plant street trees in the City boulevard on both Heather Street and Turnill Street (as described further below).

Project Description & Preliminary Concept Plans

This proposal is to develop five (5) townhouse units on a residual lot of 849 m² in area, located on the southwest corner of Heather Street and Turnill Street in the McLennan South planning area.

Site planning is constrained by the small site size. The proposed layout consists of: a three-storey building containing three (3) units fronting Heather Street to the east of a proposed north-south drive aisle that bisects the site; and a three-storey duplex building to the west of the drive aisle.

The main pedestrian unit entries for the east building are proposed to front onto Heather Street, while the pedestrian unit entries for the west building are proposed to front the drive aisle. Ground floor garages are arranged along the north-south internal drive aisle.

A single vehicle access point to the site is proposed from Turnill Street.

A preliminary site plan, landscape plan and architectural elevation plans are contained in Attachment 5.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.

At future development stage, the developer will be required to:

- Pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fees; and
- Complete the servicing/boulevard improvements described on page 2 of Attachment 7, the cost of which are to be paid through a City work order.

Frontage improvements associated with this development proposal involve (but are not limited to) boulevard and sidewalk treatments to match the existing corner landing area treatment at the northwest corner of Heather and Turnill Streets, including the provision of a street tree in the Heather Street frontage.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Turnill Street through a north-south drive aisle.

Pedestrian pathways accessing the main unit entries for the east building are provided from Heather Street, while the north-south vehicle drive aisle is proposed to serve as the pedestrian

access to the main unit entries for the west building. The portion of the drive aisle that is immediately adjacent to the public sidewalk along Turnill Street is proposed to be treated with decorative permeable pavers to highlight the dual use of the access point.

A total of seven (7) resident vehicle parking spaces are proposed (1.4 spaces per unit), with the spaces located in the garages of each unit. The three (3) units in the east building are proposed to each contain one (1) vehicle parking space, while the two (2) units in the west building are proposed to each contain two (2) vehicle parking spaces in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title.

One (1) visitor parking space is proposed in the southwest corner of the site, and is accessible from the drive aisle.

A total of ten (10) resident bicycle parking spaces (Class 1) are proposed, with the spaces located in the garages of each unit. A bicycle rack for two (2) visitor bicycle parking spaces (Class 2) is proposed in the southwest corner of the site.

Variances Requested

This application complies with the zoning bylaw, with the exception of the variance noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Reduce the minimum exterior side yard from 4.5 m to 2.6 m in the northwest portion of the site only, to allow the portion of the building containing the garbage and recycling enclosure to project into the required side yard. *(Staff is supportive of this variance request as it enables garbage and recycling collection to occur close to the street, and the manner in which the garbage and recycling area is incorporated into the building is preferable to locating a separate structure entirely within the exterior side yard. The architectural treatment of the garbage and recycling enclosure will be enhanced at the Development Permit application review stage).*

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses a total of one (1) tree on-site, six (6) trees on the adjacent property at 7833 Heather Street, and five (5) trees on City-owned property in the boulevard along Turnill Street and Heather Street.

The City's Tree Preservation Coordinator and the City's Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- Tree # 1 on the subject site (Laurel) should be removed, as it is in very poor condition with visible cavities at historical pruning cuts.
- The six (6) trees at 7833 Heather Street are to be protected in accordance with the Arborist's recommendations.

- Trees G, H, and K located in the boulevard on City-owned property are to be protected in accordance with the Arborist's recommendations, and Trees I and J are to be relocated within the boulevard on Turnill Street no closer than 2 m to the proposed driveway crossing to the subject site.

The Tree Management Plan is shown in Attachment 6.

To ensure protection of off-site trees and trees to be relocated (i.e., at 7833 Heather Street, and on city-owned property), the applicant must submit the following items prior to rezoning approval:

- A contract with a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. The contract must include: the scope of work to be done, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A contract with a qualified tree relocation company.
- A survival security in the amount of \$6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].

Tree protection fencing must be installed to City standard around all off-site trees to be protected, in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping is completed.

Based on the 2:1 tree replacement ratio in the OCP, a minimum of two (2) replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a mix of 13 deciduous and coniferous trees, as well as a variety of ground covers, grasses, perennials, and shrubs. At the Development Permit application stage, the Landscape Plan will be finalized and a Letter of Credit submitted by the applicant prior to Permit issuance. The Letter of Credit must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and contingency).

Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e., 6 m² per unit, for a total of 30 m²). The amenity space is proposed to be located at the northeast corner of the site to benefit from the existing adjacent public open spaces (i.e., pedestrian sidewalks, grass boulevards, and trees along all frontages at the intersection of Heather and Turnill Streets). The outdoor amenity space has been mainly designed as a passive area for future residents' enjoyment, while also facilitating children's play (i.e., the preliminary landscape concept illustrates vertical and horizontal balancing logs, and flat boulders. Final details of landscaping on-site, including the amenity space and play equipment will be determined as part of the Development Permit application review process).

Indoor Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit application stage in-lieu of providing on-site indoor amenity space.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e., \$14,344).

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Rezoning Considerations

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the McLennan South Sub-Area Plan, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Providing more defined private open space for individual units in the west building.
- Relocating visitor bicycle parking closer to the site entry.
- Examining opportunities to locate unit entries for the west building towards Turnill Street to provide a more pedestrian-oriented streetscape on both frontages.
- Modification to the garbage and recycling enclosure to further incorporate it into the west building and relocate the entry door to face the drive-aisle so as to provide an improved streetscape elevation along Turnill Street.
- Refining proposed fenestration and architectural elevations through the use of treatments that better promote recognition of individual storeys to reduce the apparent height of the proposed buildings (e.g., using colour and materials to give buildings a distinct top, middle, and base).
- Providing for accessibility and aging-in-place features to be incorporated into unit design.

- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

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

Financial Impact

None.

Conclusion

This development proposal is to rezone 7751 Heather Street from the "Single Detached (RS1/F)" zone to the "High Density Townhouses (RTH2)" zone, to permit the development of five (5) townhouses.

The proposal is consistent with the land use designations contained within the OCP and City Centre Area Plan (McLennan South Sub-Area), and the preliminary concept plans attached are generally consistent with the Development Permit guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9234 be introduced and given first reading.



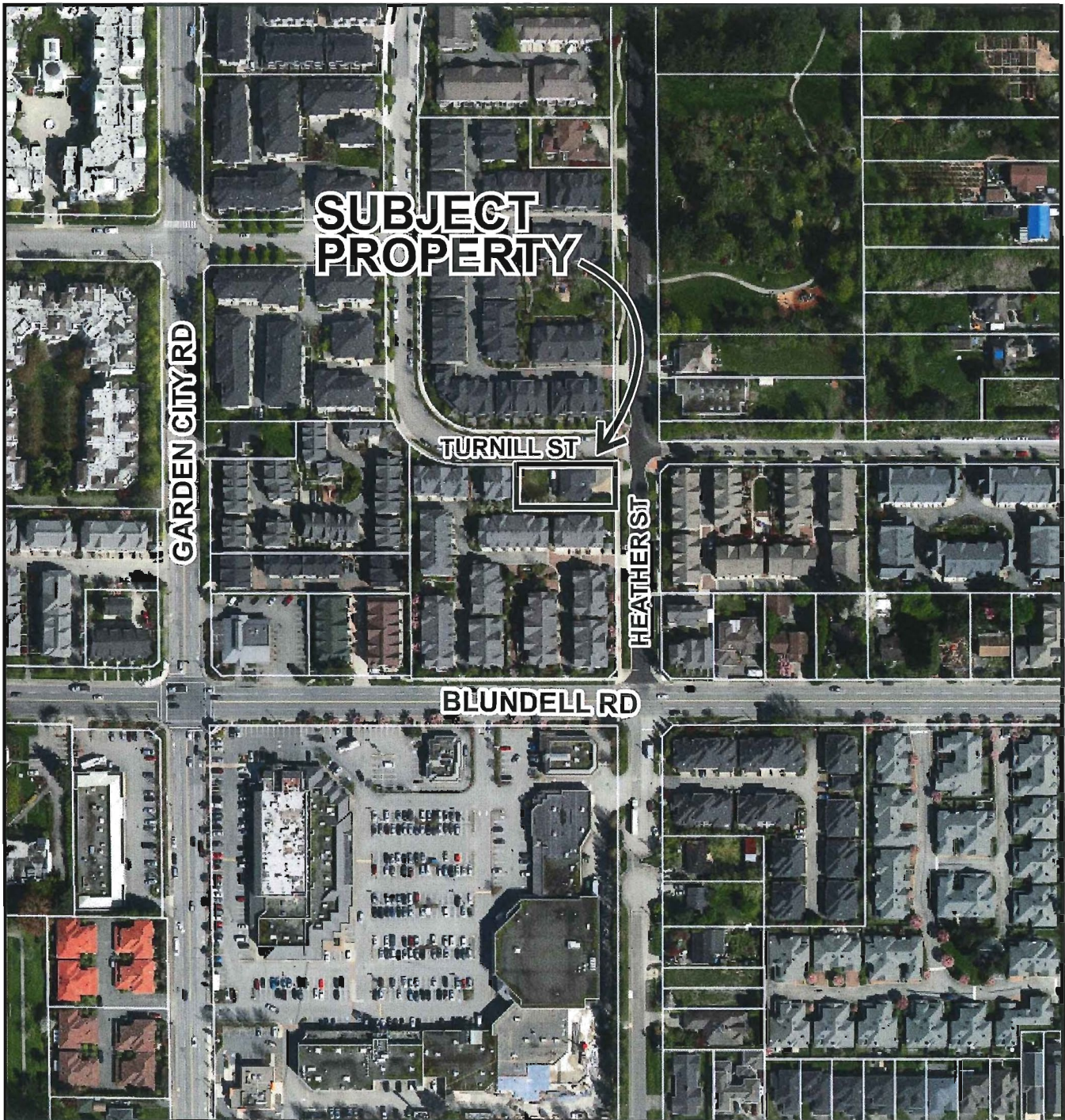
Cynthia Lussier
Planning Technician – Design
(604-276-4106)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan Land Use Map & Character Area Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 13-644767

Original Date: 03/05/15

Revision Date

Note: Dimensions are in METRES

#7751 HEATHER STREET,
RICHMOND, B.C.
P.I.D 011-492-040

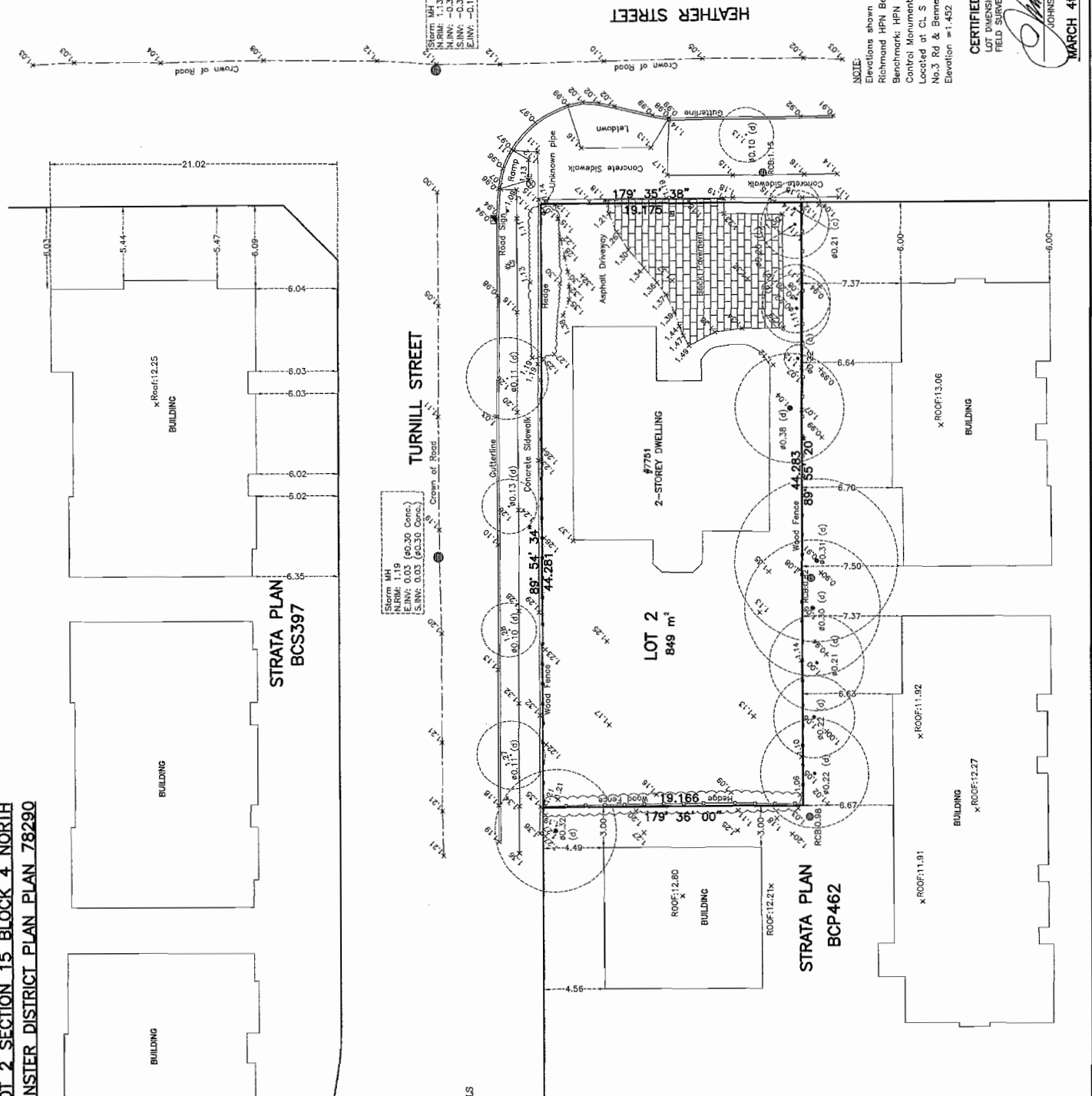


SCALE: 1:200

0	5	10	15
---	---	----	----


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

~~PLN - 42~~



NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane @
No.3 Rd & Bennett Rd
Elevation = 1,452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.


JOHNSON C. TAM, B.C.L.S.
MARCH 4th, 2013

© copyright
J. C. Tom and Associates
Canada and B.C. Limited
115 - 9833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctom.com
Website: www.jctom.com
Job No. 5091
FB-216 P140-144
Drawn By: TH

DWG No. 5091-TOPO



RZ 13-644767

Attachment 3

Address: 7751 Heather Street

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre (McLennan South)

	Existing	Proposed
Owner:	Han Liu	To be determined
Site Size (m²):	848.93 m ²	832.85 m ² after road dedication
Land Uses:	Single detached dwelling	Five (5) townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation (CCAP – McLennan South):	Residential, townhouse up to 3 storeys over 1 parking level, triplex, duplex, single-family 0.75 base FAR	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH2)
Number of Units:	1	5
Other Designations:	McLennan South Sub-Area Plan Neighbourhood Character Area A: 3 storey townhouse over parking	No change

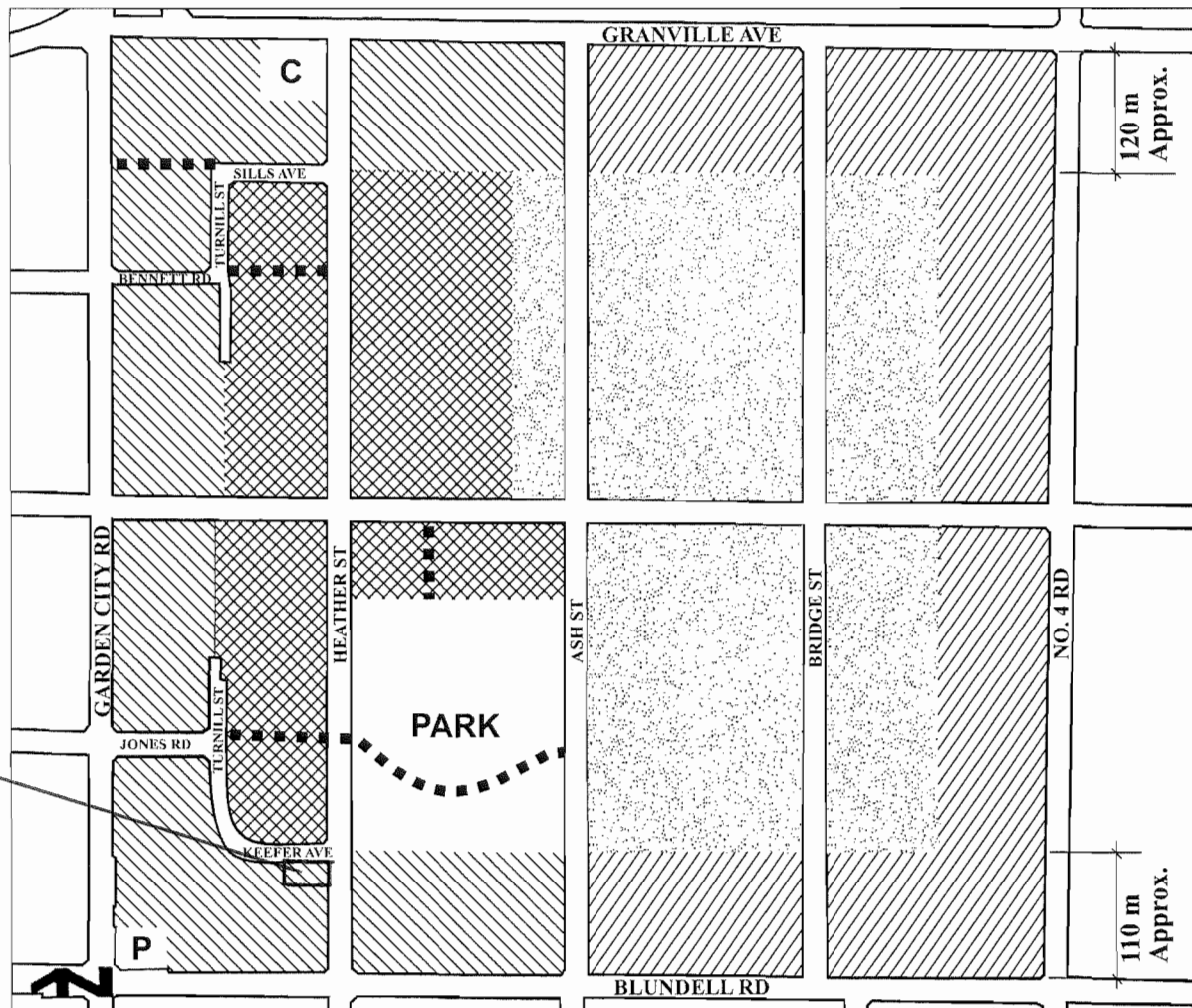
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80	Max. 0.80	none permitted
Lot Coverage – Building:	Max. 45%	37%	none
Lot Coverage – Buildings, Structures, and non-porous surfaces:	Max. 70%	59.8%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	29%	
Subdivision Provisions/Lot Size (min. dimensions):	40 m width 30 m depth 1,800 m ² area	832.85 m ² after road dedication (note: no new lots are being created through subdivision; the minimum lot dimensions do not apply to this residual lot)	none


	Bylaw Requirement	Proposed	Variance
Setback – Front Yard & Exterior Side Yard (m):	Min. 4.5 m	5.7 m & 4.6 m	To reduce the exterior side yard from 4.5 m to 2.6 m to allow the portion of the building containing the garbage & recycling enclosure to project into the required yard
Setback – Interior Side & Rear Yards (m):	Min. 2.0 m	Min. 2.0 m	none
Height (m):	12.0 m	Max. 12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	7 (R) and 1 (V) per unit	7 (R) and 1 (V) per unit	none
Off-street Parking Spaces – Total:	8	8	none
Amenity Space – Indoor:	Min. 50 m ²	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 30 m ²	60 m ²	none


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


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18

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

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

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

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

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 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.

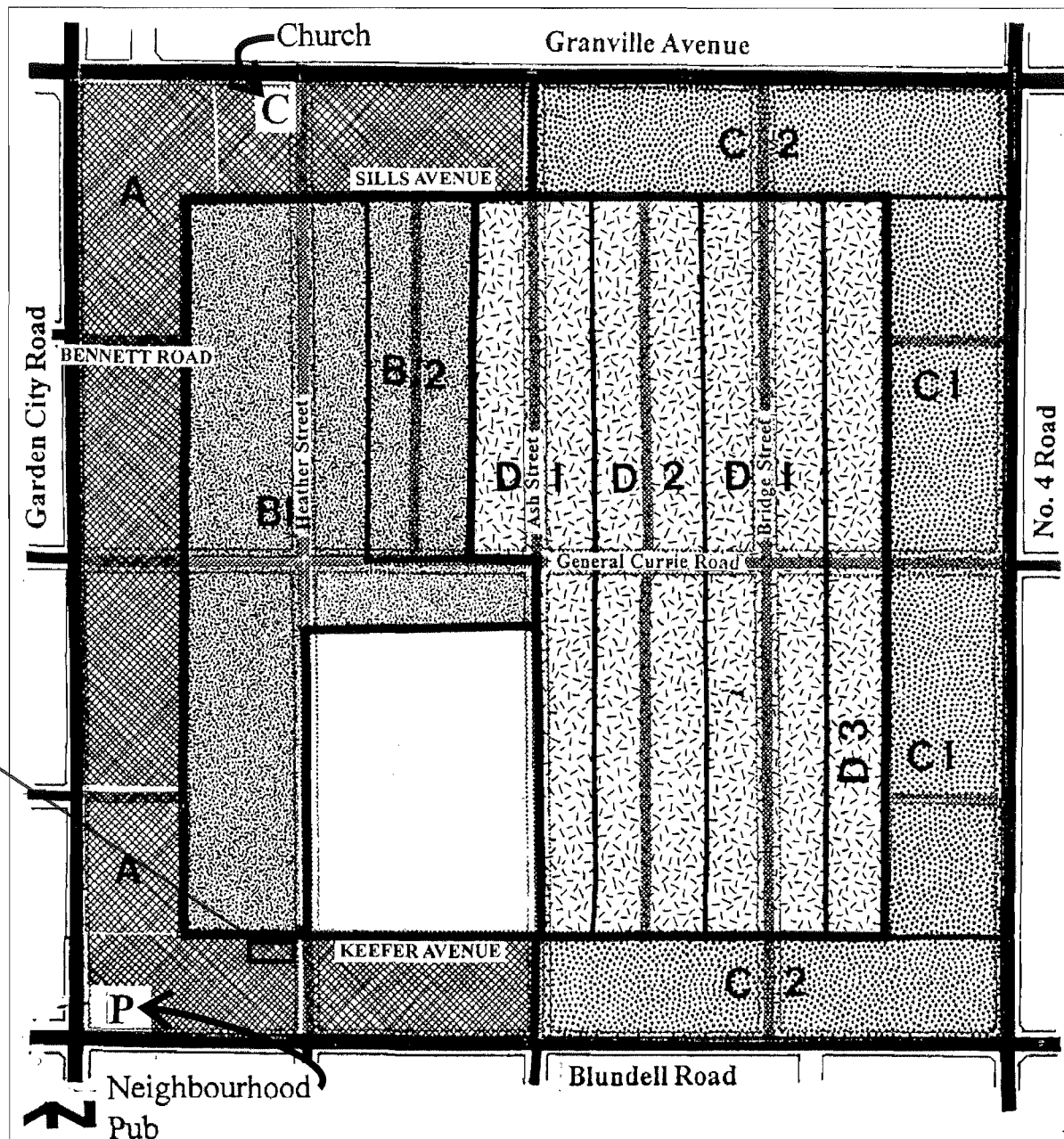
■ ■ ■ ■ Trail/Walkway



C Church



P Neighbourhood Pub

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

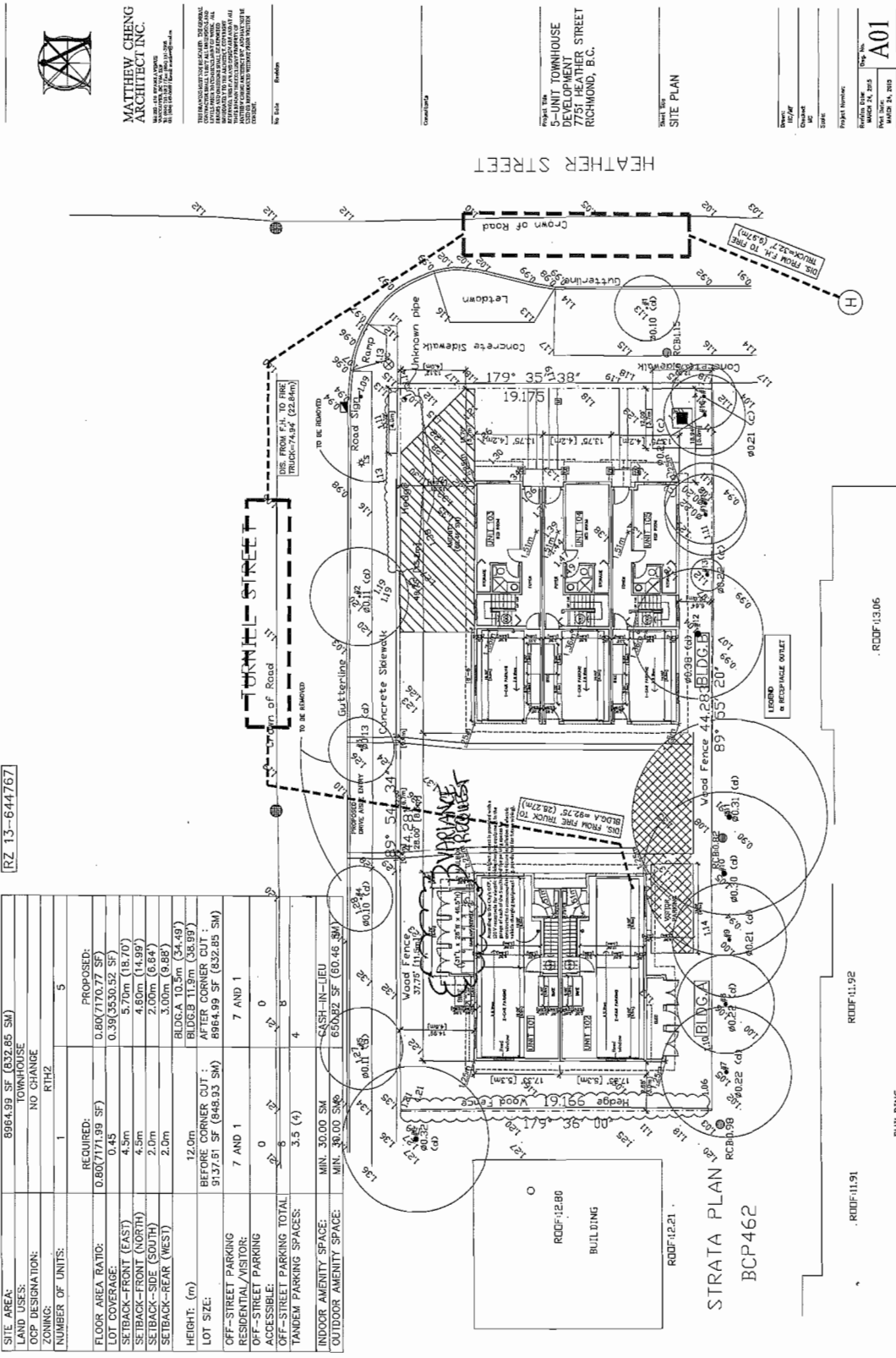
Character Area Key Map



-  **Area A**
3 storey Townhouse
over parking
-  **Areas B1, B2**
Townhouse – 2 ½ storeys
typical (3 storeys maximum)

-  **Areas C1, C2**
Clusters of Predominantly
Single-Family, Duplex,
Triplex Units
-  **Areas D1, D2, D3**
Single-Family

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



RZ 13-644767



MATTHEW CHENG
ARCHITECT INC.

Box 141, 6750 KINGS AVENUE
VANCOUVER, BC V6A 2K5
Tel (604) 761-0912 / Fax (604) 761-1916
Cell (604) 491-0416 / Email: info@winnipeg.ca

IN THE HOUSE OF COMMONS
THURSDAY, 15 FEBRUARY 1990

Min. Date	Countdown
-----------	-----------

Case Study

Project Title
5-UNIT TOWNHOUSE
DEVELOPMENT
7751 HEATHER STREET
RICHMOND, B.C.

Street Title
STREETSCAPES

Driver: HIC/NLF	Checklist: MFC	Score:
--------------------	-------------------	--------

Project Member:

Revision Date:
March 24, 2015

Print Date:
March 24, 2015

Eng. No.

A3.1

A3.1

The midpoint of the eaves line to the roof peak is no greater than 1.5 m

The midpoint of the eaves line to the roof peak is no greater than 1.5 m

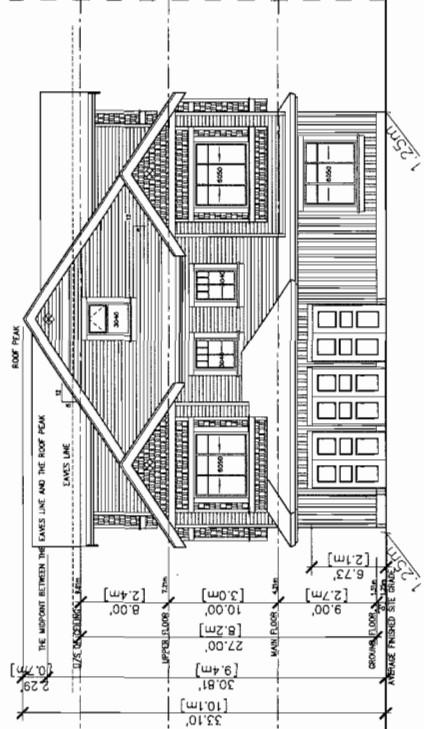
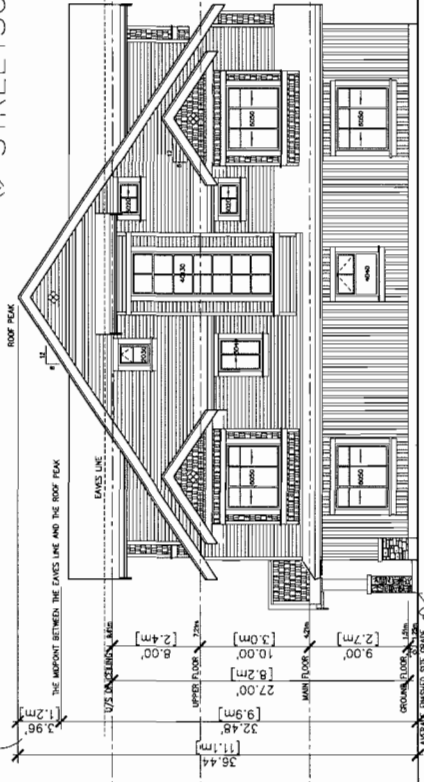
PLN - 48

STREET

STREETSCAPE ALONG HEATHER STREET

HEATHER STREET

STREETSCAPE ALONG TURNILL STREET



[illegible]

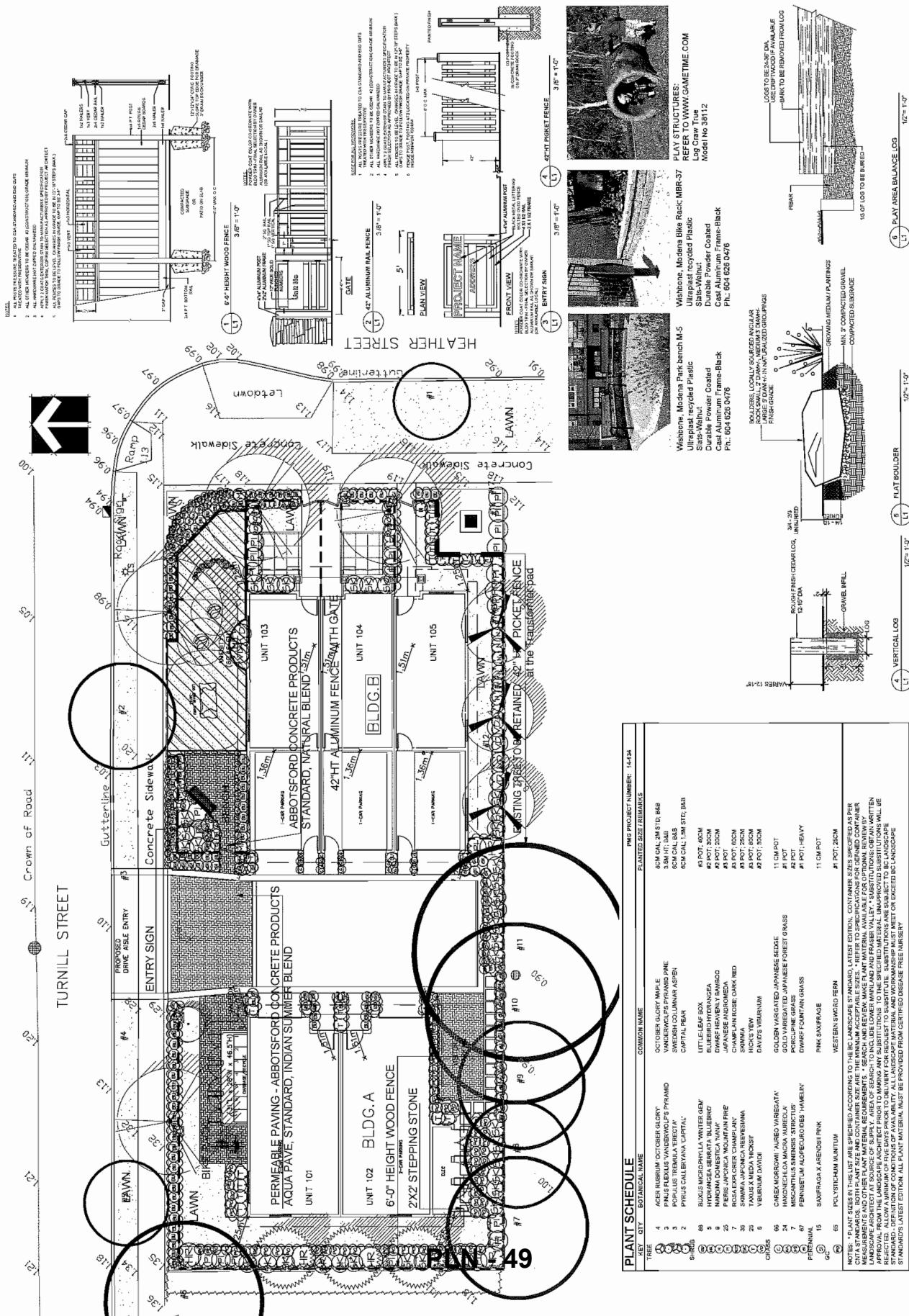
PROJECT:
5-UNIT TOWNHOUSE
DEVELOPMENT

7751 HEATHER STREET
RICHMOND

MATTHEW CHENG ARCHITECT INC.

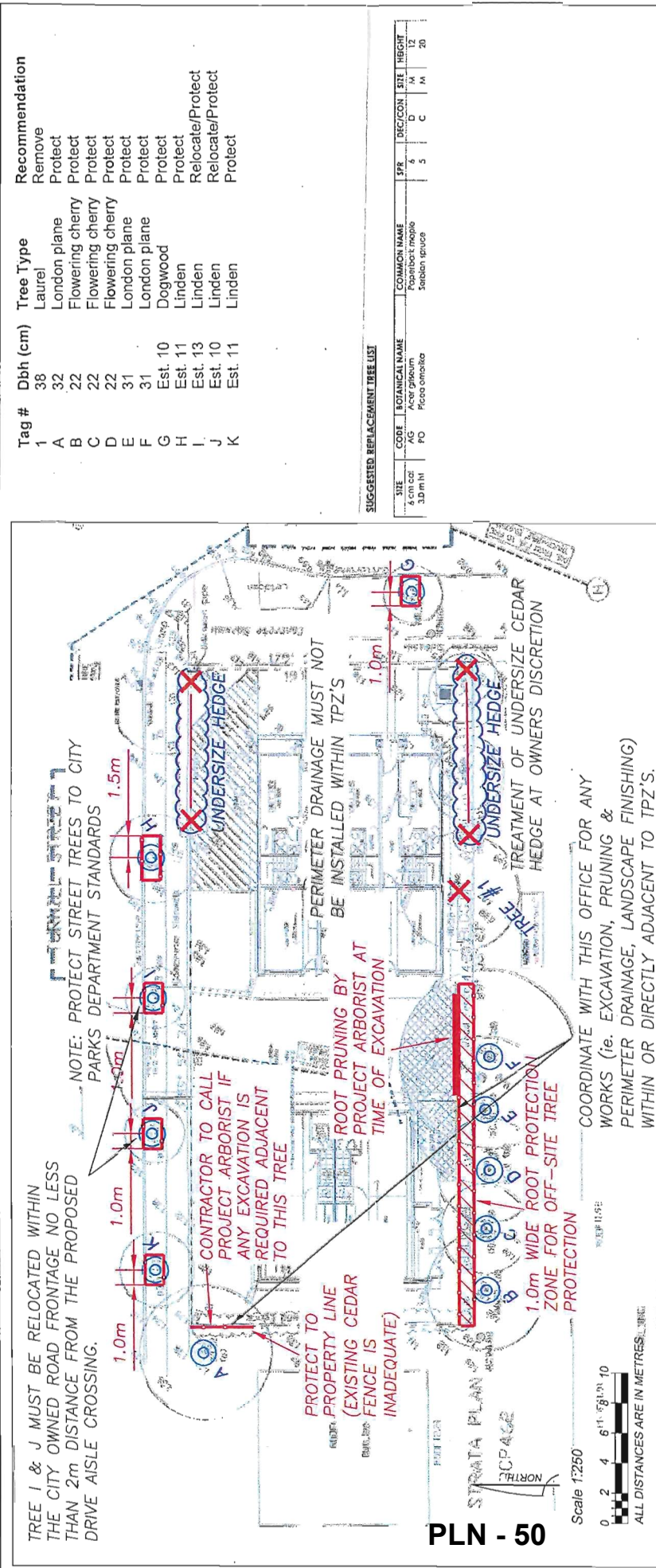
LANDSCAPE
PLAN

DATE: March 12, 2015
SCALE:
DRAWN: DD
DESIGN: DD
CHECK: PCM



PLANT SCHEDULE

TREE	HT.	QTY.	BOTANICAL NAME	COMMON NAME	PLANT CAL. 1/4" TO 1/2"	PLANT CAL. 1/2" TO 3/4"	PLANT CAL. 3/4" TO 1"	PLANT CAL. 1" TO 1 1/4"	PLANT CAL. 1 1/4" TO 1 3/4"	PLANT CAL. 1 3/4" TO 2"	PLANT CAL. 2" TO 2 1/4"	PLANT CAL. 2 1/4" TO 2 3/4"	PLANT CAL. 2 3/4" TO 3"	PLANT CAL. 3" TO 3 1/4"	PLANT CAL. 3 1/4" TO 3 3/4"	PLANT CAL. 3 3/4" TO 4"	PLANT CAL. 4" TO 4 1/4"	PLANT CAL. 4 1/4" TO 4 3/4"	PLANT CAL. 4 3/4" TO 5"	PLANT CAL. 5" TO 5 1/4"	PLANT CAL. 5 1/4" TO 5 3/4"	PLANT CAL. 5 3/4" TO 6"	PLANT CAL. 6" TO 6 1/4"	PLANT CAL. 6 1/4" TO 6 3/4"	PLANT CAL. 6 3/4" TO 7"	PLANT CAL. 7" TO 7 1/4"	PLANT CAL. 7 1/4" TO 7 3/4"	PLANT CAL. 7 3/4" TO 8"	PLANT CAL. 8" TO 8 1/4"	PLANT CAL. 8 1/4" TO 8 3/4"	PLANT CAL. 8 3/4" TO 9"	PLANT CAL. 9" TO 9 1/4"	PLANT CAL. 9 1/4" TO 9 3/4"	PLANT CAL. 9 3/4" TO 10"	PLANT CAL. 10" TO 10 1/4"	PLANT CAL. 10 1/4" TO 10 3/4"	PLANT CAL. 10 3/4" TO 11"	PLANT CAL. 11" TO 11 1/4"	PLANT CAL. 11 1/4" TO 11 3/4"	PLANT CAL. 11 3/4" TO 12"	PLANT CAL. 12" TO 12 1/4"	PLANT CAL. 12 1/4" TO 12 3/4"	PLANT CAL. 12 3/4" TO 13"	PLANT CAL. 13" TO 13 1/4"	PLANT CAL. 13 1/4" TO 13 3/4"	PLANT CAL. 13 3/4" TO 14"	PLANT CAL. 14" TO 14 1/4"	PLANT CAL. 14 1/4" TO 14 3/4"	PLANT CAL. 14 3/4" TO 15"	PLANT CAL. 15" TO 15 1/4"	PLANT CAL. 15 1/4" TO 15 3/4"	PLANT CAL. 15 3/4" TO 16"	PLANT CAL. 16" TO 16 1/4"	PLANT CAL. 16 1/4" TO 16 3/4"	PLANT CAL. 16 3/4" TO 17"	PLANT CAL. 17" TO 17 1/4"	PLANT CAL. 17 1/4" TO 17 3/4"	PLANT CAL. 17 3/4" TO 18"	PLANT CAL. 18" TO 18 1/4"	PLANT CAL. 18 1/4" TO 18 3/4"	PLANT CAL. 18 3/4" TO 19"	PLANT CAL. 19" TO 19 1/4"	PLANT CAL. 19 1/4" TO 19 3/4"	PLANT CAL. 19 3/4" TO 20"	PLANT CAL. 20" TO 20 1/4"	PLANT CAL. 20 1/4" TO 20 3/4"	PLANT CAL. 20 3/4" TO 21"	PLANT CAL. 21" TO 21 1/4"	PLANT CAL. 21 1/4" TO 21 3/4"	PLANT CAL. 21 3/4" TO 22"	PLANT CAL. 22" TO 22 1/4"	PLANT CAL. 22 1/4" TO 22 3/4"	PLANT CAL. 22 3/4" TO 23"	PLANT CAL. 23" TO 23 1/4"	PLANT CAL. 23 1/4" TO 23 3/4"	PLANT CAL. 23 3/4" TO 24"	PLANT CAL. 24" TO 24 1/4"	PLANT CAL. 24 1/4" TO 24 3/4"	PLANT CAL. 24 3/4" TO 25"	PLANT CAL. 25" TO 25 1/4"	PLANT CAL. 25 1/4" TO 25 3/4"	PLANT CAL. 25 3/4" TO 26"	PLANT CAL. 26" TO 26 1/4"	PLANT CAL. 26 1/4" TO 26 3/4"	PLANT CAL. 26 3/4" TO 27"	PLANT CAL. 27" TO 27 1/4"	PLANT CAL. 27 1/4" TO 27 3/4"	PLANT CAL. 27 3/4" TO 28"	PLANT CAL. 28" TO 28 1/4"	PLANT CAL. 28 1/4" TO 28 3/4"	PLANT CAL. 28 3/4" TO 29"	PLANT CAL. 29" TO 29 1/4"	PLANT CAL. 29 1/4" TO 29 3/4"	PLANT CAL. 29 3/4" TO 30"	PLANT CAL. 30" TO 30 1/4"	PLANT CAL. 30 1/4" TO 30 3/4"	PLANT CAL. 30 3/4" TO 31"	PLANT CAL. 31" TO 31 1/4"	PLANT CAL. 31 1/4" TO 31 3/4"	PLANT CAL. 31 3/4" TO 32"	PLANT CAL. 32" TO 32 1/4"	PLANT CAL. 32 1/4" TO 32 3/4"	PLANT CAL. 32 3/4" TO 33"	PLANT CAL. 33" TO 33 1/4"	PLANT CAL. 33 1/4" TO 33 3/4"	PLANT CAL. 33 3/4" TO 34"	PLANT CAL. 34" TO 34 1/4"	PLANT CAL. 34 1/4" TO 34 3/4"	PLANT CAL. 34 3/4" TO 35"	PLANT CAL. 35" TO 35 1/4"	PLANT CAL. 35 1/4" TO 35 3/4"	PLANT CAL. 35 3/4" TO 36"	PLANT CAL. 36" TO 36 1/4"	PLANT CAL. 36 1/4" TO 36 3/4"	PLANT CAL. 36 3/4" TO 37"	PLANT CAL. 37" TO 37 1/4"	PLANT CAL. 37 1/4" TO 37 3/4"	PLANT CAL. 37 3/4" TO 38"	PLANT CAL. 38" TO 38 1/4"	PLANT CAL. 38 1/4" TO 38 3/4"	PLANT CAL. 38 3/4" TO 39"	PLANT CAL. 39" TO 39 1/4"	PLANT CAL. 39 1/4" TO 39 3/4"	PLANT CAL. 39 3/4" TO 40"	PLANT CAL. 40" TO 40 1/4"	PLANT CAL. 40 1/4" TO 40 3/4"	PLANT CAL. 40 3/4" TO 41"	PLANT CAL. 41" TO 41 1/4"	PLANT CAL. 41 1/4" TO 41 3/4"	PLANT CAL. 41 3/4" TO 42"	PLANT CAL. 42" TO 42 1/4"	PLANT CAL. 42 1/4" TO 42 3/4"	PLANT CAL. 42 3/4" TO 43"	PLANT CAL. 43" TO 43 1/4"	PLANT CAL. 43 1/4" TO 43 3/4"	PLANT CAL. 43 3/4" TO 44"	PLANT CAL. 44" TO 44 1/4"	PLANT CAL. 44 1/4" TO 44 3/4"	PLANT CAL. 44 3/4" TO 45"	PLANT CAL. 45" TO 45 1/4"	PLANT CAL. 45 1/4" TO 45 3/4"	PLANT CAL. 45 3/4" TO 46"	PLANT CAL. 46" TO 46 1/4"	PLANT CAL. 46 1/4" TO 46 3/4"	PLANT CAL. 46 3/4" TO 47"	PLANT CAL. 47" TO 47 1/4"	PLANT CAL. 47 1/4" TO 47 3/4"	PLANT CAL. 47 3/4" TO 48"	PLANT CAL. 48" TO 48 1/4"	PLANT CAL. 48 1/4" TO 48 3/4"	PLANT CAL. 48 3/4" TO 49"	PLANT CAL. 49" TO 49 1/4"	PLANT CAL. 49 1/4" TO 49 3/4"	PLANT CAL. 49 3/4" TO 50"	PLANT CAL. 50" TO 50 1/4"	PLANT CAL. 50 1/4" TO 50 3/4"	PLANT CAL. 50 3/4" TO 51"	PLANT CAL. 51" TO 51 1/4"	PLANT CAL. 51 1/4" TO 51 3/4"	PLANT CAL. 51 3/4" TO 52"	PLANT CAL. 52" TO 52 1/4"	PLANT CAL. 52 1/4" TO 52 3/4"	PLANT CAL. 52 3/4" TO 53"	PLANT CAL. 53" TO 53 1/4"	PLANT CAL. 53 1/4" TO 53 3/4"	PLANT CAL. 53 3/4" TO 54"	PLANT CAL. 54" TO 54 1/4"	PLANT CAL. 54 1/4" TO 54 3/4"	PLANT CAL. 54 3/4" TO 55"	PLANT CAL. 55" TO 55 1/4"	PLANT CAL. 55 1/4" TO 55 3/4"	PLANT CAL. 55 3/4" TO 56"	PLANT CAL. 56" TO 56 1/4"	PLANT CAL. 56 1/4" TO 56 3/4"	PLANT CAL. 56 3/4" TO 57"	PLANT CAL. 57" TO 57 1/4"	PLANT CAL. 57 1/4" TO 57 3/4"	PLANT CAL. 57 3/4" TO 58"	PLANT CAL. 58" TO 58 1/4"	PLANT CAL. 58 1/4" TO 58 3/4"	PLANT CAL. 58 3/4" TO 59"	PLANT CAL. 59" TO 59 1/4"	PLANT CAL. 59 1/4" TO 59 3/4"	PLANT CAL. 59 3/4" TO 60"	PLANT CAL. 60" TO 60 1/4"	PLANT CAL. 60 1/4" TO 60 3/4"	PLANT CAL. 60 3/4" TO 61"	PLANT CAL. 61" TO 61 1/4"	PLANT CAL.
------	-----	------	----------------	-------------	-------------------------	-------------------------	-----------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	-------------------------	-------------------------	-----------------------------	--------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	-------------------------------	---------------------------	---------------------------	------------



LEGEND

- DENOTES SITE LIMITS
- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
- DENOTES UNDERSIZE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED.
- DENOTES OFFSITE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET TPZ REQUIREMENTS AND TO BE MAINTAINED. SEE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

ARBORTECH CONSULTING

Greater Vancouver Office:
1000-1100 BURNHAM STREET, RICHMOND, BC CANADA V7E 2Z3
FRASER VALLEY OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3

ocigroup.co

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT

ADDRESS: 7551 HEATHER STREET, RICHMOND

CLIENT: HATTIE LIU

ACL FILE: 13147

SHEET: 1 OF 1

PLAN NOTES

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED LANDSCAPE ARCHITECT (L.S.A.) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P. ENG). THIS PLAN IS PROVIDED FOR CONVEYANCE ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.



**City of
Richmond**

Rezoning Considerations

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

Address: 7751 Heather Street

File No.: RZ 13-644767

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9234, the following must be completed:

1. 4 m x 4 m corner cut road dedication at the northeast corner of the subject site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist to supervise:
 - a) any works conducted in close proximity to the tree protection zone of the off-site trees to be retained [i.e., Trees G, H, K on City-owned property, and the six (6) trees at 7833 Heather Street]; and
 - b) relocation and protection of Trees I and J on City-owned property.

The Contract should include the scope of work to be undertaken, any protection measures required to ensure tree protection (e.g. root pruning during excavation and installation), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Contract entered into between the applicant and a qualified tree relocation company.
4. Submission of a Tree Survival Security to the City in the amount of \$6,500 for Trees G, H, I, J, K on City-owned property [three (3) to be retained; two (2) to be relocated].
5. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,344) to the City's Affordable Housing Reserve Fund.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to Development Permit* issuance, the applicant is required to:

- Submit a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.

Prior to Building Permit* issuance, the following must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Completion of servicing works and boulevard improvements to be done at the developer's sole cost via City Work Order. The works and improvements are to include, but are not limited to:

Frontage Improvements

- Realignment of the existing curb ramp at the corner of Turnill Street and Heather Street, and provision of a second curb ramp to accommodate north/south and east/west wheelchair access across Turnill Street and Heather Street respectively. Boulevard and sidewalk treatments are to match the corner landing area treatment at the northwest corner of the intersection of Turnill and Heather Streets.
- Closing the existing driveway crossing on Heather Street in front of the subject site, and installing curb, gutter, sidewalk, one (1) street tree, and a grass boulevard in its place. Boulevard and sidewalk treatments for the frontage along Heather Street are to match the west side of Heather Street, north of Turnill Street (including provision of a street tree).
- Installing the proposed driveway crossing on Turnill Street in accordance with the City's design standards (e.g., 6.7 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet the existing grade of sidewalk/boulevard).

Storm Sewer Works

- Provision of a new storm service connection with the appropriate size inspection chamber from the existing 675 mm diameter storm sewer at Heather Street.

Water Works

- Using the OCP Model, there is 316 L/s available at 20 psi residual at the hydrant at Heather Street, north of Turnill Street and 360 L/s available at 20 psi residual at the hydrant at Heather Street, south of Turnill Street. Based on your proposed rezoning, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
- Provision of a new water service connection from the existing 200 mm diameter watermain at the Heather Street frontage.

Sanitary Sewer Works

- Provision of a new sanitary service connection with the appropriate size inspection chamber from the existing 200 mm diameter sanitary main at the Heather Street frontage.

General Items

- The developer is to provide right-of-ways to accommodate City utilities, such as water meter and inspection chambers (if applicable).
- The developer is to provide private utility companies right-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc. shall be designed to minimize the impact on public space) and future under-grounding of overhead lines (if applicable).
- Remove an existing utility support pole at the corner of Heather Street and Turnill Street.
- It is recommended that the developer contact the private utility companies to learn of their requirements.
- 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.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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 Department 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 original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9234 (RZ 13-644767)
7751 Heather Street**

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. 011-492-040

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 78290

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9234"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>R/L</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development
Date: April 1, 2015
File: RZ 06-349722
DP 14-670686
Re: **Concord Gardens (Capstan Village) – Proposed Change in Development Phasing**

Purpose

To provide information regarding proposed changes to the phasing of development at Concord Gardens, a large, multi-phase, residential project proposed at 8888 Patterson Road and 3420 Sexsmith Road in the City Centre's Capstan Village area. (Attachment 1)

Developer's Proposal

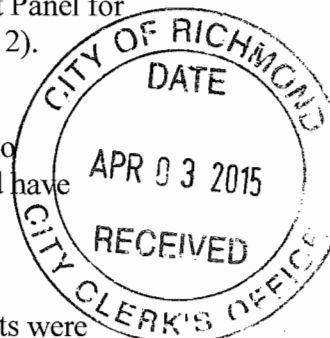
Rezoning of the subject site to permit the development of Concord Gardens (RZ 06-349722) was adopted by Council on January 28, 2013. The rezoning anticipated a sequence of five development phases, the first two of which are located on Concord Gardens' north lot (Lot 1) and have been issued Development Permits (DP 12-611486 and DP 13-642725). Originally, the next two phases were planned for the south lot (Lot 2), followed by a final phase on the north (Lot 1). To reduce potential construction impacts on residents (e.g., noise, dirt, truck traffic), the developer has requested that:

- The original phasing sequence is changed so that all three phases on the north lot (Lot 1) can be built ahead of those on the south lot (Lot 2) (Attachment 2);
- Legal agreements registered prior to rezoning adoption are amended to facilitate the proposed phasing change, with the understanding that such amendments shall not delay or reduce the developer's commitment to provide community amenities, construct off-site works, or satisfy other requirements determined through the rezoning process; and
- The pending Development Permit application for the final phase of development on Concord Gardens' north lot (Lot 1) (DP 14-670686) be forwarded to the Development Permit Panel for consideration ahead of any Development Permit application(s) for the south lot (Lot 2).

Development Implications

Staff have reviewed the developer's proposal and its potential implications with regard to development, community amenity contributions, off-site works, and related features and have determined the following:

- 1) Land Use and Density: No change is proposed.
- 2) Affordable Housing: No change is proposed. All affordable housing requirements were resolved via RZ 06-349722, including the registration of a Housing Agreement and Housing Covenant. The amount of affordable housing to be constructed on-site by the developer is proportional to each phase and is unaffected by the order in which the phases are constructed.
- 3) Engineering Services: No change is proposed. All Engineering requirements with respect to the five phases of Concord Gardens were resolved via RZ 06-349722 and its related Servicing



Agreements (SA 12-616223 and SA 12-626906). No additional improvements or Servicing Agreement is required as a result of the proposed change in development phasing.

- 4) Roads: All major road improvements required with respect to the five phases of Concord Gardens were resolved via RZ 06-349722, SA 12-616223, and SA 13-650553. Frontage improvements (e.g., sidewalks) and private road will be constructed with each phase of fronting development, as agreed through the rezoning. No additional improvements or Servicing Agreement is required as a result of the proposed change in development phasing.
- 5) Parks: Through RZ 06-349722, the developer agreed to provide several permanent public open space features, including a large Neighbourhood Park. In addition, as the Neighbourhood Park will not be constructed until Concord Gardens' second phase, a temporary public park is required as part of Phase 1 (Lot 1/Area A). The developer's proposed phasing change will have negligible impact on Concord Gardens' permanent public open space features (as most have been approved for construction via the development's first two phases); however, the temporary park will be displaced and must be relocated to ensure that adequate public open space is available prior to occupancy of Phase 1. To address this, the developer proposes to construct a temporary park, equal in size to the original, in an alternate location and secure it with legal agreements for public use until the Neighbourhood Park is built. Staff support this proposal because it provides for equivalent community amenity, while enhancing Concord Gardens' interim streetscape along its Sexsmith Road frontage. (Attachment 3)
- 6) Public Art: Through RZ 06-349722, it was determined that the developer's voluntary public art contribution would be submitted in three instalments, the first two of which have been received by the City and implementation is underway. As originally planned, Concord Gardens' third (final) stage of public art will implemented on or around Area D, utilizing funds from Areas D and E. As the proposed change in development phasing will see Area E developed in advance of Area D, staff recommend that legal agreements registered on title prior to rezoning are amended such that, prior to Development Permit issuance for Area E, the developer submits a Letter of Credit towards the future installation of public art on Area D. No other changes are required as a result of the proposed phasing change. (Attachment 4)
- 7) Parking: To satisfy Zoning Bylaw requirements, as a result of the proposed phasing change the developer must provide 30 parking spaces for the temporary use of the residents of Lot 1 until such time as Lot 2 is developed. The developer proposes to locate these spaces on Lot 2 (adjacent to the temporary park) and secure them with legal agreements registered on title. (Attachment 3) No other changes are required as a result of the proposed phasing change.

Conclusion

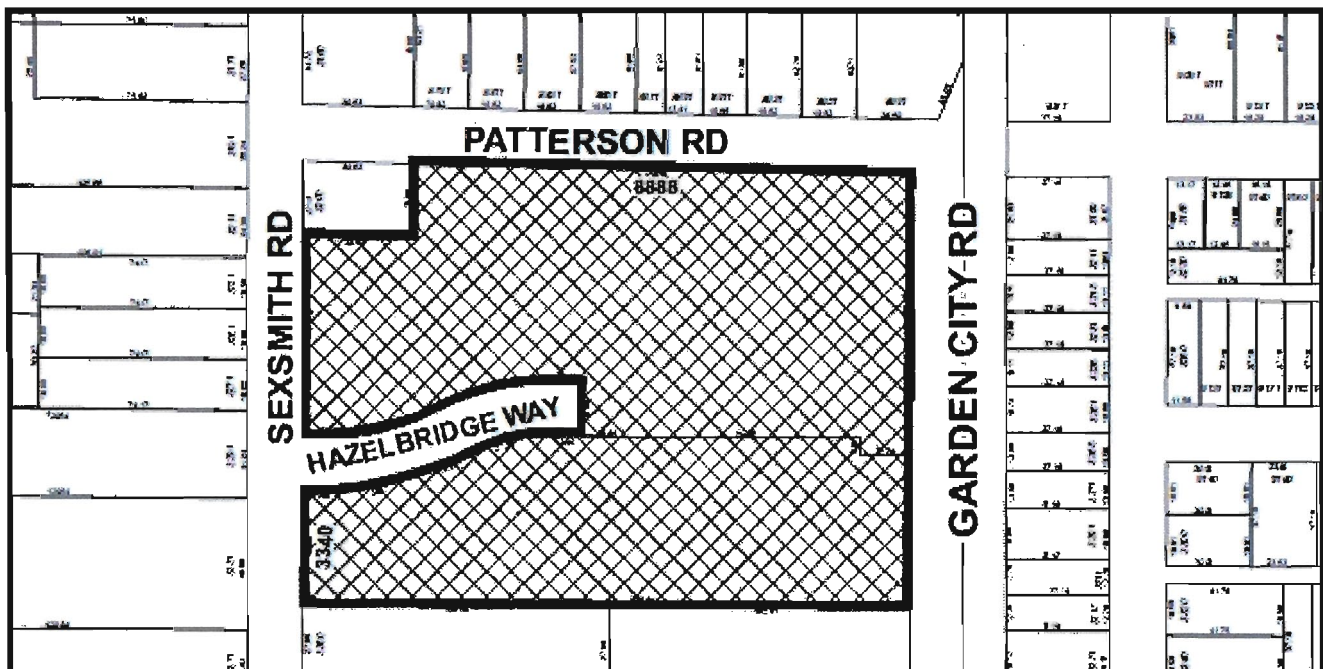
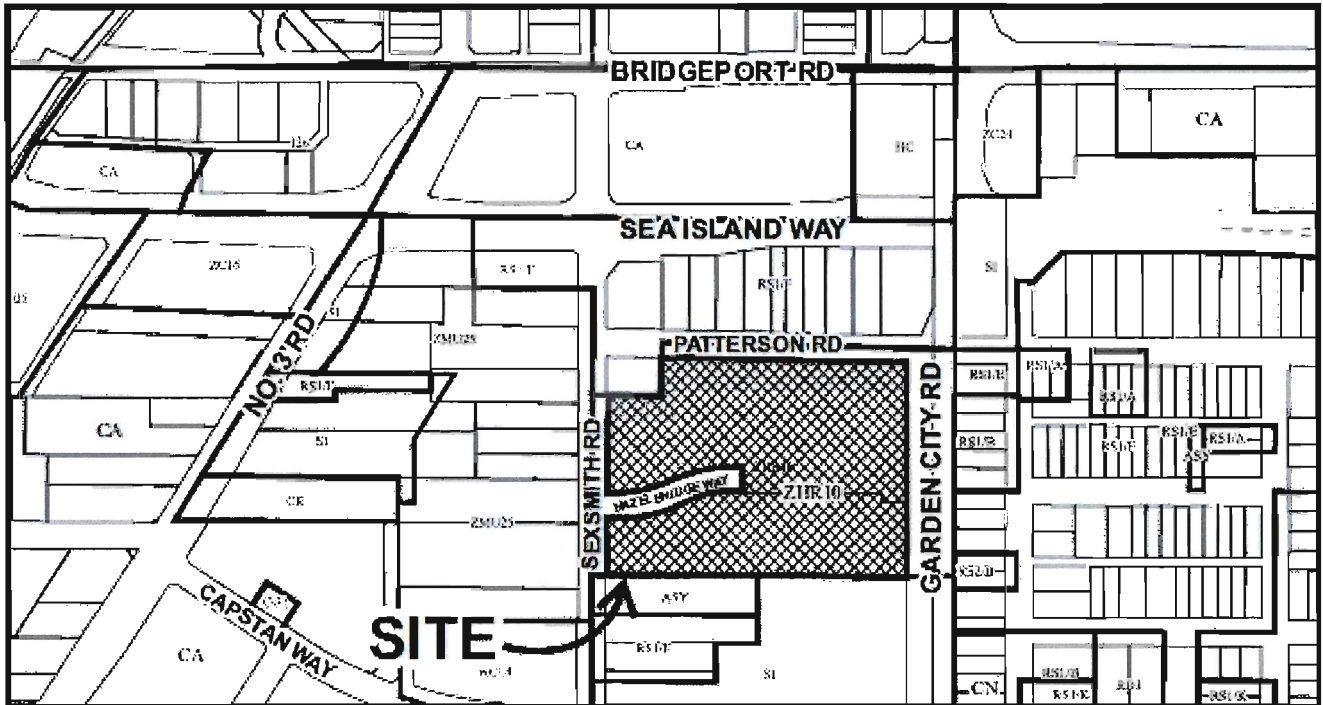
Changes are proposed to the phasing of Concord Gardens, a five-phase residential development in the City Centre's Capstan Village. To facilitate this, legal agreements registered on title prior to rezoning adoption must be amended. Staff support the developer's proposal on the basis that it will not delay or reduce community amenities or other features secured through the rezoning process.


Wayne Craig
Director of Development

WC:spc
Att. 4



City of Richmond



RZ 06-349722
DP 14-670686

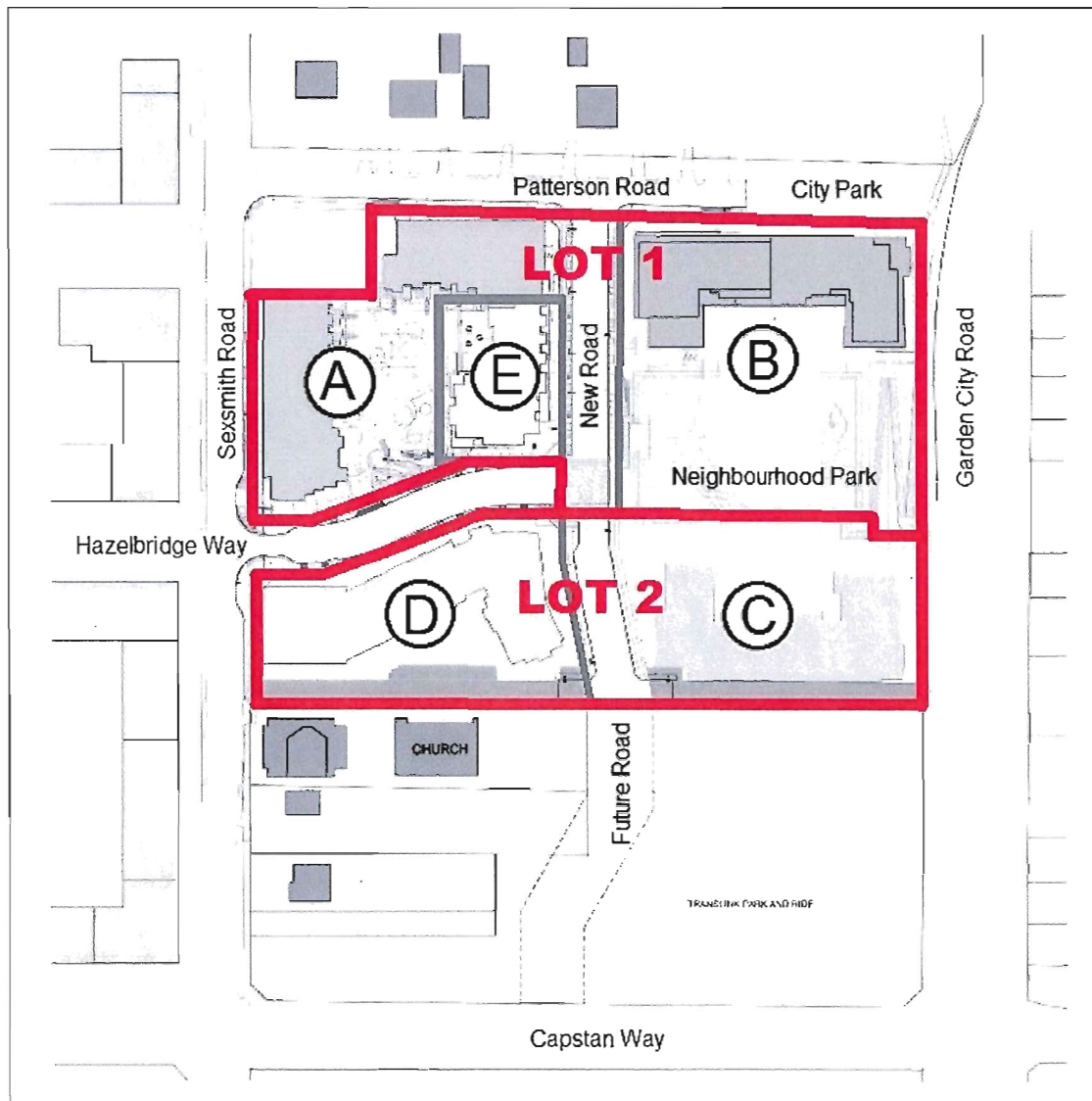
Original Date: 09/05/14

Revision Date: 03/10/15

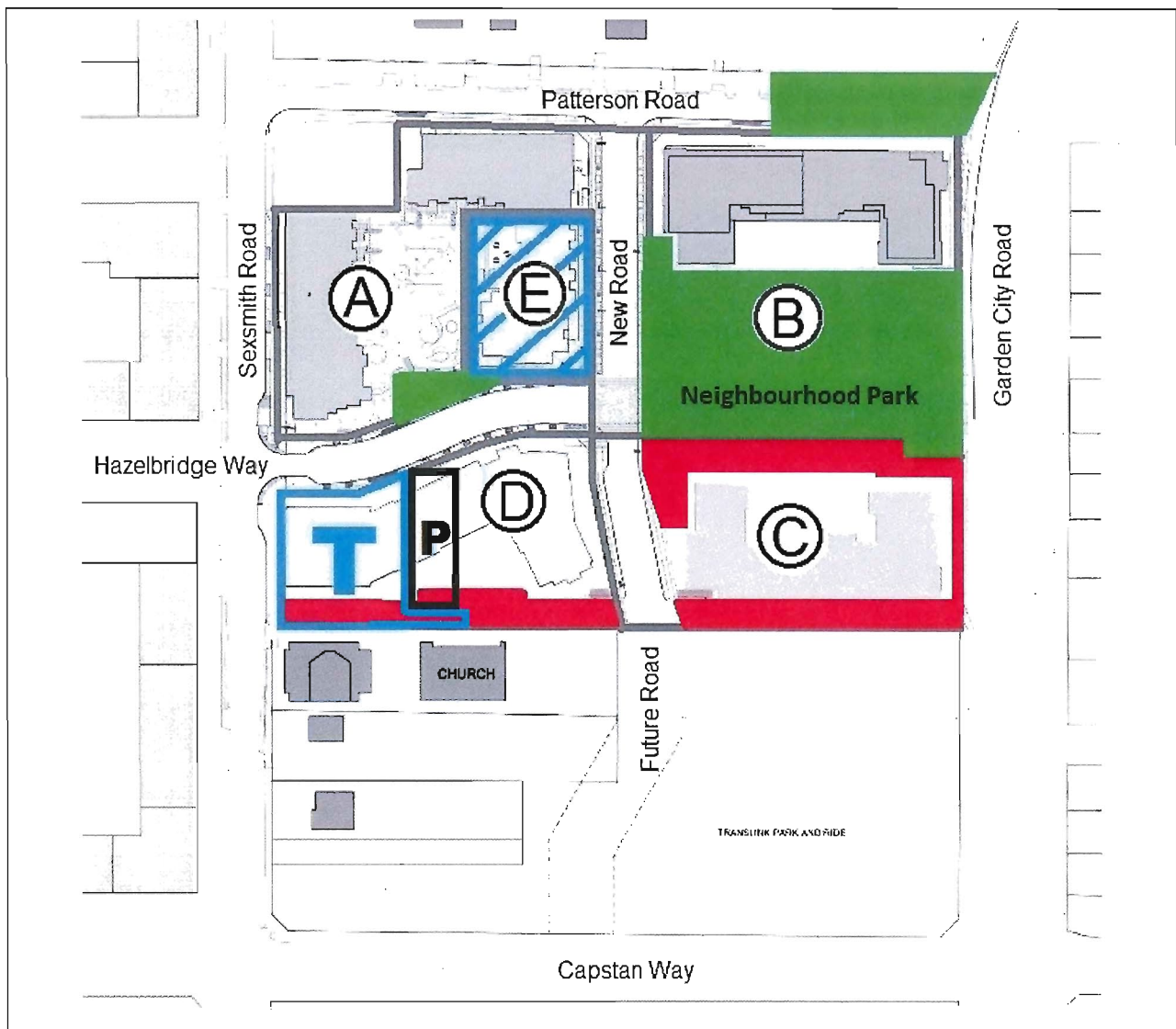
Note: Dimensions are in METRES

Development Phasing

PHASE	APPROVED SEQUENCE		PROPOSED SEQUENCE	
	Lot	Area	Lot	Area
1	North (Lot 1)	A (Under construction)	North (Lot 1)	A (Under construction)
2		B (DP 13-642725 approved)		B (DP 13-642725 approved)
3	South (Lot 2)	C		E (DP 14-670686 under review)
4		D	South (Lot 2)	C
5	North (Lot 1)	E		D



Public Open Space & Temporary Parking Locations



Area designation



Permanent public open space provided in Phases 1 & 2 (Areas A & B)



Permanent public open space to be provided with future phases (Areas C & D)



APPROVED temporary park location (on Area E/Lot 1)



PROPOSED temporary park location (on part of Area D/Lot 2)



PROPOSED temporary parking for residents of Areas A, B & E/Lot 1 (on part of Area D/Lot 2)

Public Art Instalments – Voluntary Developer Contributions

Public Art Instalment	APPROVED SEQUENCE			PROPOSED SEQUENCE		
	Instalment Amount	Instalment Submitted	Public Art Implemented	Instalment Amount	Instalment Submitted	Public Art Implemented
#1 Complete/ No Change	Area A floor area only	Prior to Area A DP approval	Prior to Area A occupancy	Area A floor area only	Prior to Area A DP approval	Prior to Area A occupancy
#2 Complete/ No Change	Combined Areas B & C floor area	Prior to Areas B DP approval (Note: Area C follows Area B)	Prior to Area B Occupancy (Note: Area C follows Area B)	Combined Areas B & C floor area	Prior to Areas B DP approval (Note: Area C follows Area B)	Prior to Area B Occupancy (Note: Area C follows Area B)
#3	Combined Areas D & E floor area (Note: Area E must follow Area D & reconcile any deviations due to phased contribution calculations.)	Prior to Areas D DP approval (Note: Area E follows Area D)	Prior to Area D Occupancy (Note: Area E follows Area D)	Area E floor area only	Prior to Area E DP approval	Prior to Area D Occupancy (Note: Area D follows Area E)
				Area D floor area only (Note: Area D must follow Area E & reconcile any deviations due to phased contribution calculations.)	Prior to Area D DP approval (Note: Area D follows Area E)	

