



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 19, 2011
4:00 p.m.

Pg. # ITEM

MINUTES

- PLN-7** *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, July 5, 2011.*



NEXT COMMITTEE MEETING DATE

Wednesday, September 7, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- PLN-17** 1. **APPLICATION BY BC TRANSPORTATION FINANCING AUTHORITY (BCTFA) FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8789, **RZ 10-552482**) (REDMS No. 3231509)

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See Page **PLN-17** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



- PLN-37 2. APPLICATION BY GAGAN DEEP CHADHA & RAJAT BEDI FOR REZONING AT 9511/9531 AND 9551 NO. 3 ROAD FROM TWO-UNIT DWELLINGS (RD1) & SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No.: 12-8060-20-8762, **RZ 10-536067**) (REDMS No. 3202491)

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See Page **PLN-37** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from “Two-Unit Dwellings (RD1)” & “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



- PLN-61 3. APPLICATION BY TREO DEVELOPMENTS INC. FOR REZONING AT 10491/ 10511 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No.: 12-8060-20-8784, **RZ 11-572970**) (REDMS No. 3234642)

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See Page **PLN-61** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-75 4. APPLICATION BY WESTERN DAYTON HOMES LTD. FOR REZONING AT 8540 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No.: 12-8060-20-8785, **RZ 09-499249**) (REDMS No. 3223458)

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See Page **PLN-75** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.



- PLN-101** 5. **APPLICATION BY TIEN SHER ARI INVESTMENT GROUP LTD. FOR REZONING AT 11180/11200 KINGSGROVE AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No.: 12-8060-20-8786, **RZ 11-576126**) (REDMS No. 3241397)

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See Page **PLN-101** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



- PLN-113** 6. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 9691, 9711 AND 9731 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE)**
(File Ref. No.: 12-8060-20-8787, **RZ 07-394758**) (REDMS No. 3242141)

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See Page **PLN-113** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) - North McLennan (City Centre)”, be introduced and given first reading.



- PLN-137** 7. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 4151, 4171 AND 4191 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**
(File Ref. No.: 12-8060-20-8788, **RZ 10-545531**) (REDMS No. 3202265)

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See Page **PLN-137** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



PLN-159 8. APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8160/8162 CLIFTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No.: 12-8060-20-8790, **RZ 11-577393**) (REDMS No. 3244842)

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See Page **PLN-159** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



PLN-171 9. APPLICATION BY AMIN ALIDINA FOR REZONING AT 6780 NO. 4 ROAD FROM LOCAL COMMERCIAL (CL) TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)

(File Ref. No.: 12-8060-20-8791/8792, **RZ 10-552527**) (REDMS No. 3249318)

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See Page **PLN-171** of the Planning agenda for full hardcopy report

Designated Speaker: Brian J. Jackson

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.*
- (2) *That Bylaw No. 8791, having been considered in conjunction with:*
 - (i) *the City’s Financial Plan and Capital Program;*
 - (ii) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- (3) *That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.*
- (4) *That Bylaw No. 8792, to create the “Congregate Housing and Child Care – McLennan (ZR8)” zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.*



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10. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, July 5, 2011

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Greg Halsey-Brandt, Vice-Chair
Councillor Harold Steves

Absent: Councillor Linda Barnes
Councillor Sue Halsey-Brandt

Also Present: Councillor Evelina Halsey-Brandt

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, June 21, 2011, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 19, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. CHILD CARE DEVELOPMENT GRANTS

(File Ref. No.:) (REDMS No. 3235141)

Discussion ensued between Lesley Sherlock, Social Planner, and Committee regarding the criteria used to approve Child Care Provider applications.

A comment was made that the Child Care Development Fund Guidelines, developed in 1994, were outdated in that they did not allow the Child Care Development Advisory Committee (CCDAC) to recommend Child Care Grants for purposes other than minor capital expenses.

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A suggestion was made that the recommendation include a direction to staff to develop new Terms of Reference for the Child Care Development Grant Program to allow the CCDAC to expand their ability to recommend grants for more than minor capital expenses.

It was moved and seconded

That:

- (a) *an allocation of \$26,050 as approved in the 2008 Capital Plan be approved for Child Care Development Grants in the following amounts:*
- (i) *\$5,050 for the East Richmond Community Association Out-of-School Care Program for equipment and furnishings;*
 - (ii) *\$11,000 to the Richmond Society for Community Living for Youth Connections playground renovation and the Supported Child Development Program Lending Library;*
 - (iii) *\$10,000 for Volunteer Richmond Information Services' Child Care Resource and Referral Centre for resource kits and lending library materials supporting infant/toddler and school-age care; and*
- (b) *staff develop new Terms of Reference for the Child Care Development Grant Program to expand their ability to recommend grants for more than minor capital expenses.*

CARRIED

The Chair (i) commended the CCDAC on their work, and (ii) requested of staff that the new Terms of Reference be brought back to Committee in 2012.

PLANNING & DEVELOPMENT DEPARTMENT

2. **APPLICATION BY HOME RUN DEVELOPMENTS LTD. FOR REZONING AND OCP AMENDMENT AT 8540 ALEXANDRA ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "HOTEL COMMERCIAL (ZC 31) – ABERDEEN VILLAGE (CITY CENTRE)"**

(File Ref. No.: 12-8060-20-8728/8729, RZ 08-423207) (REDMS No. 3142495)

Brian Jackson, Director of Development, commented that the proposed development is a 10-storey hotel building with 101 guest rooms and parking for 113 vehicles. He added that:

- 25 per cent of the site is dedicated for widening Kwantlen Street, Alexandra Road, and an extension of Alderbridge Way;
- the design details of the proposed hotel development will be presented at a future meeting of the Development Permit Panel; and

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- development of this site was initiated while the City Centre Area Plan (CCAP) process was underway, and the applicant has accordingly reduced the proposed height from 45 metres to 32 metres to meet the CCAP requirements.

It was moved and seconded

- (1) *That Bylaw No. 8728, to amend the City Centre Area Plan current land use designation by adding a "Village Centre Bonus" designation to 8540 Alexandra Road in the Generalized Land Use Map (2031) and Specific Land Use Map: Aberdeen Village (2031) in Schedule 2.10 (City Centre Area Plan) of Official Community Plan Bylaw No. 7100, be introduced and given first reading;*
- (2) *That Bylaw No. 8728, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8728, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Bylaw No. 8729, to create "Hotel Commercial (ZC-31) – Aberdeen Village (City Centre)" and for the rezoning of 8540 Alexandra Road from "Auto-Oriented Commercial (CA)" to "Hotel Commercial (ZC 31) – Aberdeen Village (City Centre)", be introduced and given first reading; and*
- (5) *That Official Community Plan Bylaw No. 8728 and Rezoning Bylaw No. 8729 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

3. **APPLICATION BY WESTERN MAPLE LANE HOLDINGS LTD. FOR REZONING AT 9160 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No.: 12-8060-20-8769, RZ 10-516267) (REDMS No. 3213418)

Mr. Jackson provided the following information regarding the proposed development of 18 three-storey townhouse units fronting No. 2 Road, with vehicle access from Maple Road:

- the site is identified for townhouse development under the Arterial Road Redevelopment Policy of 2006;

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- staff is aware of opposition to the application expressed by residents surrounding the subject site;
- the applicant has agreed to maintain the existing site grade along No. 2 Road to preserve eight of the ten trees on the subject site and they will be preserved at their existing elevation;
- the height of the proposed townhouse units will be mitigated by the lower than normal amount of fill on the subject site;
- the applicant will widen Maple Road to two lanes westbound and another lane, to allow for a left turn;
- after undertaking a traffic study, Transportation staff advised that signalization by a traffic light is not warranted at this time at the corner of No. 2 Road and Maple Road;
- each proposed townhouse unit is assigned two side-by-side parking spaces; four parking spaces for visitors are located on site, in compliance with the bylaw requirement; and
- during the Development Permit process issues of form and massing will be addressed.

For the benefit of residents attending the meeting the Chair noted it was recommended by staff that the application would move forward to the Public Hearing on Tuesday, July 26, 2011, at which time members of the public could speak to Council regarding the proposed development.

In response to a query from John Ptucha, 6420 Maple Road, staff advised Committee that some residents had contacted Planning staff to inquire whether the proposed development could be on the Wednesday, September 7, 2011 Public Hearing agenda, and not on the July 26, 2011 Public Hearing agenda.

As a result of the advice the following motion was introduced:

It was moved and seconded

That Bylaw No. 8769 be forwarded to the Public Hearing to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.

The question on the motion was not called as Committee heard from applicant Thomas Leung who stated his desire that the proposed development be addressed at the July 26, 2011 Special Public Hearing. He noted that he has worked on the project for a year and a half, and that he has tried to address all the concerns raised by residents of the neighbourhood.

The Chair noted that two members of the Planning Committee were absent from the meeting, and he further noted that the possibility was high that not all members of Council would be at the July 26, 2011 Public Hearing meeting. He remarked that it would be preferable to have as many members of Council present for a Public Hearing to discuss the proposed development.

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Susanne Plett, 6611 Maple Road, stated that she understood why townhouse are proposed for arterial roads, but asked that the City consider two, not three storey townhouse units for the subject site, as, in her opinion three storey townhouse units would diminish the beautiful appearance of the neighbourhood.

John Ptucha, 6420 Maple Road, commented that he took issue with the planning for trees on site. He then stated that a project of this size is contrary to the lifestyle of the residents in the neighbourhood and it would change the ambience, liveability and nature of the area. He objected to the commercial nature of a townhouse development, and stated that the subject site, despite being on an arterial road, should be used for development of single-family residences.

Michael Ng, 6091 Maple Road, requested that the proposed townhouse units be two, not three-storeys, and stated his concern with an increase in the density, and the resulting problems of more vehicles using Maple Road for parking. He questioned how Maple Road could be widened and still have space for parked cars.

Klaas Focker, 6220 Maple Road, objected to the Maple Road access for the proposed development and commented that No. 2 Road should be used for access to the proposed development. He stated that at present there are too many traffic accidents on Maple Road, and that rush hour traffic around No. 2 Road and Maple Road in the area is already problematic. He asked that the City take action to address this, and other issues, such as heavy trucks working at construction sites in the area impeding traffic.

In response to a query regarding the potential of traffic from the proposed development exiting the site on No. 2 Road, not Maple Road, Mr. Jackson advised that staff kept three separate components in mind when addressing the issue:

- (i) the only access off No. 2 Road would be right in/right out, thereby causing traffic to go around the block;
- (ii) the applicant had consulted occupants of the senior's building to the south of the subject site and had been told that residents preferred that the proposed development's driveway be located away from the seniors' building; and
- (iii) efforts to retain a number of the mature trees on the No. 2 Road frontage would be reduced if there were right in/right out access anywhere but Maple Road.

Mr. Jackson added that: (i) the applicant had indicated his preference for access off Maple Road; and (ii) although Transportation staff advised that it was preferable that Maple Road provide access to the subject sit, Maple Road was not the only option.

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Discussion ensued regarding:

- the subject site's address is on No. 2 Road, not Maple Road, where medium density is allowed under the zoning bylaw;
- traffic management, traffic signals, the idea to move access to the subject site from Maple Road to No. 2 Road; and
- rationale for the Public Hearing notification area being expanded from the standard 50 m radius.

The question on the motion was not called. There was general agreement that Part (3) of the following motion would address the issue of the date of the Public Hearing for the application.

It was moved and seconded

- (1) *That Bylaw No. 8769, for the rezoning of 9160 No. 2 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading;*
- (2) *That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 14; and*
- (3) *That Bylaw No. 8769 be forwarded to the Regular Public Hearing, to be held on Wednesday, September 7, 2011, at 7:00 p.m., in the Council Chambers.*

CARRIED

Committee requested that, prior to the Public Hearing, Council be provided with information from the Transportation staff regarding signalization at the corner of Maple Road and No. 2 Road.

4. **APPLICATION BY W. T. LEUNG ARCHITECTS INC. FOR REZONING AT 9099 COOK ROAD FROM "SINGLE DETACHED (RS1/F)" TO "HIGH RISE APARTMENT (ZHR8) – NORTH MCLENNAN (CITY CENTRE)"**

(File Ref. No.: 12-8060-20-8782, RZ 10-557918) (REDMS No. 3183272)

Staff advised that there was a typographical error in Bylaw 8782 and in the staff report, and copies of the corrected Bylaw and staff recommendation were circulated to reflect the accurate zone (ZHR9), and not the inaccurate zone (ZHR8).

Mr. Jackson drew Committee's attention to the following details of the proposed development of approximately 142 units within a 16-storey high-rise residential tower, and a six-storey mid-rise building, with 11 two-storey townhouse units at ground level:

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- the applicant will introduce: (i) a pedestrian path, and greenway system linking public open spaces within the neighbourhood; (ii) roads in the neighbourhood; and (iii) landscaping along the Garden City frontage;
- the 16 -storey high-rise is designed specifically to reduce the impact of views;
- seven of the 142 units in the high-rise will be affordable housing units;
- among the enhancements the applicant is to contribute to the Garden City Community Park are: (i) tennis court paving; and (ii) expansion of specimen trees in the Arboretum;
- the applicant is required to provide a significant amount of road dedication; and
- the proposed development's density meets the bylaw requirement.

A brief discussion ensued regarding parking requirements. In response to a query regarding the outdoor amenity area, the applicant used display boards to highlight:

- the children's play area, including play apparatus and benches for guardians to sit while supervising play;
- a rooftop water feature and putting green; and
- environmentally friendly features considered by the applicant include: (i) water conserving plumbing fixtures; (ii) a green roof over the indoor amenity space to reduce heat loss/ gain; and (iii) Energy Star appliances.

Mr. Jackson advised that the site is not in an area that is identified for installation of a geothermal system, but that staff has worked with the applicant on a package of environmental features that meets the City's objectives.

A resident of 9188 Hemlock Drive stated that the sign on the subject site advising the public of the rezoning application is situated at the southwest corner and he is concerned that: (i) many people in the area are not aware of the rezoning application; and (ii) there is insufficient time for people in the area to learn about the project before it goes to the July 26, 2011 Public Hearing.

Mr. Jackson advised that the signage has been up for some time and that it is clearly visible on Garden City Road. He further advised that some, but not many, residents have called the Planning department with queries, and that notices for the July 26, 2011 Public Hearing will be sent to residents who live within a 50 metre radius of the subject site.

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It was moved and seconded

- (1) *That Bylaw No. 8782, to create "High Rise Apartment (ZHR9)– North McLennan (City Centre)" and for the rezoning of 9099 Cook Road from "Single Detached (RS1/F)" to "High Rise Apartment (ZHR9) – North McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8782 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011, at 7:00 pm, in the Council Chambers.*

CARRIED

5. **APPLICATION BY XUE YAN AND HAN LIU FOR REZONING AT 7531 AND 7551 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No.: 12-8060-20-8783, RZ 10-539727) (REDMS No. 3235143)

Mr. Jackson advised that the application is in conformance with the area plan.

It was moved and seconded

- (1) *That Bylaw No. 8783, for the rezoning of a portion of 7531 and 7551 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading; and*
- (2) *That Bylaw No. 8783 be forwarded to a Special Public Hearing, to be held on Tuesday, July 26, 2011 at 7:00 pm in the Council Chambers.*

CARRIED

6. **MANAGER'S REPORT**

Terry Crowe, Manager, Policy Planning, reported that as part of the 2041 Official Community Plan update process, staff is examining options regarding how the Hamilton Shopping Centre densification process may occur.

He noted that land assembly by a developer has occurred and discussed options for undertaking further planning in the neighbourhood.

Joe Erceg, General Manager, Planning and Development, reported that he met recently with the new president of NAIOP – The Commercial Real Estate Development Association, to discuss the method by which the association ranks municipalities within its municipal fee survey, and to discuss a joint initiative to focus attention on new office development within the Richmond City Centre.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:23 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, July 5, 2011.

Councillor Bill McNulty
Chair

Sheila Johnston
Committee Clerk



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 24, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-552482
Director of Development
Re: Application by BC Transportation Financing Authority (BCTFA) for Rezoning at 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

BC Transportation Financing Authority (BCTFA) has applied to the City of Richmond for permission to rezone 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into six (6) single-family residential lots with vehicle accesses from Patterson Road (**Attachment 2**).

Findings of Fact

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

Surrounding Development

The subject site is bounded by Highway 99 to the north, Tuttle Avenue to the south, No. 4 Road off-ramp to the east, and Patterson Road to the west. The Ministry of Transportation and Infrastructure intends to prepare the subject site for disposition. The surrounding area is an established residential neighbourhood (west of No. 4 Road) consisting predominantly of single-family dwellings on lots zoned Single Detached (RS1/B). Other land uses also exist further west in the neighbourhood (i.e. institutional, multi-family, public open space).

Related Policies & Studies

Lot Size Policy 5413

The subject site is located within the area covered by Lot Size Policy 5413 (adopted by Council August 28, 1989) (**Attachment 4**). This Policy permits rezoning and subdivision of lots in accordance with "Single Detached (RS2/B)". This redevelopment proposal would enable the property to be subdivided into six (6) lots, each approximately 12 m (39 ft.) wide and range from 482 m² (5,188 ft²) to 637 m² (6,856 ft²) in area.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for single-family developments (i.e. \$ 18,136.60). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on three (3) of the six (6) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

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.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 28 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees identified on the Tree Survey except a Western Red Cedar tree located on the City boulevard along the Patterson Road frontage. A Tree Preservation Plan is included in **Attachment 5**. Among the 27 trees proposed for removal:

- Six (6) bylaw-sized trees are located on the City boulevard along the Patterson Road frontage. Parks Operations staff have agreed to the proposed removal based on the tree condition and the required frontage improvement works (including pavement widening and new sidewalk at property line) along Patterson Road. A cash compensation for the street tree removal in the amount of \$5,850 is determined. Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and the proposed tree removal will be at the owner's cost.
- 19 bylaw-sized trees are located on the subject site, where:
 - Ten (10) trees have significant structural defects (cavities, trunk decay, previously topped or inclusions) such that they should not be considered for retention;
 - Seven (7) trees are either dead or dying; and
 - Two (2) trees are in good condition but warranted for removal due to their marginal form as a result of scaffold limbs, their close proximity to the proposed dwelling, and the 0.6m grade change as a result of Flood Plain Bylaw requirements.
- Two (2) trees are considered hedging shrubs. These shrubs have little ornamental value as a single plant and as such, are not a candidate for long term retention.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 38 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
10	20-30 cm	20	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
3	51-60 cm	6	10 cm		5.5 m
4	60 cm +	8	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only 18 replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$10,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 20 replacement trees. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$9,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant has agreed to retain a Western Red Cedar on the city boulevard along Patterson Road. Frontage improvements along Patterson Road will be designed to meander around this protected tree. In order to ensure that the Western Red Cedar will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw. Furthermore, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the protected tree has survived.

Landscape Buffer

To provide an aesthetically pleasing edge along the No. 4 Road off-ramp and noise attenuation, the applicant has agreed to install a landscape buffer along the east and north property line of the subject site. A landscape plan for the buffer is included in **Attachment 6**. The rear yards that directly abut the No. 4 Road off-ramp are proposed to be raised about 0.6 m. A retaining wall will be constructed along the property line of the future single-family lots. The buffer is 1.5 m wide and is composed of a solid 1.8 m high double walled wood sound attenuation fence and a continuous hedge planting of Steeplechase Arborvitae (a moderately fast growing Evergreen hedge with a mature height and spread of 6 m x 2.4 m). The combination of the fencing and hedge planting will both screen the view of the highways and arterial roads from the proposed lots and partially mitigate noise generated by nearby traffic. Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$35,508 prior to final adoption of the rezoning bylaw.

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year. No direct access to Highway 99 or the off-ramp is permitted.

Vehicle Access

Vehicular access to No. 4 Road is not permitted in accordance with Bylaw 7222. The applicant is proposing to access the future lots from Patterson Road.

Site Servicing

An independent review of servicing requirements (sanitary, storm, and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrade is required to support the proposed development. However, the applicant is required to provide a sanitary-main to service the proposed lots. The applicant is proposing to provide the required sanitary-main on-site along the rear property line of the proposed lots (adjacent to the proposed landscape buffer).

Prior to final adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary-main onsite, grant an utility Right-of-Ways (as per the Servicing Agreement design), and discharge a portion of the existing Statutory Right-of-Way (SRW) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).

The applicant is also required to dedicate a 4 m x 4 m corner cut at southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road / Tuttle Avenue intersection. Frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue are also required (as part of the Servicing Agreement, see **Attachment 7** for details). All works are at developer's sole cost, no DCC credits.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant will also be required to provide underground hydro, telephone, and cable service connections for each lot.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5413 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B). All the relevant technical issues have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of three (3) existing large lot and a small remnant parcel into six (6) medium sized lots that comply with Lot Size Policy 5413 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.



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

EL:blg

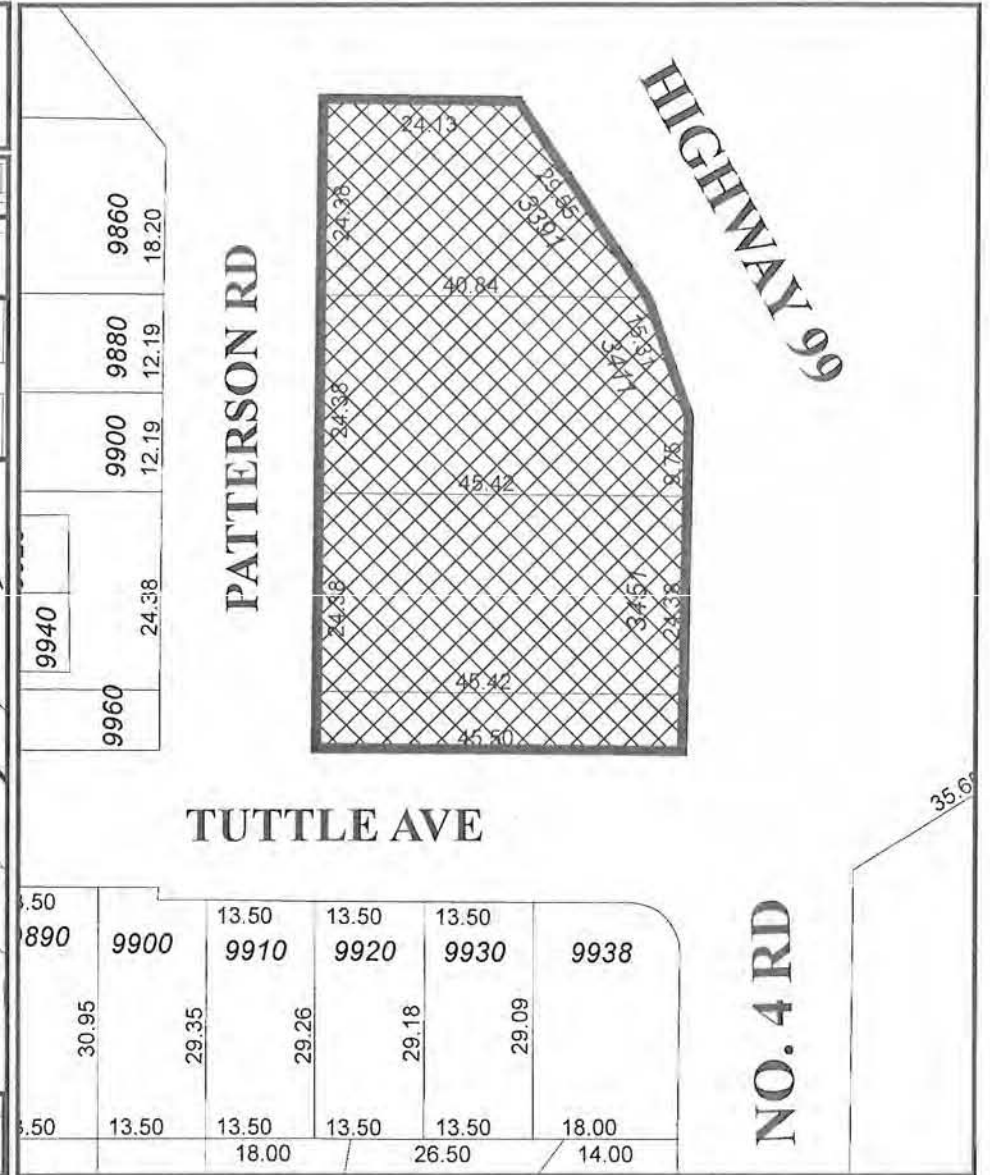
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5413
- Attachment 5: Tree Preservation Plan
- Attachment 6: Landscape Buffer Plan
- Attachment 7: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING

PLAN - 23

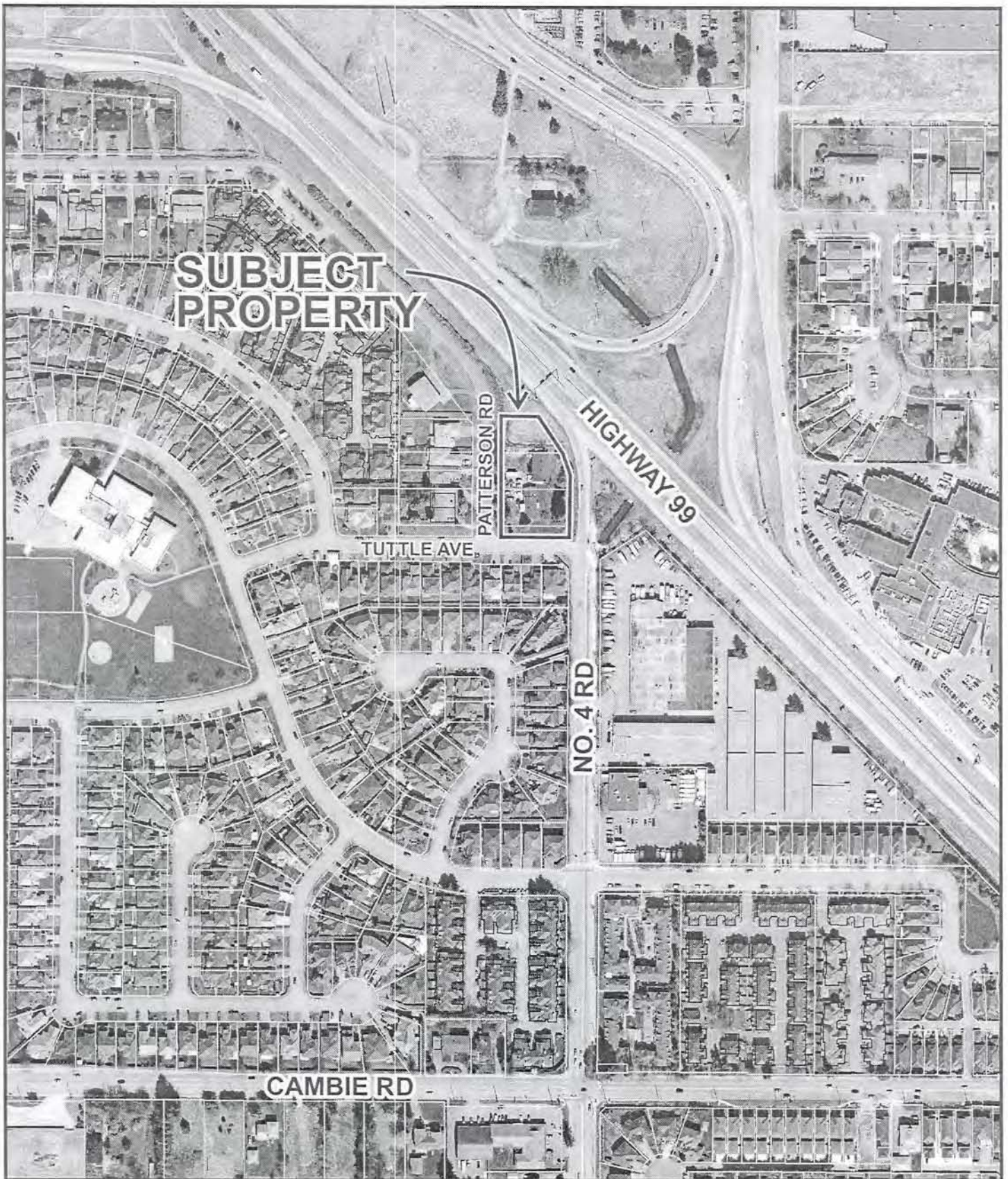


RZ 10-552482

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-552482

PLN - 24

Original Date: 11/16/10

Revision Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF PORTIONS OF SECTION 27, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

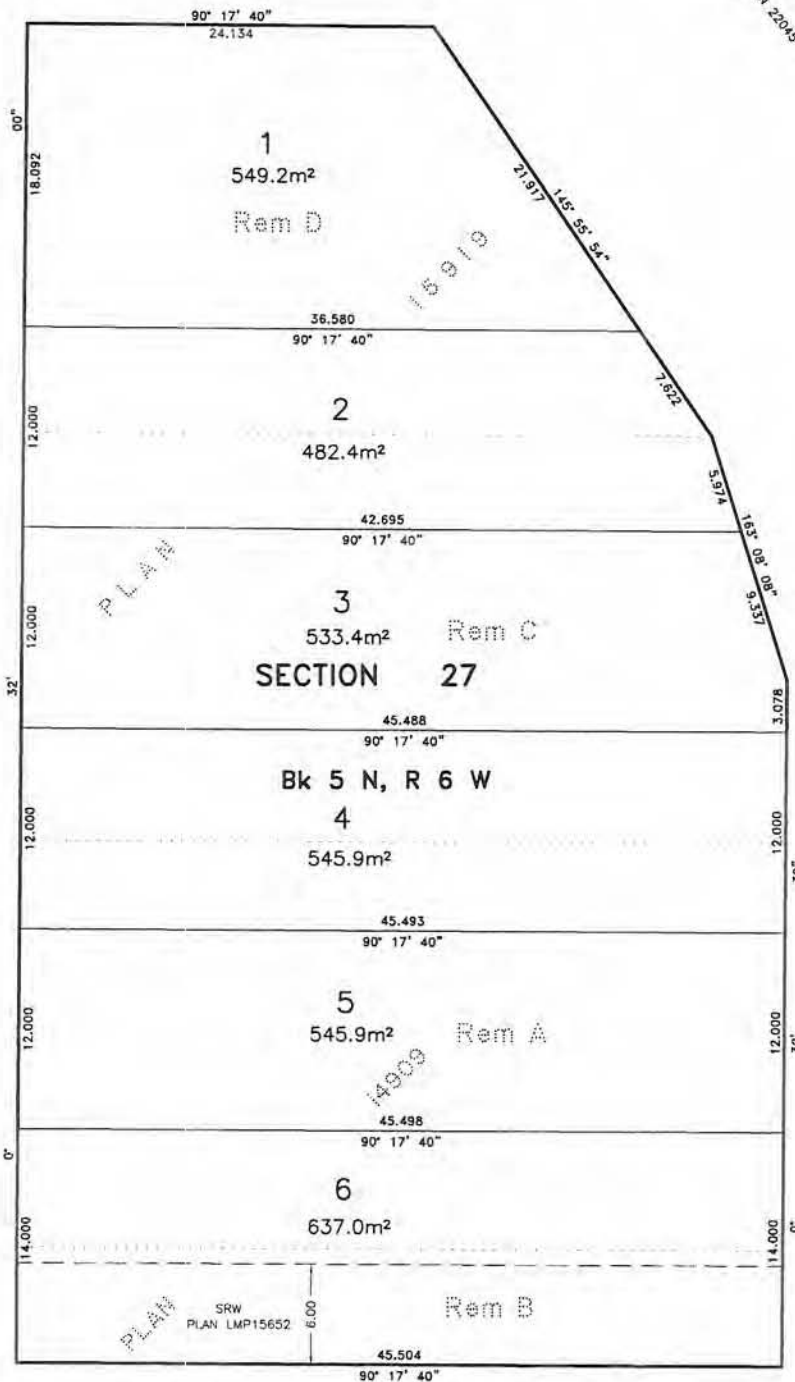
BOOK OF TITLES

DESCRIPTION	PID
LOT B EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	014-343-835
LOT A EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 14909	004-229-487
LOT C EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	004-229-550
LOT D EXCEPT: PORTIONS ON STATUTORY RIGHT OF WAY PLAN 22045; SECTION 27 BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN 15919	014-399-831

SCALE 1:200



PATTERSON ROAD



TUTTLE

AVENUE

 HIGHWAY
 HWY R/W PLAN 22045
 99

No. 4 ROAD

 NOTE:
 BEARINGS ARE GRID, DERIVED FROM POSTING PLAN BE219169
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

CERTIFIED CORRECT:

 UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 2104-3430 BRIGHTON AVE.
 BURNABY, B.C. V5A 3H4
 TEL. (604) 732-3384

 © Underhill & Underhill
 F.B. 1556 Pg. 3-12

DRAWN BY: A.L.

PLN - 25

OCT. 28, 2010

B.C.L.S.

H-2042A



City of Richmond

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

Development Application Data Sheet

RZ 10-552482

Attachment 3

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909

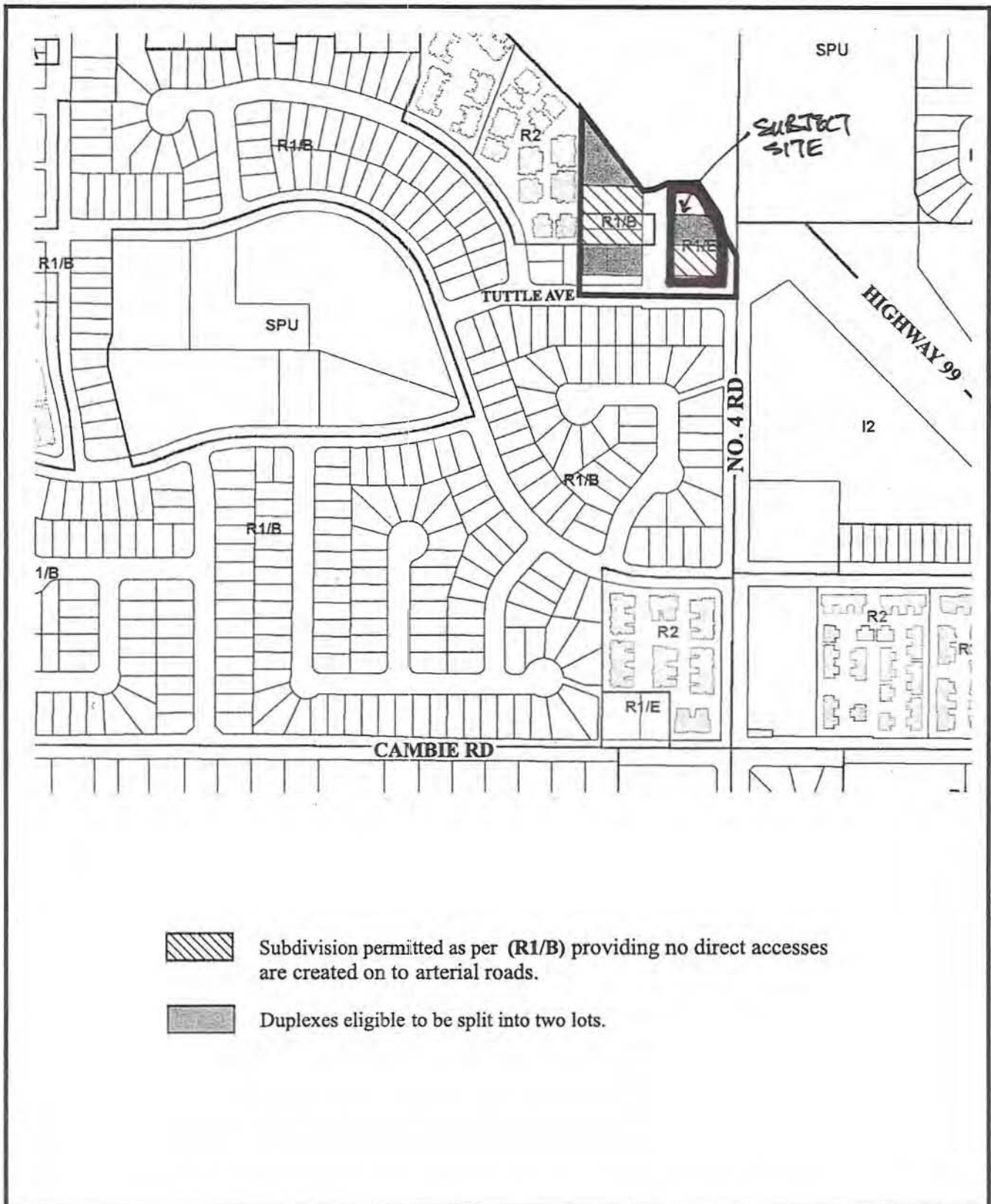
Applicant: BC Transportation Financing Authority (BCTFA)

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	BC Transportation Financing Authority	To be determined
Site Size (m²):	3,291 m ² (35,425 ft ²)	Six lots – range from 482 m ² (5,188 ft ²) to 637 m ² (6,856 ft ²)
Land Uses:	Four (4) vacant lots	Six (6) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – “Neighbourhood Residential”	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5413 permits subdivision to “Single Detached (RS1/b)”	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	max. 2 ½ storeys	none
Lot Size (min. dimensions):	360 m ²	482 m ² to 637 m ²	none

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



Subdivision permitted as per (R1/B) providing no direct accesses are created on to arterial roads.



Duplexes eligible to be split into two lots.



POLICY 5413 SECTION 27, 5-6

Adopted Date: 08/28/89

Amended Date:

**MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS**

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT

MINISTRY OF TRANSPORTATION
LAND MANAGEMENT BRANCH

FILE NO.

R2 10-552482

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN
3391/3411/3451 & LOT B.
NWD PLAN 14909
NO. 4 RD.,
URBAN SYSTEMS
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JAN0411	SL	EDITS FROM FIELD WORK
2	JAN2511	SL	CITY COMMENTS
3	June 2011	MF	TREE 15 - RETAIN

NOTES:

REFER TO TREE ASSESSMENT
REPORT FOR TREE SPECIES
AND DATA

TREE 15 TO BE RETAINED.

LAYOUT AND CIVIL PLANS
PROVIDED BY URBAN SYSTEMS
LTD.

SURVEY PROVIDED BY
UNDERHILL GEOMATICS LTD.

SHEET TITLE

T1 - TREE PRESERVATION AND
REMOVAL PLAN

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drawing and design is the property
of Mike Fadum and Associates Ltd.
and may not be reproduced or
used for other projects without their
permission.

DRAWN

331

SCALE

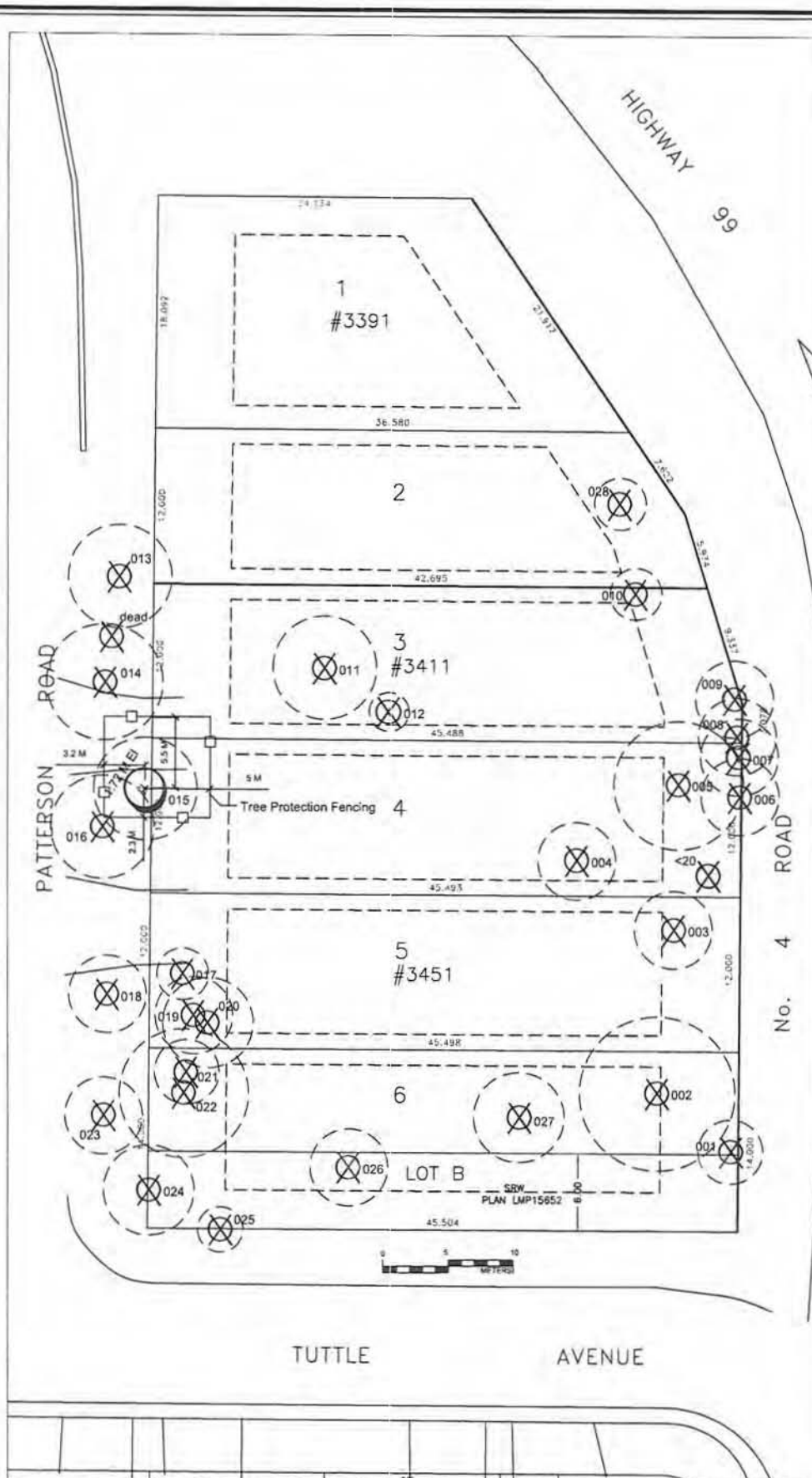
AS SHOWN

DATE

DECEMBER 2011

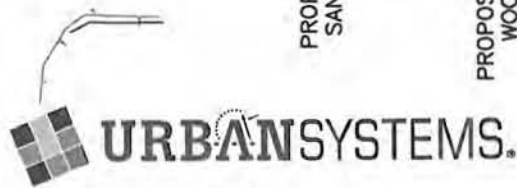
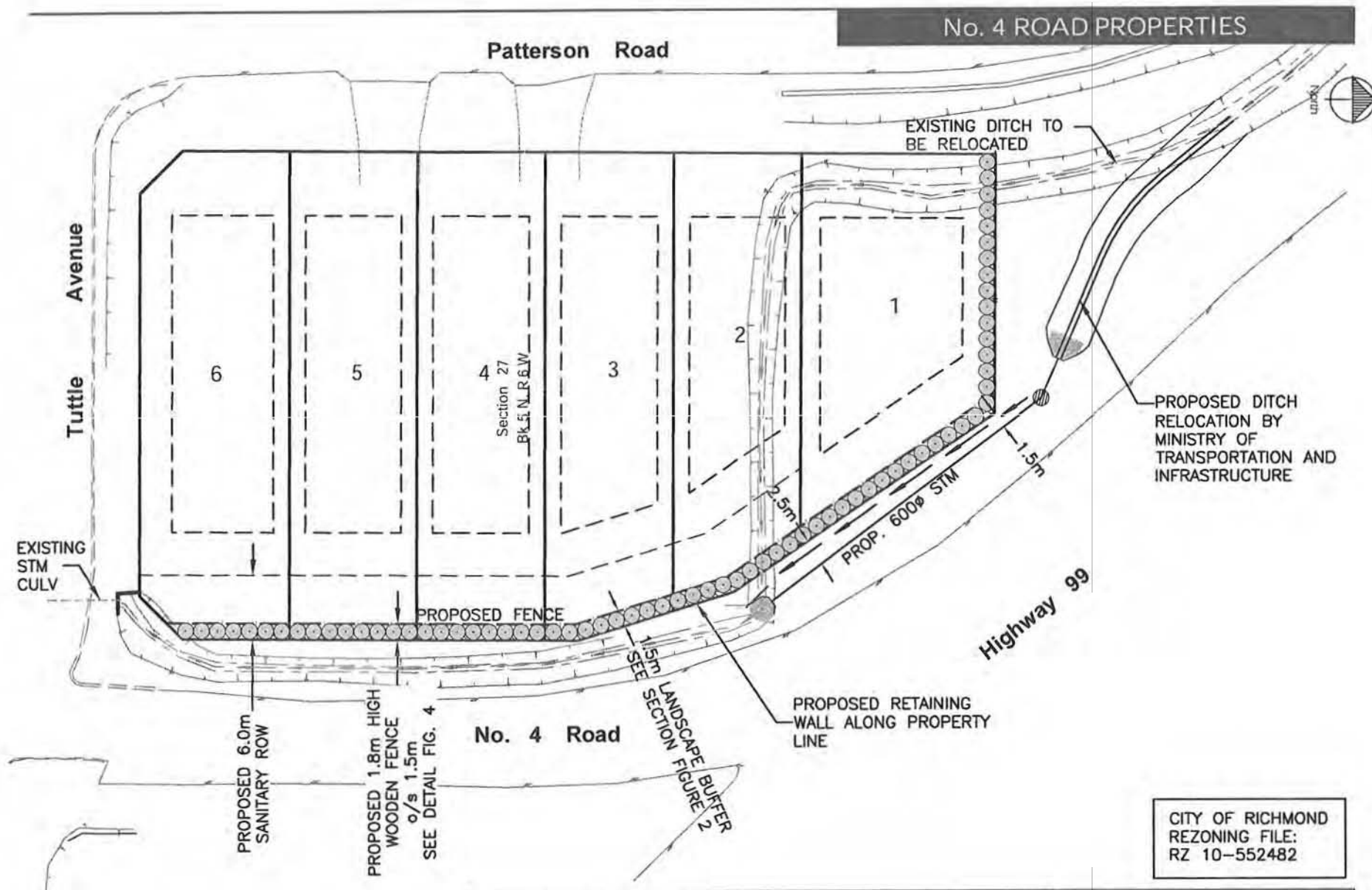
T-1

SHEET 1 OF 1

**LEGEND**

- TREE TO BE REMOVED
 DRIP LINE OF TREE
 TREE TO BE RETAINED
 TREE PROTECTION FENCING

PLN - 28



2353 - 13353 COMMERCE PARKWAY
 RICHMOND, BC, CANADA V6V 3A1
 Tel. 604.273.8700
 www.urban-systems.com

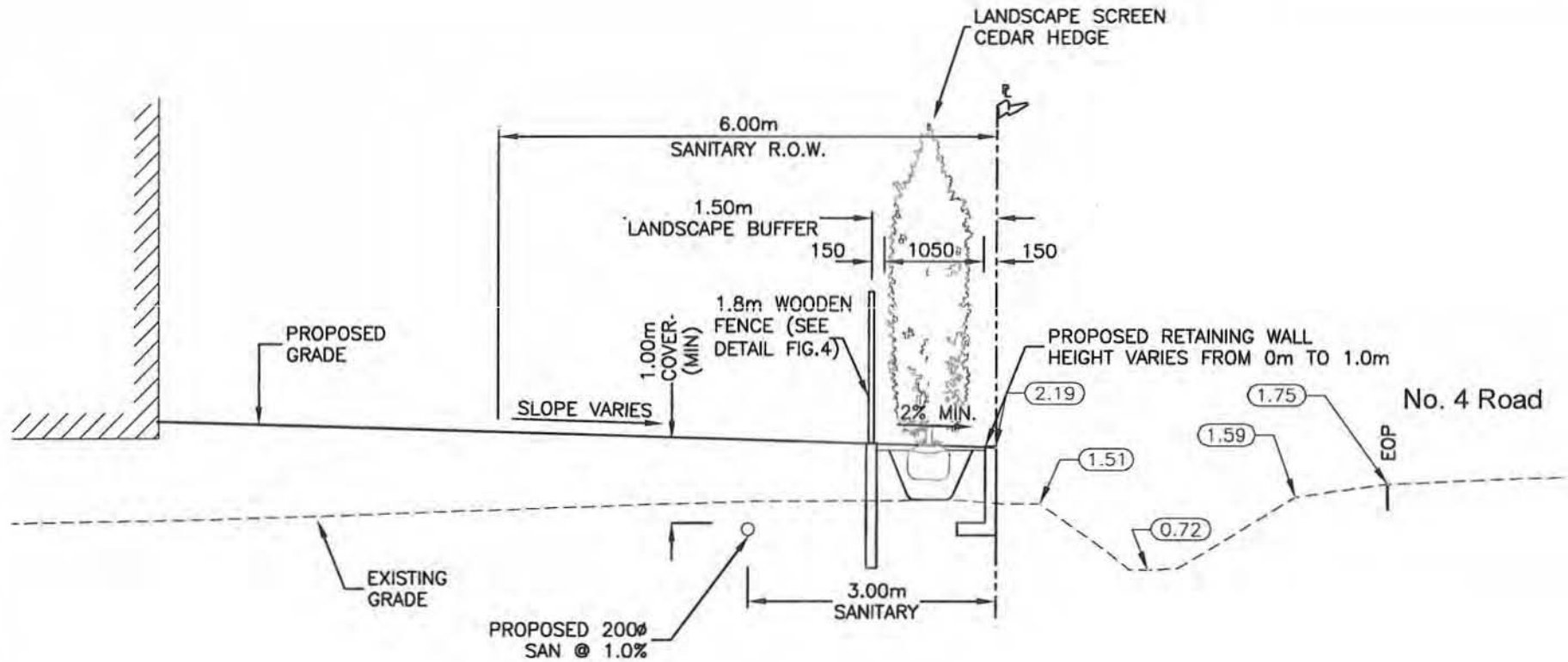
CITY OF RICHMOND
 REZONING FILE:
 RZ 10-552482

Client/Project		
MINISTRY OF TRANSPORTATION No. 4 ROAD PROPERTIES		
Scale	Date	Figure
1:50	2011-04-20	F01
1961.0183.12		Title

LANDSCAPE PLAN
 No. 4 Rd Rezoning

U:\Projects_VAN\1861018312 - No 4 Road\CD-Drafting-Design-Analyst\CA\CD\dwg\No 4 Road Site Plan\MISC\F01 - TYP SEC - Rear Lot - No 4 Rd.dwg, Typ Section, 2011/03/03 06:40 am alanner

PLN - 30



2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel. 604.273.8700
www.urban-systems.com

CITY OF RICHMOND
REZONING FILE:
RZ 10-552482

Client/Project

MINISTRY OF TRANSPORTATION
No. 4 ROAD PROPERTIES

Scale	Date	Figure
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1961.0183.12		Title

TYPICAL SECTION THROUGH
LOT 3 / No. 4 Rd

No. 4 ROAD PROPERTIES

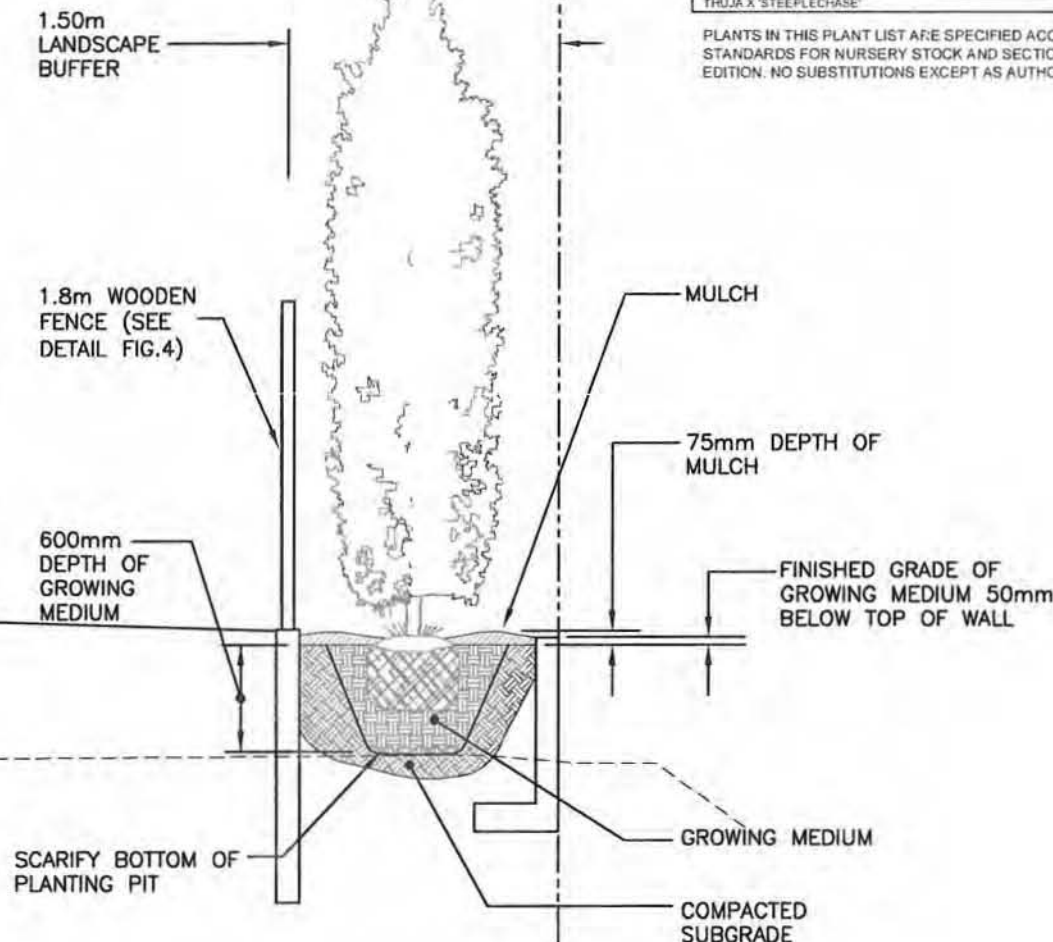
SHRUB PLANTING LIST

BOTANICAL NAME	COMMON NAME	Quantity	Container	Root Ball Dia.	Height (m)	Spread (m)	Spacing m.o.c.	COMMENTS
CONIFEROUS SHRUBS								
THUJA X 'STEEPLECHASE'	STEEPLECHASE ARBORVITAE	70	#5	0.5m	1.5m	0.45m	1.5m	

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12 CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION. NO SUBSTITUTIONS EXCEPT AS AUTHORIZED BY THE PROJECT LANDSCAPE ARCHITECT.

LANDSCAPE NOTES:

1. PLANT MATERIAL LIST INCLUDES ONLY NEW PLANT MATERIAL TO BE INSTALLED.
2. ALL NURSERY STOCK TO BE CONTAINER CANADIAN NURSERY GROWN.
3. PLANT MATERIAL SHOWN AT APPROXIMATELY 3/4 MATURE SIZE.
4. GROWING MEDIUM SHALL CONFORM TO MMCD LOW TRAFFIC LAWN AREAS TREES AND LARGE SHRUBS OR BC LANDSCAPE STANDARD 2P.
5. AUTOMATIC IRRIGATION TO BE PROVIDED TO ALL AREAS OF NEW PLANTING.
6. 2% MINIMUM SLOPE ON ALL LANDSCAPED AREAS.
7. BARK MULCH TO BE 25mm MINUS DOUGLAS FIR OR HEMLOCK BARK CHIPS AND FINES AND CONFORM TO MMCD SECTION 02950 2.1.2.
8. GROWING MEDIUM SHALL BE FREE OF NOXIOUS WEEDS AND IS TO BE TESTED FOR SUITABILITY AS A GROWING MEDIUM. A SAMPLE OF THE GROWING MEDIUM IS TO BE SUBMITTED BY THE CONTRACTOR TO THE CONTRACT ADMINISTRATOR (CA) FOR TESTING AT THE CONTRACTOR'S EXPENSE. GROWING MEDIUM SHALL NOT BE INSTALLED UNTIL APPROVED BY THE CA.
9. 600mm DEPTH OF GROWING MEDIUM SHALL BE INSTALLED IN ALL PLANTING AREAS.
10. 75mm OF BARK MULCH SHALL BE INSTALLED AT ALL PLANTING AREAS.



CITY OF RICHMOND
REZONING FILE:
RZ 10-552482



2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel. 604.273.8700
www.urban-systems.com

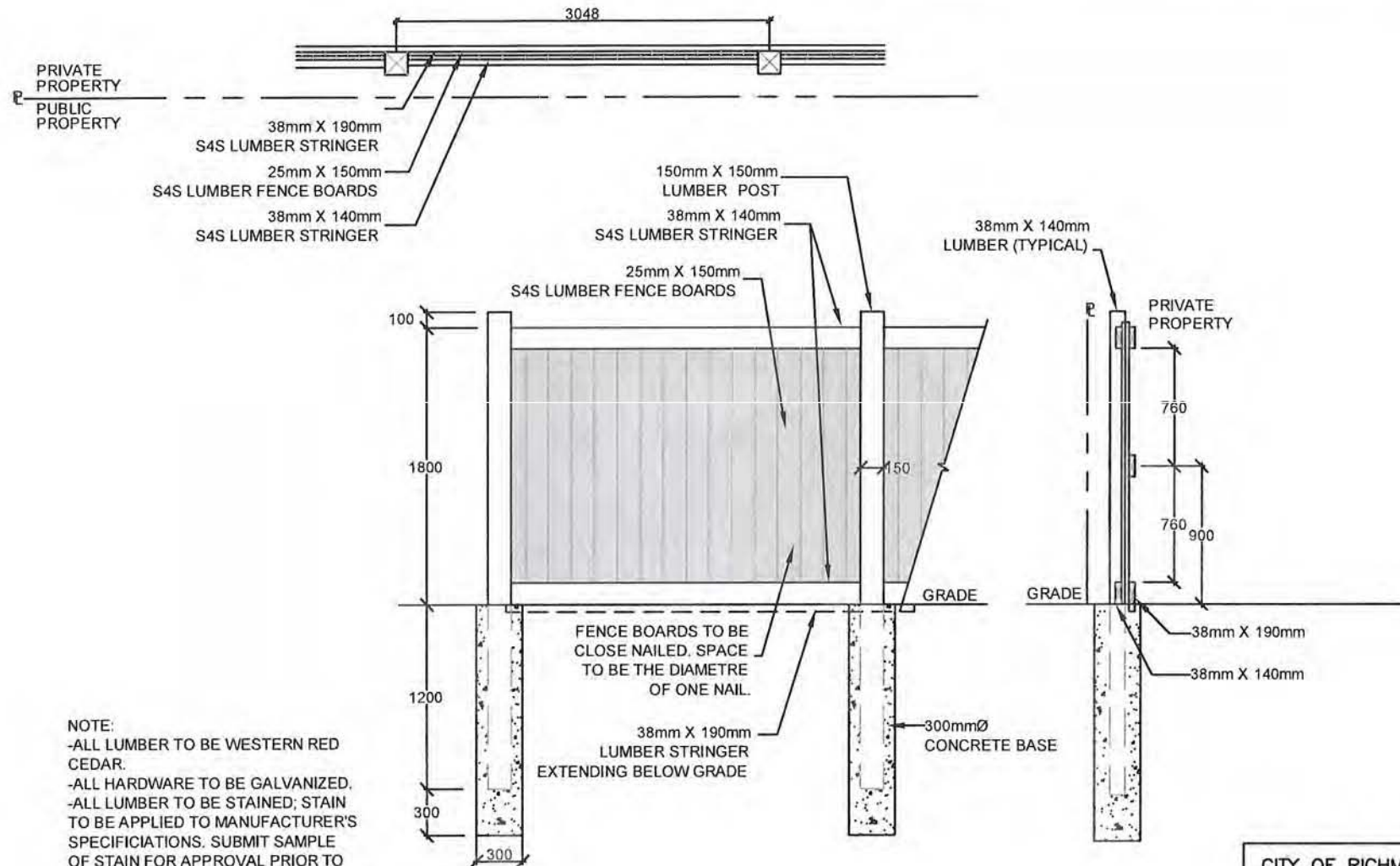
Client/Project

MINISTRY OF TRANSPORTATION
No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:40	2011-04-26	F03
1961.0183.12		Title

PLANTING PLAN
LOT 3 / No. 4 Rd

No. 4 ROAD PROPERTIES



NOTE:
-ALL LUMBER TO BE WESTERN RED CEDAR.
-ALL HARDWARE TO BE GALVANIZED.
-ALL LUMBER TO BE STAINED; STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS. SUBMIT SAMPLE OF STAIN FOR APPROVAL PRIOR TO APPLICATION.

CITY OF RICHMOND
REZONING FILE:
RZ 10-552482



2353 - 13353 COMMERCE PARKWAY
RICHMOND, BC, CANADA V6V 3A1
Tel. 604.273.8700
www.urban-systems.com

Client/Project

MINISTRY OF TRANSPORTATION
No. 4 ROAD PROPERTIES

Scale	Date	Figure
1:40	2011-04-26	F04
1961.0183.12		Title

SOUND ATTENUATION FENCE DETAIL
LOT 3 / No. 4 Rd

Rezoning Considerations

3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 RZ 10-552482

Prior to final adoption of Zoning Amendment Bylaw 8789, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,136.60) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. Registration of a flood indemnity covenant on Title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Issuance of a separate Tree Cutting Permit for the removal of six (6) street trees along the site frontages. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$5,850 is required.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund for the planting of 20 replacement trees within the City.
7. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,000 (\$500/tree) for the planting and maintenance of 18 replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
2	8 cm		4.0 m
2	9 cm		5.0 m
6	10 cm		5.5 m
8	11 cm		6.0 m

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

8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on city boulevard. 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.
9. Submission of a Tree Survival Security to the City in the amount of \$6000 for the Western Red Cedar tree on the city boulevard along Patterson Road trees. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
10. Registration of a legal agreement on title to identify the entire 1.5 m north side and rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed. Buffer is conceptually shown in Attachment 6.
11. Submission of a Landscaping Security to the City of Richmond in the amount of \$35,508 for the buffer works as per the landscape plan prepared by Urban Systems, dated April 20, 2011, and attached to the Report to Committee dated June 24, 2011.
12. Provincial Ministry of Transportation & Infrastructure Approval.
13. Discharge a portion of the existing Statutory Right-of-Way (Ref. BH88865) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).
14. Enter into a Servicing Agreement for the design and construction of sanitary-main on-site and frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue.
 - a. The granting of a 6 m wide statutory right-of-way along the rear property line for the sanitary-main, as per the Servicing Agreement design, is required.
 - b. Water calculations must be included on the Servicing Agreement design drawings. Registration of 1.5 m side yard building setback covenant is required to satisfy the recommendations noted in Urban System's water calculations memo dated March 9th, 2011 and the requirements specified in the Fire Underwriter's Survey - Water Supply for Public Fire Protection (1999)".
 - c. Frontage improvements to include, but not limited to:
Patterson Road: curb and gutter, pavement widening, 1.5 m concrete sidewalk, 1.5 m (minimum) grass boulevard, c/w street trees at 9 m spacing, and street lighting. It is noted that the new sidewalk must be designed to meander around the protected tree along Patterson Road.

Tuttle Avenue: 1.5 m concrete sidewalk and 1.5 m (min.) wide grass boulevard
c/w street trees at 9 m spacing.

Note: Design to include water, storm and sanitary service connections for each lot. All
works at developer's sole cost.

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

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition
Charge, and Address Assignment Fee.

Note: Servicing costs to be determined via the Servicing Agreement.

2. Provide Underground Hydro, Tel., and Cable service connections for each lot.

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

1. Installation of appropriate tree protection fencing around all trees to be retained on site
and/or on adjacent properties prior to any construction activities, including building
demolition, occurring on-site.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909**

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. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909
P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8789"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 28, 2011
From: Brian J. Jackson **File:** RZ 10-536067
Director of Development
Re: **Application by Gagan Deep Chadha & Rajat Bedi for Rezoning at 9511/9531 and 9551 No. 3 Road from Two-Unit Dwellings (RD1) & Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8762, for the rezoning of 9511/9531 and 9551 No. 3 Road from "Two-Unit Dwellings (RD1)" & "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:cl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Gagan Deep Chadha & Rajat Bedi have applied to the City of Richmond for permission to rezone 9511/9531 and 9551 No. 3 Road from “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)” to permit development of 14 townhouses with vehicle access from the existing rear lane system (**Attachment 1**).

Project Description

The proposal is to develop 14 townhouse units on a land assembly of approximately 2,230 m² in area (after road dedication and consolidation) on the west side of No. 3 Road in the Broadmoor Planning Area.

The proposed site plan consists of a total of five (5) buildings on either side of a north-south drive aisle proposed to bisect the site and to connect to the existing rear lane system. Two (2) three-storey buildings are proposed on the east side of the drive aisle along No. 3 Road and three (3) two-storey duplex buildings are proposed on the west side of the drive aisle, providing a buffer to the existing single-family neighbourhood to the west.

Although the existing lot grade is well below No. 3 Road (i.e. approx 1 m), the proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two-storey massing of the surrounding single-family neighbourhood, as encouraged by the design guidelines in the Arterial Road Redevelopment Policy. The massing of the north and south units will be further examined as part of the Development Permit application review process to ensure the objectives of the Arterial Road Redevelopment Policy area met. To enable the interior site grade to remain relatively consistent with the existing rear lane system to which the drive aisle connects, the lot grade will transition down from No. 3 Road towards the centre of the site to expose a ground floor parking level, with residential levels above.

A preliminary site plan, landscape plan, and preliminary architectural elevation plans are included in **Attachment 2**.

Findings of Fact

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

Surrounding Development

The subject site is located on the west side of No. 3 Road between Broadmoor Boulevard and Williams Road, within the Central West Sub-Area of the Broadmoor Planning Area. The subject site is located within 500 m of the Broadmoor/Richlea neighbourhood service centre at the southwest corner of No. 3 Road and Williams Road. Development immediately surrounding the site is as follows:

- To the north, directly across the existing east-west lane, are two (2) newer dwellings and coach houses on small lots zoned “Coach Houses (RCH)”, created through rezoning and subdivision in 2004;

- To the east, directly across No. 3 Road, are older and newer dwellings on large lots zoned “Single Detached (RS1/E)” along with an older character townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” further south;
- To the south, are two (2) newer dwellings on medium-sized lots zoned “Single Detached (RS1/B)”, created through rezoning and subdivision in 2000, along with a townhouse complex constructed in the late 1990’s on a lot zoned “Low Density Townhouses (RTL1)” beyond that; and,
- To the west, across the existing rear lane and city-owned lot, are older and newer dwellings on large lots zoned “Single Detached (RS1/E)”, fronting Belair Drive and Bates Road.

Related Policies & Studies

Official Community Plan

The OCP’s Generalized Land Use Map designation for the subject site is “Neighbourhood Residential”. The Broadmoor Area Central West Sub-Area Plan’s Land Use Map designation for the subject site is “Low Density Residential”. The proposed development is consistent with these land use designations.

The Central West Sub-Area Plan contains several land use objectives that are addressed by the proposed development. Specifically:

- To permit distinct urban corridors along the arterial road edges;
- To provide a range of housing types on the perimeter of the neighbourhood that can accommodate a variety of families and households;
- To strengthen the identity of the No. 3 Road corridor as part of an emerging neighbourhood village;
- To ensure connectivity through the maintenance of existing pedestrian connections from the interior neighbourhood to No. 3 Road and by ensuring the pathways are attractive and safe;
- To ensure that vehicular access to new multi-family developments from No. 3 Road is limited by providing access through lanes;

The proposed multi-family development contributes to the creation of more urban housing options along this section of No. 3 Road, in close proximity to a neighbourhood shopping centre. Pedestrian connectivity is strengthened through proposed off-site improvements existing pedestrian pathways along the north property line of the subject site out to No. 3 Road and to the west of the subject site. Vehicle access to No. 3 Road is limited by utilizing the existing rear lane system accessible from Broadmoor Boulevard.

Lane Establishment & Arterial Road Redevelopment Policies

The City’s Lane Establishment and Arterial Road Redevelopment Policies, guide residential infill development for properties located along arterial roads through the establishment specific redevelopment criteria and design guidelines.

Specifically, these Policies permit multi-family development along No. 3 Road where other similar development exists, subject to: a minimum frontage requirement of 50 m; the availability of public transit on the arterial road; the proximity to commercial services; and, the application not being the first one in the block to introduce a new form of development.

Design guidelines ensure the form and character of multi-family development respects the adjacent neighbourhood context by encouraging two-storey heights along the rear yard interface with single-family housing, the stepping down to 2 ½ storey heights along side yards, and the provision of a 4.5 m rear yard setback.

The subject proposal is consistent with these policies in that it's size, location, and proximity to transit, commercial services, and other previously approved townhouses in the block meets the criteria for consideration of multi-family development along this section of No. 3 Road. The preliminary architectural plans for the proposal indicate consistency with the policies' design guidelines, and will be further refined as part of the Development Permit application review process.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, the applicants propose to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund prior to rezoning adoption in the amount of \$2.00 per buildable square foot (i.e. \$28,817).

Indoor Amenity Space

In accordance with the Official Community Plan and Council Policy 5041, the applicants are proposing a contribution in the amount of \$14,000 in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

Consistent with the Official Community Plan, an outdoor amenity space complete with children's play equipment and furniture will be provided on-site and will be adequately sized and located to meet the design guidelines. The design of the outdoor amenity space, children's play area, and hard and soft landscape details will be further refined as part of the Development Permit application review process.

Flood Protection

The applicants are required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed development complies with the Bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicants are required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

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.

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicants, which assesses four (4) bylaw-sized trees and one (1) hedgerow consisting of 30 specimens on the subject site, one (1) bylaw-sized tree on the shared south property line with 9559 No. 3 Road, and six (6) bylaw-sized trees on the adjacent city-owned parcel to the west. The Arborist's Report identifies tree species, assesses the structure and condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends:

- Removal of the four (4) bylaw-sized trees (Trees # 7, 8, 9, 11) and the hedgerow comprised of 30 specimens (Trees # 12 to 41) from the subject site;
- Removal of Tree # 10 located on the shared south property line of the site, with 9559 No. 3 Road; and
- Retention of six (6) bylaw-sized trees (Trees # 1 to 6) on the adjacent city-owned parcel to the west.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations on the following basis:

- Trees # 7, 8, 9, 11 are all in poor condition (dead upper canopy, leaning structure, basal cavity, inclusions, fungal growth, hollow trunk etc);
- The hedgerow containing Trees # 12 to 41 has been previously topped at 3.6 m (12 ft) above the ground and has weak branch attachments at the old topping site making them prone to failure. 50% of the trees in the hedgerow are dead. The base of the hedgerow is also located approximately 1 m (3 ft) below the existing crown of the road and conflicts with proposed development plans to achieve the required Flood Construction Level;
- Tree # 10 is in very poor condition, with significant rot at the basal flare and major limbs, and damage to the canopy from past hydro line clearance pruning; and,
- Trees # 1 to 6 on city-owned property are located approximately 15 m away from the west property line of the subject site, and are not anticipated to be impacted by the proposed development. These trees are required to be retained.

A Tree Retention Plan is included in **Attachment 4**.

Written authorization from the adjacent property owners at 9559 No. 3 Road for future removal of Tree # 10 (with a Tree Removal Permit) has been obtained and is on file.

Prior to demolition of the existing dwellings on-site, tree protection fencing must be installed to City standard around the city-owned parcel to the west of the subject site, which contains protected trees (Trees # 1 to 6). Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

To ensure survival of Trees # 1 to 6, the applicant must submit a security in the amount of \$6,000 prior to final adoption of the rezoning bylaw (reflects the 2:1 replacement tree ratio at \$1,000 per tree). The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.

The tree replacement ratio goal identified in the Official Community Plan is 2:1. Given the four (4) bylaw-sized trees and the hedgerow proposed to be removed from the site, staff recommend that a total of 16 replacement trees be planted and maintained on-site. The applicants have agreed to this recommendation. At Development Permit stage, the final landscape plan attached must include the 16 replacement trees and a letter of credit for the proposed landscaping is required to be submitted by the applicants.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from the existing rear lane system that begins at Broadmoor Boulevard. A portion of the southbound lane turns eastbound and ends at the proposed drive-aisle entrance to the development site, along the north property line. The eastern point of the proposed drive-aisle entrance marks the transition to the existing pedestrian walkway out to No. 3 Road, which is required to be improved as part of the Servicing Agreement design.

Prior to rezoning adoption, the applicants are required to register a restrictive covenant on title to ensure no vehicular access to No. 3 Road (vehicular access is to be from the existing rear lane system, along the north property line only).

28 resident vehicle parking spaces are provided within the garages of each unit (2 spaces per unit). 12 of the vehicle parking spaces are provided in a side-by-side arrangement within the two-storey duplex units and 16 spaces are provided in a tandem arrangement within the three-storey buildings. A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on title prior to rezoning adoption.

Three (3) visitor parking spaces are also provided on-site, accessible from the east-west lane along the north property line. Of the visitor parking spaces provided, one (1) space is a handicapped accessible space.

18 resident bicycle parking spaces (Class 1) are provided within the garages of each unit or in bicycle storage lockers (1.25 spaces per unit). Three (3) visitor bicycle parking spaces (Class 2) are provided in a bike rack located within the outdoor amenity area near the entrance to the subject site.

Multiple locations are proposed for pedestrian access to the site and throughout the site for on-site circulation of residents. Pedestrian access is provided to the site from both the existing east-west walkway along the north property line and from two (2) proposed pedestrian entrances to the site along No. 3 Road.

Discharge of Covenant

An existing covenant on title (BE36857) restricting 9511/9531 No. 3 Road to a duplex only is required to be discharged prior to final adoption of the rezoning bylaw.

Site Servicing, Land Dedication & Off-Site Improvements

A Capacity Analysis for the Sanitary Sewer was submitted by the applicants. The City's Engineering division has reviewed the analysis and accepts the consultant's recommendations that no upgrades to the existing sanitary sewer are required. The sanitary sewer analysis calculations are required to be included on the Servicing Agreement design drawings.

As part of the review of the rezoning application by staff in the Planning, Transportation, Engineering, and Parks divisions, the following requirements have been identified for completion prior to rezoning adoption:

- Dedication of the area denoted as Statutory Right-of-Way 68053 at 9551 No. 3 Road as road;
- Consolidation of 9511/9531 and 9551 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
- Registration on title of a 2 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the new east property line of the subject site for future road widening and frontage improvements. As part of the provision of the Right-of-Way, the applicants are to confirm whether Parcel K of the Explanatory Plan of Right-of-Way 68053 at 9511/9531 No. 3 Road exists as a "parcel" and if so, to dedicate it as road;
- A \$3,000 contribution towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road at the north end of the block;
- Payment of Neighbourhood Improvement Charges for future lane improvements adjacent to the south end of the subject site (i.e. west of 9551 No. 3 Road);
- Enter into a standard Servicing Agreement for the design and construction of vehicle lane improvements, pedestrian walkway improvements, and frontage improvements along No. 3 Road, as described in **Attachment 5**.

Analysis

OCP Compliance – Arterial Road Redevelopment Policy and Design Guidelines

The proposed development is generally consistent with the design guidelines for multi-family projects contained in the Official Community Plan. The proposed height, siting and orientation of the buildings respect the massing of existing single-family homes and potential future multi-family developments. Street fronting units along No. 3 Road present themselves as having two and a half storeys, while the split-level rear duplex units present themselves from the west as having two-storeys. As encouraged by the OCP, the proposed 4.6 m rear yard setback, adjacent to the interior single-family neighbourhood, exceeds the minimum 3.0 m rear yard setback

requirement in the Zoning Bylaw. The proposed 3.0 m wide north side yard setback abutting the existing 6.0 m wide lane provides increased separation to the adjacent single-family dwelling to the north. Further refinements to lot grading, building massing, and architectural elevations will be required through the Development Permit application review process.

Development Potential of Adjacent Properties

Under the Lane Establishment and Arterial Road Redevelopment Policies, this block on the west side of No. 3 Road between Francis and Williams Roads is designated for single-family development. However, given the existing rear lane system, the proximity to transit, commercial services, and the presence of previously approved townhouse projects south of the subject site (mid-block and at the south end of this block), this application could be considered on its own merit for redevelopment potential for multi-family developments.

Variances Requested

Based on the review of the preliminary site plan for the project, the following variances to Richmond Zoning Bylaw 8500 are being requested:

- An increase to the lot coverage for buildings from 40% to 42%. This variance can be considered on the basis that the 2% increase is consistent with the amount of lot area required to be dedicated along No. 3 Road, while the floor area ratio still remains under the maximum of 0.6 FAR. The proposal complies in terms of lot coverage with buildings, structures, and non-porous surfaces and lot coverage with live plant material. Also, 11% of the lot area is treated with permeable pavers within the outdoor amenity area, the vehicle drive-aisle, and pedestrian pathways, which assists with on-site drainage.
- Locating four (4) landscape structures within required yard setbacks (i.e. Trellises 1 to 4). This variance can be considered on the basis that the landscape structures form part of the overall landscape design and are used to define and provide visual interest at various access points throughout the site.
- To permit 16 tandem parking spaces. This variance can be considered for eight (8) units in the three-storey buildings along No. 3 Road as this form (with garages at grade and living space above) is consistent with that of other developments in the City, and because it enables the development to achieve a density of 0.6 FAR within walking distance to the neighbourhood service centre at the south end of the block.

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure design consistency with the City's guidelines for multi-family developments and with the existing neighbourhood context. The Rezoning Considerations will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, lot grading, landscape planning, and architectural character will be made as part of the Development Permit application review process. Specifically, the following issues will be further examined:

- Improvements to lot grading and its impact on the streetscape elevation along No. 3 Road (including entry stair design), and within the outdoor amenity area;
- Improvements to the visitor parking area to better define and integrate it within the development site (e.g. grasscrete surface treatment, slight shift to the east to enable landscaping along the west property line);
- Opportunities to reduce the massing of the end units;
- Opportunities for improvements to the massing and design of exposed architectural elevations to address potential adjacency concerns (e.g. end-unit massing, large expanses of brick walls on side elevations, bike storage locker doors, garbage and recycling enclosure height etc.)
- Opportunities for refinements to all architectural elevations through the addition of window openings, through variation in exterior materials, and to break up the appearance of the row of garage doors along the internal drive-aisle;
- A detailed review of the proposed convertible unit design and clear identification of proposed aging-in-place features on all plans;
- Opportunities for improvements to the main entries of rear duplex units to better respond to principles of Crime Prevention Through Environment Design (CPTED);
- Opportunities for improvements to shallow roof forms;

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

Financial Impact

None.

Conclusion

This infill development proposal is for a 14-unit townhouse complex on the west side of No. 3 Road between Broadmoor Boulevard and Williams Road. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established on the west side of this block.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context, and the proposal contributes to enhanced pedestrian circulation within the neighbourhood. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

June 28, 2011

- 10 -

RZ 10-536067

On this basis, staff recommends support for the rezoning application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:cl

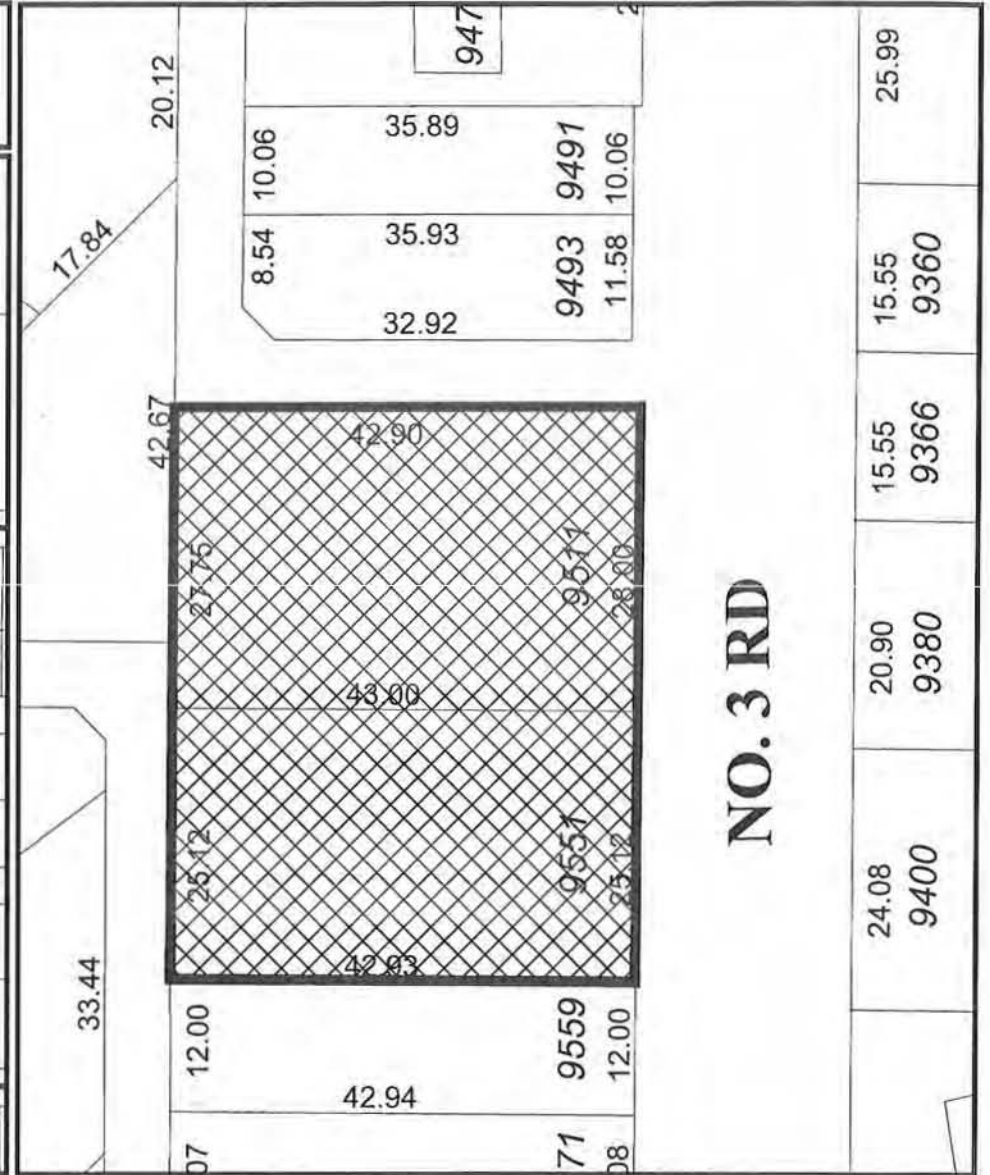
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond

PLN - 47

**PROPOSED
REZONING**



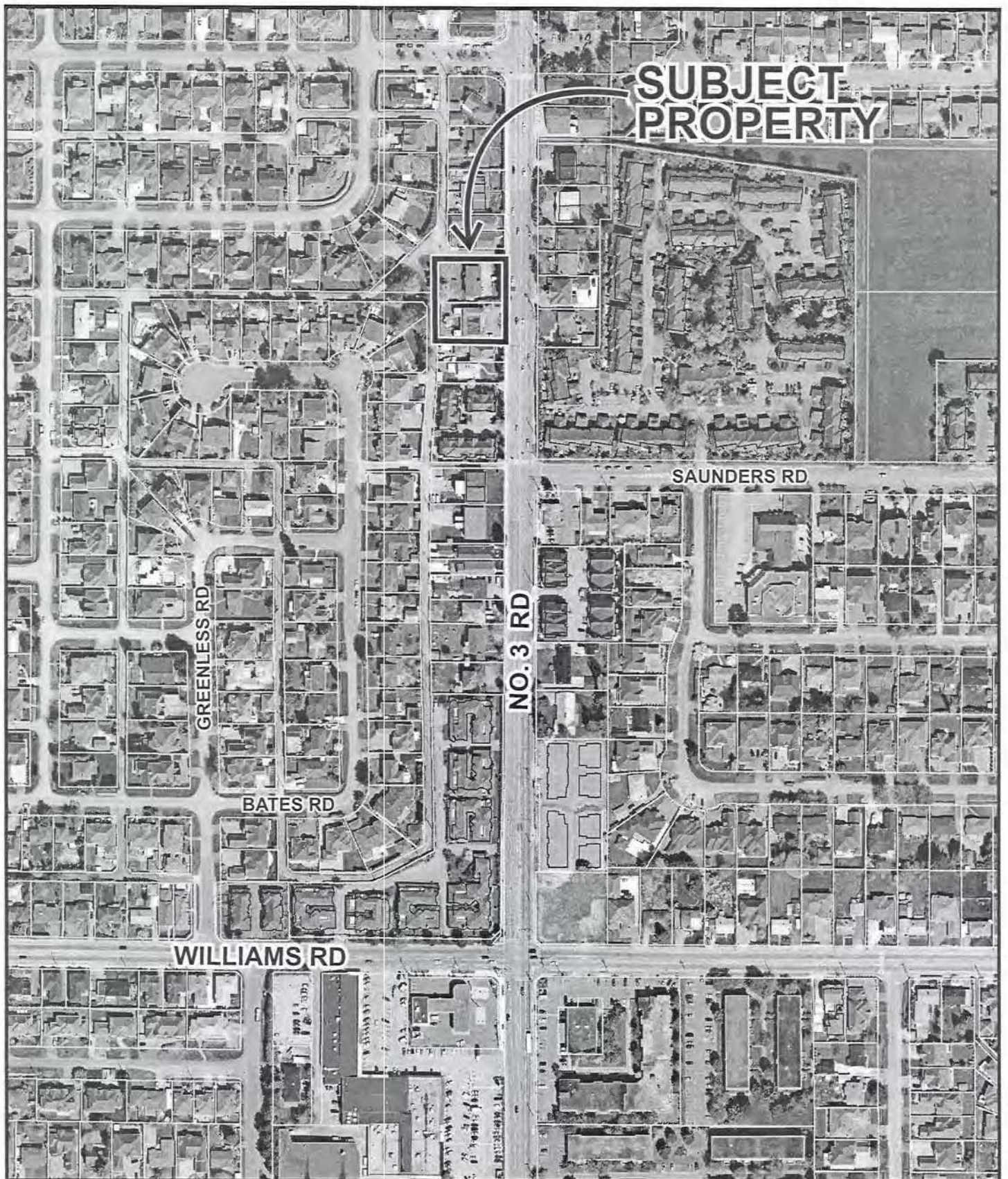
RZ 10-536067

Original Date: 07/22/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 10-536067

PLN - 48

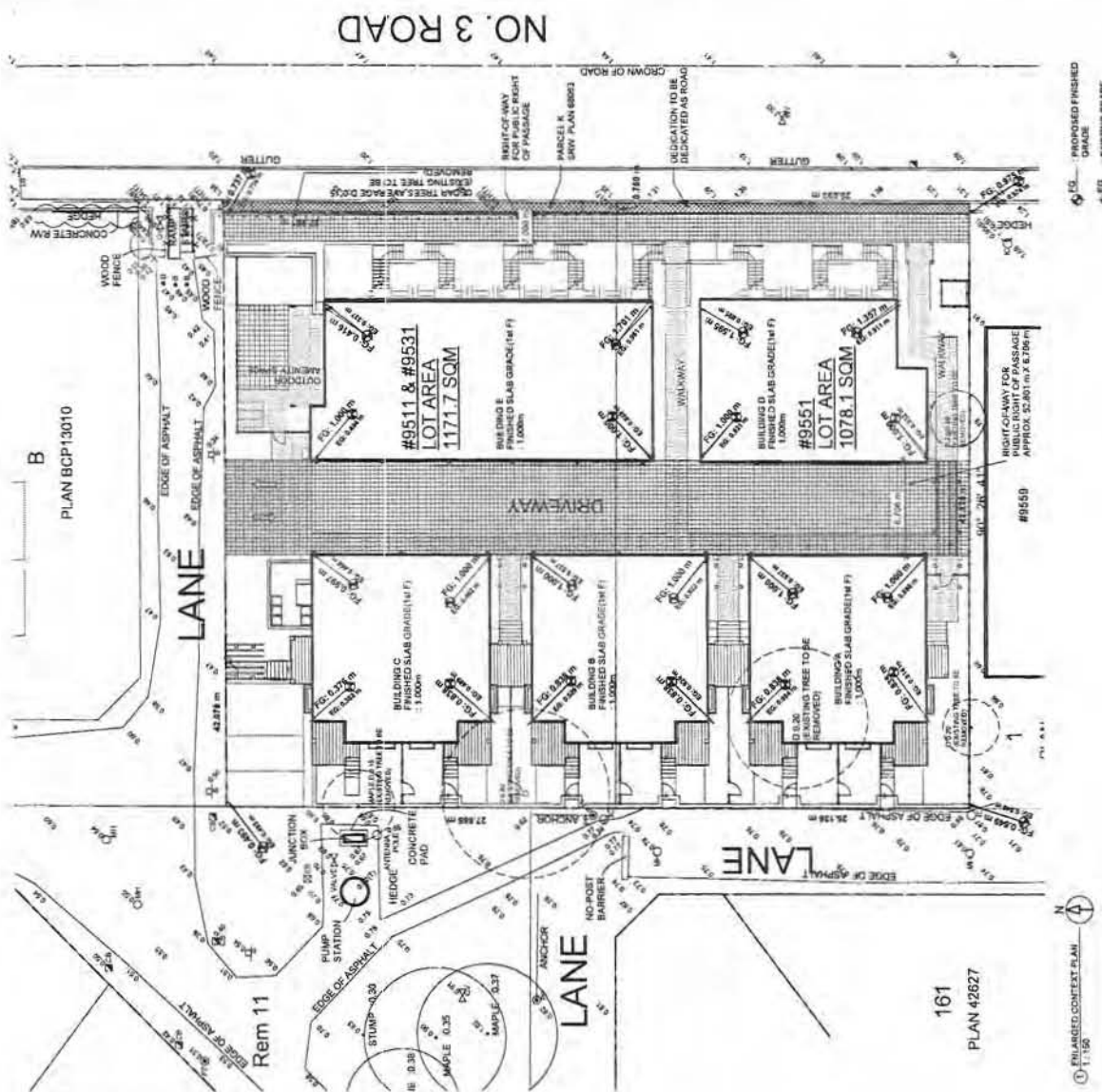
Original Date: 07/22/10



Amended Date:

Note: Dimensions are in METRES

[illegible]

NOTE 2:
THE UNIT OF SURVEY ELEVATION IS SPOT METER



 P.G. — PROPOSED FINISHED GRADE
 E.G. — EXISTING GRADE

① ENLARGED CONTEXT PLAN
1:150

CONTEXT PLAN
& ENLARGED
CONTEXT PLAN

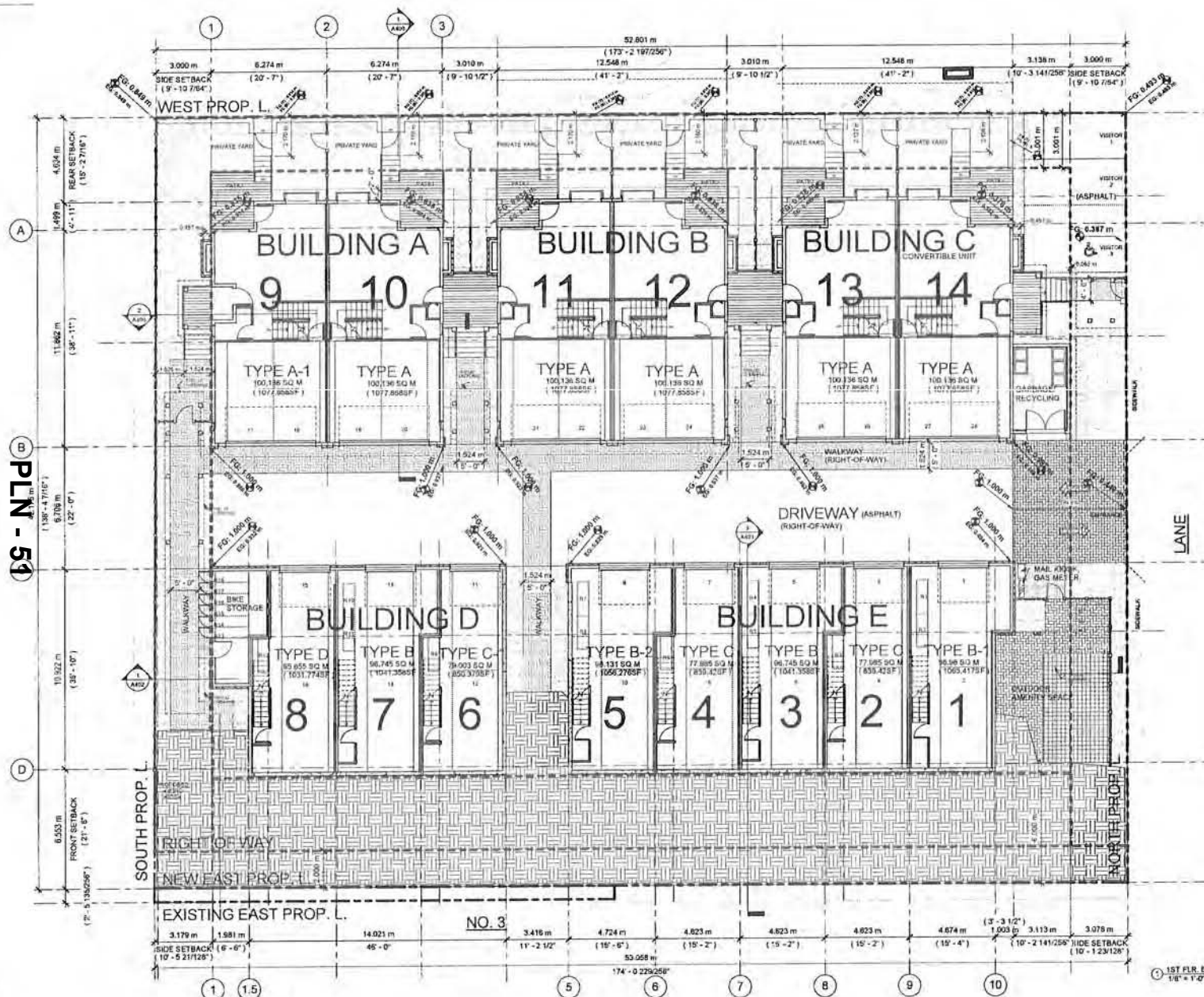
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SCALE	As indicated
DATE	NL
CREATED	WG

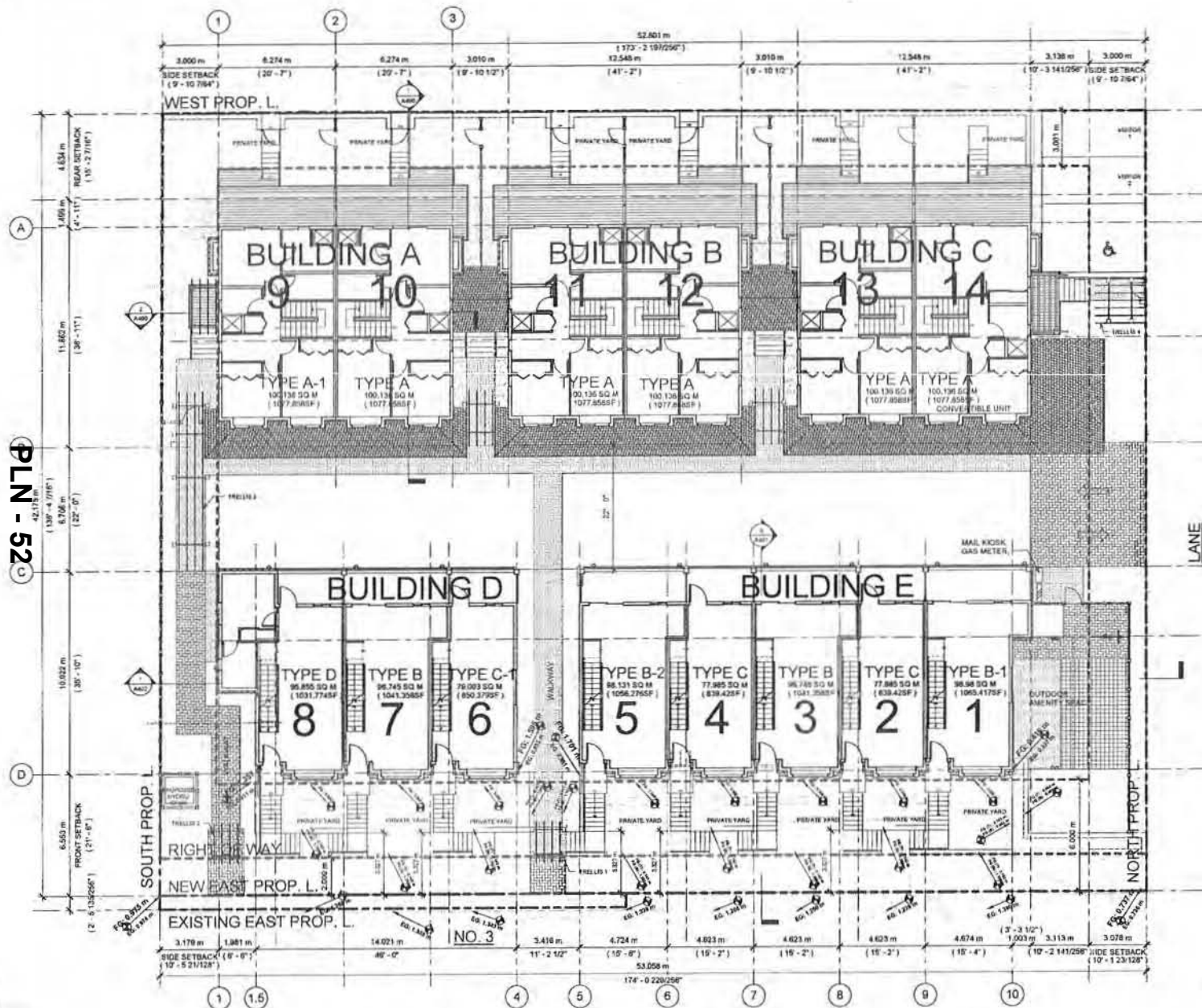
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

Wilson Chang
Architect
288 West 8th Ave
Vancouver, BC V5T 2H5
T 604.672.9488
F 604.672.9417

A100

102 of 201





ACCESSIBILITY & AGING-PLACE :

1. AGING-IN PLACE FEATURES BE INSTALLED IN ALL UNITS.
2. UNIT 14 IN BUILDING C IS A CONVERTIBLE UNIT.

Wilson Chang
Architect
318 West 5th Ave
Vancouver, BC V6T 1G5
T 604.633.9488
F 604.633.9437

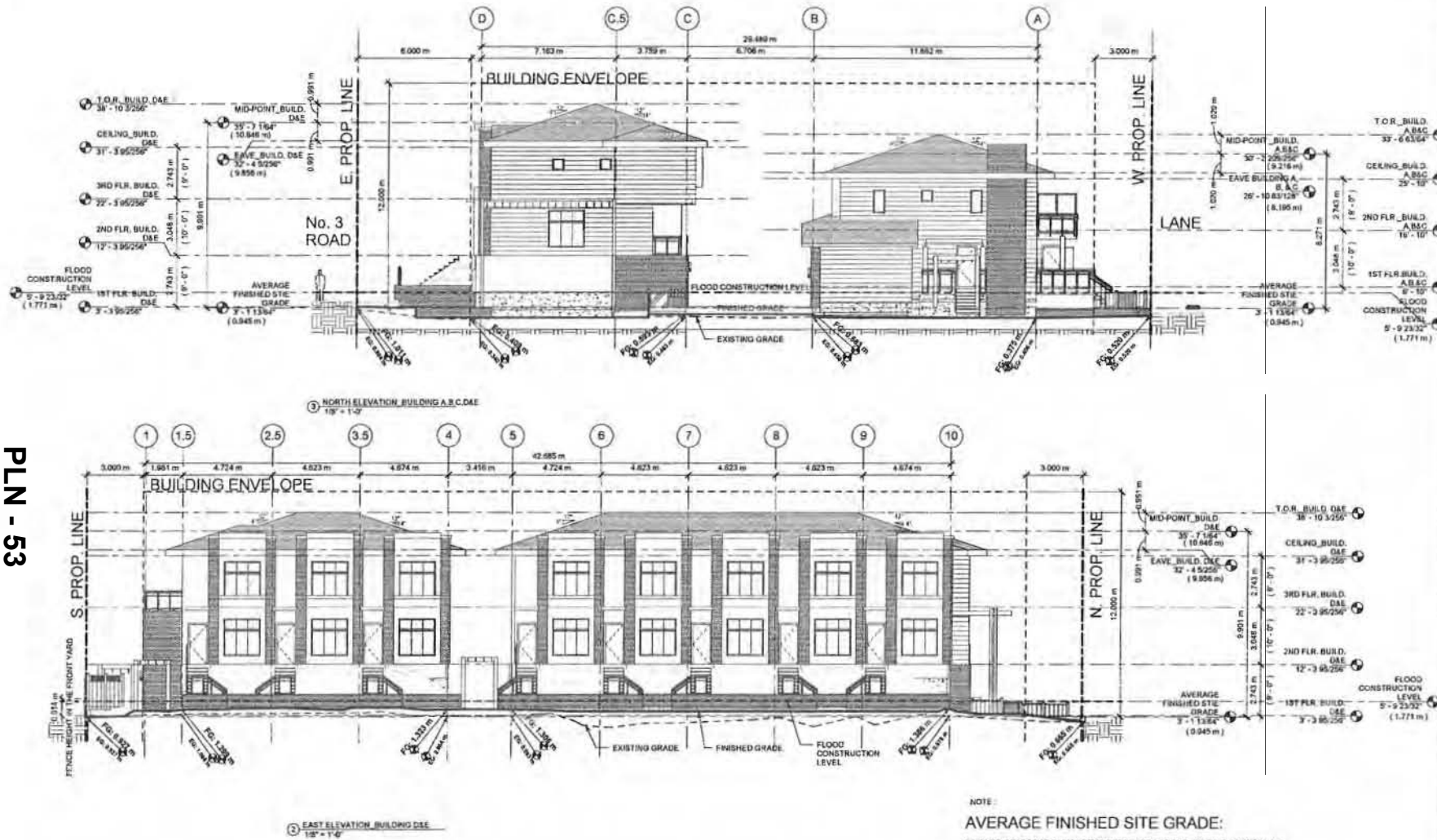
NO.	DATE	REVISIONS
A	JAN 16 2011	REVISION FOR MUTUALITY POWER APPROVAL
B	FEB 1 2011	REVISION FOR CITY APPROVAL
C	MAY 11 2011	REVISION FOR RECORD PERMITS
D	JUN 14 2011	REVISION FOR RECORD REVISIONS
E	JUN 21 2011	REVISION FOR RECORD PERMITS

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
9511, 9531, 9551
NO 3 ROAD
RICHMOND, B.C.

**UPPER SITE
PLAN**

A202

PLAN - 53



* Elevations & lot grading to be refined as part of DP Review.

NOTE:
AVERAGE FINISHED SITE GRADE:

FAVORABLE GRADES AT EACH OF THE PROPOSED LOT AND BUILDING CORNERS / 24	
LOT	0.493m + 0.737m + 0.975m + 0.849m = 3.054m
BUILDING A	0.838m + 1.000m + 1.000m + 0.835m = 3.673m
BUILDING B	0.838m + 1.000m + 1.000m + 0.838m = 3.676m
BUILDING C	0.376m + 0.997m + 1.000m + 0.838m = 3.211m
BUILDING D	1.000m + 1.000m + 1.357m + 1.000m = 4.357m
BUILDING E	1.000m + 0.416m + 1.701m + 1.000m = 4.117m

22.683 / 24 = 0.945m

MAX. BUILDING HEIGHT:

	REQUIRED	PROPOSED
BUILDING A, B & C	12m (PER BYLAW 8.6.7)	8.271 m
BUILDING D & E	12m (PER BYLAW 8.6.7)	9.961 m

EG : EXISTING GRADE
FG : PROPOSED FINISHED GRADE

Wilson Chang
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NO.	DATE	REVISION
1	01.11.2011	ISSUED FOR PERMIT APPLICATION
2	02.02.2011	ISSUED FOR PERMIT APPLICATION
3	03.11.2011	ISSUED FOR PERMIT APPLICATION
4	04.11.2011	ISSUED FOR PERMIT APPLICATION
5	05.11.2011	ISSUED FOR PERMIT APPLICATION

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9511.9531.9551
NO 3 ROAD
RICHMOND, B.C.

PROJECT: W1002
SCALE: As indicated
DRAWN: RL
CHECKED: WVC

NORTH / EAST (BUILD. D&E) ELEVATIONS

A300



City of Richmond

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

Development Application Data Sheet

RZ 10-536067

Attachment 3

Address: 9511/9531 and 9551 No. 3 Road

Applicant: Gagan Deep Chadha & Rajat Bedi

Planning Area(s): Broadmoor (Central West Sub-Area)

	Existing	Proposed
Owner:	Kraftsmen Holdings Ltd	To be determined
Site Size (m²):	2,249.76 m ² (24,217 ft ²)	2,230.98 m ² (24,014.13 ft ²) after land dedication
Land Uses:	One (1) two-family dwelling One (1) single detached dwelling	14 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Two-Unit Dwellings (RD1) & Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	14
Other Designations:	The City's Lane Establishment & Arterial Road Redevelopment Policies permit multi-family infill development on a land assembly with a minimum frontage of 50 m, on a public transit route, and where it is within walking distance of commercial services. This development proposal is consistent with these policies.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.59	none permitted
Lot Coverage – Building:	Max. 40%	41.073%	Variance Requested
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 65%	63.549%	none
Lot Coverage – Live Plant Material:	Max. 25%	25.416%	none
Lot Size (min. dimensions):	Lot Width: 50 m Lot Depth: 35 m Lot Area: N/A	Lot Width: 53 m Lot Depth: 42 m Lot Area: 2,230.98 m ² after land dedication	none
Setback – Front Yard (m):	Min. 6 m	6.553 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Side & Rear Yards (m):	Min. 3 m	From 3 m to 4.634 m	none
Height (m):	12 m	9.9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Accessible:	1 (V)	1 (V)	none
Off-street Parking Spaces – Total:	28 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Not permitted	16 resident spaces	Variance Requested
Amenity Space – Indoor:	70 m ²	Cash-in-lieu (\$14,000)	none
Amenity Space – Outdoor:	6 m ² /unit = 84 m ²	94 m ²	none

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

[illegible]

DMG

landscape architects

A Partnership of
J.D. McMillan & Associates, Ltd.
Empire Capital Mills Corporation, Ltd.
Mary Elsie Yip Consultants, Ltd.

Suite C-109 • 4161 603 Drake Drive
Burnaby, British Columbia
V5C 6J8

tel: 604/437-7647 • fax: 604/437-6723

— **conjecture**

TOWNHOUSE DEV.
NO. 3 RD
RICHMOND, B.C.

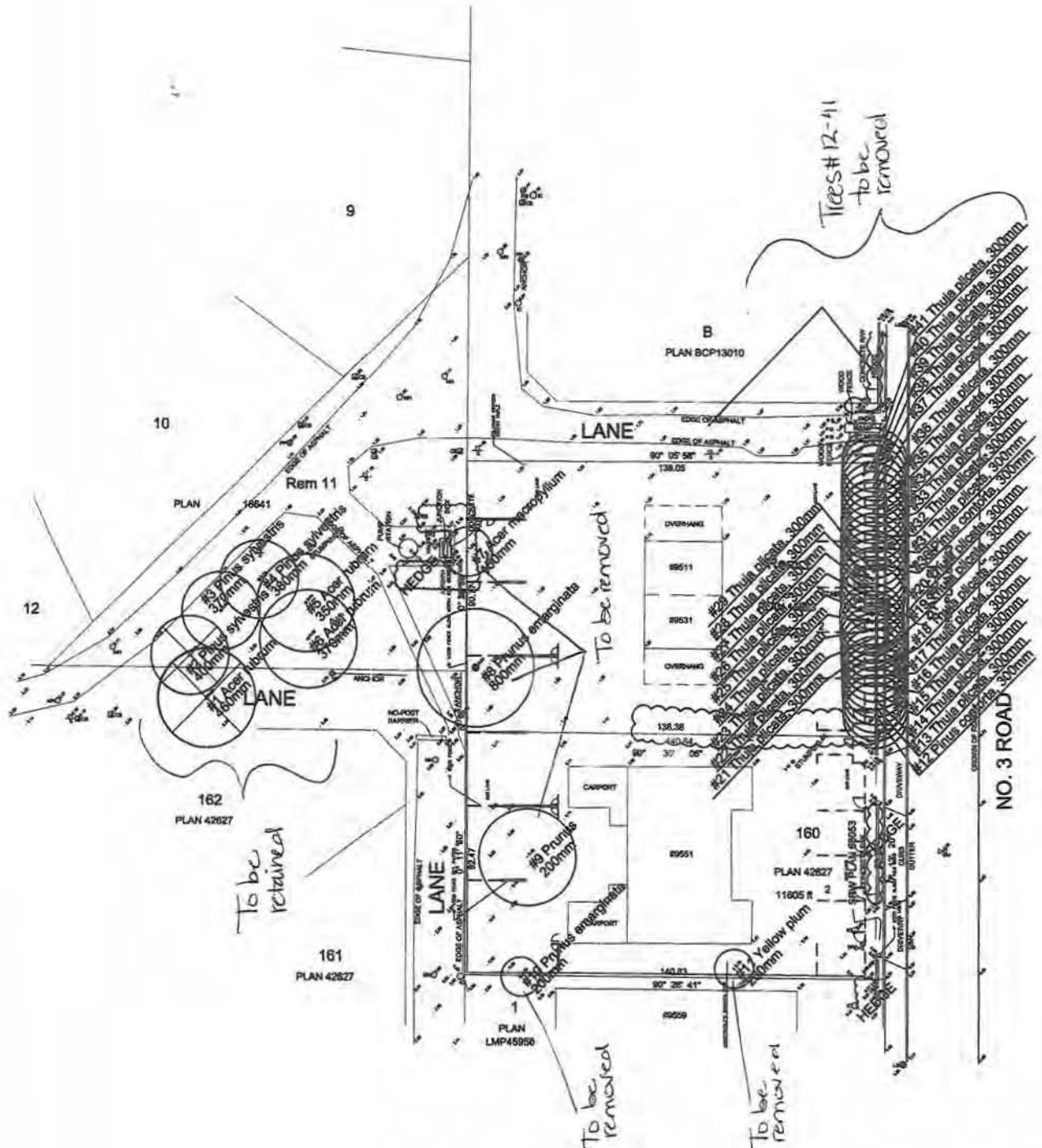
REFERENCES

TREE SURVEY

DATE	PLANT	DRAWING READER
SCALE	1/4"=1'-0"	
DRAWN		
DESIGN		
CHECK		

L1ARB

OF 2



Rezoning Considerations
9511/9531 and 9551 No. 3 Road
RZ 10-536067

Prior to final adoption of Zoning Amendment Bylaw 8762, the following items are required to be completed:

1. Dedication of the area denoted as Statutory Right-of-Way 68053 at 9551 No. 3 Road as road;
2. Consolidation of 9511/9531 and 9551 No. 3 Road into one (1) development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Survival Security in the amount of \$6,000 for the six (6) off-site trees (Trees # 1 to 6) on city-owned property to the west of the subject site. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the trees have survived.
4. The City's acceptance of the applicants' voluntary contribution in the amount of \$3,000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road at the north end of the block.
5. The City's acceptance of the applicants' voluntary cash-in-lieu contribution of \$2.00 per buildable square foot (i.e. \$28,817) to the City's Affordable Housing Reserve Fund.
6. Contribution of \$1,000 per dwelling unit (i.e. \$14,000) in-lieu of the provision of on-site indoor amenity space.
7. Payment of Neighbourhood Improvement Charges for future lane improvements adjacent to the south end of the subject site (i.e. west of 9551 No. 3 Road).
8. The discharge of the existing covenant on title of 9511/9531 No. 3 Road restricting the use of the site to a duplex (charge # BE36857).
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant on title prohibiting the conversion of any ground floor tandem parking areas to storage or habitable space.
11. Registration of a restrictive covenant on title to ensure no vehicular access to No. 3 Road (vehicular access is to be from the existing rear lane system, along the north property line only).

12. Registration on title of a 2 m wide Right-of-Way (ROW) for Public Right-of-Passage (PROP) along the new east property line of the subject site for future road widening and frontage improvements. As part of the provision of the Right-of-Way, the applicants are to confirm whether Parcel K of the Explanatory Plan of Right-of-Way 68053 at 9511/9531 No. 3 Road exists as a “parcel” and if so, to dedicate it as road.
13. Entrance into a standard Servicing Agreement for the design and construction of the following off-site works:
 - Improvements to the east-west vehicle lane and pedestrian walkway along the entire north property line of the subject site, and to the north-south vehicle lane from the subject site to the north property line of 9491 No. 3 Road. Vehicle lane improvements are to include, but are not limited to: storm sewer, sand/gravel base, rollover curbs (both sides), asphalt pavement (5.1 m wide curb to curb), and standard vehicle lane lighting (Note: applicants are to be reimbursed by Neighbourhood Improvement Charges collected from 9491 and 9493 No. 3 Road). Pedestrian walkway improvements between the eastern point of the proposed drive-aisle entrance and No. 3 Road are to include, but are not limited to: a minimum 2 m wide pedestrian walkway complete with low landscaping and pedestrian-scale lighting on both sides, connecting to the existing sidewalk at No. 3 Road with redesigned stairs and ramp (max 4% gradient) to make it accessible. Swing gate/bollards are to mark the transition between vehicle and pedestrian access at the eastern point of the proposed drive-aisle entrance.
 - Frontage improvements along No. 3 Road to remove the existing City guard/hand rail on the retaining wall along the entire east property line of the subject site;
 - Improvements to the north-south walkway located within the city-owned parcel west of the subject site (Lot Rem 11, Plan 16641), which provides a pedestrian connection between the northbound and southbound vehicle lanes. Improvements are to include, but are not limited to: a minimum 1.2 m wide walkway and repaving to a smooth, accessible surface.

The Servicing Agreement design is to include water, storm, and sanitary sewer service connections for the proposed development.

14. Submission and processing of a Development Permit Application* to a level deemed acceptable by the Director of Development.

Prior to Demolition* stage, the following items are required to be completed:

- Installation of tree protection fencing to City standard around the city-owned parcel to the west of the subject site, which contains protected trees (Trees # 1 to 6).

Tree protection fencing must remain in place until construction and landscaping on the future lots is completed.

At Building Permit* stage, the following items are required to be completed:

- Payment of Development Cost Charges (City and GVS&DD), and School Site Acquisition Charges;
- Submission of a Construction Parking and Traffic Management Plan to the City's Transportation Division. The Plan must include the parking location 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 the Ministry of Transportation) and MMCD Traffic Regulation Section 01570. See <http://www.richmond.ca/services/ttp/special.htm> for more information.

* This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8762 (RZ 10-536067)
9511/9531 AND 9551 NO. 3 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 001-101-528

Lot 1 Block A Except: Parcel K (Statutory Right of Way Plan 68053), Section 29 Block 4 North Range 6 West New Westminster District Plan 15653

P.I.D. 004-151-160

Lot 160 Section 29 Block 4 North Range 6 West New Westminster District Plan 42627

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8762"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee **Date:** June 13, 2011
From: Brian J. Jackson **File:** RZ 11-572970
Director of Development
Re: **Application by Treo Developments Inc. for Rezoning at 10491/ 10511 Bird Road**
from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:es
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-572970
Location	10491/10511 Bird Road (Attachment 1)
Owner	Monte Dar and Gaganjit Jagpal
Applicant	Treo Developments Inc.

Date Received	April 14, 2011
Acknowledgement Letter	April 26, 2011
Fast Track Compliance	May 13, 2011
Staff Report	June 13, 2011
Planning Committee	July 19, 2011

Site Size	1396 m ² (15026.418 ft ²)
Land Uses	Existing – One (1) duplex Proposed – Two (2) single-family lots, each approximately 698 m ² (7513.2 ft ²)
Zoning	Existing - Single Detached (RS1/E) Proposed - Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • East Cambie Area Plan Land Use Map – "Residential (Single-Family Only)". • Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/B)" (Attachment 2). <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood consisting of a mix of newer homes on small lots and older single-family dwellings and duplexes on larger lots. Most of the properties on the south side of Bird Road have already been subdivided into RS1/B, while the north side of the street are mainly large lots zoned RS1/E. There is currently one other active rezoning application on the north side of the street to permit subdivision of a duplex-lot to create two smaller lots, consistent with the Lot Size Policy (RZ 11-581622 at 10391 Bird Road). • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a vacant property owned by the BC Transportation Financing Authority zoned "School & Institutional Use (SI)"; ○ To the east is a duplex on a lot zoned "Two-Unit Dwellings (RD1)"; ○ To the south immediately across Bird Road are two single detached dwellings on lots zoned "Single Detached (RS1/B)"; ○ To the west is a single detached dwelling on a lot zoned "Single Detached RS1/E".

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses: <ul style="list-style-type: none"> ○ One (1) bylaw-sized tree on the subject property (joint ownership with the City of Richmond); ○ Three (3) bylaw-sized hedging cedars located on the subject property; and ○ Three (3) bylaw-sized trees and one (1) Laurel hedgerow on the adjacent property to the east at 10531/10551 Bird Road. • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect one bylaw-sized tree (Tree #1) located along the front property line (joint ownership with City of Richmond) as it is in very good condition and should be retained and protected. Parks Arboriculture staff concur with retention of this tree. Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed. • The City's Tree Preservation Coordinator also concurs with the removal and replacement of the three (3) hedging cedars (Trees #2, 3 & 4) located on the site as they are part of a remnant hedge row that has become fragmented from historic tree loss and are not viable for retention. • The City's Tree Preservation Coordinator also concurs with the removal of Tree #5 located on the neighbouring property to the east (10531/10551 Bird Road) due to its existing poor condition and impracticalities of safely retaining the tree during the proposed demolition and construction works. The applicant has submitted written authorization from the neighbour at 10531/10551 Bird Road for future tree removal via a tree permit. • In order to prevent Trees #6 & 7 and the Laurel hedgerow located on the adjacent property to the east from being mortally damaged or destabilized, the existing boundary fence along the east property line of the subject site is to be retained as tree protection during construction. Perimeter drainage and retaining wall/fence installation can be undertaken with a provision for root pruning, pruning and other special measures.
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Staff Comments (cont'd)

- The final Tree Retention Plan is included in **Attachment 4**.
- Based on the 2:1 replacement ratio goal in the OCP, a total of 6 (six) replacement trees of the following sizes are required to be planted and maintained on the future lots:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
4	6 cm		3.5 m
2	8 cm		4 m

- A Landscaping Security of \$3,000 (\$500/tree) is required prior to rezoning adoption to ensure that the proposed number of replacement trees are planted and maintained.
- To ensure survival of protected trees, the applicant must submit the following prior to rezoning adoption:
 - a contract with a Certified Arborist for on-site supervision of all works to be conducted at development stage within close proximity to the tree protection zones of the tree to be retained on-site and the off-site hedge to be protected. The contract must include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted by the City for review;
 - a survival security to the City in the amount of \$1,000 for Tree #1 (reflects the 2:1 replacement ratio). The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.

Aircraft Noise Covenant

- An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw.

Affordable Housing

- Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.
- The applicant proposes to provide a cash-in-lieu contribution. 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 (i.e. \$7,008).
- Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance

Staff Comments (cont'd)	<p>with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This agreement would 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.</p> <p><u>Flood Management</u></p> <ul style="list-style-type: none"> • Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing & Vehicle Access</u></p> <ul style="list-style-type: none"> • There are no servicing concerns with rezoning. • Vehicle access to the future lots at development stage will be from Bird Road. <p><u>Subdivision</u></p> <ul style="list-style-type: none"> • At Subdivision stage, the applicant will be required to pay service connection costs and Neighbourhood Improvement Charges for future road improvements.
Analysis	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designations and policy guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site. • Most of the lots along the north side of this block of Bird Road have the potential to rezone and subdivide. Given that some of the lots in the area are narrower already and/or have relatively new housing, the character of the neighbourhood should not change dramatically.
Attachments	<p>Attachment 1 – Location Map/Aerial Photo</p> <p>Attachment 2 – Lot Size Policy 5424</p> <p>Attachment 3 – Development Application Data Sheet</p> <p>Attachment 4 – Tree Retention Plan</p>
Recommendation	<p>The rezoning application complies Lot Size Policy 5424 and the applicable OCP Land Use designations. On this basis, staff support the application. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file).</p>



Erika Syvokas
Planning Technician
(604-276-4108)

ES:rg

Prior to final adoption of Zoning Amendment Bylaw 8784, the following items are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$3,000 (\$500/replacement tree) to ensure that the proposed number of replacement trees are planted and maintained.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of on-site trees to be retained and off-site trees to be protected (i.e. Tree # 1, & the off-site Laurel hedgerow). The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree # 1. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (\$7,008) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

6. Registration of a flood indemnity covenant on title.

At Demolition stage*, the applicant will be required to:

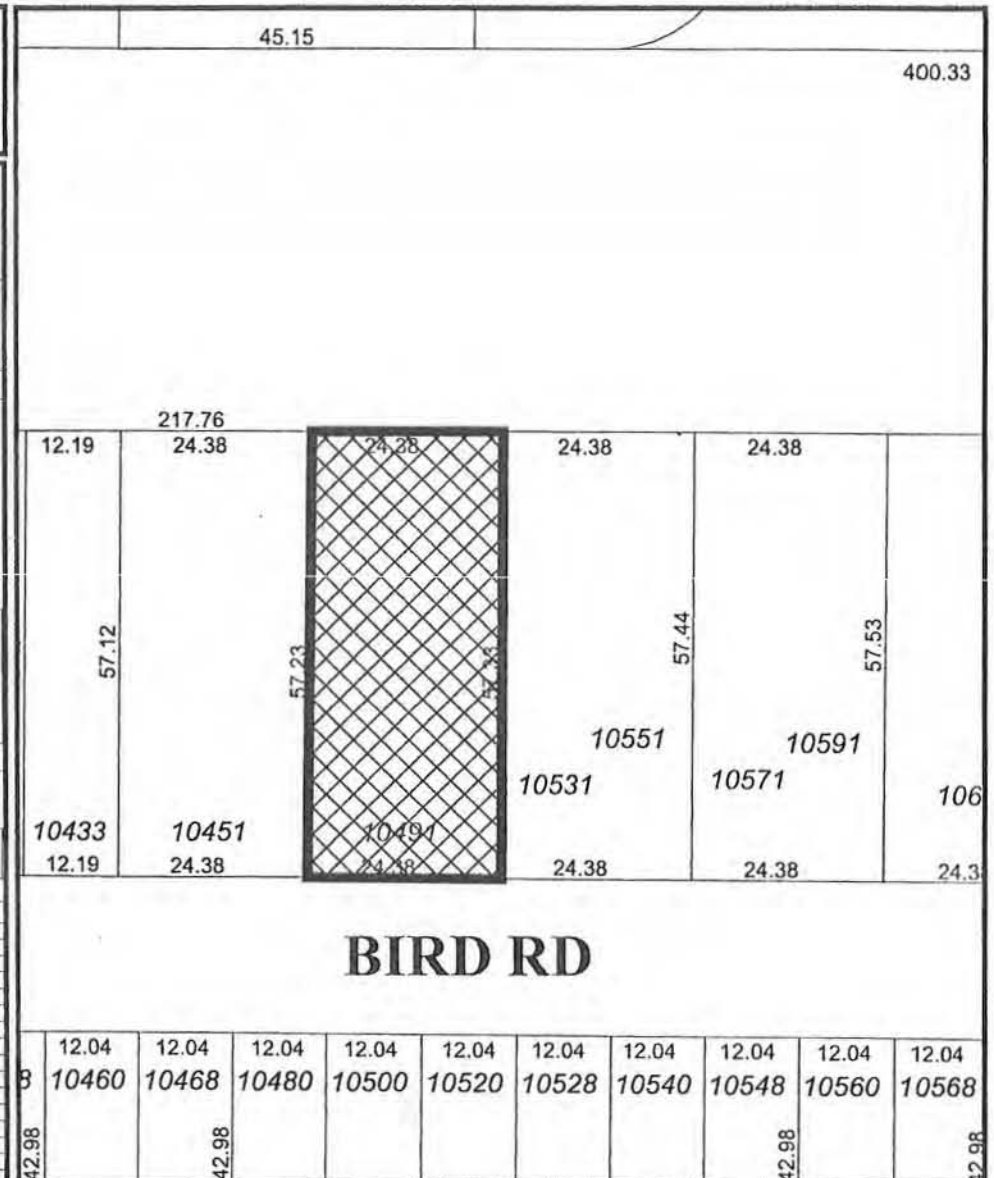
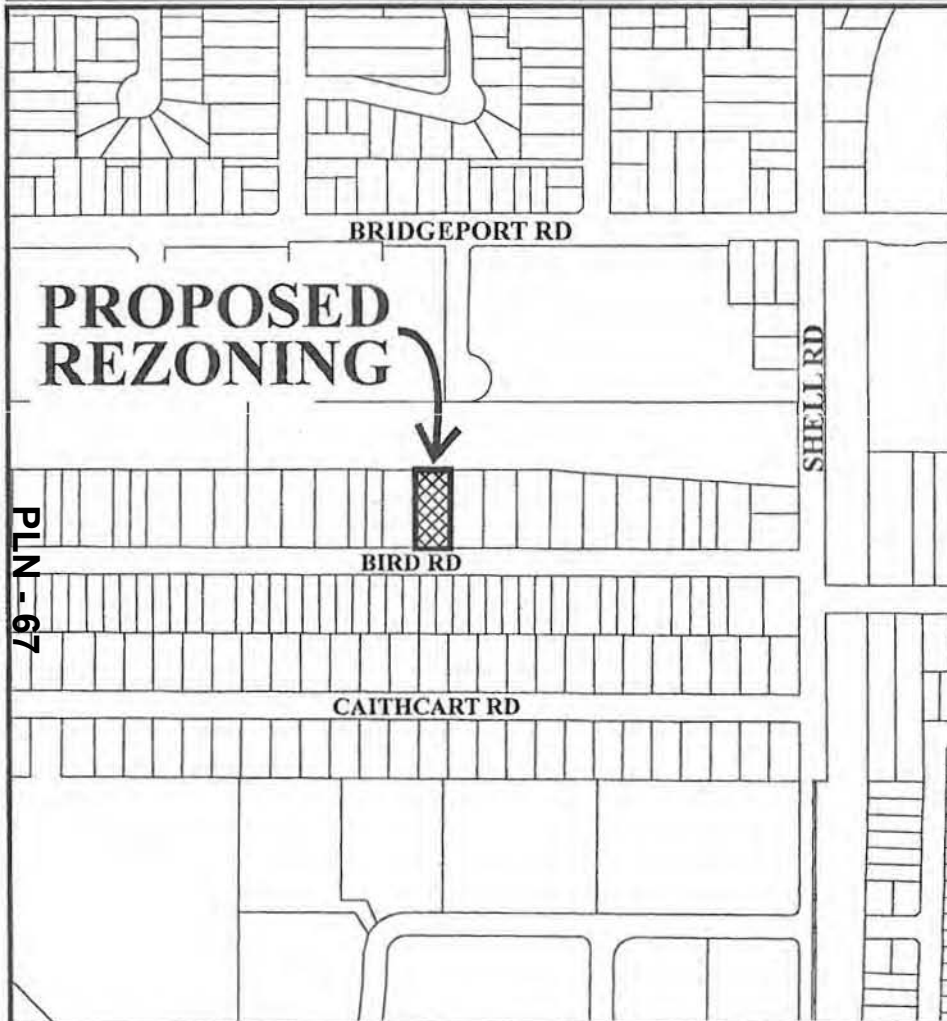
- Obtain a tree removal permit to remove Tree #5 from the neighbouring property to the east (10531/10551 Bird Road); and
- Install Tree Protection Fencing around Tree #1 (5 m x 5 m) to be retained on-site as shown on the Tree Retention Plan.
- Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage*, the applicant will be required to:

- pay service connection costs and Neighbourhood Improvement Charges, for future road improvements.



City of Richmond



RZ 11-572970

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-572970

PLN - 68

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES



Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future 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.



City of Richmond

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

Development Application Data Sheet

RZ 11-572970

Attachment 3

Address: 10491/10511 Bird Road

Applicant: Treo Developments Inc.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Monte Dar and Gaganjit Jagpal	To be determined
Site Size (m²):	1396 m ² (15026.418 ft ²)	Two (2) lots – each approx 698 m ² or 7513.2 ft ²)
Land Uses:	<ul style="list-style-type: none">One (1) two-family dwelling	Two (2) single family lots
OCP Designation:	<ul style="list-style-type: none">Generalized Land Use Map designation – “Neighbourhood Residential”	No change
Area Plan Designation:	East Cambie Area Plan Land Use Map – “Residential (Single-Family Only).	No change
702 Policy Designation:	Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of “Single-Family Housing District (R1/B)”,	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

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 Size (min. dimensions):	360 m ²	Two (2) lots – each approx 698 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 46 BLOCK B

SECTION 26 BLOCK 5 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT PLAN 14105

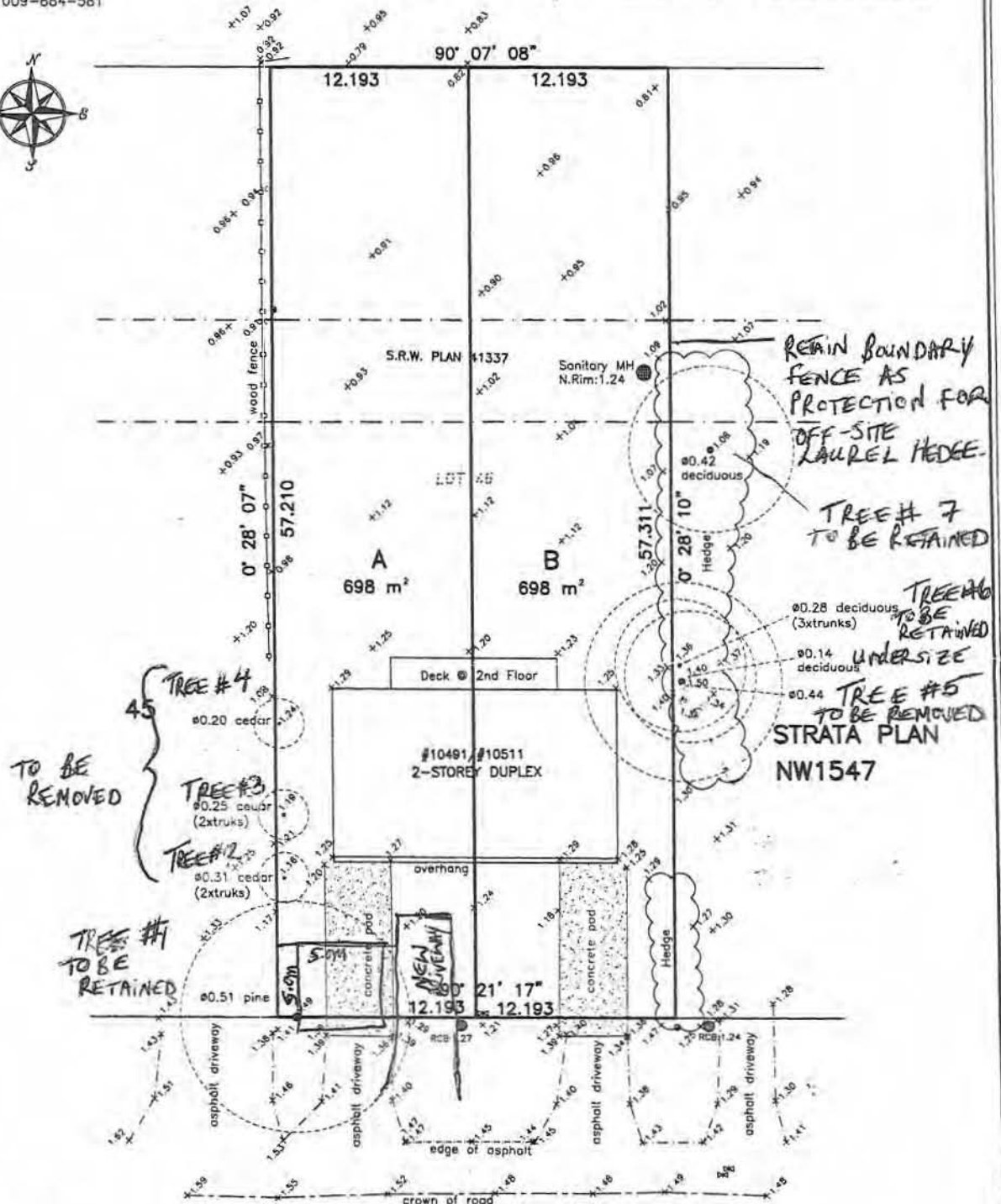
SCALE: 1:250 ATTACHMENT 4

#10491 BIRD ROAD,
RICHMOND, B.C.
P.I.D 009-884-581

58

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4298
FB-163 P40-42
Drawn By: TH

LEGEND:

- denotes tree
- denotes power pole
- RCB denotes round catch basin
- denotes manhole
- denotes water valve

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #194,
Control Monument 02H2415
in slab of Both Slough North pump stn
E of No.5 Rd.
Elevation = 3.337 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

DWG No. 4298-TOPO

PLN - 72

FEBRUARY 8th, 2011



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8784 (11-572970)
10491/10511 BIRD 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. 009-884-581

LOT 46 BLOCK B SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN 14105

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8784"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 24, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-499249
Director of Development
Re: Application by Western Dayton Homes Ltd. for Rezoning at 8540 No. 3 Road
from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Bylaw No. 8785, for the rezoning of 8540 No. 3 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Western Dayton Homes Ltd. has applied to the City of Richmond for permission to rezone 8540 No. 3 Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of eight (8) 2½-storey townhouse units with vehicle access from Bowcock Road (**Attachment 2**).

Findings of Fact

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

Surrounding Development

- To the North: Across Bowcock Road, a mix of existing single-family dwellings and duplexes on lots zoned Single Detached (RS1/C) and Single Detached (RS1/E);
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Gay Road;
- To the South: An existing townhouse development with 18 two-storey units on a lot zoned Low Density Townhouses (RTL3) at a maximum density of 0.6 FAR; and
- To the West: Across No. 3 Road, existing single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple family residential development along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available.

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies. The exception is that the site's frontage (approximately 27.5 m) is less than the Policy's requirement of at least a 50 m frontage on a major arterial road. However, the site is an orphan lot, constraining further land assembly exist as it is bounded by Bowcock Road to the north and an existing townhouse complex to the south along No. 3 Road.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$23,005.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. A resident in the adjacent townhouse complex to the south (8600 No. 3 Road) expressed concerns related to adjacency, privacy, and security. A list of concerns is provided below, along with the responses in ***bold italics***:

1. The 3.0 m south side yard setback should be maintained and no projections into the side yard setback should be allowed in order to keep privacy and openness of the adjacent private yards.
(The proposed 0.91 m south side yard setback variance is for a short length to accommodate a single-storey garage. The applicant has agreed to design the garage with a low roof and install tall growing plant material to screen the view of the building from the adjacent townhouses. As the proposed garage is to the north of the neighbouring lot, the small encroachment into the side yard setback will not shadow the neighbouring private yards located to the south. Projection of bay windows into the side yard setbacks is permitted under Zoning Bylaw 8500. The design of the bay windows will be reviewed at Development Permit stage to minimize possible overlook.)
2. The 3.0 m setback area along the south property line should be kept as a passive space without visitor parking stalls, bike racks, mailbox or unit entrances being located within this area. Any structures located within the setback area will become stepping stores for climbing over the privacy fence.
(The bike rack and mailboxes have been relocated out of the south side yard setback area. Final locations for these facilities to be reviewed at Development Permit stage. The applicant has been advised that unit entries should not be located on the side of the buildings due to security/surveillance concerns; unit entry design will be reviewed at Development Permit stage.)
3. Tall trees should be planted within the south side yard setback to provide natural screening in order to minimize noise and possible overlook into the adjacent private back yards from the proposed 2½-storey building.
(The applicant has agreed to incorporate tall landscape elements within the setback area to screen the 2½-storey building from the adjacent development. Staff will work with the applicant on the landscaping scheme to ensure that a natural buffer/screen is included in the landscape design at the Development Permit stage.)

Staff CommentsTrees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. Six (6) bylaw-sized trees on-site and four (4) street trees along the site frontages were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve two (2) trees and remove eight (8) bylaw-sized trees (see **Attachment 4** for a Tree Preservation Plan).

Location / Tree Health	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-Site / Good	4	1	3	Removal of a Cherry tree and a Cypress tree due to building conflicts. These two (2) trees are not high value specimen trees and are located such that modifications to the buildings to keep them will result in significant loss in density (approx. 50%). Removal of a Hazelnut tree due to the required frontage improvements and the change in site grade. A minimum 6 m high conifer replacement tree is recommended at the northeast corner of the site to compensate for the loss of the Hazelnut tree. A \$5,000 landscape security is required to ensure a larger calliper tree is provided.
On-Site / Poor	2	0	2	
Total Number of On-Site Trees	6	1	5	
Street Trees / Good	3	1	2	Removal of two (2) trees due to required sanitary and storm upgrades along Bowcock Road frontage. Parks concurred with the proposed removal; 2:1 compensation (i.e. 2,000) is required.
Street Trees / Poor	1	0	1	Parks concurred with the proposed removal; 2:1 compensation (i.e. \$1,000) is required.
Total Number of Street Trees	4	1	3	Prior to the removal of any City trees, the applicant will need to seek formal permission from Parks Operations Division and removal of the hedges will be at the owner's cost.
Total	10	2	8	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 10 replacement trees are required for the removal of five (5) on-site trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 18 trees on-site. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$10,000: \$500/replacement tree + \$5,000 for a larger calliper tree) to ensure the replacement planting will be provided.

The applicant has committed to the retention of one (1) bylaw-sized tree on-site and one (1) street tree located at the southwest corner of the site. In order to ensure that these trees will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for two (2) year after inspection of the completed landscaping to ensure that the protected trees have survived. In addition, a proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees will be required at the Development Permit stage.

Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary and storm) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that both sanitary and storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the sanitary and storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Prior to final adoption, the developer is required to dedicate a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements are also required (please see **Attachment 5** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Official Community Plan (OCP) Compliance

Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the east side of No. 3 Road between Bowcock Road and Francis Road is designated for multiple-family development. The proposal is generally in compliance with the requirements for multiple-family residential developments under the Arterial Road Redevelopment Policy. The townhouses are designed to a maximum of 2½-storey height with a 6 m setback to both the front and rear property line.

Development Permit Guidelines

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the OCP. The exception is that a four-plex interface with the single-family homes to the east is being proposed as opposed to the preferred duplexes interface as a transition between townhouse units and single-family homes. To minimize the impact from the four-plex on the adjacent existing single-family home to the east, the developer have adjusted the roof form as much as possible to simulate a duplex character. The proposed 2½-storey homes are also designed to have no attic windows overlooking the neighbouring property to the east. The proposed massing and window placements will be controlled through the Development Permit process.

Medium Density Townhouses (RTM2)

The proposed zoning Medium Density Townhouses (RTM2) with a maximum density of 0.65 FAR complies with the Low-Density Residential land use designation contained in the OCP for development on the City's arterial roads. Densities above the range of 0.6 FAR are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site on the same block of a neighbourhood commercial development and is within walking distance to the other local and neighbourhood commercial establishments along No. 3 Road. To qualify for the proposed density and to satisfy the requirements of the RTM2 zone, the applicant is:

- Preserving two (2) bylaw-sized trees along the No. 3 Road frontage which will contribute to the development identity and streetscape elevation;
- Proposing a 3.5:1 tree replacement ratio, which is over and above the 2:1 tree replacement ratio goal stated in the OCP;
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing one (1) convertible unit which is designed to accommodate a stair lift.

Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTM2) zone. Based on the review of current site plan for the project, the following variances are being requested:

1. Reduced minimum interior side yard setback from 3.0 m to 2.09 m to allow a portion of a single storey garage to project into the south side yard setback;
2. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 3.0 m to allow the proposed west building to locate approximately 3.0 m from the north property line;
3. Reduced minimum exterior side yard setback along Bowcock Road from 6.0 m to 4.5 m to allow the proposed east building to locate approximately 4.5 m from the north property line;
4. Reduced minimum lot width from 30 m to 27.6 m;
5. Changes to parking standards to allow tandem parking spaces in four (4) of the townhouse units and four (4) small car parking stalls in four (4) of the townhouse units.

The proposed streetscape design on Bowcock Road (including residential-style entries and windows oriented towards the street, as well as a combination of private outdoor space, trees, shrubs, and decorative fences) provide a high level of pedestrian interest along the exterior side yard of the development. The proposed 3.0 m exterior side setback to the west building is consistent with the required exterior side setback for a single-family home. The proposed 4.5 m exterior side setback to the east building provides a transition between the proposed 3.0 m setback for the west building at No. 3 Road and the required 6.0 m front yard setback (from Bowcock Road) for the adjacent single-family home to the east.

All of the variances mentioned above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8540 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Window orientations and bay window projections to address adjacency corners;
- Elimination of projections into reduced road setbacks;
- Unit entry design with respect to CPTED principles;
- Adequacy of the proposed private outdoor space in each of the units;
- Location and design of the convertible unit and other accessibility features;

- Proposed site grade and tree protection zone configuration to ensure protected tree survival;
- Provision of a minimum 6 m high conifer replacement tree at the northeast corner of the site to compensate for the loss of the Hazelnut tree;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Preservation Plan
Attachment 5: Rezoning Considerations Concurrence



City of Richmond

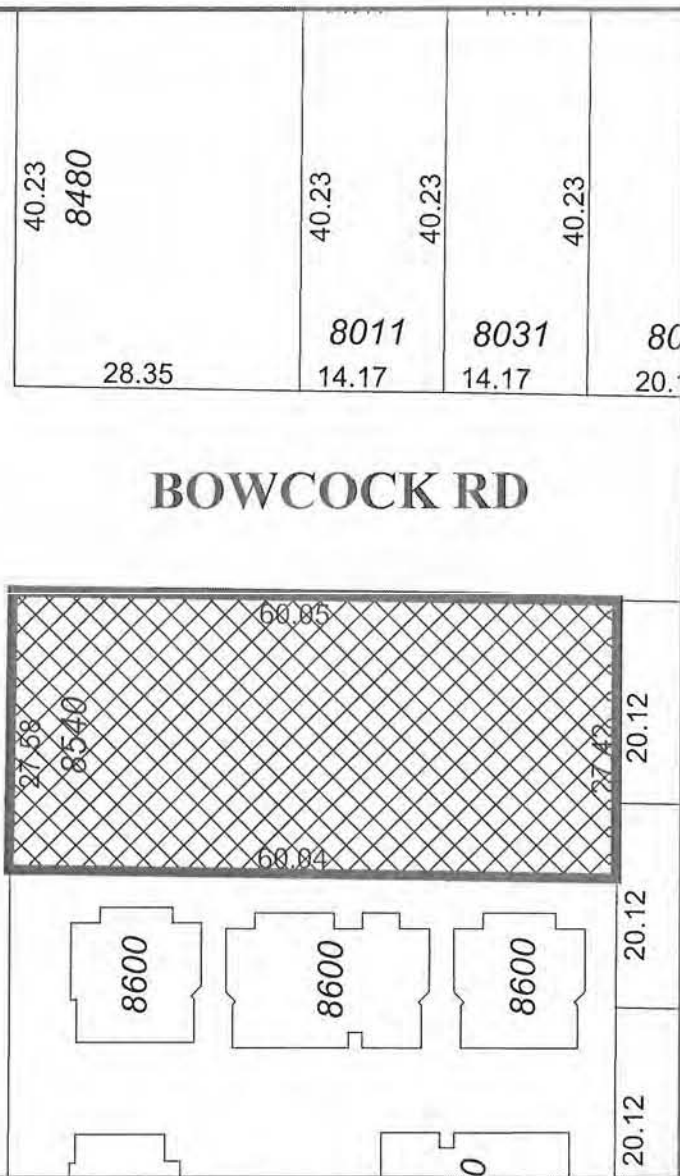
PLN - 83



40.21
9.56

8571
24.57

NO. 3 RD



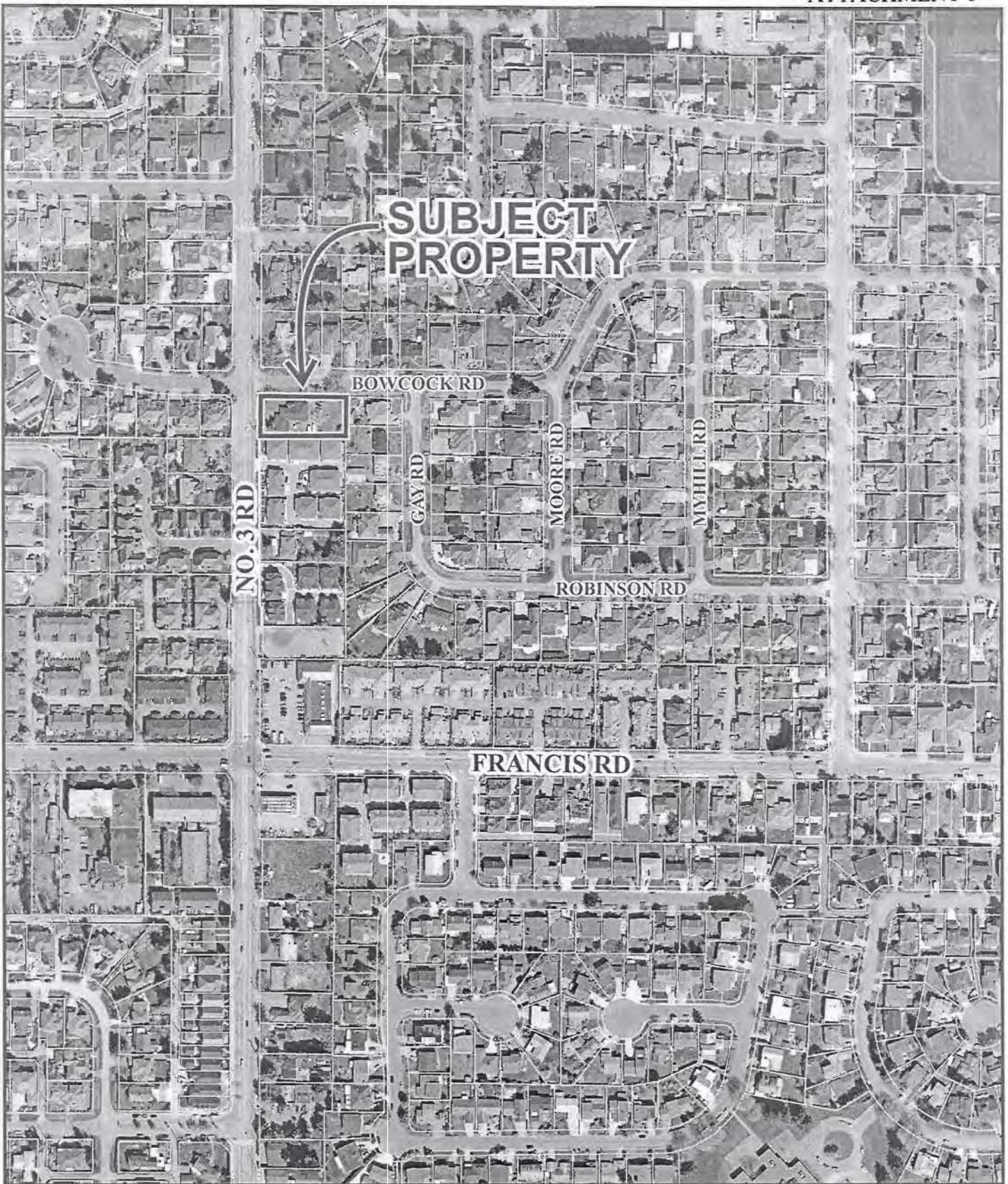
RZ 09-499249

Original Date: 12/01/09

Revision Date: 07/14/11

Note: Dimensions are in METRES

ATTACHMENT 1

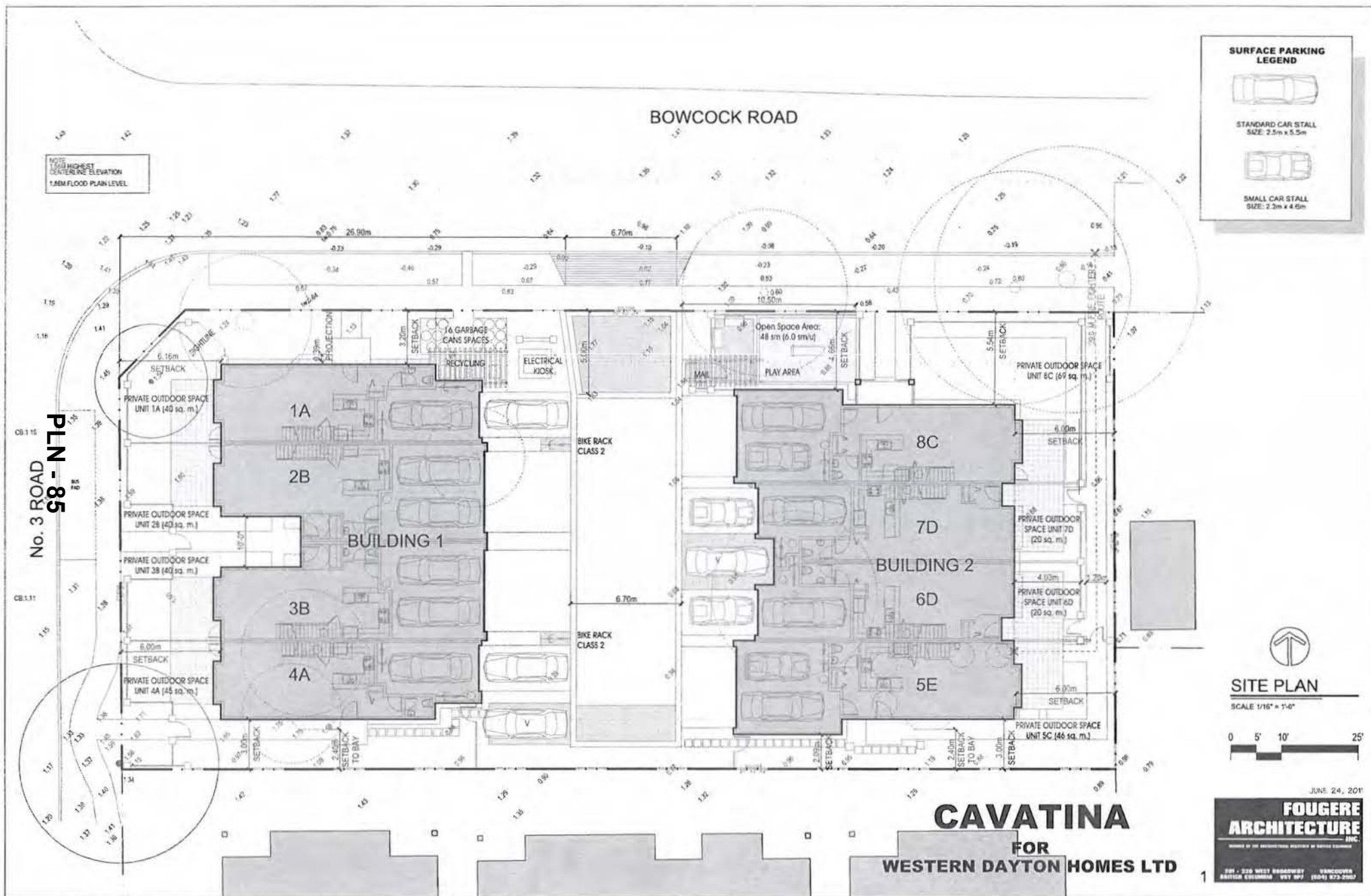


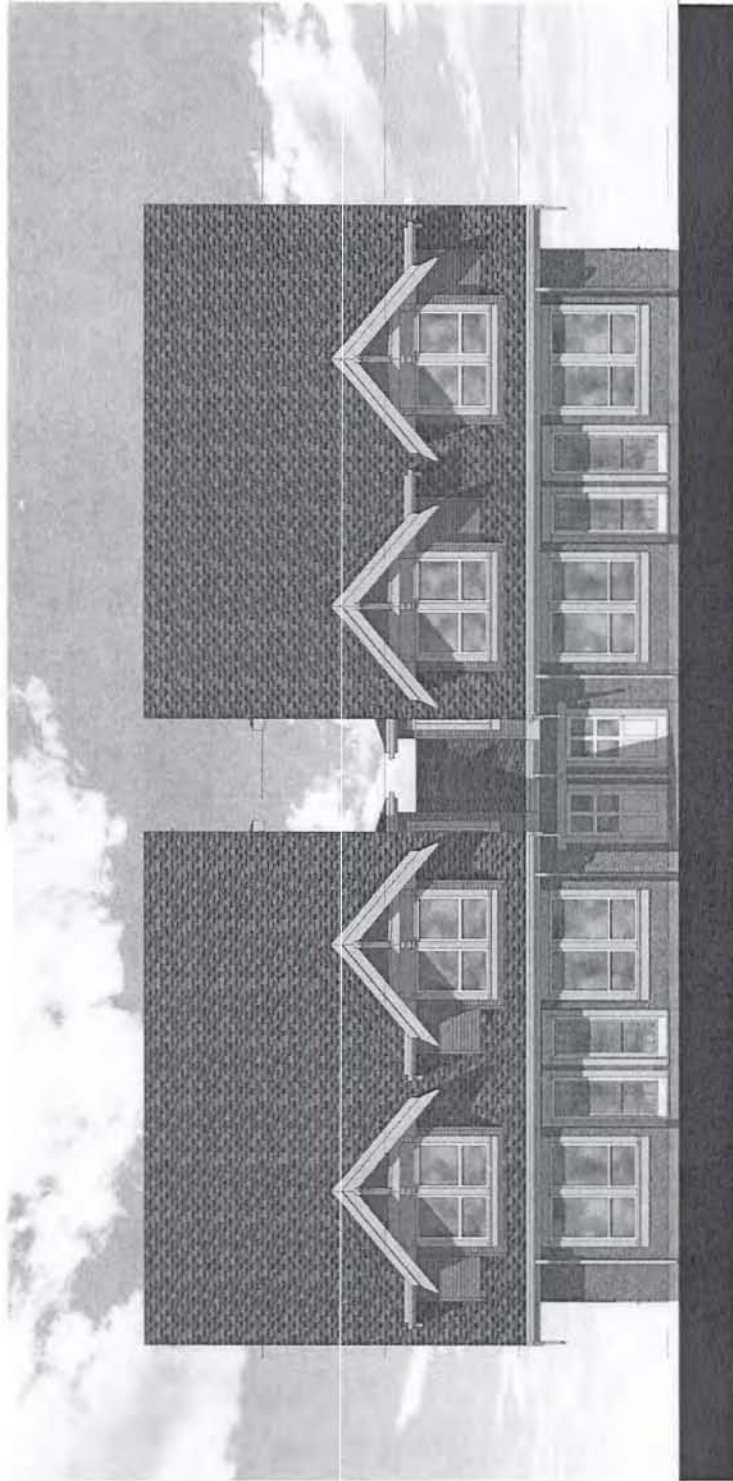
RZ 09-499249

Original Date: 12/01/09

Amended Date: 06/14/11

Note: Dimensions are in METRES





U/S TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

PLN - 86

FRONT ELEVATION (No. 3 ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

CAVATINA

FOR

WESTERN DAYTON HOMES LTD

JUNE 24, 2011

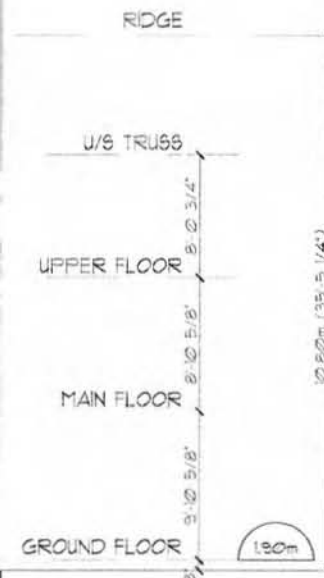
**FOUGERE
ARCHITECTURE**
INC.

MEMBER OF THE ASSOCIATION OF ARCHITECTS OF QUEBEC

201 - 224 WEST BROADWAY - SUITE 200 - MONTREAL, QUEBEC H3B 2Y1

TEL: (514) 392-3300 FAX: (514) 392-3301

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PLN
-87-



EXTERIOR FINISHES SCHEDULE

- 1 WOOD TRIMS
- 2 WOOD BRACKETS
- 3 WOOD FASCIA
- 4 ASPHALT SHINGLES
- 5 VINYL SIDING
- 6 VINYL WINDOWS
- 7 WOOD POST
- 8 METAL FLASHING
- 9 ALUMINUM CUTTERS
- 10 ALUMINUM DOWNSPOUTS
- 11 SLOP DASH STUCCO
- 12 WOOD RAILS & PICKETS
- 13 CONCRETE BASE

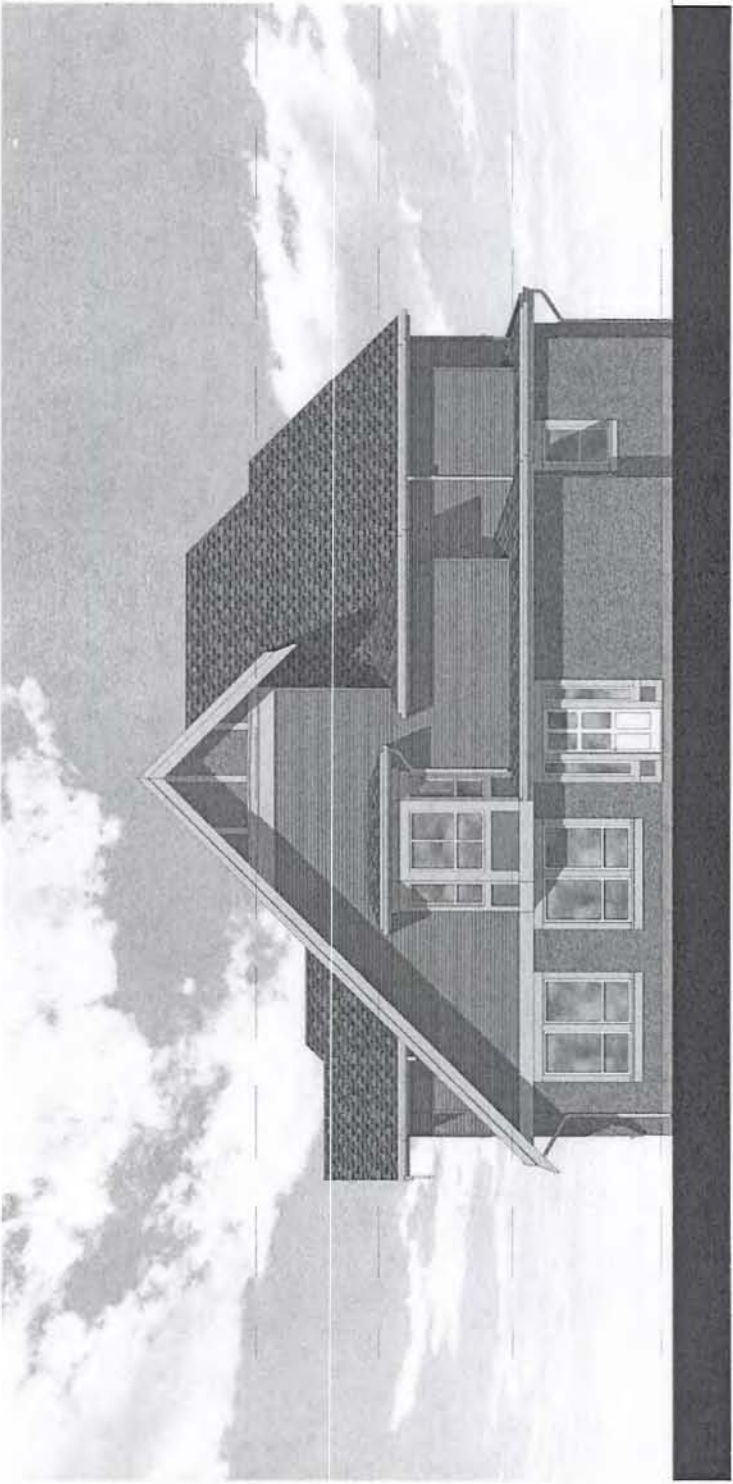
NOTE:
1.56M HIGHEST ROAD
CENTERLINE ELEVATION
1.86M FLOOD PLAIN LEVEL

SIDE ELEVATION (BOWCOCK ROAD) BUILDING 1

SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD



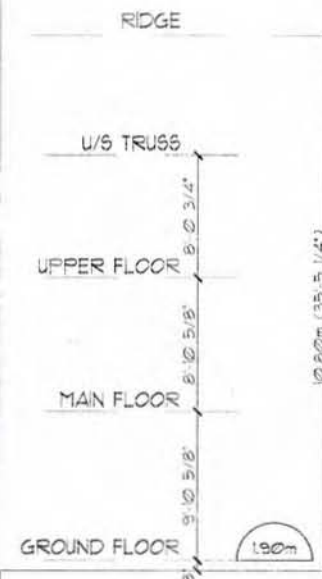


SIDE ELEVATION (SOUTH) BUILDING 1
SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

JUNE 24, 2011
FOUGERE
ARCHITECTURE
ARCHITECTS & INTERIORS
202 - 323-3333
1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 5B7
(416) 291-7507

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EXTERIOR FINISHES SCHEDULE

- 1 WOOD TRIMS
- 2 WOOD BRACKETS
- 3 WOOD FASCIA
- 4 ASPHALT SHINGLES
- 5 VINYL SIDING
- 6 VINYL WINDOWS
- 7 WOOD POST
- 8 METAL FLASHING
- 9 ALUMINUM GUTTERS
- 10 ALUMINUM DOWNSPOUTS
- 11 SLOP DASH STUCCO
- 12 WOOD RAILS & PICKETS
- 13 CONCRETE BASE

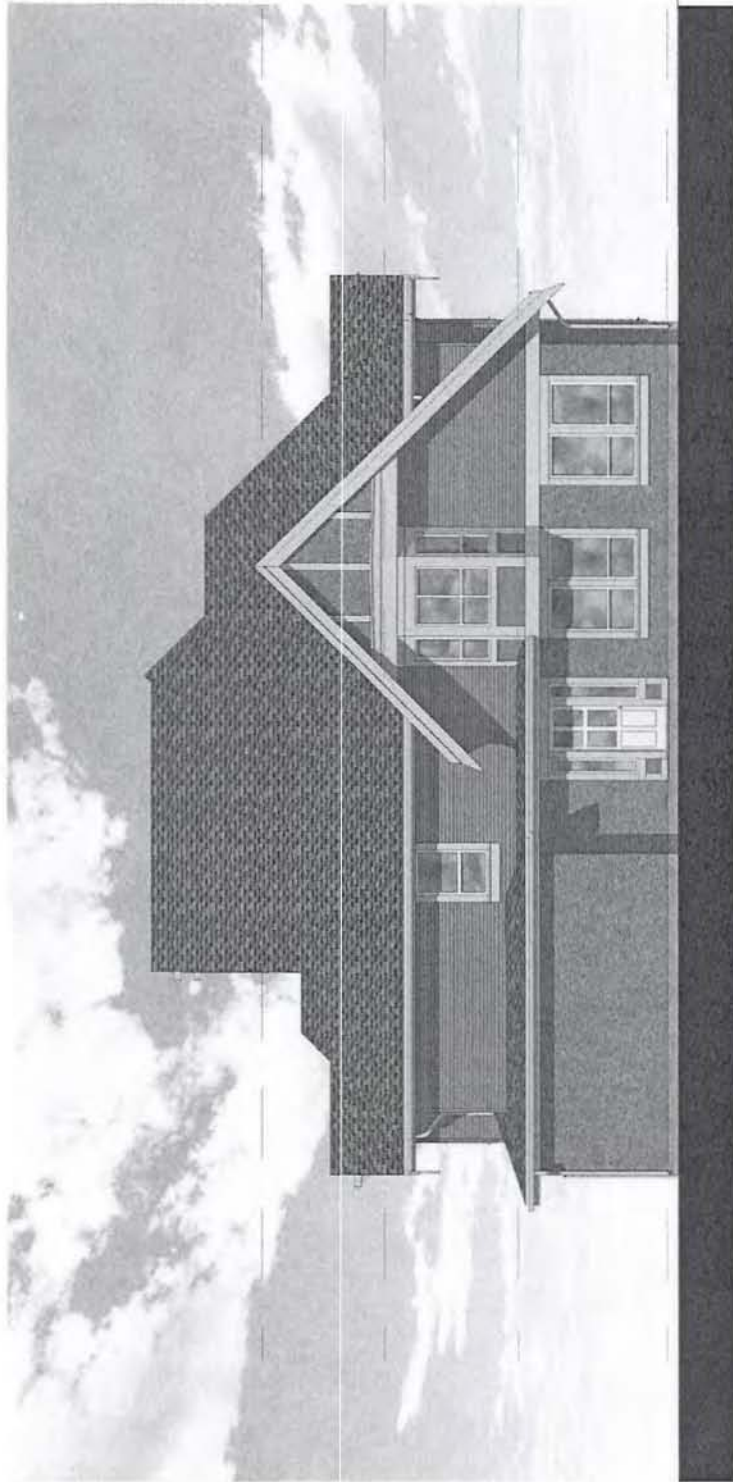
NOTE:
1.56M HIGHEST ROAD
CENTERLINE ELEVATION
1.86M FLOOD PLAIN LEVEL

SIDE ELEVATION (BOWCOCK ROAD) BUILDING 2

SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

JUNE 24, 2011
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INC.
MEMBER OF THE PROFESSIONAL ASSOCIATION OF ARCHITECTS
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BRITISH COLUMBIA V6Y 0P7 (604) 872-3307

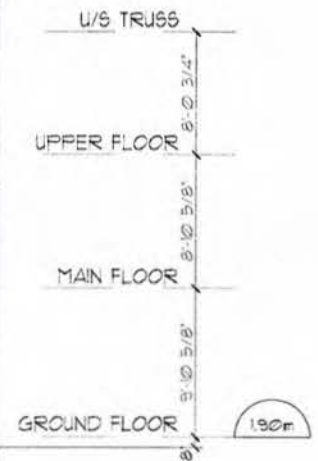


PLN - 90

SIDE ELEVATION (SOUTH) BUILDING 2

SCALE 1/8" = 1'-0"

PLN - 91

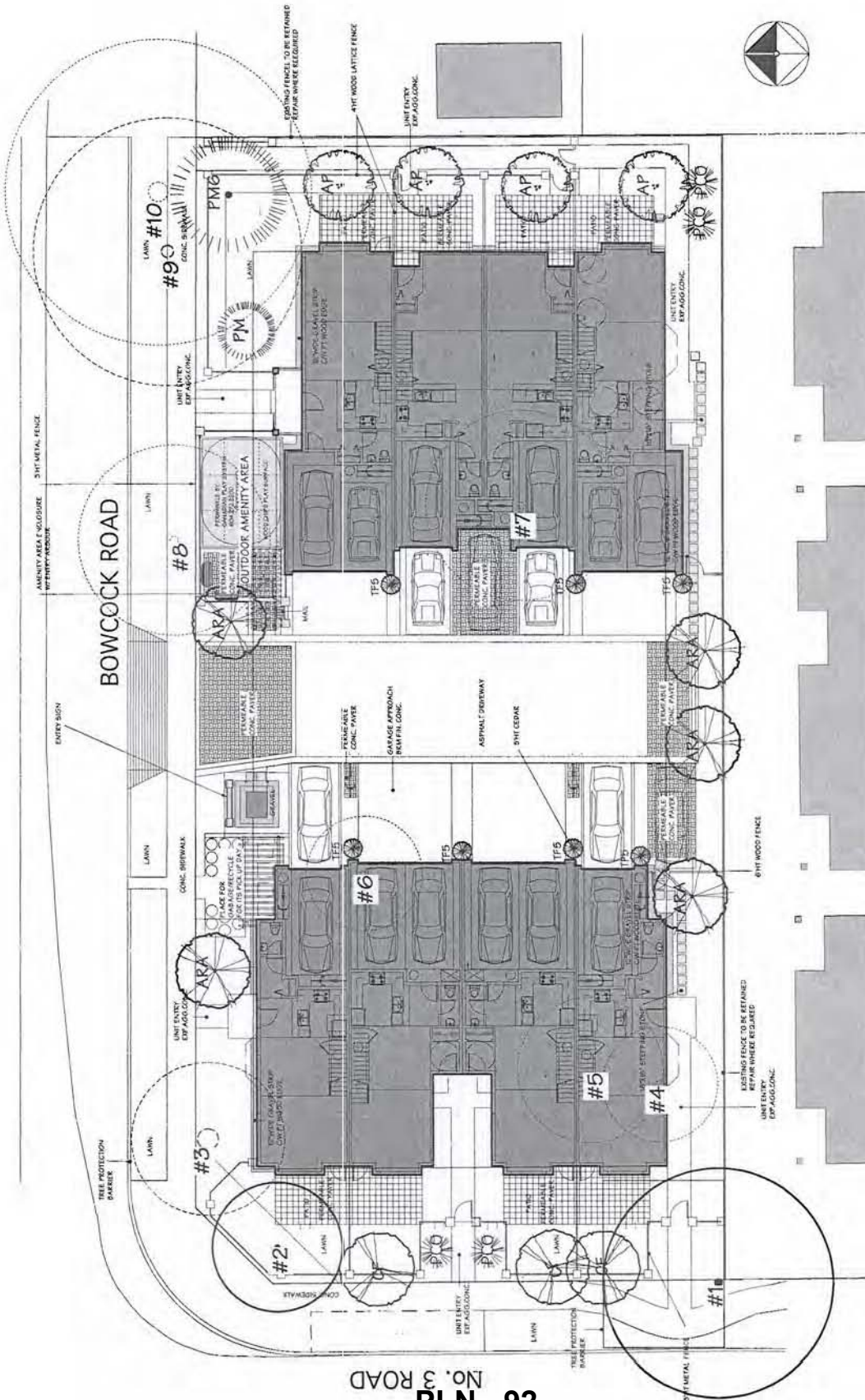


FRONT ELEVATION (EAST) BUILDING 2

SCALE 1/8" = 1'-0"

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

JUNE 24, 2011
**FOUGERE
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MEMBER OF THE ASSOCIATION OF ARCHITECTS OF BRITISH COLUMBIA
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BRITISH COLUMBIA V6Y 0P7 (604) 673-2007



JUN 21, 2017:
Issued for 40 (2016)
AUG 2, 2018:
Issued for 40 (2018)
JAN 11, 2019:
Issued for 40 (2019)
REVISIONS / ISSUES

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Project:

CAVATINA
RICHMOND B.C.

Drawn By:

PRELIMINARY
LANDSCAPE PLAN

Scale	1/8" = 1'-0"
Date	06/21/17
Drawn	MI
Checked	SI
Team	JAN 15, 2019
Job	10112
Sheet	

PLANT LIST

PROJECT ADDRESS CAVATINA RICHMOND B.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	4	ACER PALMATUM	JAPANESE MAPLE	10.0 cm Cal B&B
ARA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	11.0cm CAL, B&B 1.8m STD.
CF	3	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	9.0cm CAL, B&B
PCO	4	PICEA OMORIKA	SERBIAN SPRUCE	4.0m HT, B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4.0m HT, B&B
PM	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6.0m HT, B&B
TF5	7	THUJA OCCIDENTALIS 'FASTIGATA'	PYRAMIDAL CEDAR	1.50m HT.
TS4	12	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	1.25m HT.

PLAN - 93

REPLACEMENT TREE PLAN

CAVATINA RICHMOND B.C.

SIZE OF REMOVED TREES	QTY OF REMOVED TREES	SIZE OF REPLACEMENT TREES	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	-	Ø6CM CAL./3.5m HT.	-	-	-
Ø30-40CM	2	Ø8CM CAL./4.0m HT.	4	(C)5	1
Ø40-50CM	1	Ø9CM CAL./5.0m HT.	2	3	1
Ø50-60CM	1	Ø10CM CAL./5.5m HT.	2	4	2
Ø60-OVER	3	Ø11CM CAL./6.0m HT.	6	6/(D)5(C)1	0

JUN 29, 2011
Issued for 12/2010

AUG 5, 2010:
Big differences made
Big and adjusted
Issued for DP

JUNE 13, 2010:
Issued for DP

REVISED ISSUES

ITO

& ASSOCIATES
Landscape Architects

1942 E 5TH Ave.
Vancouver, BC V5M 1M2

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Email: kolan@itmac.com

Project

CAVATINA
RICHMOND B.C.

Drawing Title

PRELIMINARY
LANDSCAPE PLAN
PLANT LIST

1. ITO & ASSOCIATES is the author of this drawing. It is not to be used for any other project without the written consent of ITO & ASSOCIATES.
2. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
3. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
4. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
5. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
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8. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
9. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.
10. ITO & ASSOCIATES is not responsible for the accuracy of the information provided by others.

L3 of 3



City of Richmond

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

Development Application Data Sheet

RZ 09-499249

Attachment 3

Address: 8540 No. 3 Road

Applicant: Western Dayton Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Western Dayton Homes Ltd.	No Change
Site Size (m²):	1,652 m ² (17,782 ft ²)	1644 m ² (17,696 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
Number of Units:	2 non-conforming duplex units	8 townhouse units
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (No. 3 Road) (m):	Min. 6 m	6.0 m	none
Setback – Exterior Side Yard (Bowcock Road) (m):	Min. 6 m	3.2 m	variance requested
Setback – Side Yard (South) (m):	Min. 3 m	2.09 m	variance requested
Setback – Rear Yard (m):	Min. 3 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

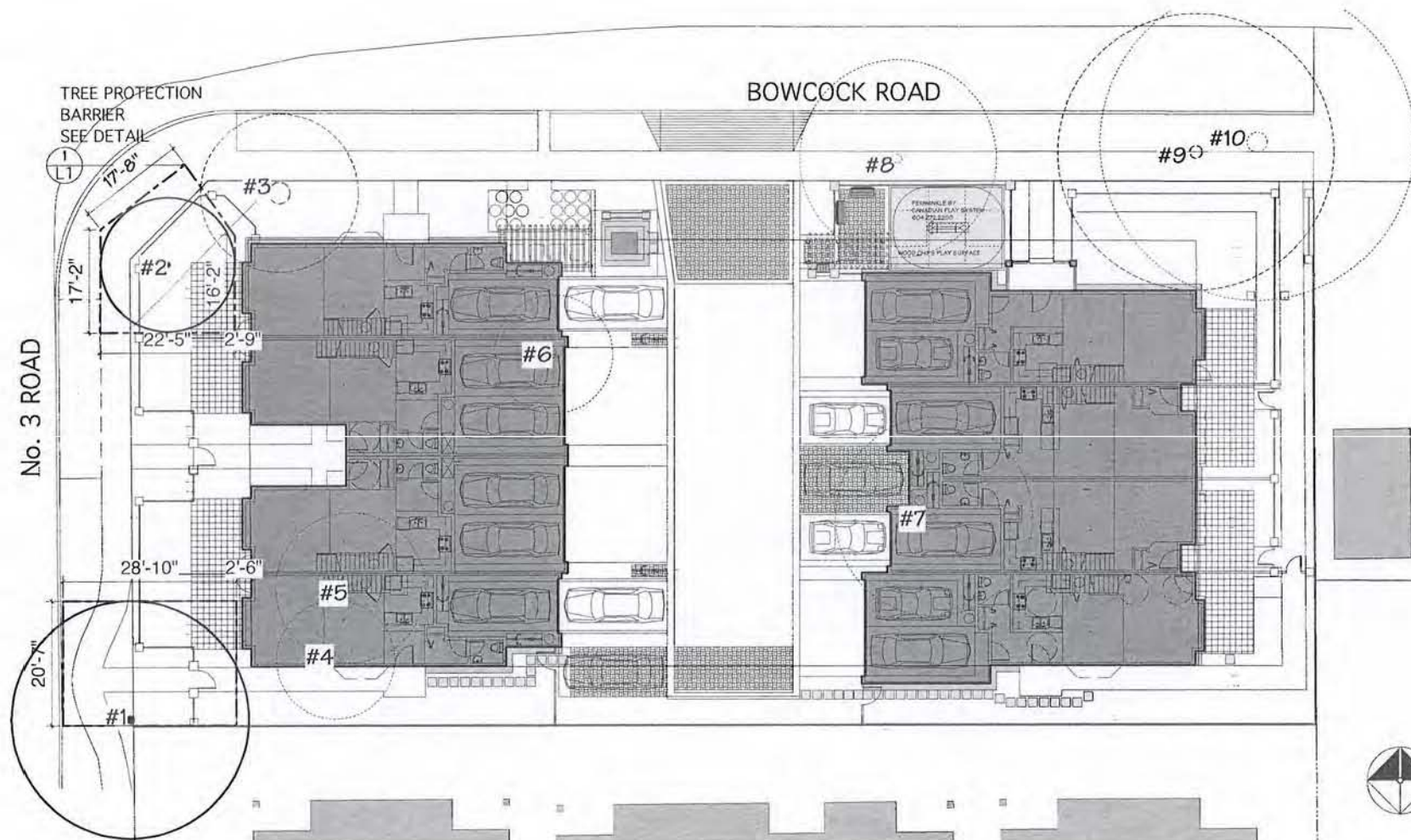
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	Approx. 27.58 m wide x 60.05 m deep	variance requested
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	not permitted	4	variance requested
Small Car Parking Spaces:	not permitted	4	variance requested
Handicap Parking Spaces:	0	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x eight (8) units = 48 m ²	48 m ² min.	none

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

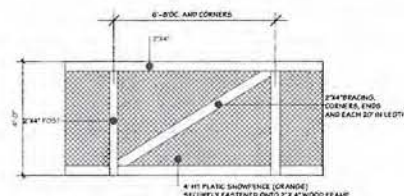
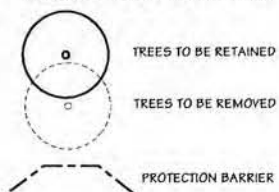
96 - N7D

No. 3 ROAD

BOWCOCK ROAD



LEGEND FOR EXISTING TREES



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L1
PROTECTION BARRIER
SCALE 1/2" = 1'-0"

JUN 23, 2011:
Issued for REZONING

AUG 5, 2010:
May Arundel Landscape modified
Fig are adjusted
Issued for DP

JUNE 13, 2010:
Issued for DP

REVISIONS / ISSUES

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Email: tovan@mac.com

Project

CAVATINA
RICHMOND B.C.

Drawing Title:

EXISTING TREE
PRESERVATION PLAN

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

Drawn: ME

Checked: SI

Date: JUNE 15, 2010

JOB: 10610

Sheet:

L1
of 3

Rezoning Considerations

8540 No. 3 Road

RZ 09-499249

Prior to final adoption of Zoning Amendment Bylaw 8785, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at Bowcock Road and No. 3 Road.
2. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$23,005) to the City's Affordable Housing Reserve Fund.
4. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$8,000.
5. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the protected bylaw-sized trees (one (1) tree on-site and one (1) street tree located at the southwest corner of the site). 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 8540 No. 3 Road). The remaining 50% of the security will be release two (2) year after final inspection of the completed landscaping in order to ensure that the trees have survived.
6. Issuance of a separate Tree Cutting Permit for the removal of three (3) street trees along the Bowcock Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$3,000 is required.
7. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. upgrade the existing 600mm diameter storm sewer between manhole STMH 9493 to manhole STMH 6562 to 900mm diameter storm sewer and upgrade the ditch frontage to 900mm diameter storm sewer from a proposed manhole located at the east property line of the development site to existing manhole STMH 9493 complete with removal of manhole STMH 9493.
 - b. upgrade the existing 150mm diameter sanitary system along Bowcock Road frontage (from manhole SMH 2208 to manhole SMH 2207) to a minimum 200 mm diameter per the City of Richmond Engineering Design Specifications.
 - c. upgrade the existing 100 mm diameter watermain along Bowcock Road frontage to a minimum 150 mm diameter per the City of Richmond Engineering Design Specifications.
 - d. frontage improvement works:
 - i. No. 3 Road - The existing road curb to be maintained. 1.5 m wide concrete sidewalk to be provided next to the entire west property line and tied-in

with the existing sidewalk in the south of the development site. The remaining area between the west edge of sidewalk and the existing road curb should be grassed/treed boulevard. A handicapped accessible concrete bus pad (9 m long and 3 m wide) is to be provided on No. 3 Road and located at 6 m from the south of north property line of the development site. Existing street trees near the property line need to be saved.

- ii. Bowcock Road - For the entire north property line of the development site (from south to north): 1.5 m concrete sidewalk, 1.9 m grassed/treed boulevard and 5.6 m road pavement to be provided. Note that streetlights and street trees are required in the new boulevard; Benkelman beam test required.

8. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on-site and on adjacent properties to the north and east prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$10,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8785 (RZ 09-499249)
8540 NO. 3 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 **MEDIUM DENSITY TOWNHOUSES (RTM2)**.

P.I.D. 003-510-417

Lot 45 Except the South 66 Feet Section 21 Block 4 North Range 6 West New Westminster District Plan 14746

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8785"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 21, 2011
File: RZ 11-576126
Re: Application by Tien Sher Ari Investment Group Ltd. for Rezoning at
11180/11200 Kingsgrove Avenue from Single Detached (RS1/E) to Single
Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

There are requirements to be dealt with prior to final adoption:

- Registration of a flood indemnity covenant on title.
- 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.
- 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 zones on site for all trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$14,000 for seven (7) protected trees onsite. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
- Submission of a Landscaping Letter of Credit in the amount of \$2,000.00 for the planting of four (4) replacement trees on-site.

[Signed Original on File]

Agreement by Applicant Tien Sher Ari Investment Group Ltd.

Item	Details
Application	RZ 11-576126
Location	11180/11200 Kingsgrove Avenue (Attachment 1)
Owner	Tien Sher Alberta Road Properties Inc.
Applicant	Tien Sher Ari Investment Group Ltd.

Date Received	April 26, 2011
Acknowledgement Letter	May 20, 2011
Fast Track Compliance	June 9, 2011
Staff Report	June 21, 2011
Planning Committee	July 19, 2011

926	926 m ² (9,968 ft ²)
Land Uses	Existing – non-conforming two-family residential dwelling
	Proposed - two (2) single-family residential lots (approximately 463 m ² or 4,984 ft ² each)
Zoning	Existing – Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5409 – Permits duplexes to split into two (2) lots (Attachment 2) <i>Proposal complies with designations and policy.</i>
Surrounding Development	Predominately older single-family dwellings and some duplexes on large single-family lots zoned RS1/E. An older townhouse complex on Land Use Contact (LUC016) is situated to the west.
Staff Comments	<u>Background</u> <ul style="list-style-type: none"> A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <u>Related Policies</u> <ul style="list-style-type: none"> In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Staff Comments (Cont.)	<p><u>Related Policies (cont.)</u></p> <ul style="list-style-type: none"> • In accordance with the Richmond Affordable Housing Strategy, the applicant has agreed to provide a legal secondary suite on at least one (1) of the two (2) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the lot without the secondary suites at the initiation of the applicant, after the requirements are satisfied. • 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 per square foot of total building area of the single detached developments (i.e. \$5,482). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of eleven (11) trees: <ul style="list-style-type: none"> ○ nine (9) bylaw-sized trees are located on the subject site; ○ two (2) trees are located on the adjacent properties to the east and west. • Based on the comments of the Arborist Report, staff support the removal of two (2) bylaw-sized trees on site due to poor health condition. • The applicant has agreed to retain seven (7) bylaw-sized trees on site. A Tree Protection Plan is attached (Attachment 4). • Two (2) Cypress trees located within the permitted building envelopes of the future lots are in good condition with no apparent defects. The future house designs must accommodate the retention of these trees; protection should be specified at 4 m from the base of the tree. • As a condition of rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to supervise on-site works conducted adjacent to all protected trees on site and on adjacent properties.
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Staff Comments (Cont.)	<p><u>Trees & Landscaping (cont.)</u></p> <ul style="list-style-type: none"> • In order to ensure that the seven (7) protected trees onsite will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$14,000 tree survival security. 50% of the security will be released at Final Inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived. • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees at a minimum calliper size of 6 cm or height of 3.5 m, in a mix of coniferous and deciduous, are required. • In order to ensure that the required replacement trees will be planted on site, a Landscaping Security in the amount of \$2,000 is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • No Servicing concerns or charges with Rezoning. • Prior to approval of the Subdivision the developer will be required to pay DCC's (City & GVS\$DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
Analysis	<ul style="list-style-type: none"> • The applicant is proposing to rezone 11180/11200 Kingsgrove Avenue to facilitate a two-lot subdivision under Single Detached (RS2/B). • The proposal is consistent with all applicable land use designation and policies guiding development in this block.
Attachments	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5409; Attachment 3 – Development Application Data Sheet; and Attachment 4 – Tree Protection Plan.</p>
Recommendation	<p>The rezoning application complies with Lot Size Policy 5409 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(Local 4121)

EL:rg



City of Richmond

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

Development Application Data Sheet

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

Applicant: Tien Sher Ari Investment Group Ltd.

Planning Area(s): Shellmount

	Existing	Proposed
Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
Land Uses:	One (1) non-conforming two-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	Lot Size Policy 5409 – Permits duplexes to split into two (2) lots	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

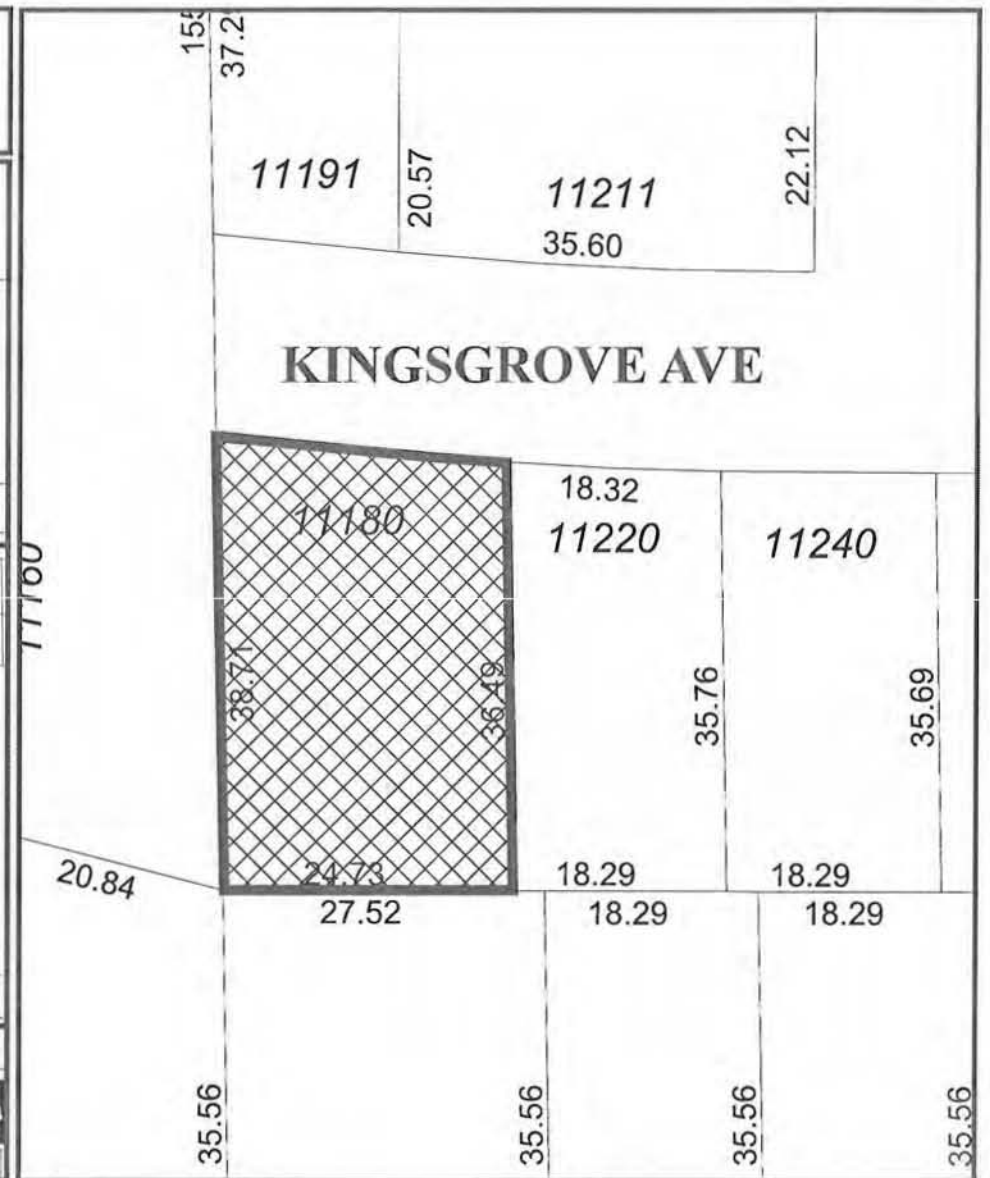
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

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



City of Richmond

PLN - 106



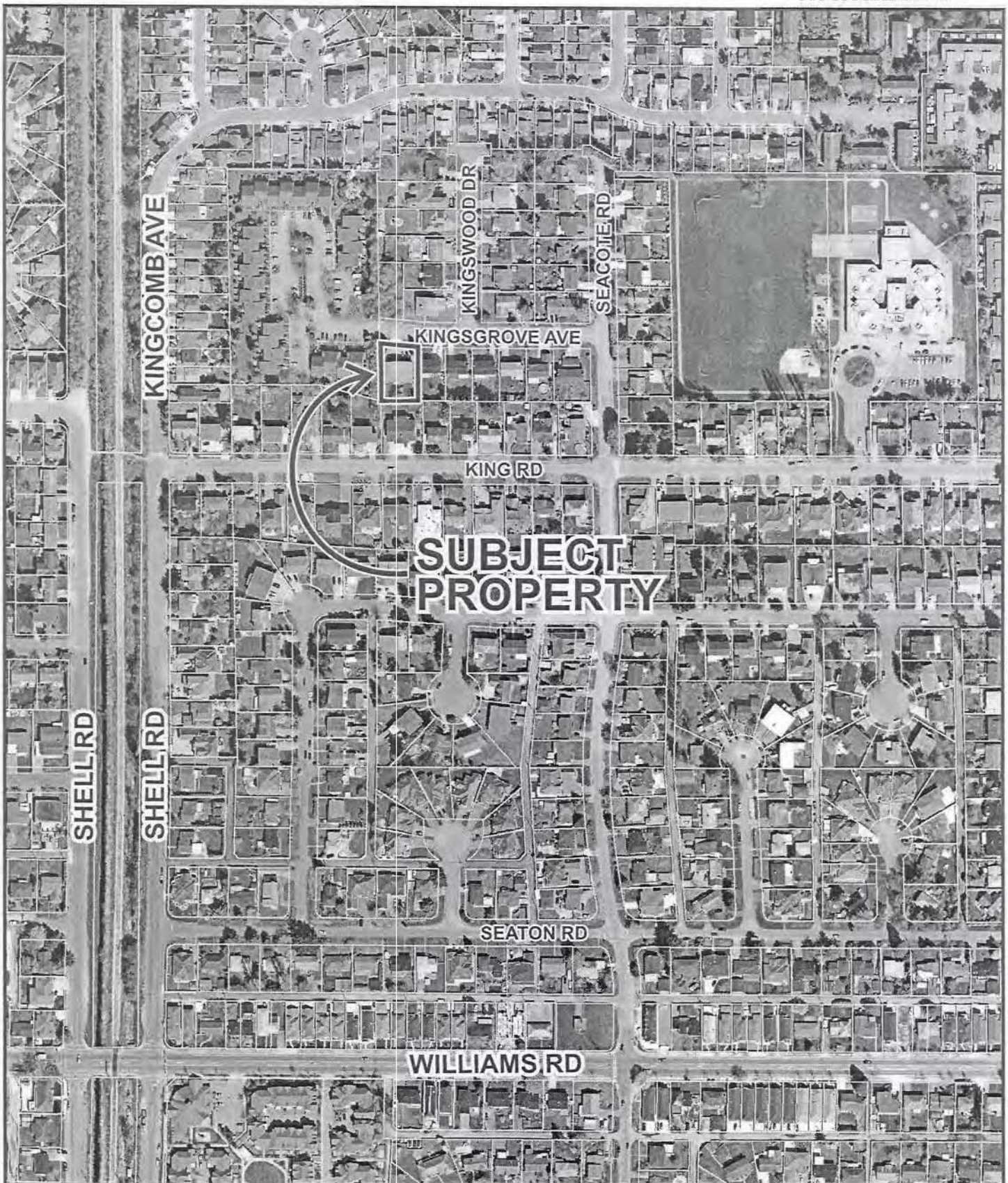
RZ 11-576126

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 11-576126

PLN - 107

Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: October 16, 1995
Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

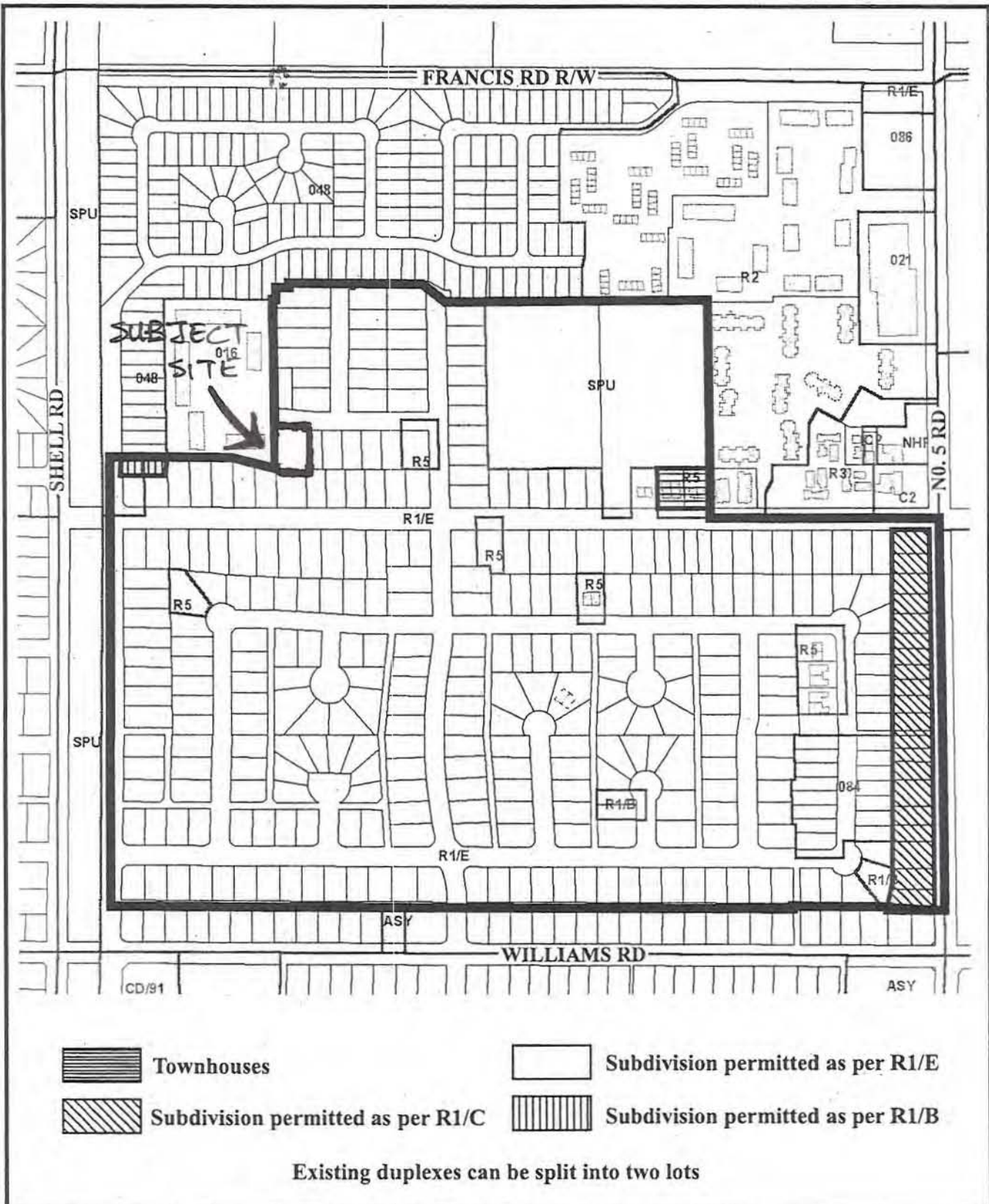
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse 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 5300.

* Original Adoption Date in Effect



Policy 5409 Section 25,4-6

PLN - 109

Adopted Date: 04/10/89

Amended Date: 07/16/01



City of Richmond

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

Development Application Data Sheet

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

Applicant: Tien Sher Ari Investment Group Ltd.

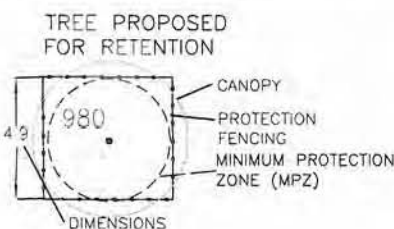
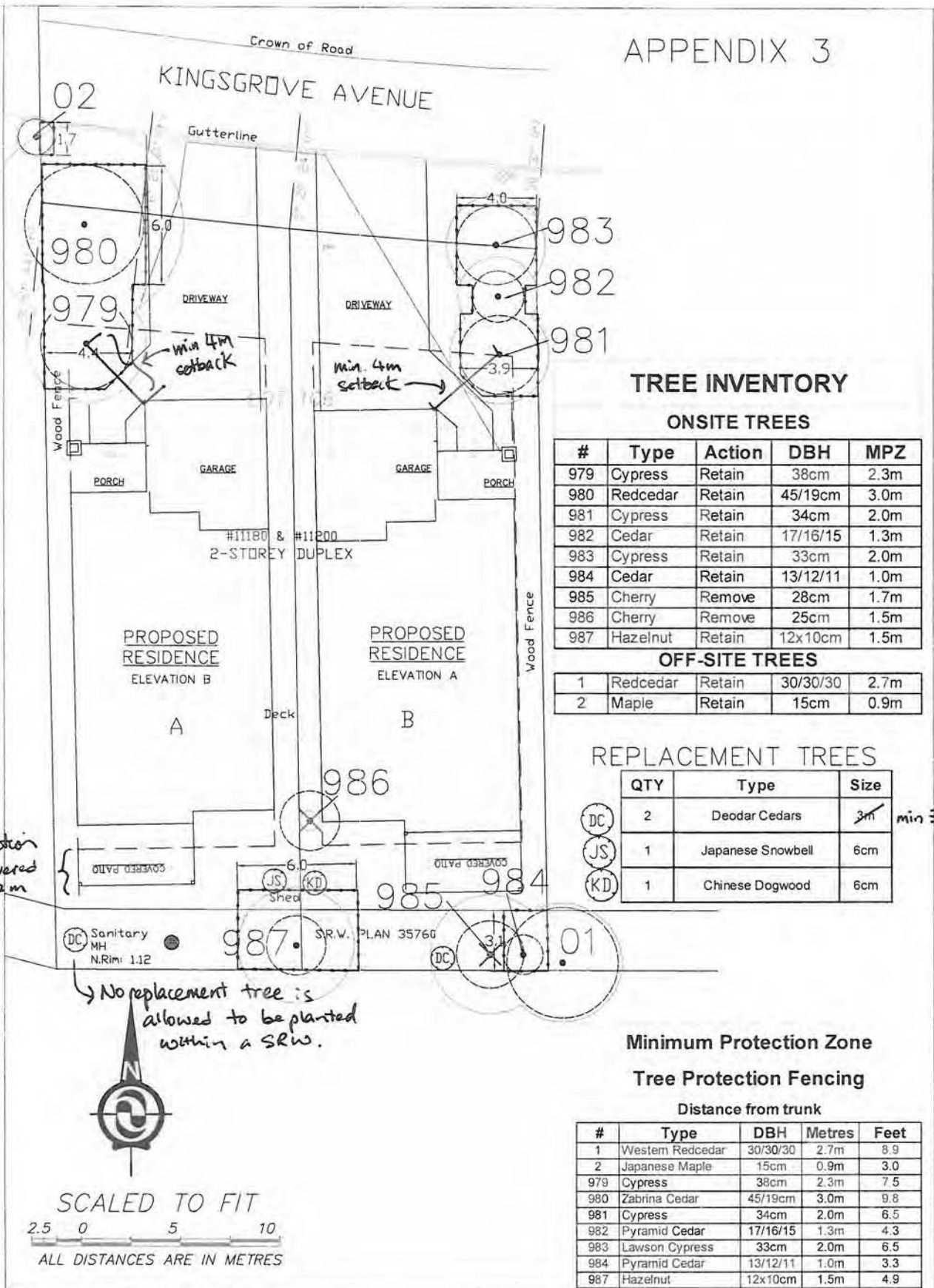
Planning Area(s): Shellmount

	Existing	Proposed
Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
Land Uses:	One (1) non-conforming two-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	Lot Size Policy 5409 – Permits duplexes to split into two (2) lots	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

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 – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

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

APPENDIX 3



TREE PROPOSED FOR REMOVAL



PLN - 111

PAGE 8

Froggers Creek Tree Consultants Ltd 7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-637-0970 1180/200 KINGSGROVE AVE, RICHMOND BC JUNE 24, 2011	
TREE PROTECTION DRAWING THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR MINIMUM PROTECTION ZONES (MPZ), PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT	



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8786 (RZ 11-576126)
11180/11200 KINGSGROVE AVENUE**

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

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

P.I.D. 007-178-956

Lot 106 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8786”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, M. Arch, MCIP
Director of Development
Date: June 21, 2011
File: RZ 07-394758
Re: **Application by Westmark Developments Ltd. for Rezoning at 9691, 9711 and 9731 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre)**

Staff Recommendation

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) - North McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, M. Arch, MCIP
Director of Development

BJJ:sb
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 9691, 9711 and 9731 Blundell Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre) in order to construct a 25-unit townhouse development. The predominantly three-storey preliminary concept includes 8 two-storey townhouses located throughout the site to provide height transition at the:

- end units of the streetscape buildings along Blundell Road,
- north edge of the amenity area,
- north drive aisle connection to the neighbouring townhouse development, and
- east drive aisle connection to future potential townhouse development.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of frontage improvements along Blundell Road, and a storm sewer upgrade.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

Development surrounding the City Centre McLennan South Sub-Area site in the 'C2' character area includes a mix of older and newer homes and new townhouse developments, specifically:

- To the North is a new townhouse development fronting onto Keefer Avenue, zoned Low Density Townhouses (RTL3);
- To the East are existing single-family lots fronting onto Blundell Road and No. 4 Road, zoned Single Detached (RS1/F);
- To the West are existing single-family lots fronting onto Blundell Road, zoned Single Detached (RS1/F) and a townhouse development fronting onto Bridge Street and Keefer Avenue, zoned Town Housing (ZT50) - South McLennan (City Centre); and
- To the South, across Blundell Road and outside of the City Centre planning area, are townhouse developments, zoned Low Density Townhouses (RTL1).

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), City Centre Area Plan, McLennan South Sub-Area Plan. The subject site is located along the northern side of Blundell Road in the least dense multiple-family area designed under the McLennan South Sub-Area Plan. The proposed land use complies with the designated "Residential, 2 ½ storeys typical (3-storey maximum)" land use on the McLennan South Land Use Map (**Attachment 3**).

Development Permit Guidelines: 'C2' Character Area (McLennan South Sub-Area Plan)

A village character is sought to achieve an adapted version of the "country-estate" for a neighbourly transition between single-family and more intense neighbourhood, meeting the special challenge of the shallow lot depths generally along Blundell Road. This is achieved through building form and character, placement of buildings, and landscape for screening and to maximize a sense of openness.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. No concerns have been received regarding the rezoning.

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plan are enclosed for reference (**Attachments 4 & 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 25-unit townhouse development with access to Keefer Avenue through the adjacent townhouse development to the North. The existing site would provide road dedication along Blundell Road and a new drive aisle constructed in a public rights-of-passage (PROP) right-of-way (ROW), providing shared access with the townhouse development to the North, and single-family lots to the East.

Land Use

The proposed development complies with the intent of the Richmond OCP McLennan South Sub-Area Plan – Neighbourhood C2 Character Area and generally follows the development pattern of this neighbourhood and cross-access pattern established through the adjacent townhouse development to the North. The residential Character Area C2 includes a 2-½ storey typical building height (3-storeys maximum).

Density and Form

- The proposed floor area ratio (FAR) of 0.65 under Town Housing (ZT60) - North McLennan (City Centre) is appropriate. The 0.1 FAR increase above the Sub-Area Plan designated base density of 0.55 FAR fits within the range of surrounding development approvals in the Neighbourhood C2 Character Area of 0.6 to 0.8 FAR. The increased density is accompanied by the provision of an extension to the shared cross-access drive aisle network, participation in the City's Public Art Program, and contributions for Parks development and affordable housing.
- The proposed development achieves a scale, massing, and pedestrian-oriented townhouse streetscapes, which is consistent with developments in the neighbourhood.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	70	9	2:1 replacement ratio, planting of larger specimen trees, \$500 for each replacement tree not planted, or an appropriate combination.
On-site trees and hedges in City road dedication area	3 trees 2 significant hedges	0 0	Appropriate replacement and compensation to be further investigated through future Development Permit application and new street tree design through future Servicing Agreement
Off-site trees in neighbouring properties	3	3	To be protected with tree protection barriers through construction

- The City has received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist report and compensation sought by staff.
- The City's Tree preservation staff have visited the site and agree with the consulting registered arborist regarding which trees are viable for retention given the deep peat soil conditions and health of the existing trees.
- There are 3 existing trees and 3 existing hedges in the road dedication area, which will become City boulevard as part of the rezoning. City Park staff have visited the site and agree with their removal due to the relatively poor condition of the previously topped trees and the conflict with new sidewalk location for pedestrian safety. Appropriate replacement and compensation will be determined through the future Development Permit and Servicing Agreement. One of the hedges is smaller, in poor health and not considered significant.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant approximately 44 new replacement trees on-site. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along their Blundell Road frontage through a separate required Servicing Agreement.
- The applicant is required to protect the trees on the neighbouring properties with tree protection barriers before construction activities commence, the rezoning is approved, or a Demolition Permit is issued.

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the 25 townhouse units in the amount of \$31,000 as per the Official Community Plan (OCP) and Council Policy.

- Outdoor amenity space is proposed on-site at a central location and exceeds the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the separate Development Permit application.
- Additionally, the applicant has agreed to a voluntary contribution in the amount of \$25,000 to the City Parks Development Fund as a requirement of rezoning.

Affordable Housing

The applicant has agreed to a voluntary contribution of \$2.00 per buildable ft² (e.g., \$59,940) towards affordable housing as a requirement of rezoning. This complies with the Richmond Affordable Housing Strategy.

Public Art

The applicant has agreed to a voluntary contribution of \$0.75 per buildable ft² (e.g., \$22,480) to the City's Public Art fund, or participation in the City's Public Art Program as a requirement of rezoning.

Accessible Housing

The applicant will provide one (1) three-storey unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating device. This unit includes an adaptable bathroom on the third floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm drainage capacity analysis and upgrades have been identified. Through the required Servicing Agreement, the developer is required to design and construct an upgrade from 200 mm and 300 mm diameter to 600 mm diameter (approximately 91 m between manholes STMH 1302 and a new proposed manhole aligned approximately with west property line).
- Sanitary Sewer: The City has reviewed the developer's sanitary capacity analysis and upgrades have not been identified. Results to be included in the required Servicing Agreement.
- Water service: Using the OCP 2021 Maximum Day Model, there is 720 L/s available at 20 psi residual. A minimum of 200 L/s is required for the proposed development. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing water service across the Blundell Road frontage meets the minimum 150 mm diameter City requirement. At the future Building Permit stage, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

Flood Plain Management

- The Flood Plain Designation and Protection Bylaw No. 8204 identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant is required as a condition of rezoning.
- The ground floor elevation for the townhouses and landscape design details will be refined as a part of the separate Development Permit application.

Design Review and Future Development Permit Application Considerations

The applicant has developed a preliminary design for this site (**Attachment 4**). A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

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

- Detailed review of building form and architectural character and their compliance with the OCP McLennan South Sub-Area Design Guidelines;
- Requested variances to permit tandem parking for 15 of the 25 townhouse units, and to decrease the minimum front yard setback from 6 m to a range of 4.5 m to 5.6 m. The variance to the front yard setback can be considered on the basis of it being a direct result of required road dedication and consistency with setbacks of other developments along Blundell Road within the McLennan South neighbourhood.
- Review of a sustainability strategy for the development proposal;
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the Richmond Zoning Bylaw;
- Detailed landscaping design; and
- Comprehensive tree preservation plan for onsite and neighbouring existing trees;

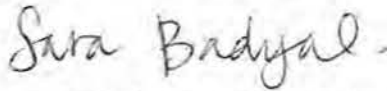
Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Financial Impact

None.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Town Housing (ZT60) – North McLennan (City Centre) is consistent with the McLennan South Sub-Area Plan. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

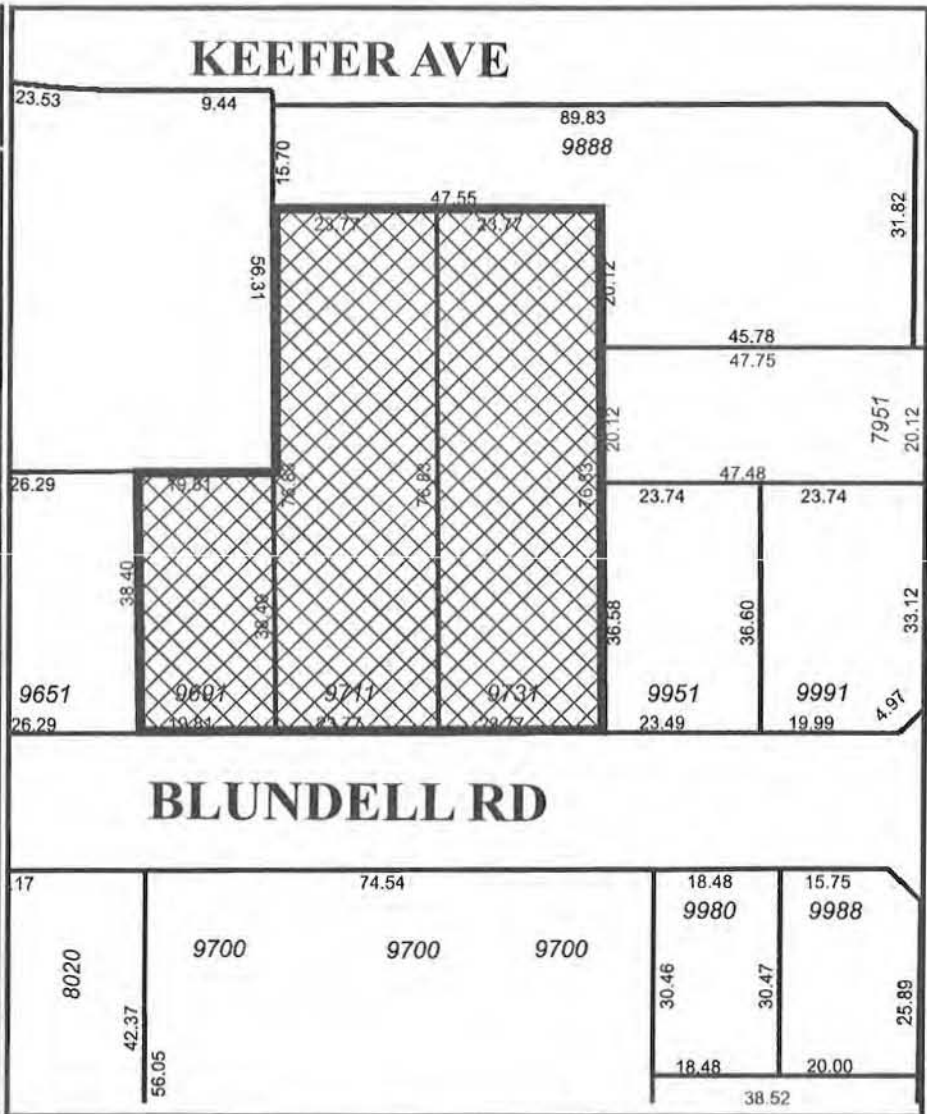
SB:rg

- Attachment 1: Location Map and Site Context – GIS 2007 aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Rezoning Considerations



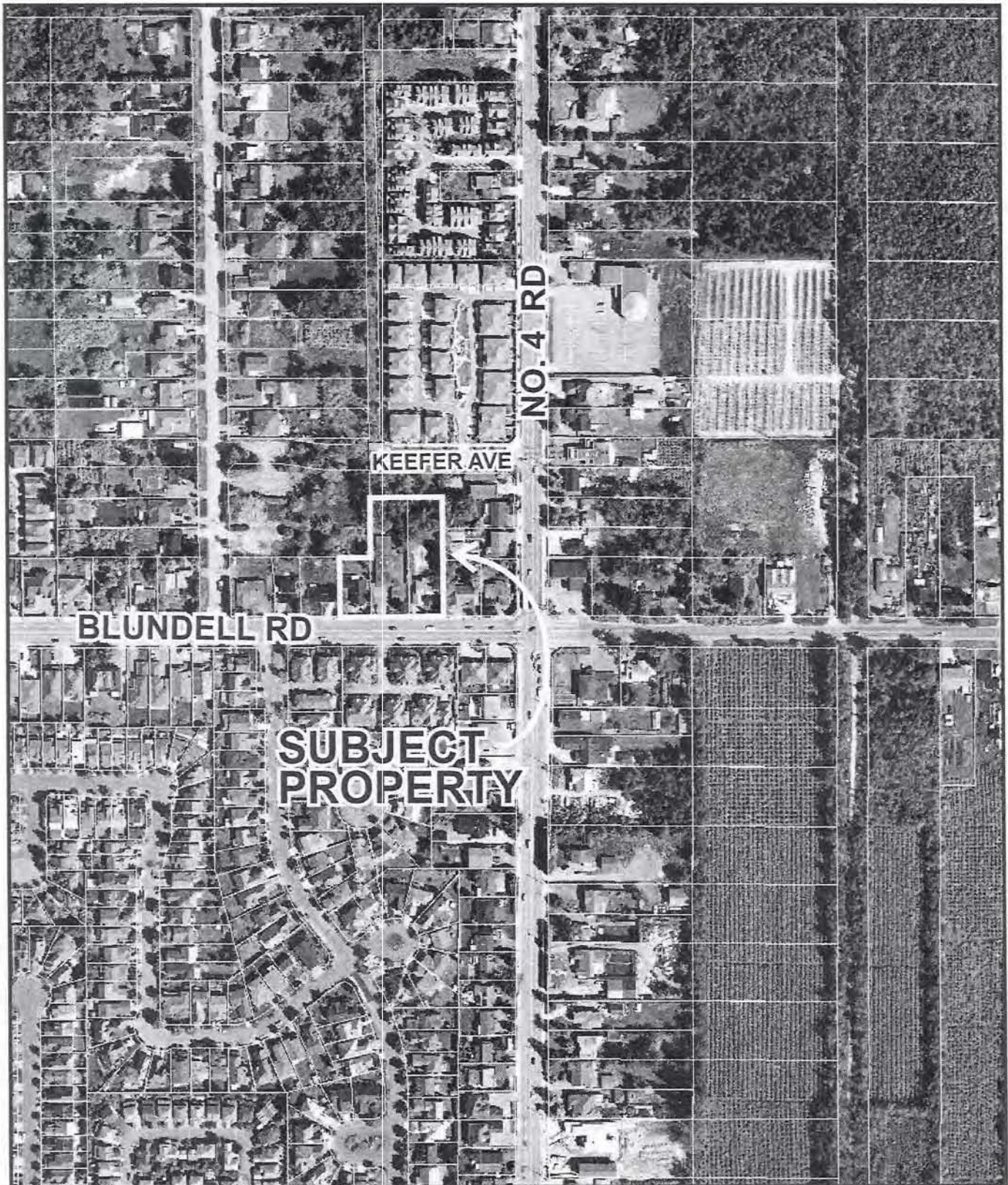
City of Richmond

PLN - 120



RZ 07-394758

Original Date: 12/17/07
Revision Date: 06/22/11
Note: Dimensions are in METRES



RZ 07-394758

Original Date: 12/17/07

Amended Date: 06/22/11

Note: Dimensions are in METRES



City of Richmond

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Development Application Data Sheet

RZ 07-394758

Attachment 2

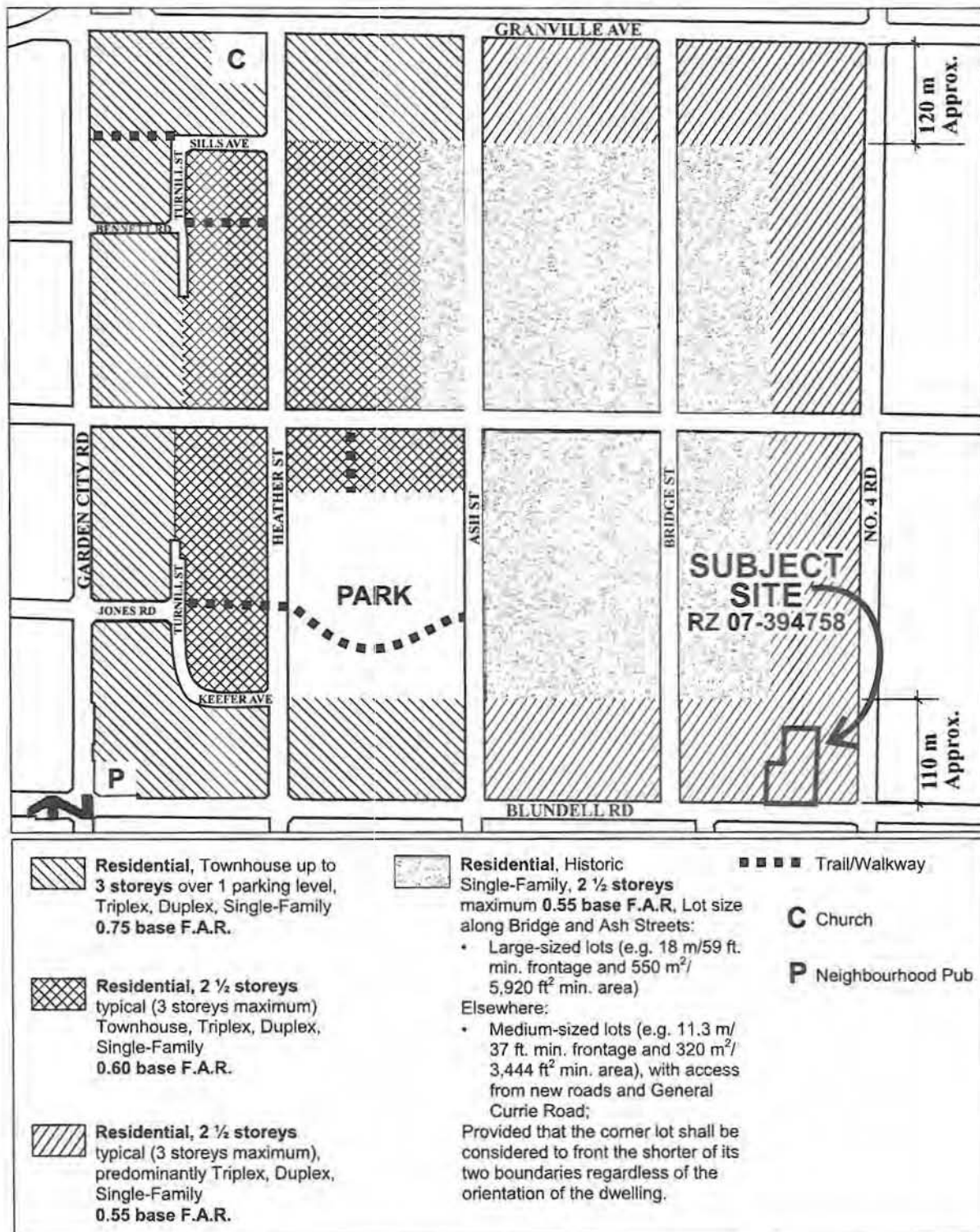
Address: 9691, 9711 and 9731 Blundell Road

Applicant: Westmark Developments Ltd.

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

	Existing	Proposed
Owner:	Steven Shu Wei Wu & Helena Po Lan Wong; A.H.B. Construction Ltd. Inc. No. 0444341; and Westmark Developments (Solaris) Ltd. Inc. No. BC0874431	To be determined
Site Size (m²):	4,418 m ²	4,301 m ²
Land Uses:	Single Family Residential	Multi Family Residential
OCP Designation:	Residential	Complies
Area Plan Designation:	Residential, 2 ½ storeys typical (3-storeys maximum) with 0.55 base FAR	Complies
Zoning:	Singe Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	3	25
Flood Construction Level:	Min. 0.3 m above crown of road	Complies

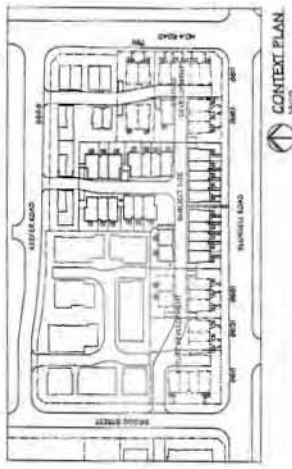
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	None permitted
Lot Coverage – Building:	Max. 40%	39.2%	None
Lot Size:	Min. 1,010 m ²	4,301 m ²	None
Setback – Front Yard:	Min. 6 m	4.5 m to 5.6 m	1.5 m to 0.4 m reduction
Setback – Side & Rear Yards:	Min. 3 m	Min. 3.3 m to 6.5 m	None
Height:	12 m & 3 storeys	11.3 m & 2 to 3 storeys	None
Off-street Parking Spaces – Resident Visitor Accessible Total	35 5 (1) 40	50 5 (1) 55	None
Tandem Parking Spaces:	Not permitted	30 spaces in 15 units	30 spaces
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 150 m ²	159 m ²	None



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

Yamamoto
Architecture Inc.

DATE: 10/10/2017	BY: YAMAMOTO ARCHITECTURE INC.
PROJECT: 1000 BLUNDELL ROAD, RICHMOND B.C.	
SITE PLAN	
STATISTICS	
SCALE: 1/8" = 1'-0"	
DATE: JAN 10, 2017	
DESIGNER: YAMAMOTO ARCHITECTURE INC.	
CLIENT: YAMAMOTO ARCHITECTURE INC.	



CONTEXT PLAN

1000 BLUNDELL ROAD, RICHMOND B.C.
1000 BLUNDELL ROAD, RICHMOND B.C.
1000 BLUNDELL ROAD, RICHMOND B.C.

STATISTICS:

OVERALL AREA:
TOTAL AREA:

PROPOSED ZONING:
SITE AREA:

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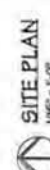
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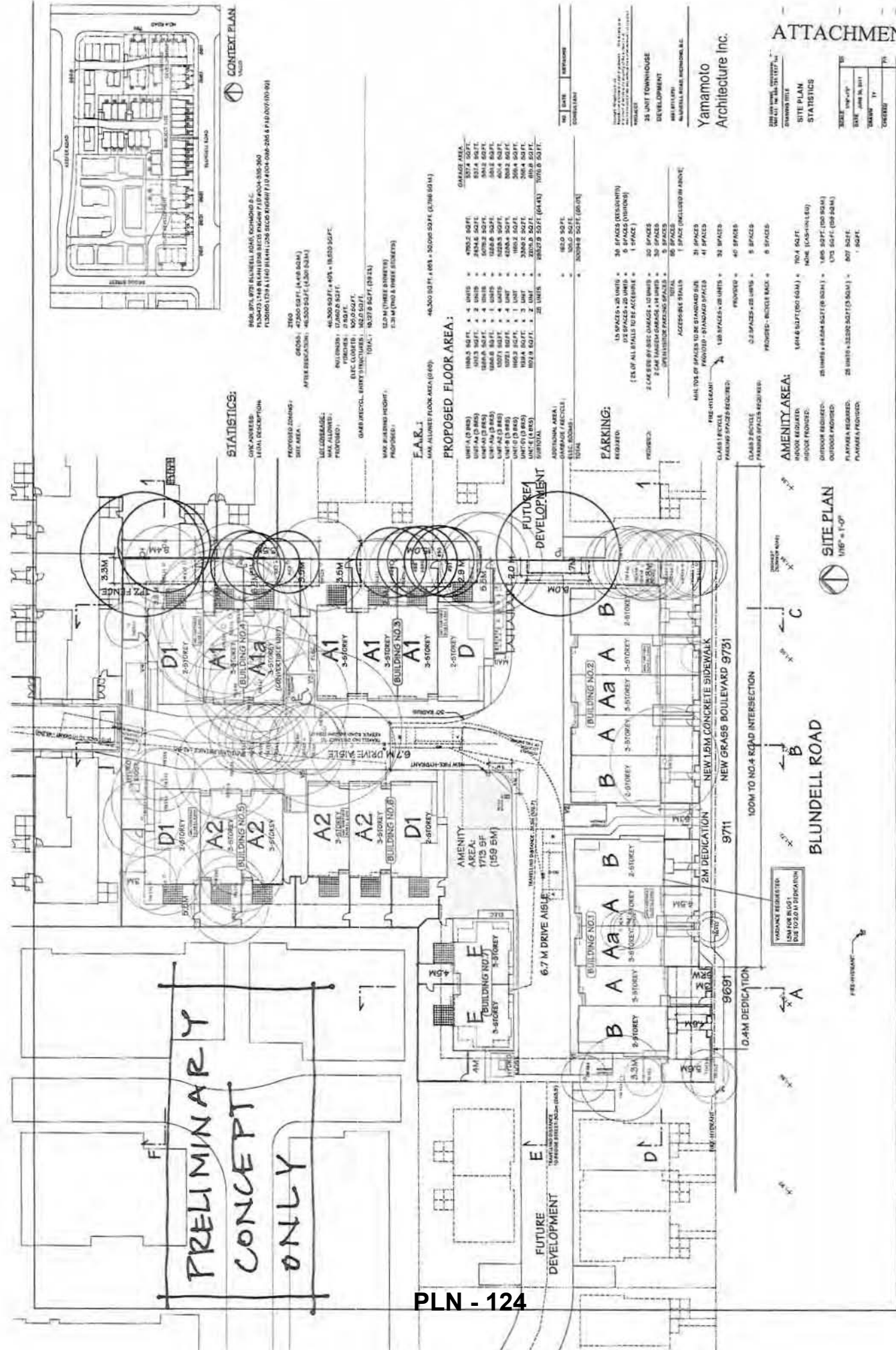
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SITE AREA:

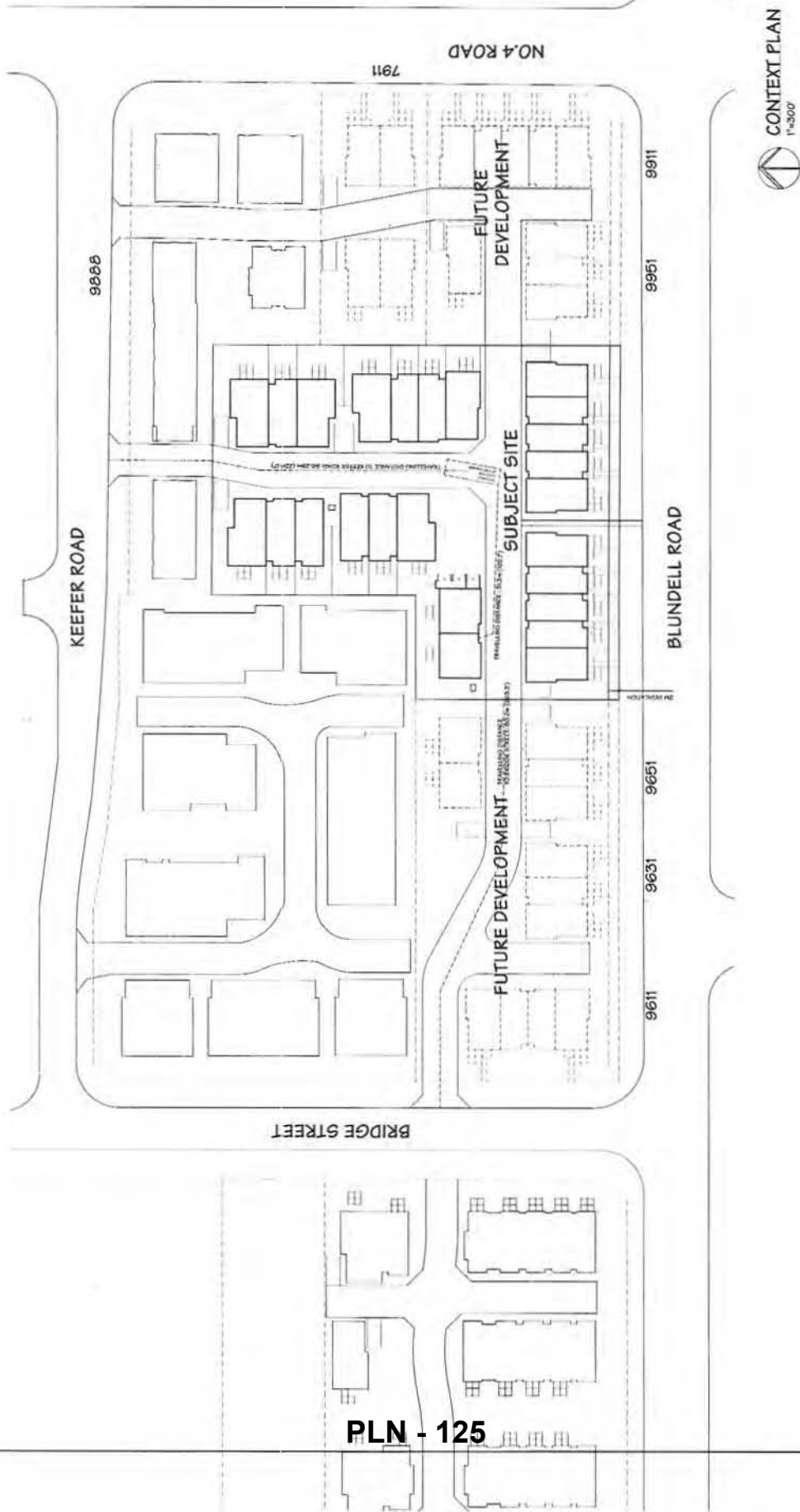
PRELIMINARY
CONCEPT
ONLY

PLN - 124



SITE PLAN
1/8" = 1'-0"





CONTEXT PLAN
1"=300'

NO.	DATE	REVISIONS
CONSULTANT		

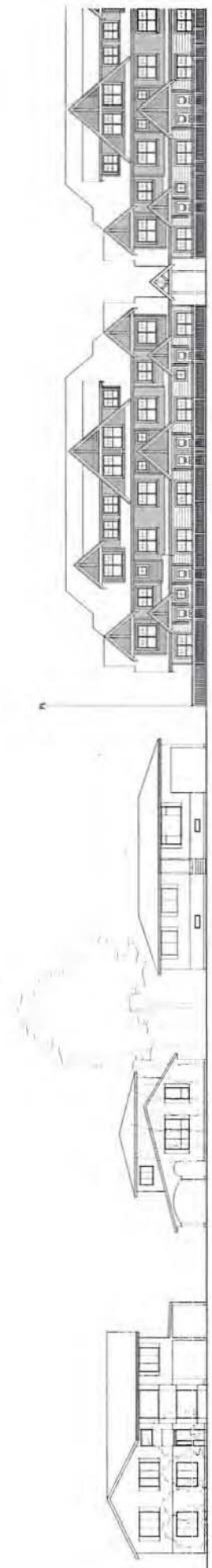
Drawings are to be prepared in accordance with the requirements of the client. The drawings are to be prepared in accordance with the requirements of the client. The drawings are to be prepared in accordance with the requirements of the client.

PROJECT

TOWNHOUSE DEVELOPMENT

ISSUE 07/11/2021

BLUNDELL ROAD, BIRMINGHAM



SOUTH ELEVATION - BLUNDELL ROAD

PLN - 126

NO.	DATE	BY	REVISION
000001	0000		

YAMAMOTO ARCHITECTURE INC.
 1000 W. 10th Ave., Suite 100
 Vancouver, BC V6H 2Y1
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.YAMAMOTO-ARCH.COM

PROJECT: TOWNHOUSE DEVELOPMENT

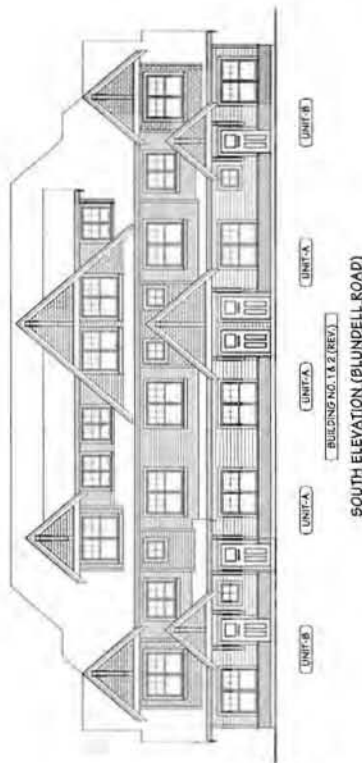


SOUTH ELEVATION - BLUNDELL ROAD

YAMAMOTO ARCHITECTURE INC.
 1000 W. 10th Ave., Suite 100
 Vancouver, BC V6H 2Y1
 TEL: 604.681.1111 FAX: 604.681.1112
 WWW.YAMAMOTO-ARCH.COM

PROJECT: TOWNHOUSE DEVELOPMENT

TITLE	1000 W. 10th Ave.	SHEET NO.	000001
DATE	MAR 1, 2011	SCALE	A4.0
DRAWN	YH	CHECKED	YH
		PROJECT	000001



100% BIDD
 E. 14855 TO 14865 (2.341.17.00)
 100% BIDD
 E. 14865 TO 14875 (2.341.17.00)
 100% BIDD
 E. 14875 TO 14885 (2.341.17.00)
 100% BIDD
 E. 14885 TO 14895 (2.341.17.00)
 100% BIDD
 E. 14895 TO 14905 (2.341.17.00)



100% BIDD
 E. 14905 TO 14915 (2.341.17.00)
 100% BIDD
 E. 14915 TO 14925 (2.341.17.00)
 100% BIDD
 E. 14925 TO 14935 (2.341.17.00)
 100% BIDD
 E. 14935 TO 14945 (2.341.17.00)
 100% BIDD
 E. 14945 TO 14955 (2.341.17.00)



UNIT-D
 BUILDING NO. 3
 NORTH ELEVATION
 SOUTH ELEVATION



UNIT-D
 BUILDING NO. 3
 SOUTH ELEVATION

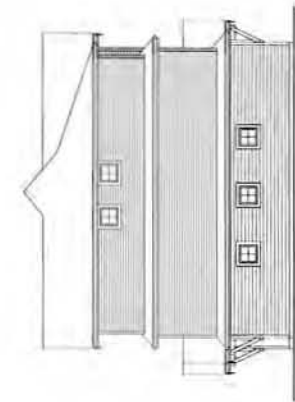


UNIT-D
 BUILDING NO. 3
 WEST ELEVATION

100% BIDD
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 100% BIDD
 E. 14965 TO 14975 (2.341.17.00)
 100% BIDD
 E. 14975 TO 14985 (2.341.17.00)
 100% BIDD
 E. 14985 TO 14995 (2.341.17.00)
 100% BIDD
 E. 14995 TO 15005 (2.341.17.00)



UNIT-D
 BUILDING NO. 3 & 6 (REV)
 WEST ELEVATION



UNIT-D
 BUILDING NO. 3 & 6 (REV)
 SOUTH ELEVATION

NO.	DATE	BY
1	10/1/10	W. J. JAMES
2	10/1/10	W. J. JAMES
3	10/1/10	W. J. JAMES
4	10/1/10	W. J. JAMES
5	10/1/10	W. J. JAMES

PROJECT
 TOWNHOUSE
 DEVELOPMENT

YAMAMOTO
 ARCHITECTURE INC.

ELEVATIONS

NO.	DATE	BY
1	10/1/10	W. J. JAMES
2	10/1/10	W. J. JAMES
3	10/1/10	W. J. JAMES
4	10/1/10	W. J. JAMES
5	10/1/10	W. J. JAMES

TOP EDGE
E. YAKES TO MAX 127'4" (4.81)

1ST FLOOR
E. YAKES TO MAX 127'4" (4.81)

2ND FLOOR
E. YAKES TO MAX 127'4" (4.81)

3RD FLOOR
E. YAKES TO MAX 127'4" (4.81)

4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

5TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

TOP EDGE
E. YAKES TO MAX 127'4" (4.81)

1ST FLOOR
E. YAKES TO MAX 127'4" (4.81)

2ND FLOOR
E. YAKES TO MAX 127'4" (4.81)

3RD FLOOR
E. YAKES TO MAX 127'4" (4.81)

4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

5TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

TOP EDGE
E. YAKES TO MAX 127'4" (4.81)

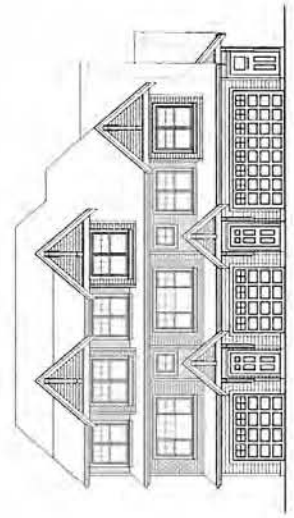
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2ND FLOOR
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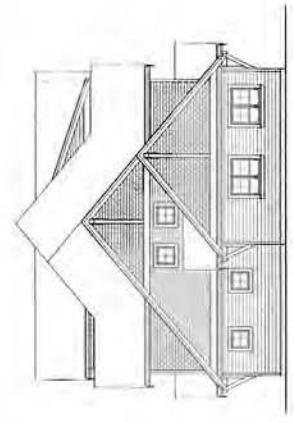
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4TH FLOOR
E. YAKES TO MAX 127'4" (4.81)

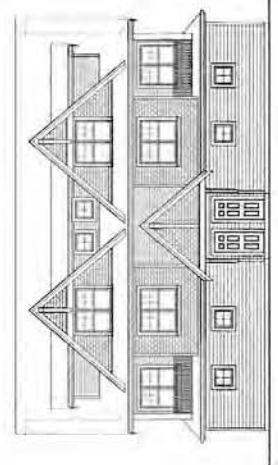
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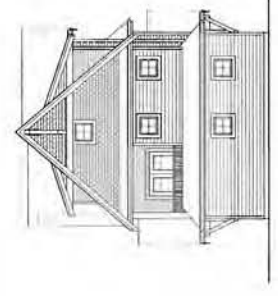
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UNIT 3
UNIT 4
BUILDING NO. 5 & 6 (REV.)
EAST ELEVATION



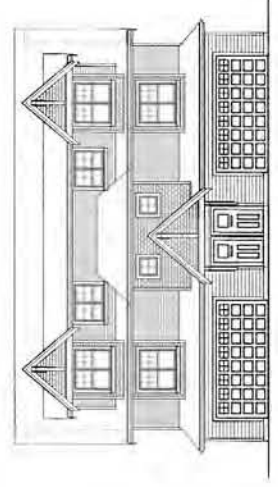
UNIT 2
BUILDING NO. 5 & 6 (REV.)
NORTH ELEVATION



UNIT 6
UNIT 7
BUILDING NO. 7
NORTH ELEVATION



UNIT 6
BUILDING NO. 7
WEST ELEVATION



UNIT 6
UNIT 7
BUILDING NO. 7
SOUTH ELEVATION

NO.	DATE	REVISION

PROJECT
TOWNHOUSE
DEVELOPMENT

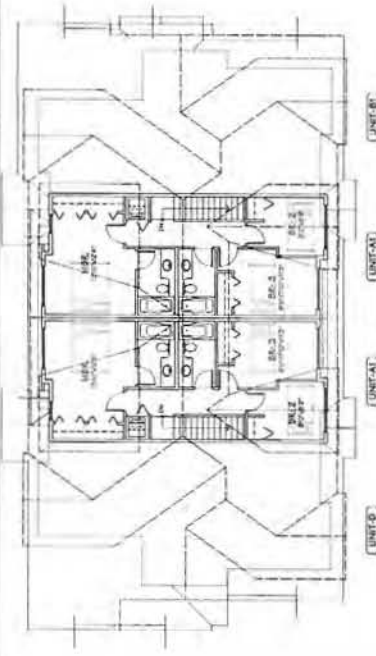
1001 10TH ST.
BUTTE, MT 59701

Yamamoto
Architecture Inc.

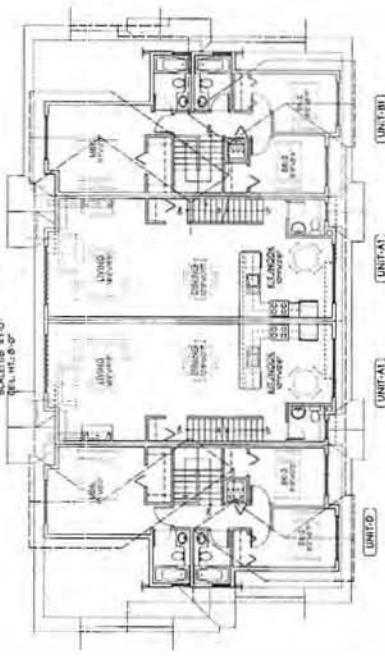
1001 10TH ST.
BUTTE, MT 59701

ELEVATIONS

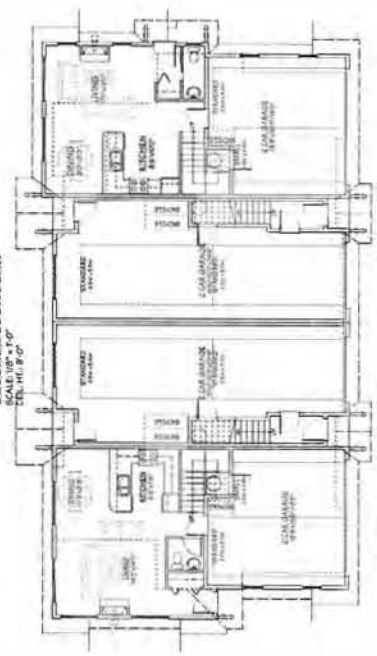
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DATE	MAY 1, 2011	DRAWN BY	
CHECKED			



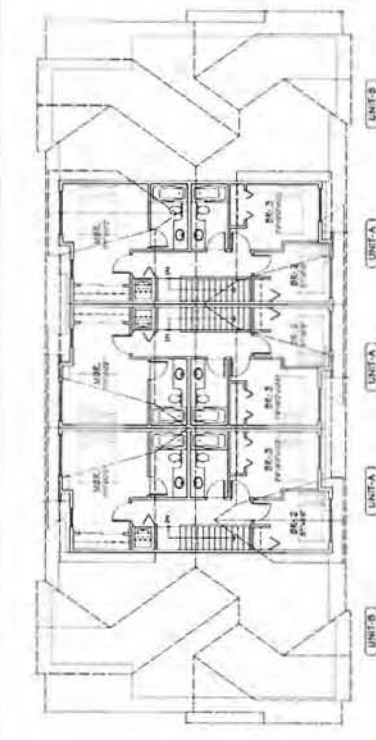
BUILDING NO. 3
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'



BUILDING NO. 3
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'



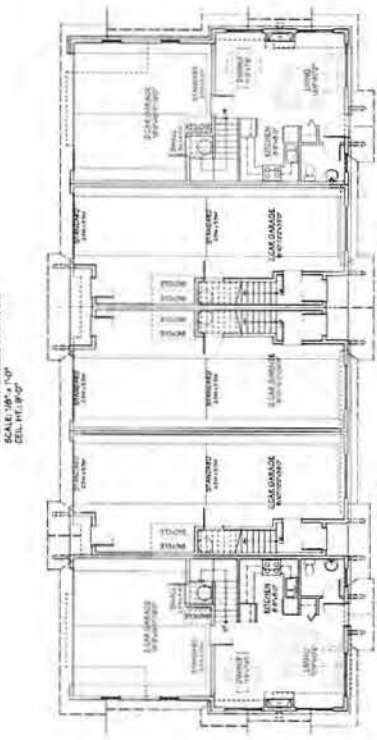
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GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'



BUILDING NO. 3
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'



BUILDING NO. 3
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'



BUILDING NO. 3
GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CELL H1, B-0'

NO.	SHEET	REVISION
1	1	1

PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET: 130 OF 130
 DATE: 10/10/2018

DESIGNER: YAMAMOTO ARCHITECTURE INC.
 PROJECT: TOWNHOUSE DEVELOPMENT

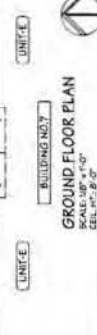
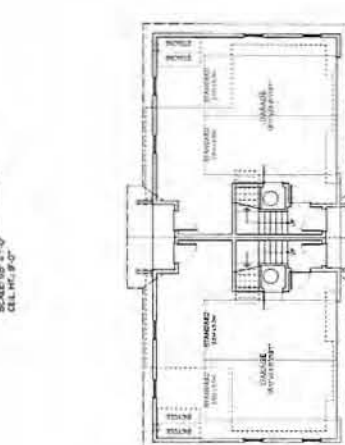
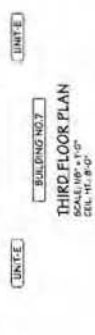
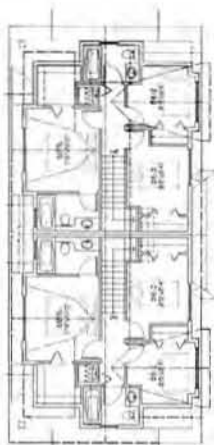
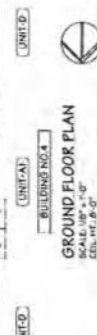
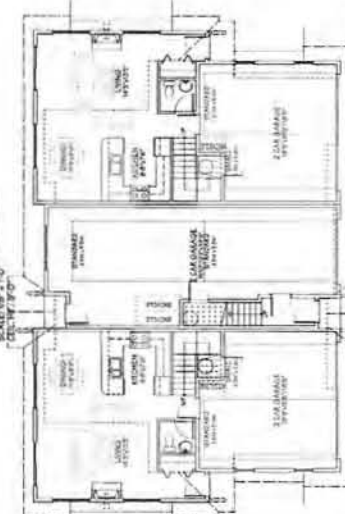
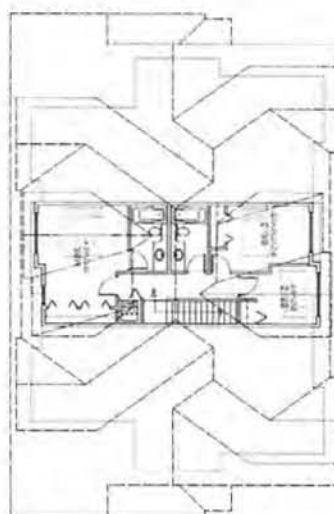
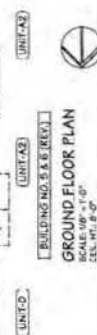
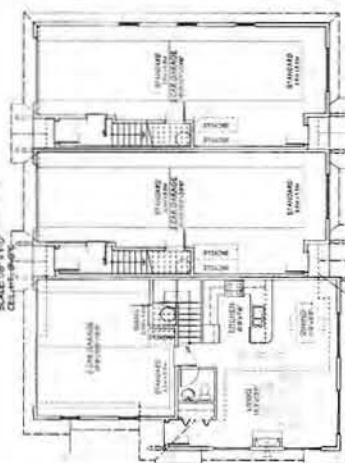
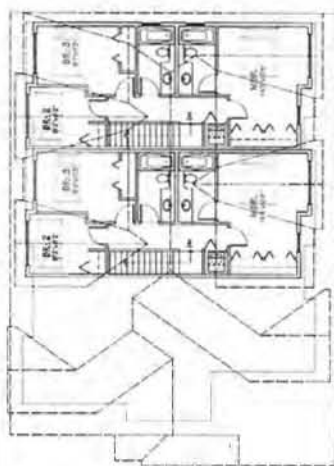
PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET: 130 OF 130
 DATE: 10/10/2018

YAMAMOTO
 Architecture Inc.

PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET: 130 OF 130
 DATE: 10/10/2018

PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET: 130 OF 130
 DATE: 10/10/2018

SCALE: 1/8" = 1'-0"	DATE: 10/10/2018	PROJECT: TOWNHOUSE DEVELOPMENT
SCALE: 1/8" = 1'-0"	DATE: 10/10/2018	PROJECT: TOWNHOUSE DEVELOPMENT
SCALE: 1/8" = 1'-0"	DATE: 10/10/2018	PROJECT: TOWNHOUSE DEVELOPMENT

[illegible]

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TOWNHOUSE
DEVELOPMENT

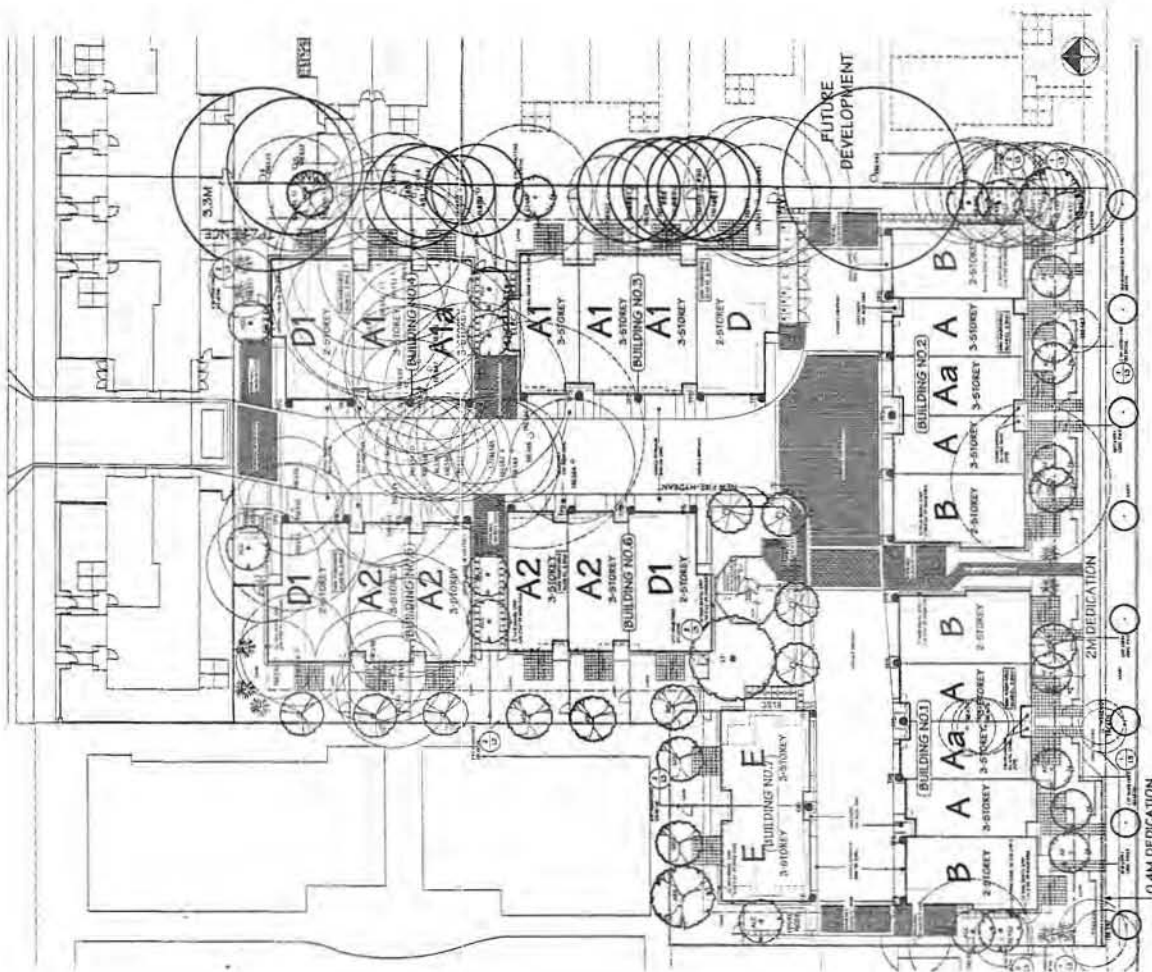
0000, 0011, 0020

Yamamoto
Architecture Inc.

1000 4th St., Suite 200, San Francisco, CA 94107
Tel: 415.774.1111 Fax: 415.774.1112

SCALE	18" = 1'-0"	A5.2	SHEET NO.
DATE	MAR 8, 2013		
DRAWN BY	TR		
CHECKED			SHEET NO.

KEEFER AVENUE



BLUNDELL ROAD

June 16, 2011
 ITO & Associates
 1942 E 5th Ave
 Vancouver, BC V6L 5K6
 Tel: (604) 253-5500
 Fax: (604) 253-5501
 Email: info@ito.ca
 Website: www.ito.ca

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS

1942 E 5th Ave
 Vancouver, BC V6L 5K6
 Tel: (604) 253-5500
 Fax: (604) 253-5501
 Email: info@ito.ca
 Website: www.ito.ca

Project:

PROPOSED
 20 UNITS
 TOWNHOMES

9611, 9711, 9721
 BLUNDELL RD
 RICHMOND B.C.

Drawing No:

PRELIMINARY
 LANDSCAPE PLAN

Scale: 1/8" = 1'-0"
 Date: 06/16/11
 Drawn: J. Smith
 Checked: J. Smith
 Title: PRELIMINARY
 Project: 9611, 9711, 9721
 Client: ITO & Associates
 Sheet: L1 of 2

L1
 of 2

Rezoning Considerations

9691, 9711 and 9731 Blundell Road

RZ 07-394758

Prior to final adoption of Zoning Amendment Bylaw 8787, the developer is required to complete:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Road dedication 2 m wide along the Blundell Road frontage within 100 m of the Blundell Road and No. 4 Road intersection. Road dedication approximately 0.39 m wide for the remainder of the Blundell Road frontage to the west property line to accommodate frontage improvements (exact width to be confirmed as part of required Servicing Agreement to provide 3 m city boulevard width. NOTE 0.39 m is based on As Built design of Oc429 that indicates 2.61 m from the back of curb to the North PL. Field pick up is required by the clients engineering consultant to confirm dedication width).
3. Registration on title of a statutory public-rights-of-passage right-of-way (PROP ROW) along the internal drive aisles connecting to a cross access easement over 9888 Keefer Avenue for access to/from neighbouring development to the north and east. Owner responsible for maintenance and liability. This PROP is for the purpose of providing a portion of a shared horseshoe shaped vehicle access with two driveways to Keefer Avenue for the use of existing and future development on properties north to Keefer Avenue and east to No. 4 Road.
4. Amendment or replacement of the cross-access easement registered on title to the adjacent lands to the north at 9888 Keefer Avenue to also provide access to/from Keefer Avenue for 9691 Blundell Road, or an alternate access arrangement to the satisfaction of the Director of Transportation. The existing easement provides access for 9711 and 9731 Blundell Road.
5. Registration on title of a flood indemnity covenant.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. Contribution of cash in-lieu of on-site indoor amenity space (e.g. \$31,000 for 25 units).
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$22,480) to the City's public art fund, or participation in the City's Public Art Program.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$59,940) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$15,300 towards traffic signal accessible pedestrian enhancements at Blundell and No. 4 Roads.
11. City acceptance of the developer's offer to voluntarily contribute \$25,000 to the City's Parks Development Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$1000 for each tree removed from the site to the City's Tree Compensation Fund, or the planting of new trees onsite (standard or larger specimen sized), or a combination to achieve an equivalent to a 2:1 replacement ratio, to the satisfaction of the Director of Development. Offsite trees in City boulevard will be dealt with separately through required Development Permit and/or Servicing Agreement.

13. Submission of a Contract between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones for the protection of neighbouring trees and on-site retention trees. Terms to include: proposed number of site monitoring inspections, and submission of a post-construction assessment report to the City for review.
14. Installation of appropriate tree protection fencing around all trees to be retained/protected prior to any construction activities, including building demolition, occurring on-site.
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement* for the design and construction of off-site works including, but not limited to:
 - a. Blundell Road frontage improvements including 1.5 m sidewalk at new property line, Min. 1.5 m wide grass boulevard with street trees behind existing curb and gutter; and
 - b. Storm Sewer upgrade to 600 mm diameter from a proposed manhole at the west property line, east to an existing manhole at the east property line of 9951 Blundell Road.

All works are at the clients sole cost (i.e. no credits)

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

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan to the satisfaction of the Director of Transportation.
- Obtain a Building Permit* 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*.

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.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8787 (RZ 07-394758)
9691, 9711 AND 9731 BLUNDELL 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 **TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**.

P.I.D. 004-335-350

Lot 48 Section 15 Block 4 North Range 6 West New Westminster District Plan 36473

P.I.D. 004-098-285

Lot 39 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

P.I.D. 007-170-921

Lot 40 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8787”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by S.B.
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** June 23, 2011
From: Brian J. Jackson **File:** RZ 10-545531
Director of Development
Re: Application by Westmark Developments Ltd. for Rezoning at 4151, 4171 and 4191 No. 4 Road from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)

Staff Recommendation

That Bylaw No. 8788, for the rezoning of 4151, 4171 and 4191 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 4151, 4171 and 4191 No. 4 Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie), in order to permit the development of 25 three-storey townhouse units. A preliminary site plan, building elevations, and landscape scheme are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: A recently approved multiple-family development (3-storey townhouses, under construction), zoned Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie);

To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood, zoned Single Detached (RS1/B);

To the South: Existing single-family homes fronting No. 4 Road in an area designated for Townhouses; and

To the West: Tomsett Elementary School.

Related Policies & Studies

West Cambie Area Plan – Alexandra Neighbourhood

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The site is within “Character Area 5 – Low Density Housing” of the Alexandra Neighbourhood and is designated as Residential Area 2 for Townhouse use (**Attachment 4**). This area is designated for development of two-storey and three-storey townhouses at a base density of 0.65 floor area ratio (FAR) to a maximum 0.75 FAR with density bonusing for affordable housing. The intention of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 1/3 of the bonus density provided) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing. The density being proposed for this development is at 0.65 FAR; no affordable housing unit is being proposed, the applicant will be making an affordable housing contribution in keeping with the West Cambie Amenity Policy.

The preliminary design of the proposal complies with the Sub-Area Plan in terms of land use, density, and overall neighbourhood character. However, the subject development site does not meet the Development Permit Guidelines related to minimum lot area. This issue will be discussed under “Analysis”. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption. The minimum flood construction level for this site is 2.9 m.

Aircraft Noise Sensitive Land Use Policy

Developers of all new residential buildings in the Alexandra Neighbourhood are required to:

- Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- Retain a registered professional qualified in acoustics to prepare a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
- Agree to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in the construction of the building; and
- Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

Public Input

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

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 54 trees were identified on the Tree Survey and reviewed by the Arborist:

- 41 bylaw-sized trees are located on the subject development site;
- Eleven (11) trees are located within the required road dedication area along No. 4 Road; and
- two (2) trees that are located on the adjacent properties at 4211 No. 4 Road and 9671 Odlin Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees located onsite and within the required road dedication area (see Tree Inventory List below).

Tree Inventory List

Tree Condition	No. of Trees	No. of Trees to be Retained	No. of Trees to be Removed	Comments
Viable	6	0	6	<ul style="list-style-type: none"> 4 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 1 Douglas Fir tree is located 1 m below the proposed sidewalk elevation and will result in a potential root loss/damage of approximately 50% (with the best protection option explored). This loss will result in instability and a significant decline in tree health. 1 Western Red Cedar tree located in the middle of the proposed building #3; retention would require the elimination of 2 street fronting units.
Marginal	16	0	16	<ul style="list-style-type: none"> 2 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 14 trees comprising a hedge row along the north property line; removal of 4 trees is required to accommodate the driveway connection to adjacent development; 10 trees are in conflict with the proposed raise in site grading.
Non-Viable	26	0	26	<ul style="list-style-type: none"> 5 trees located within the road dedication area along No. 4 Road; removal is required to facilitate road widening and frontage improvements. 21 trees are in poor condition due to structural defects/disease infections, and are in conflict with the proposed building footprint.
High Risk	4	0	4	<ul style="list-style-type: none"> 2 trees located along the north property line were identified for retention as part of the Development Permit for the adjacent development to the north. The storm pipe and driveway installation on the adjacent development caused root loss within 1.5 m from the base of the trees and destabilized them. These trees are now high risk to topple in windy conditions. A fine to the developer of the adjacent site have been issued. no replacement tree is required for the removal of hazardous trees.
Total	52	0	52	

Vehicle Access

Sole vehicular access to this new townhouse project is to be from No. 4 Road through the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on the adjacent property (4099 No. 4 Road) only. No direct vehicular access is permitted to No. 4 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 4099 No. 4 Road were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from the PROP on 4099 No. 4 Road will be required prior to final adoption of the rezoning bylaw.

As a condition to Rezoning, a Public Rights-of-Passage (PROP) ROW on the main north-south internal drive aisle is required to provide cross access to the existing townhouse development to the north and the future townhouse developments to the south.

Ministry of Transportation & Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. Preliminary Approval has been granted by MOTI for one (1) year.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$31,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Local Area Development Cost Charge (Alexandra DCC)

In addition to City-wide Development Cost Charges (DCCs), the applicant is required to pay a Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park.

Alexandra Neighbourhood Development Agreement

Council, on June 25, 2007 authorized the execution of the "Alexandra Neighbourhood Development Agreement" for the provision of required off-site sanitary and storm sewer utility works. The subject development is required to provide their proportionate share of the costs associated with the execution of the "Alexandra Neighbourhood Development Agreement" prior to connecting the utility works covered by this agreement. The required payment will be calculated and collected prior to issuance of a building permit for the subject development and will include current interest charges as defined by the agreement.

Affordable Housing

The West Cambie Area Plan includes specific provisions that establish a density bonus opportunity in exchange for the provision of on-site affordable housing. Developers may increase the permitted density by 0.1 Floor Area Ratio (FAR) in "Residential Area 2", which in this case would result in an increase from 0.65 to 0.75 FAR by allocating 1/3 of the density bonus area as affordable housing, the remaining 2/3 is intended to finance the provision of affordable housing. Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund (\$5.10 per sq.ft.) will be accepted (and no bonus density will be granted). The applicant has elected to provide a cash contribution (e.g., approximately \$136,882) to the West Cambie Affordable Housing Reserve Fund.

Community and Engineering Planning Costs

The applicant has volunteered a cash contribution to the West Cambie Community and Engineering Planning Reserve Fund of \$0.07 per buildable ft² (e.g., \$1,879).

Child Care

Childcare facilities have not been included with this proposed development. The applicant has volunteered a cash contribution to the West Cambie Child Care Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

City Beautification

The proposed site is not adjacent to the special public realm beautification areas in Alexandra Neighbourhood (High Street, Alexandra Way), and, as such, will not be constructing these works with the development. The applicant has volunteered a cash contribution to the Public Realm Beautification Reserve Fund of \$0.60 per buildable ft² (e.g., \$16,104).

Additionally, the development will be providing frontage improvements to No. 4 Road, including sidewalks and grass and treed boulevards, through a Service Agreement.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$16,104.

Analysis

Minimum Lot Area

The West Cambie Area Plan contains a set of Development Permit Guidelines specific to parcel size for Character Area 5 within the Alexandra Neighbourhood. For the townhouse area north of Odlin Road, the minimum lot area shall be 0.5 hectares (1.24 acres) with no creation of orphan properties of 0.5 hectares (1.24 acres) or less in order to facilitate development as anticipated in the Area Plan. The applicant has been advised of the development guidelines and has been requested to acquire the properties to the south (4211 No. 4 Road and 9791 & 9811 Odlin Road)

to create a larger land assembly that meets the guidelines related to minimum parcel size and orphan properties. The applicant has made attempts to acquire the rest of the block to the south but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 4211 No. 4 Road and 9791 & 9811 Odlin Road has been prepared and is on file.

Although the proposed parcel size does not meet the minimum requirement as prescribed in the Development Permit Guidelines for Character Area 5 of the Alexandra Neighbourhood, the applicant has demonstrated that this block could be developed in a unified approach. The proposed development can be considered as an extension of the adjacent townhouse development to the north since the site layouts and building designs of the two (2) projects are very similar. The proposed development will not restrict development of lands to the south as a similar development pattern could be extended to the end of the block with a separate vehicle access from Odlin Road.

Variance Requested

Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.) to allow development of 25 townhouses on the subject site.
2. Reduce the minimum north side yard setback from 3.0 m to 1.29 m to for a single-storey garbage and recycling enclosure attached to a street fronting building located adjacent to the entry driveway of the development to the north.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Staff will work with the architect to explore relocation opportunities for the garbage and recycling enclosure.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.11A - West Cambie Area Plan (Section 8.2.5). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character including opportunities to vary the building designs;
- Provision of a walkway with gate to the adjacent school site;
- Provision of larger conifer trees (at a minimum of 8 m high) along the No. 4 Road frontage;
- Landscaping design, including the interface with Tomsett Elementary School; and
- Ensure that provision is made to prohibit conversion of tandem parking area into habitable area.

Financial Impact or Economic Impact

None.

Conclusion

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density, road network, and provision of amenities. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved



Edwin Lee
Planning Technician - Design

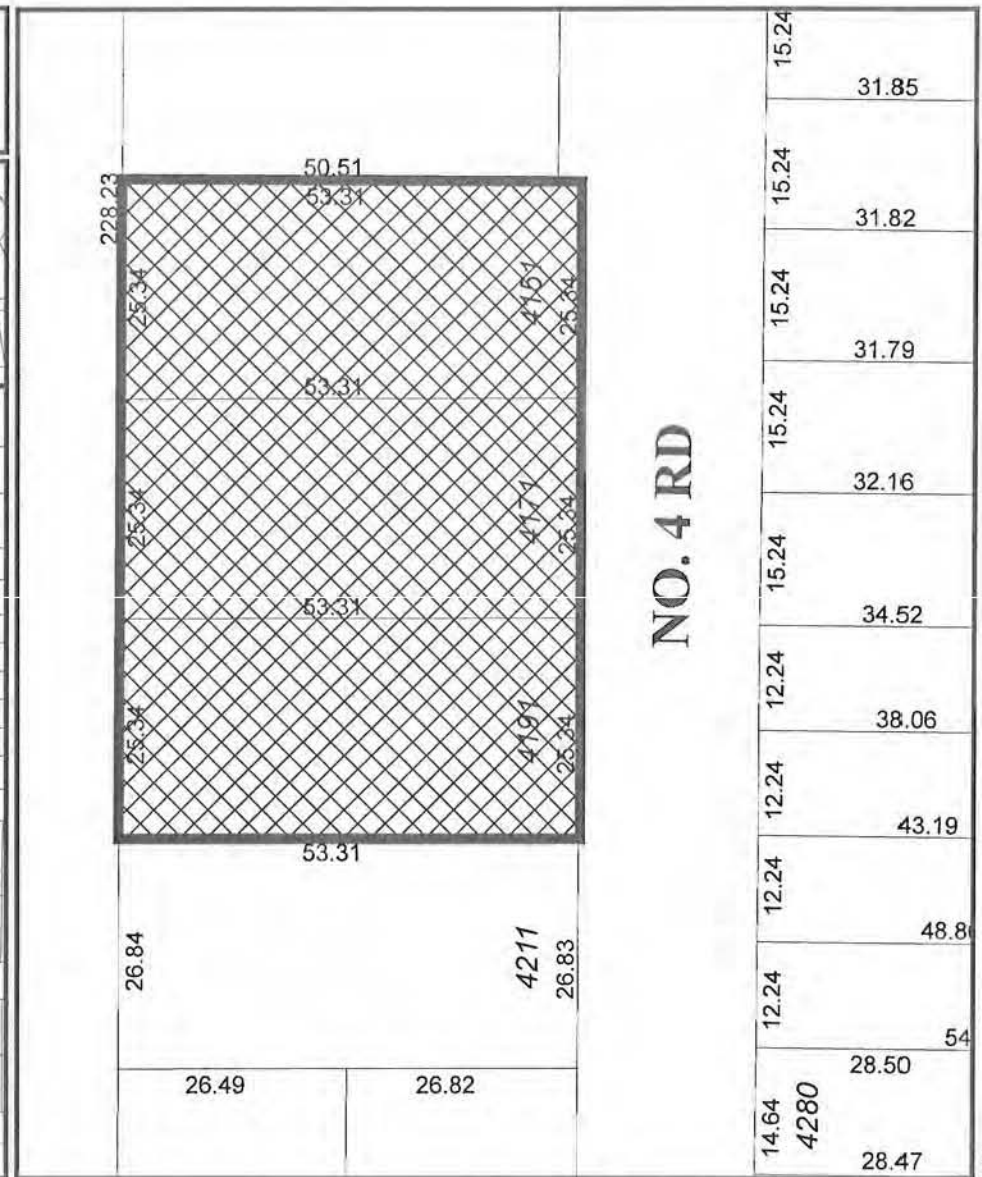
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Alexandra Neighbourhood Land Use Map
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence



City of Richmond

PLN-145



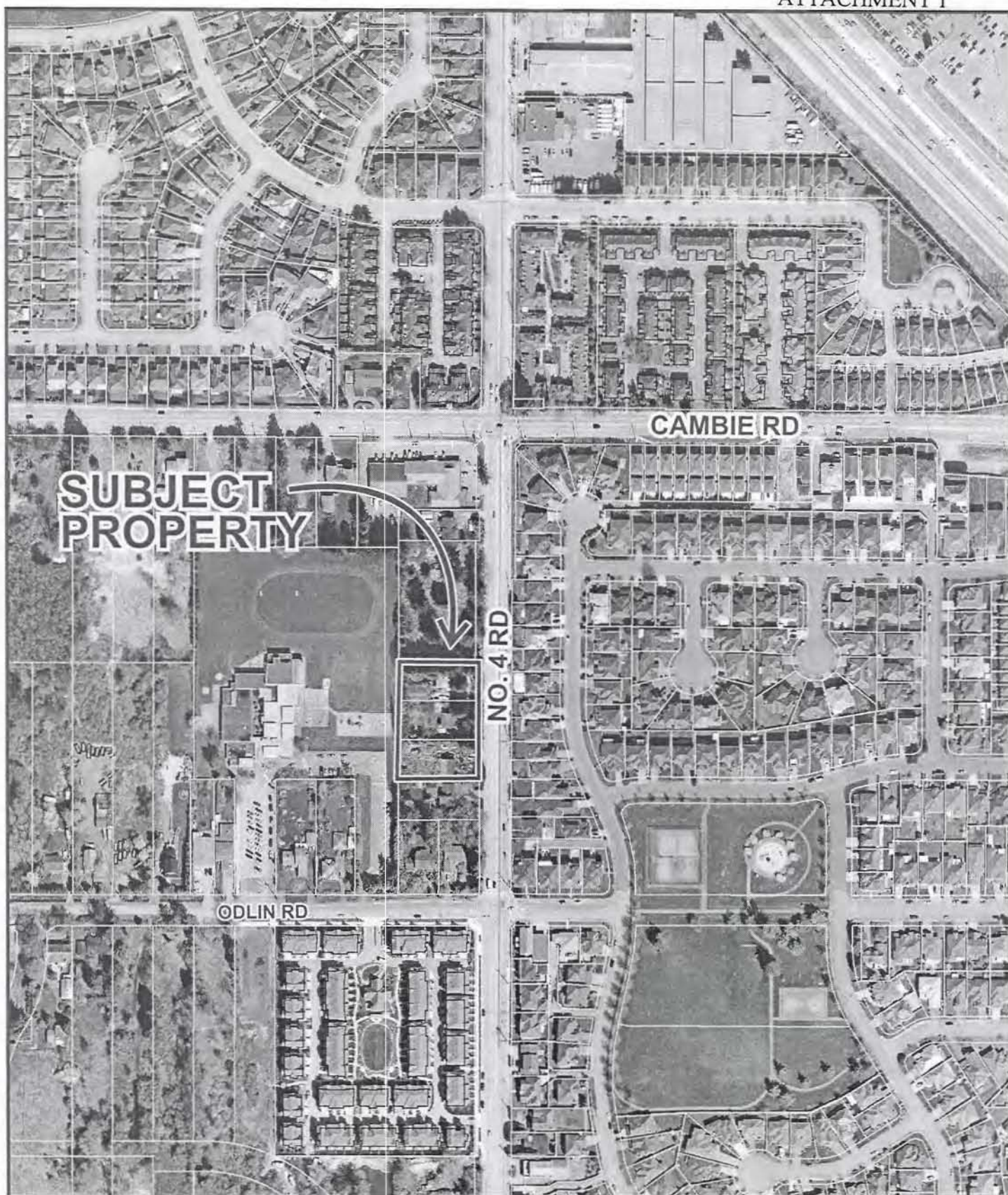
RZ 10-545531

Original Date: 09/23/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



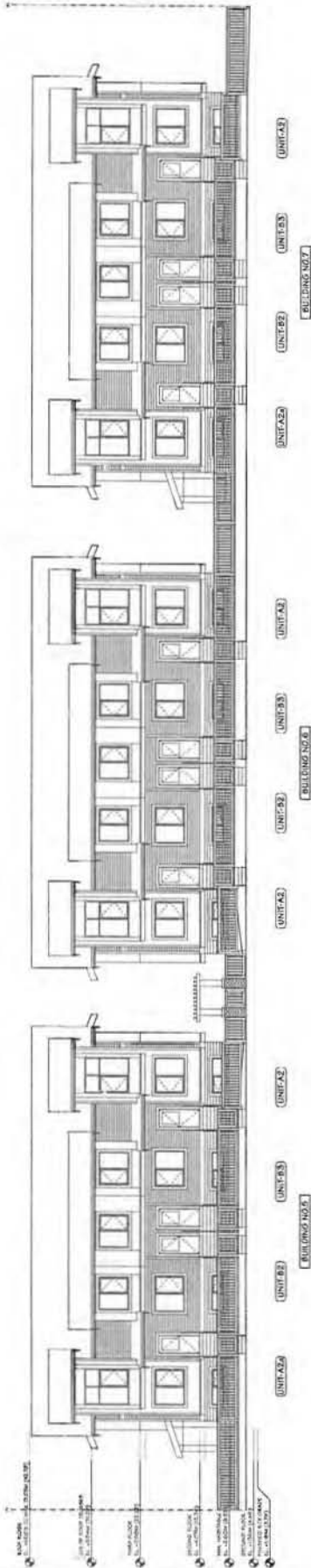
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PLN - 146

Original Date: 09/23/10

Amended Date:

Note: Dimensions are in METRES



STREET ELEVATION - NO. 4 ROAD

NO.	DATE	REVISION
1	01/11/2017	CONCEPT

PROJECT
32 UNIT TOWNHOUSE DEVELOPMENT

DESIGN
YAMAMOTO ARCHITECTURE INC.

Yamamoto
Architecture Inc.

DATE
11/11/2017
PROJECT
32 UNIT TOWNHOUSE DEVELOPMENT

NO.	DATE	REVISION
1	01/11/2017	CONCEPT

PLAN #4

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NO.	DATE	REVISION DESCRIPTION	BY	CHK
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DMG
landscape architects

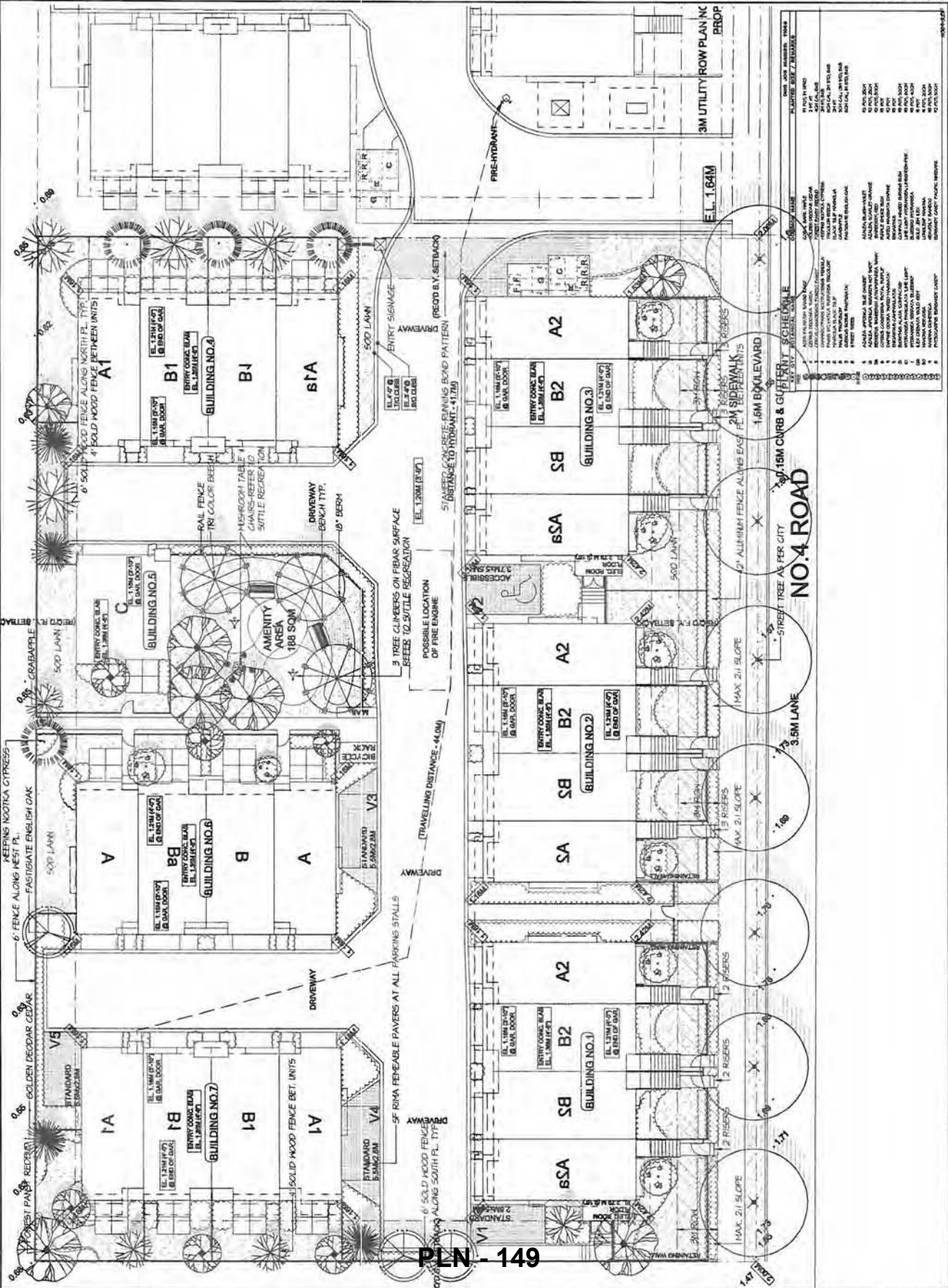
2101 14th Avenue SW
Suite 1000
Vancouver, BC V6M 2H6
Canada
Tel: 604.278.1234
Fax: 604.278.1235
www.dmg.ca

PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
4151, 4171, 4191 NO. 4 ROAD
RICHMOND, B.C.

**LANDSCAPE
PLAN**

DATE:	2024.01.10
SCALE:	1" = 10'-0"
DRAWN BY:	DMG
CHECKED BY:	DMG
DATE:	2024.01.10

OF 3



PLN - 149

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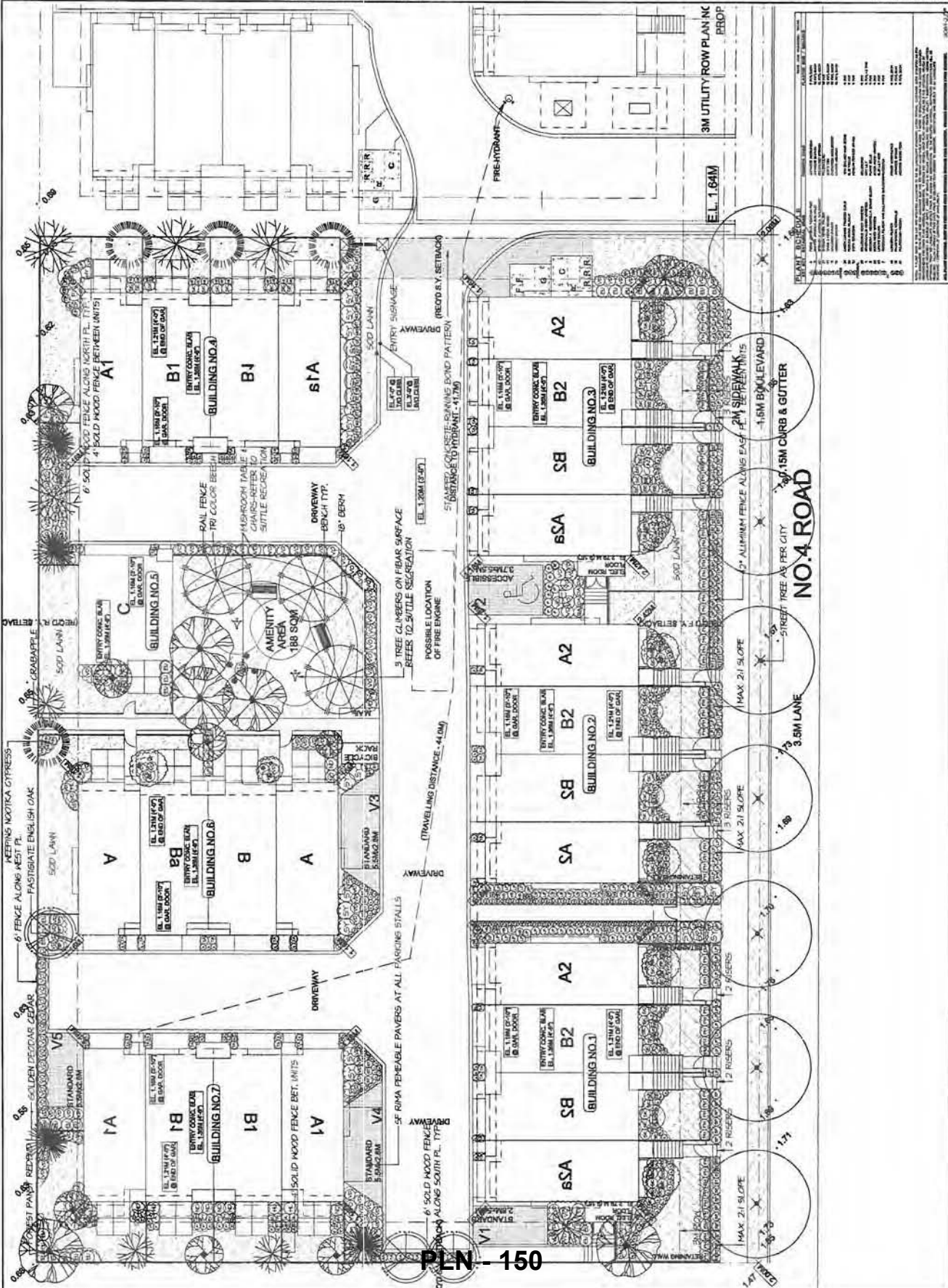
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PROJECT:
25 UNIT TOWNHOUSE
DEVELOPMENT
4151, 4171, 4191 NO. 4 ROAD
RICHMOND, B.C.

SHRUB
PLAN

DATE:	10/20/17	DESIGNED BY:	DMG
SCALE:	1"=10'-0"	DRAWN BY:	DMG
NO. OF SHEETS:	12	CHECKED BY:	DMG
PROJECT NO.:	11-008	DATE:	11-008



PLAN - 150



City of Richmond

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

Development Application Data Sheet

RZ 10-545531

Attachment 3

Address: 4151, 4171 and 4191 No. 4 Road

Applicant: Westmark Developments Ltd.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A)

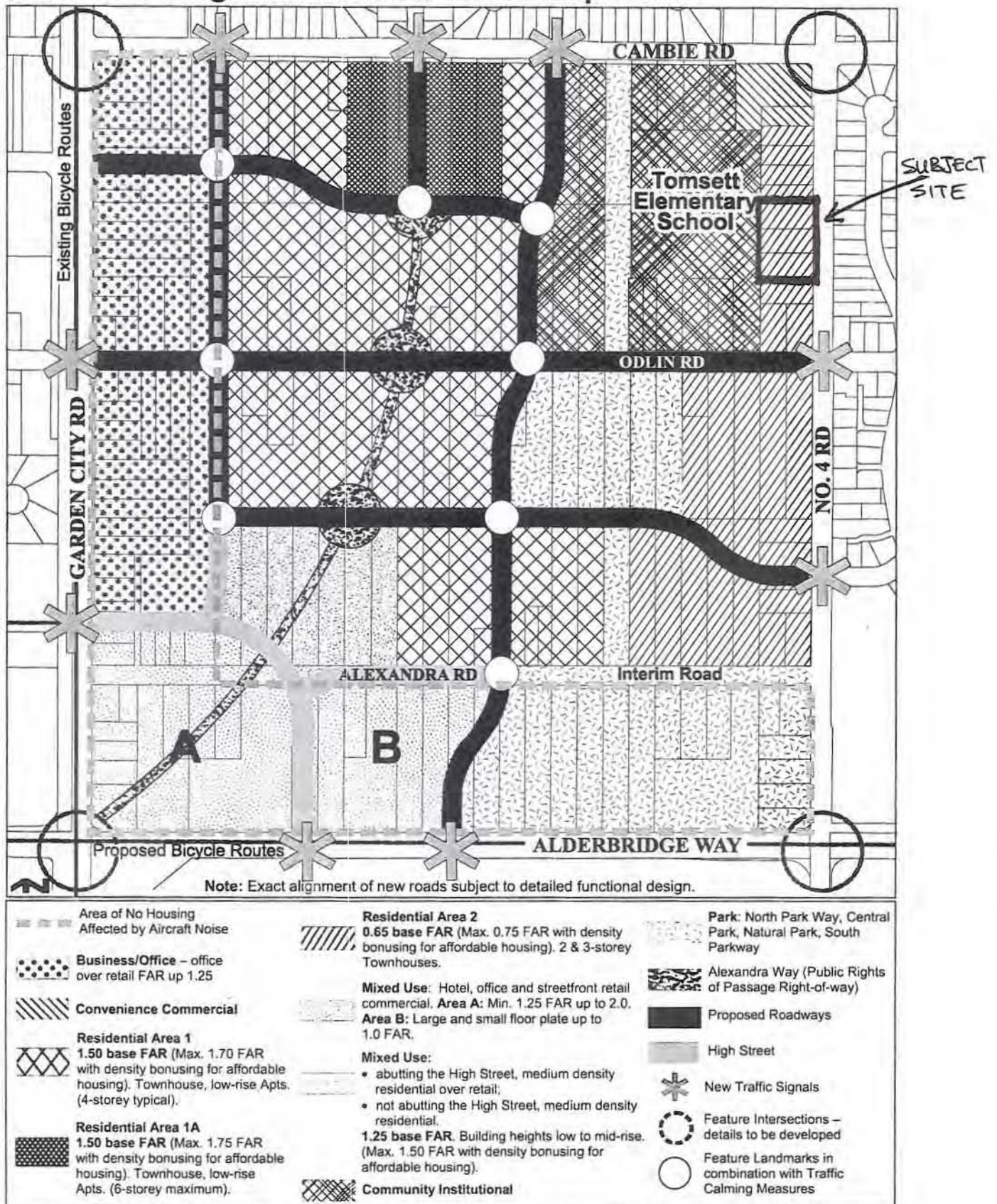
	Existing	Proposed
Owner:	Westmark Developments (West Cambie) Ltd.	No change
Site Size (m²):	4,051.2 m ² (43,606.7 ft ²)	3,836.1 m ² (41,29.8 ft ²)
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Area Plan Designation:	Residential Area 2 - 0.65 base FAR (maximum 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses	No change
702 Policy Designation:	n/a	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)
Number of Units:	3 single-family dwellings	25 townhouse units
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	26.4 upa	n/a
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	35%	none
Lot Size:	5,000 m ²	3,836 m ²	Variance Requested
Setback – Front Yard (m):	Min. 5.0 m	5.0 m Min.	none
Setback – North Side (m):	Min. 3.0 m	1.29 m	Variance Requested
Setback – South Side (m):	Min. 3.0 m	3.0 m Min.	none
Setback –Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 12.0 m (3 storeys)	12.0 m Max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	43	55	none
Tandem Parking Spaces:	permitted	48	none
Bicycle Parking Space - Class-1	1.25 spaces x 25 units = 32 spaces	32 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces x 25 units = 5 spaces	5 spaces	none
Amenity Space – Indoor:	Min 70 m ²	\$31,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 150 m ²	188 m ²	None

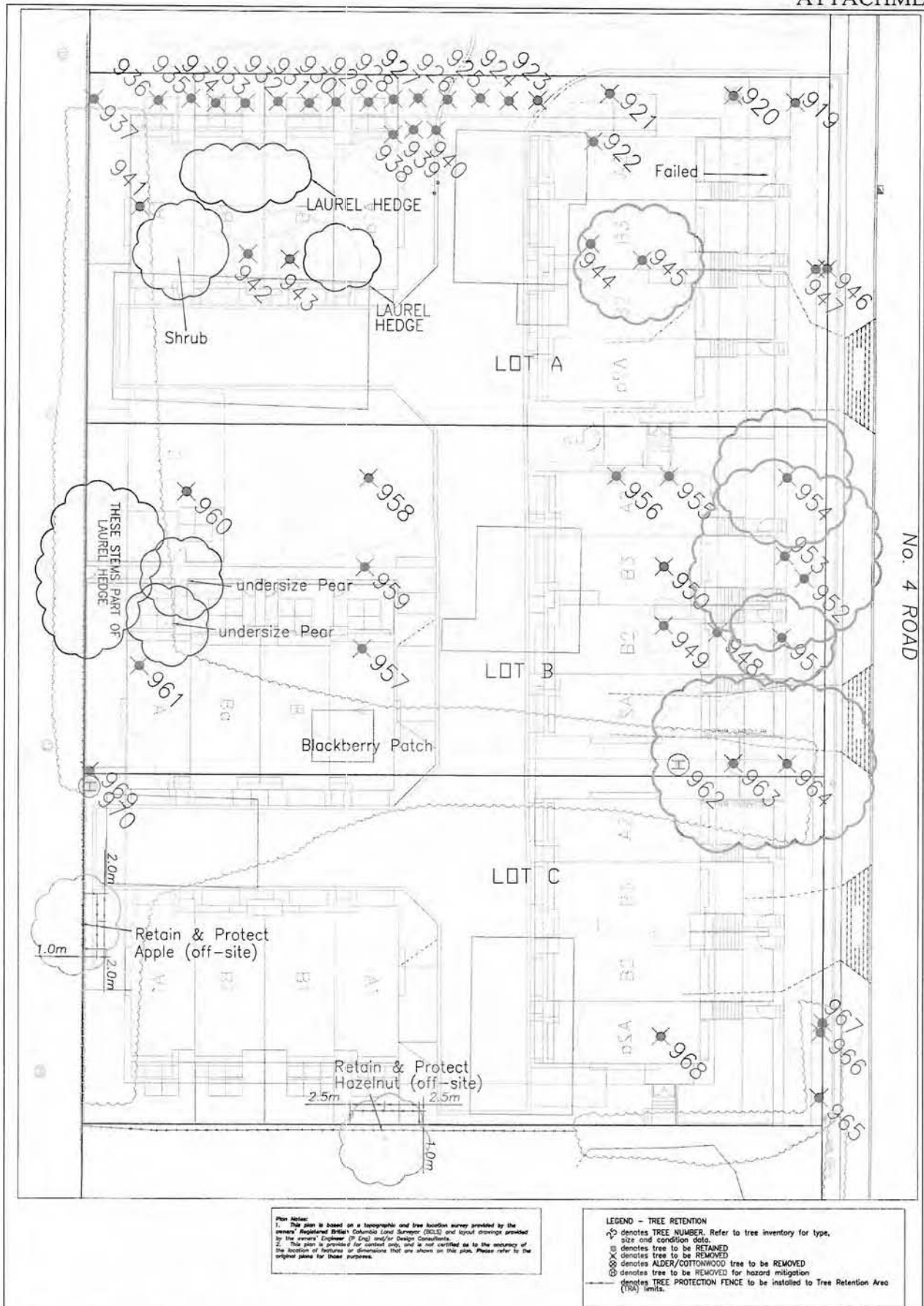
Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

Alexandra Neighbourhood Land Use MapBylaw 8715
2011/03/21

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

PLN - 153



TREE RETENTION PLAN

Client: WESTMARK HOMES
Project: PROPOSED TOWNHOUSE DEVELOPMENT
Address: 4151, 4171, 4191 NUMBER FOUR ROAD, RICHMOND
Date: 30 JUNE 2011
Our File: 10212

PLN - 154

Muni File: XXX

Scale 1:250

Rezoning Considerations

4151, 4171 and 4191 No. 4 Road

RZ 10-545531

Prior to final adoption of Zoning Amendment Bylaw 8788, the developer is required to complete the following:

1. Consolidation of all the lots (4151, 4171 and 4191 No. 4 Road) into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Approximately 2.83 m road dedication along the entire No. 4 Road frontage; the exact dedication requirement will be determined via the Engineering consultants design of the frontage improvement works.
3. The granting of a 3.0 m wide statutory right-of-way along the entire new front (east) property line for a future sanitary sewer corridor.
4. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing Public Rights of Passage (PROP) right-of-way (ROW) (BCP 45651) on 4099 No. 4 Road and that there be no direct access to No. 4 Road.
5. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) on the main north-south internal drive aisle to provide access to the existing townhouse development to the north at 4099 No. 4 Road and future townhouse/multiple-family developments to the south at 4211 No. 4 Road and 9791 & 9811 Odlin Road. The PROP is to be for access for vehicles and pedestrians only; it is to be designed to Building Code standard and any utilities crossing or running in it are private and to be constructed via Plumbing Code specifications;
6. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
7. Registration of an aircraft noise sensitive use covenant on title.
8. Provincial Ministry of Transportation & Infrastructure Approval.
9. City acceptance of the developer's offer to voluntarily contribute \$25,500 to the City's Tree Compensation Fund for the planting of 51 replacement trees within the City.
10. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$31,000.
11. City acceptance of a voluntary contribution of \$5.10 per buildable ft² (e.g., \$136,882) towards the West Cambie Affordable Housing Reserve Fund.
12. City acceptance of a voluntary contribution of \$0.07 per buildable ft² (e.g., \$1,879) towards the West Cambie Community and Engineering Planning Reserve Fund.
13. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the West Cambie Child Care Reserve Fund.
14. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Alexandra Public Realm Beautification Fund.

15. City acceptance of a voluntary contribution of \$0.60 per buildable ft² (e.g., \$16,104) towards the City's Public Art Fund.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

Note: Should the applicant wish to begin site preparation work after Third Reading of the Rezoning Bylaw, but prior to Final Adoption of the Rezoning Bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$48,000) to ensure the replacement planting will be provided.

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

1. 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of \$3,307.47/unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement; and
5. Payment of latecomer agreement charges for the sanitary sewer infrastructure provided along the rear of the site and along Odlin Road by the developer of 4099 No 4 Road.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

7. Enter into the City's standard Servicing Agreement to design and construct frontage improvements. This includes but not limited to the following ultimate cross section across No. 4 Road, from east to west, determined by Transportation Department:

- existing curb, gutter to remain on the east side of No. 4 Road
- 3.5 m lane - northbound
- 3.2 m lane - northbound
- 3.3 m left turn lane
- 3.2 m lane - southbound
- 3.5 m lane - southbound
- 0.15 m curb and gutter
- 1.5 m boulevard
- 2.0 m sidewalk

Note:

- DCC credits do not apply to the works being constructed.
- Service connections for the development site are to be included in the SA design drawings set.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8788 (RZ 10-545531)
4151, 4171 AND 4191 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 **TOWN HOUSING (ZT67) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**.

P.I.D. 003-605-680

Lot "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 004-342-925

Lot "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

P.I.D. 003-874-044

Lot "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 13444

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8788"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 23, 2011
File: RZ 11-577393
Re: **Application by 0868256 BC Ltd. for Rezoning at 8160/8162 Clifton Road from
Single Detached (RS1/E) to Single Detached (RS2/B)**

Staff Recommendation

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-577393
Location	8160/8162 Clifton Road (Attachment 1)
Owners	Gurpreet Mann, Narinder Mann and Amanjit Mann
Applicant	0868256 BC Ltd.

Date Received	April 29, 2011
Acknowledgement Letter	May 18, 2011
Fast Track Compliance	May 26, 2011
Staff Report	June 23, 2011
Planning Committee	September 7, 2011

Site Size	988.9 m ² (10644.4 ft ²)
Land Uses	Existing – One (1) two-family dwelling
	Proposed – Two (2) single-family lots, 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Zoning	Existing – Single Detached (RS1/E)
	Proposed – Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • OCP Specific Land Use Map designation – "Low-Density Residential" • Area Plan or Sub-Area Plan – None • Lot Size Policy 5453 (adopted by Council in 1993; amended in 2001 and 2003) – permits rezoning and subdivision of properties with existing duplexes in accordance with "Single Detached (RS1/B)" (Attachment 2). <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood consisting primarily of single detached dwellings on large lots. • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the east are single detached dwellings on large lots zoned "Single Detached (RS1/E)", fronting Cathay Road; ○ To the south is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the west is a single detached dwelling zoned "Single Detached (RS1/E)", fronting Cranbrook Avenue

Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses: <ul style="list-style-type: none"> ◦ Seven (7) bylaw-sized trees on adjacent properties at 8140 Clifton Avenue (Trees #1-5) and 8171 Cathay Road (Trees #6 & 7). • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect the seven (7) offsite trees. • Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed. • The legal survey provided also identified a hedge located on City-owned property in the boulevard along Clifton Road. The City's Parks Department has authorized the removal of this hedge due its poor condition. <p>The final Tree Retention Plan is included in Attachment 4.</p> <ul style="list-style-type: none"> • As a condition of rezoning, the applicant is required to submit a contract with a Certified Arborist to ensure protection of retained trees on the five (5) trees located on the adjacent property to the north (8140 Clifton Road) and the two (2) trees located on the adjacent property to the east (8171 Cathay Road). The contract must include provisions to supervise any work to be conducted within the tree protection zone and to ensure that the existing lot grade is maintained within the tree protection zone. The contract must also include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, installation of perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted to the City for review. • Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, 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.
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Staff Comments (con't)	<p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications. The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots 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. This legal agreement is required prior to rezoning adoption. 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. Should the applicant change their mind prior to rezoning adoption 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 (i.e. \$5,693). <p><u>Site Servicing & Vehicle Access</u> There are no servicing concerns with rezoning.</p> <p><u>Subdivision</u> At future Subdivision stage, the applicant will be required to pay Servicing Costs.</p> <p><u>Flood Management</u> Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.</p>
Analysis	<p>The subject property is located within an established residential neighbourhood that has seen minimal redevelopment to smaller lot sizes as a result of the Lot Size Policy, which restricts rezoning and subdivision to "Single Detached (RS1/B)" to properties with duplexes. This redevelopment proposal is consistent with the Lot Size Policy as it contains a duplex and is intended to be subdivided into two (2) lots, each approximately 12.6 m wide. Other duplexes within this neighbourhood have the potential to rezone and subdivide in accordance with the Lot Size Policy.</p>
Attachments	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5453 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Retention Plan</p>

Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable land use designations and policies contained within the OCP, and is consistent with the Lot Size Policy. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommends support for the application.
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Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

Prior to final adoption of Zoning Amendment Bylaw 8790, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/ tree) to ensure that the proposed number of trees are planted and maintained.
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 off-site trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. 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. \$5,693) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Registration of a flood indemnity covenant on Title.

At Demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be protected as shown on the Tree Retention Plan as per the dimensions indicated in the Arborist Report.

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

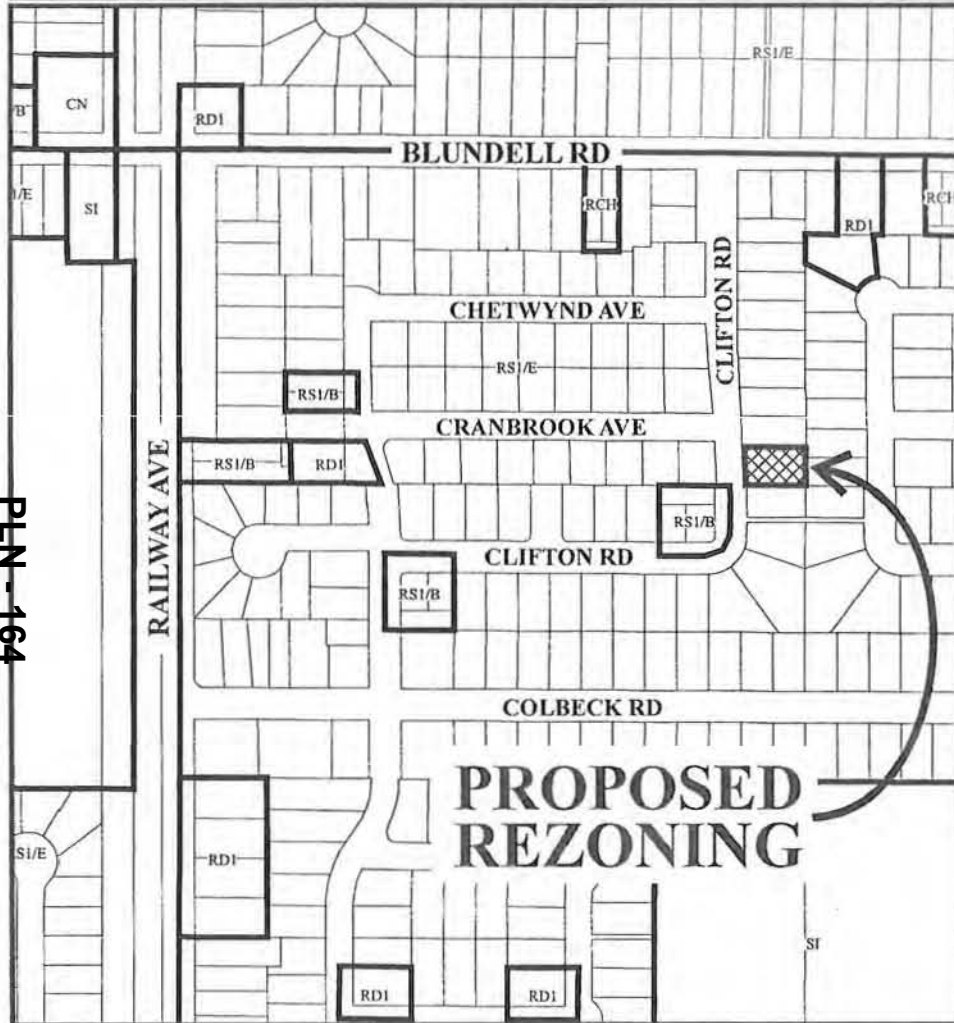
At Subdivision stage*, the applicant will be required to:

- pay service connection costs.



City of Richmond

PLAN 164



**PROPOSED
REZONING**

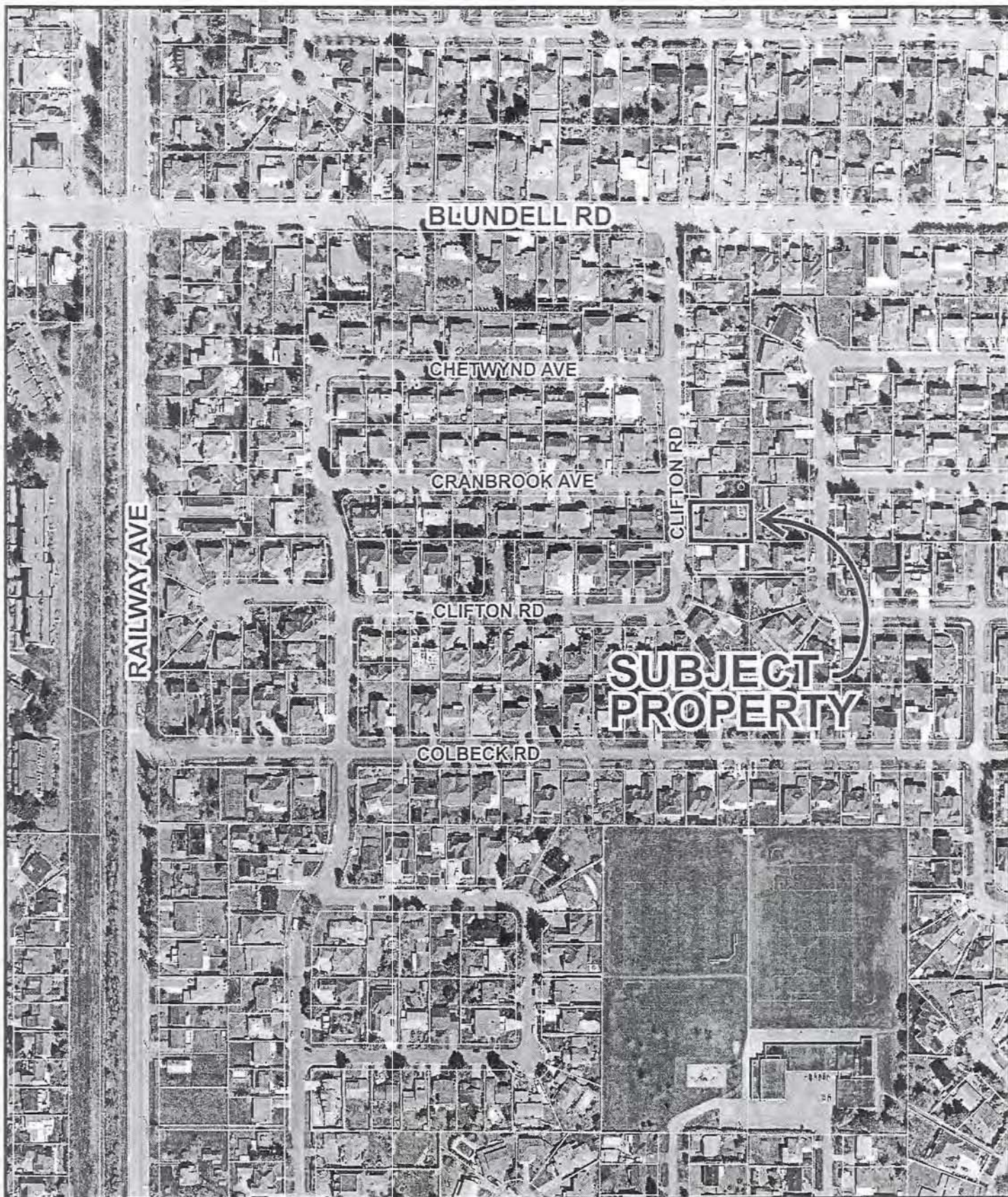


RZ 11-577393

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-577393

PLN - 165

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 15, 1993

POLICY 5453
 Amended by Council: January 15, 2001 *
 October 20th, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future 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 5300.

* Original Adoption Date In Effect

1081046

SUBJECT PROPERTY



- ▨ Subdivision Permitted as Per R1/E
▩ Subdivision of Duplexes Permitted as Per R1/B



**Policy 5453
Section 24-4-7**

Adopted Date: 11/15/93
Amended Date: 10/20/03



City of Richmond

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

Development Application Data Sheet

RZ 11-577393

Attachment 3

Address: 8160/ 8162 Clifton Road

Applicant: 0868256 BC Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gurpreet Mann, Narinder Mann and Amanjit Mann	To be determined
Site Size (m²):	988.9 m ² (12,605 ft ²)	Two (2) lots – 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	<ul style="list-style-type: none"> Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" OCP Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5453 permits rezoning and subdivision of properties with duplexes in accordance with "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

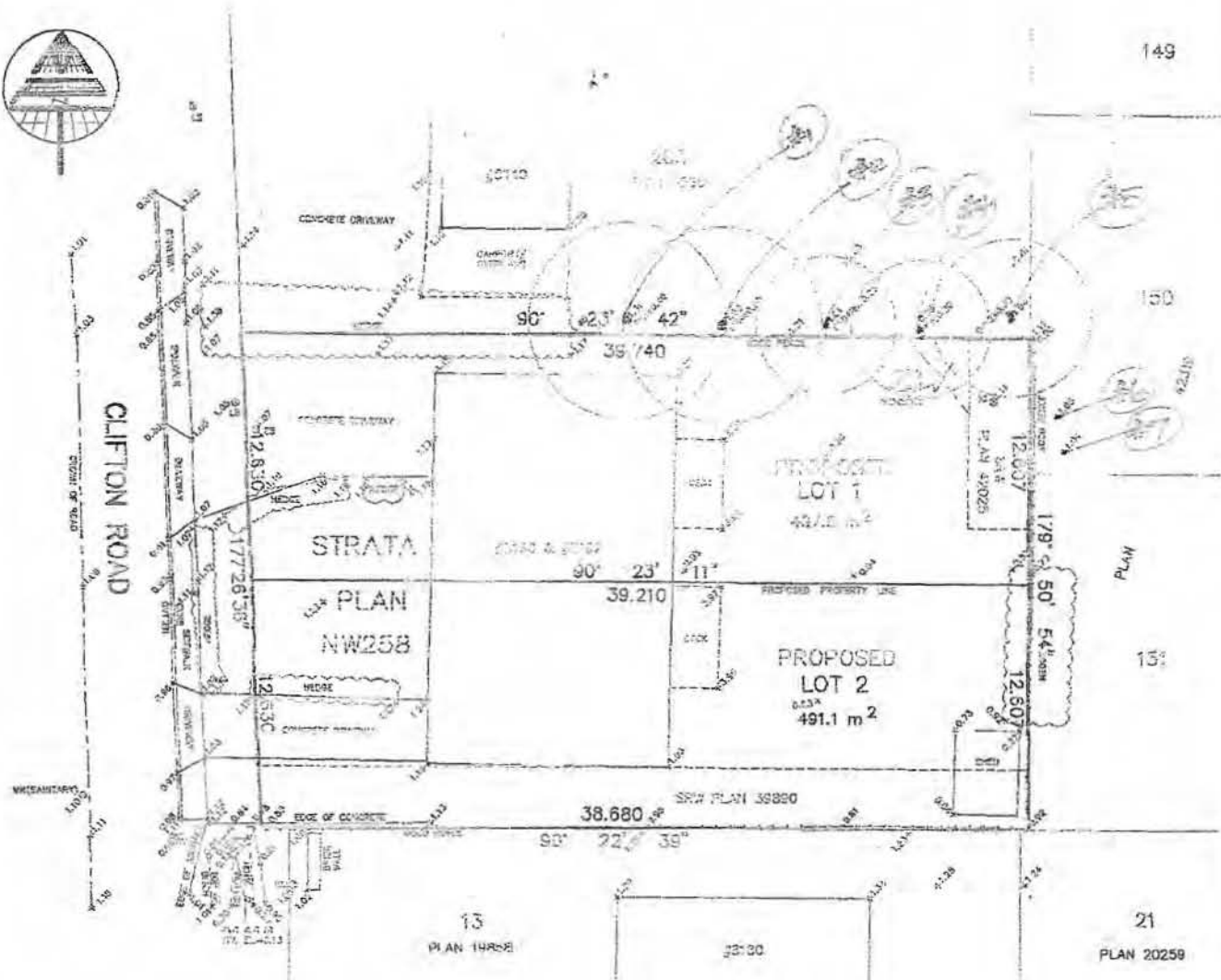
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

SURVEY PLAN OF STRATA PLAN NW258 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

CIVIC ADDRESSES:
8160 & 8162 CLIFTON ROAD
RICHMOND, B.C.

TREE RETENTION PLAN



TREES #1-7 TO BE RETAINED

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND 1971 ALTIMETRIC DATA (1971) WITH AN ELEVATION OF 1.175 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL INDICATED TREES AS NOTED BY CITY OF RICHMOND BY PLAN NO. 6057, ARE DESIGNATED HEREON.

© COPYRIGHT

MATSON PECK & TOPLESS

SURVEYORS & ENGINEERS

4800 - 11120 HIGHWAY 101

RICHMOND, B.C. V7A 5H1

PH: 604-270-5131

FAX: 604-270-5137

CAD FILE: 16894-001-1P0-020.DWG

R-11-16894-TP0

CLIENT REF: AZIM BHAYANI

LEGEND

SCALE 1:150

1 2 3 4 5

ALL DIMENSIONS ARE IN METRES

- 1.0 INDICATES SPOT ELEVATION
- 2.0 INDICATES LAMP STANDARD
- 3.0 INDICATES LAMP POST
- 4.0 INDICATES INTERIOR POLE
- 5.0 INDICATES EXTERIOR CHIMNEY
- 6.0 INDICATES LIGHT SOURCE
- 7.0 INDICATES RAIN GUTTER
- 8.0 INDICATES RAIN VALVE
- 9.0 INDICATES WATER MAIN
- 10.0 INDICATES ELECTRIC, GAS, OR
- 11.0 INDICATES STANDARD BENCH POINT

CERTIFIED CORRECT
THIS 28TH DAY OF APRIL, 2011

[Signature]
MATSON PECK & TOPLESS

DATE OF SURVEY: APRIL 27, 2011



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8790 (RZ 11-577393)
8160/8162 Clifton 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. 001-236-733

STRATA LOT 1 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

And

P.I.D. 001-236-741

STRATA LOT 2 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8790”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



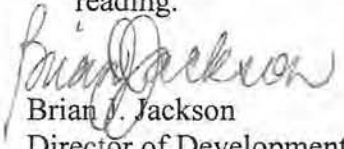
City of Richmond
Planning and Development Department

Report to Committee

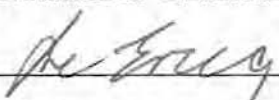
To: Planning Committee **Date:** June 30, 2011
From: Brian J. Jackson
Director of Development **File:** RZ 10-552527
Re: **Application by Amin Alidina for Rezoning at 6780 No. 4 Road from Local Commercial (CL) to Congregate Housing and Child Care - McLennan (ZR8)**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8791, to redesignate 6780 No. 4 Road from "Agriculture" to "Agriculture, Institutional and Public" in the Land Use Map of Schedule 2.13A of Official Community Plan Bylaw No. 7100 (East Richmond McLennan Sub Area Plan), be introduced and given first reading.
2. That Bylaw No. 8791, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8791, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority for comment on or before the Public Hearing on the OCP Amendment Bylaw No. 8791.
4. That Bylaw No. 8792, to create the "Congregate Housing and Child Care – McLennan (ZR8)" zone and for the rezoning of 6780 No. 4 Road from "Local Commercial (CL)" to "Congregate Housing and Child Care - McLennan (ZR8)", be introduced and given first reading.


Brian J. Jackson
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
Routed To: Community Social Services Policy Planning	Concurrence Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Amin Alidina has applied to the City of Richmond for permission to rezone 6780 No. 4 Road (**Attachment 1** – Location Map) from Local Commercial (CL) to a new Congregate Housing and Child Care (ZR8) zoning district in order to develop a 10 bed congregate housing care facility and 37 space child care centre.

Background and History of Development Applications

The subject site is contained in the Agricultural Land Reserve (ALR) and has existing Local Commercial (CL) zoning on the subject site that permits development of convenience store in conjunction with a residential dwelling unit.

Although the subject site is contained in the ALR, it is exempted from Agricultural Land Commission (ALC) regulations because the property is on separate certificate of title and less than 2 acres in size as of December 21, 1972. The subject property was created by the original subdivision plan for this area in 1912 and has not been subdivided further with the exception of a minor road dedication secured in 2005. The size of the site is 2,448 sq.m (0.6 acres). As the property is exempted from ALC land use regulations, no application or approval from the ALC is required.

Based on the subject site's existing Local Commercial zoning, a Development Permit application was submitted in 2004 (DP 04-280263) for a convenience store with an accessory residential unit. The Development Permit was approved by the Development Permit Panel (September 28, 2005) and issued by Council on October 11, 2005. The developer for the property did not proceed with the project and the Development Permit expired after 2 years.

After the initial Development Permit was issued in 2005, a new proposal was tabled by the owner that significantly changed the site layout and design. This new Development Permit application (DP 06-327868) was not supported by the Development Permit Panel (June 28, 2006) and was denied by Council (July 10, 2006).

With the exception of the current rezoning application for congregate housing and child care centre, no other proposals for redevelopment have been submitted for this site.

Project Description

The development proposal on the subject site involves the co-location of a congregate housing care facility (10 beds total) and 37 space child care centre in two separate buildings (refer to **Attachment 2** for a preliminary plan of development). The congregate housing care facility (contained in a portion of a 2 storey building) is 961 sq.m (10,349 sq.ft.) in area and can accommodate 10 individuals in care that reside in separate living quarters that contain a bedroom, bathroom and living area, but do not have any kitchen or cooking facilities. Uses that support the congregate housing are communal eating/cooking areas, nursing and medical support areas, common areas and administrative/reception offices. The proposal is a purpose built congregate housing facility designed to provide full-time medical care and supervision to residents.

A separate residential caretaker dwelling unit (331 sq.m or 3,565 sq.ft. in area) is contained on the remaining portion of the second floor of the congregate housing building.

A 37 space child care centre is located in a separate building to the east of the congregate housing care facility. The building is 175 sq.m (1,876 sq.ft.) in area and is designed to accommodate 25 child care spaces (Age 30 months to school age) and 12 spaces for infants less than 36 months in age. Required outdoor play space based on the proposed number and type of children in care is provided at grade adjacent to the child care building. On top of the child care building is a rooftop terrace that is proposed as an outdoor unenclosed patio for the residential caretaker. Portions of the outdoor terrace is also allocated to the child care facility should it be required for licensing purposes.

The total area of all buildings on the site is 1,467 sq.m (15,790 sq.ft.).

The main vehicle access to the development is provided on Granville Avenue (east side of subject site). A right-out only vehicle exit is provided along No. 4 Road and situated on the north portion of the site. Off-street parking areas are generally situated in the north-east quadrant of the site. A Development Application Data Sheet is contained in **Attachment 3**.

Comparison of Current Proposal with Previous Development Permit Approval

The proposed total floor area of the development that includes the congregate housing, residential caretaker suite and child care facility is 1,467 sq.m (15,790 sq.ft.). In comparison, the previously issued Development Permit (DP 04-280263) for a local convenience store with an accessory attached residential dwelling unit proposed a total floor area of 934 sq.m (10,055 sq.ft.). Therefore, the current development proposes 533 sq.m (5,737 sq.ft.) of additional area when compared to the previous Development Permit, which did not ultimately develop.

Surrounding Development

- | | |
|---------------|--|
| To the North: | An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling. |
| To the East: | An Agricultural zoned (AG1) property in the ALR containing a single-family residential dwelling |
| To the South: | An Agricultural zoned (AG1) property in the ALR on the other side of Granville Avenue containing a single-family residential dwelling. |
| To the West: | A property zoned for a Two-Unit Dwelling (RD1) on the other side of No. 4 Road that is outside of the ALR. |

Related Policies & Studies

Official Community Plan – Existing Land Use Designations

The subject site is designated for Agriculture in the General Land Use Map of the Official Community Plan (OCP). The East Richmond McLennan Sub-Area Plan (Schedule 2.13A) also designates the subject site for “Agriculture”. The sub-area plan also contains a policy to support the establishment of child care and community services to support the growing population in the surrounding areas.

Official Community Plan – No Amendment

The OCP General Land Use Map designates the subject site for Agriculture. No amendment to this land use designation is proposed as the General Land Use Map identifies the broad City-wide vision for agriculture and supporting land uses in the ALR.

East Richmond McLennan Sub-Area Plan – Proposed Amendment

The East Richmond McLennan Sub-Area Plan Land Use Map designates the subject site for Agriculture. An amendment to change the subject site's "Agriculture" land use designation to "Agriculture, Institutional and Public" is proposed as part of this rezoning application (refer to **Attachment 4**). The proposed OCP amendment is supported on the following basis:

- The subject site has existing Local Commercial (CL) zoning that would enable the development of a small convenience store without requiring a rezoning application or OCP amendment to proceed.
- ALC approvals are not required as the site is exempted from the provisions and regulations applicable to the ALR.
- The proposal to develop congregate housing and a child care facility on the site complies with the "Agriculture, Institutional and Public" designation, which is defined as follows:
 - "Those areas of the City where the principal use is Agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures."

The approach to amending the OCP East Richmond McLennan Sub-Area Plan Land Use Map, while maintaining the existing designation in the broader OCP General Land Use Map is consistent with the previous approaches the City has taken in relation to the OCP. Retaining the existing "Agriculture" designation in the General Land Use Map of the OCP represents the broad vision for the area. An amendment to the East Richmond McLennan Sub-Area Plan land use map is proposed to accurately reflect a designation that complies with the land uses associated with the redevelopment proposal. An OCP amendment does not set an undesirable precedent as the revision is based on a site-specific application on a property with existing, historical commercial zoning, which is not reflected in the East Richmond McLennan Sub Area Plan Land Use Map (i.e., currently designated "Agriculture"). On this basis, staff support the proposed OCP amendment.

OCP – Aircraft Noise Sensitive Development Policy

According to the OCP Aircraft Noise Sensitive Development Map, the subject site is contained in Area 4 (**Attachment 5**). Based on this designation, all aircraft noise sensitive land uses can be considered.

Group Home Policy (Community Care Facility, Minor)

The City's existing land use policies for group homes (Community Care Facility, Minor) only apply to residential dwellings that are being utilized as a group home (can be licensed or unlicensed by Vancouver Coastal Health) for care of 7 to 10 residents. The subject proposal is not a group home and related land use policies for such uses do not apply as the subject proposal is a purpose built congregate housing care facility that provides full-time medical care and support to individuals residing for short, medium and long-term periods. The proposed congregate housing care facility and child care development will be reviewed through the rezoning process.

Consultation

The applicant distributed notices to surrounding properties in the immediate vicinity of the subject site that described the components of the project. The applicant has also discussed the project with immediate neighbours as well as those who contacted the proponent through the distributed notices. In addition to the consultation undertaken by the applicant, the rezoning application requires notification based on the statutory Public Hearing process.

OCP Bylaw Preparation Consultation Policy 5043

In accordance with Council Policy 5043 on consultation for OCP amendments, the proposed development does not need to be referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children.

The proposed zoning and OCP amendments comply with the OCP Aircraft Noise Sensitive Development policy. Nevertheless, in accordance with Council Policy on OCP consultation, staff recommend that proposed OCP amendment be referred to the Vancouver International Airport Authority for comment on or before Public Hearing.

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) Terms of Reference identify the mandate of the AAC shall be to “review and comment from the agricultural viability perspective on issues, plans and specific development applications referred by staff or Council.”

Based on staff’s assessment of the project having minimal impacts on surrounding farm activities or agricultural viability, the rezoning application was not referred to the AAC. Should Committee or Council require review and comment from the AAC, staff will arrange to have the project forwarded to the AAC.

Public Input

Staff have received input (via telephone and email) from two neighbours who have contacted staff to obtain information on the project and status of the application. No specific concerns, comments or other correspondence were forwarded to City staff at the time of the preparation of this staff report. Staff will monitor any comments and correspondence received through the rezoning process.

Staff Comments

Proposed New Zoning District – Congregate Housing and Child Care – McLennan (ZR8)

A new zoning district is proposed that permits congregate housing and child care (limited to a maximum of 10 residents in congregate housing and 37 child care spaces) as the permitted uses and a residential caretaker/security operator unit as a secondary use. Specific setbacks are proposed to enable the buildings to be located close to the street frontage and allow for sufficient space for drive-aisles and off-street parking areas. The proposed density is 0.6 Floor Area Ratio (FAR), which is identical to the density permitted for a single-family dwelling built on an Agriculture (AG1) zoned lot in the ALR. As noted previously, the project proposes 1,467 sq.m (15,790 sq.ft.) total building area, which is 533 sq.m (5,737 sq. ft.) larger than the commercial project approved through the 2005 Development Permit. Project form, character and overall

massing to adjacent single-family dwellings will be reviewed through the Development Permit application process.

Engineering – Storm System Capacity Analysis

Engineering staff have conducted a review of the project and determined that no storm system capacity analysis is required for the development. Through the forthcoming Servicing Agreement, a site analysis is required for connection to the City storm system (preferred connection would be to Granville Avenue).

Engineering – Water System Capacity Analysis

Existing water capacity was also reviewed and determined that sufficient capacity exists to accommodate the development.

Engineering – On-site Sanitary Disposal System

The subject site is located in the ALR and is not serviced by a City sanitary sewer system (that is located on No. 4 Road and services properties to the west). The site is also located outside of a City sanitary sewer area boundary. Based on an existing Council Policy (Policy 7401), properties outside of a City sanitary sewer area boundary are not permitted to connect to a City sanitary system. As a result, the applicant was advised that the development would need to be serviced by an appropriately designed on-site sewage disposal system and that no connection to the City sanitary sewer system would be permitted. Furthermore, a legal agreement that identifies that the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted is being secured as a rezoning consideration attached to this application. This legal agreement will also identify that the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

An on-site sanitary disposal system has been designed by the applicant's engineering consultant to address the sanitary waste generated from the congregate housing care facility and child care proposal. A majority of the subject site is covered by building, impermeable parking and drive-aisle areas with little space available for a conventional on-site septic disposal field that require open, undeveloped areas to function properly. As a result, the consulting engineer has employed an on-site sanitary disposal system that addresses the challenges of the site, while also enabling sanitary waste to be disposed (on-site) of properly.

The on-site sanitary system is located underneath the parking and drive-aisle area and consists of a series of enclosed compartments designed to treat waste generated from development. The system is also designed to enable maintenance as the surface concrete slabs for the parking and drive-aisle can be lifted off and removed. A more detailed description of the on-site sanitary disposal system and the ability for the system to adequately service this development is contained in a letter from the consulting engineer (**Attachment 6**).

The permitting requirements for an on-site septic disposal system is administered by VCH and involves the following:

- All on-site sanitary disposal systems are required to be designed by an appropriate, certified professional.
- VCH administer the process by requiring applicants to submit an on-site sewage system application filing to confirm that the system has been designed by an appropriate professional consultant and that the system can accommodate the proposed development.
- VCH approve the on-site sewage system application once the professional consultant has finalized all components of the design and submitted all necessary certifications and letter of assurances (i.e., system to be regularly maintained).

The on-site sewage system has been designed, reviewed and approved by the applicant's consulting engineer to comply with VCH regulations pertaining to on-site sewage disposal. Submission and approval of the on-site sewerage design application filing by VCH is a rezoning consideration to be completed prior to the adoption of the rezoning amendment bylaw.

Implications of an On-Site Sewage System Failure

The intensive level of development on the subject site has resulted in the proponent having to engage a professional engineer to design an on-site sewage system that specifically addresses the challenges of not having an undisturbed open area for implementation of a conventional on-site sewage disposal system (i.e., percolating septic field). Although the consulting engineer that designed the system has confirmed that it can accommodate and adequately dispose of the sewage waste from the development, the consultant does not provide any guarantee towards the life expectancy of the system. In the event that the on-site sewage system fails, there are the following implications to be made aware of:

- Implementation of a conventional on-site septic field system, should the proposed system fail, is not possible based on the development intensity on the subject site.
- Implementation of a holding tank that is regularly serviced and emptied is not a viable long-term solution and would not be permitted under the City's Building Regulation Bylaw (Bylaw 7230)
- An on-site sewage system failure would result in pressure from the owner/operator of the site to City staff and Richmond City Council to enable a connection to a City sanitary sewer system, which would be contrary to the adopted Council Policy that does not permit sanitary sewer connections to properties outside of a City sanitary sewer boundary.

To address these issues, a rezoning consideration will be for the applicant to obtain approval of the on-site sewerage design application filing by VCH. Furthermore, a legal agreement will be registered (rezoning consideration) on title that identifies:

- That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted.
- That the on-site sewage disposal system is required to be regularly maintained to ensure that the system operates as designed based on the recommendations of the consulting engineer.

Transportation/Engineering Utilities -- Frontage and Intersection Upgrades

A Servicing Agreement is required to be completed prior to issuance of the Building Permit for the following frontage related works:

- Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
- The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
- Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and pavement widening to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.
- All works will be at the developers' sole cost.

A voluntary cash-in-lieu contribution in the amount of \$35,000 is required for related intersection improvements at No. 4 Road and Granville Avenue and is being secured as a rezoning consideration. The voluntary contribution will be for intersection upgrades to internally illuminate street sign names on all approaches and upgrade all signals to accessible audible pedestrian signals.

Site Access

The main vehicle access to the subject site is from Granville Avenue near the east property line away from the intersection. A right out only vehicle exit is proposed along No. 4 Road that prohibits vehicles from entering the site and limits vehicles exiting the property to right turn movements only. A legal agreement restricting the No. 4 Road vehicle exit to right-out only will be secured as a rezoning consideration.

AnalysisDevelopment Rationale for Subject Site

Under existing Local Commercial (CL) zoning, there was a previous Council approval (DP 04-280263) to develop the property into a small convenience store with an accessory residential dwelling. However, the site did not develop and has been vacant for a number of years. As the site is zoned for Local Commercial use and as no viable proposal has been identified, it is appropriate to consider the proposed alternative land uses.

The East Richmond McLennan Sub-Area Plan has a policy to support the establishment of child care facilities and community services in the area. A proposed 10 bed congregate housing care facility and 37 space child care centre complies with the East Richmond McLennan Sub Area Plan policy. The applicant has identified that the congregate housing will provide short, medium and long-term care beds. The proposed 37 space child care centre provides group child care spaces for early infant care (12 spaces) and children between the ages of 30 months to school age (25 spaces). Community Social Services staff support the proposed uses as they assist in meeting community needs.

Precedent Issues

The proposal to develop congregate housing, child care and a residential caretaker unit does not set a precedent for other ALR exempted small lots to follow. The existing Local Commercial (CL) zoning applicable to the subject site is a unique situation and serves as the basis for considering alternative land uses currently not permitted in the existing commercial zoning. A similar development scenario would not be considered or supported for other small agricultural lots that are exempted from ALR regulations as these lots are zoned Agriculture (AG1). For these situations, non-farming related development is limited in the AG1 zoning to a single-family dwelling only (that can be constructed at 0.6 FAR).

Co-Location of Congregate Housing Care Facility and Child Care Centre

Although the congregate housing care facility and child care centre are located on the same property, the uses are contained in separate buildings and outdoor areas for the daycare and congregate housing are also appropriately divided. A walkway on the second floor provides a link between the two buildings; however, this only provides a link for the residential caretaker unit to an outdoor patio located on the roof of the daycare centre. No direct building linkage is provided between the congregate housing and daycare centre.

The applicant has advised that co-locating these two uses on the same site is necessary in order to make both uses financially viable as the revenue from the daycare centre helps to subsidize the operation of the congregate housing care facility. City staff have discussed the proposal with VCH staff, who have identified they have no concerns and support the co-location of congregate housing on the same site as a child care centre. VCH is also required to license both the congregate housing and daycare component of the project that will address any site-specific issues.

Proposed 37 Space Child Care Facility

The applicant has identified that the size of the child care facility to accommodate 37 group daycare spaces is necessary to ensure the economic viability of the overall project and that the revenue generated from the child care operation will help support the congregate housing care facility.

The outdoor play space is designed to be shared to enable different child care groups to utilize the same space at different times. City staff have discussed this configuration with VCH staff who have no concerns about a shared outdoor space arrangement that would enable this daycare centre to meet child care licensing requirements. Design measures to configure the outdoor play area to enable sharing from different child care groups (i.e., separating play equipment from toddler access) can be established through the forthcoming Development Permit application and VCH licensing process.

Forthcoming Development Permit Application

A Development Permit application is required for the subject development proposal. In addition to a review of the project in conjunction with City Development Permit guidelines, the Development Permit will address the following issues:

- Addressing adjacencies and implementing appropriate buffers to single-family residential dwellings on Agriculture (AG1) zoned properties.
- Ensure that the form, character and massing is consistent with the single-family character of the immediate surrounding area.

- Designing an appropriate streetscape along No. 4 Road and Granville Avenue.
- A minor variance request to enable a small building encroachment (approximately 0.3m or 1 ft.) for the corner cut at the intersection.
- A landscape plan for open space and green areas of the site.
- Universal accessibility design measures, guidelines and requirements.

Flood Plain Covenant

Registration of a Flood Plain Covenant on title that requires a minimum flood construction level of 2.9m is required and will be secured as a rezoning consideration for the subject application.

Aircraft Noise Sensitive Development Policy

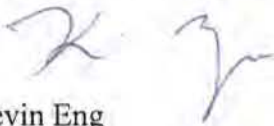
Based on the OCP Aircraft Noise Sensitive Development Map (**Attachment 5**), the site is in Area 4 (All aircraft noise sensitive land use types may be considered). The proposed uses are aircraft noise sensitive land uses (congregate housing and child care). Based on the OCP Policy, these land uses can be considered subject to the registration of aircraft noise sensitive use covenant on title of the subject property, which will be secured as a rezoning consideration.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development to establish a 10 bed congregate housing care facility and 37 space child care centre provides essential community support services and benefits to the residents of the surrounding area and Richmond. All technical concerns related to the land use rezoning application and OCP amendment have been addressed. On this basis, staff support the rezoning application and associated OCP amendment as proposed.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Preliminary Plan of Development

Attachment 3: Development Application Data Sheet

Attachment 4: East Richmond McLennan Sub Area Plan – Proposed Amendment

Attachment 5: Aircraft Noise Sensitive Development Map

Attachment 6: On-site Sanitary Sewer System Description Letter

Attachment 7: Rezoning Considerations Concurrence



City of Richmond

PLAN 1181

**PROPOSED
REZONING**

NO. 4 RD

GRANVILLE AVE

AGI

7031

20.31

17.84

4.96

39.89

6691

21.34

NO. 4 RD

GRANVILLE AVE

45.69
7020

4.25

26.85

48.71

41.46
10040

48.74

19.20
6700

19.2

668

69.49

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668

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1
2



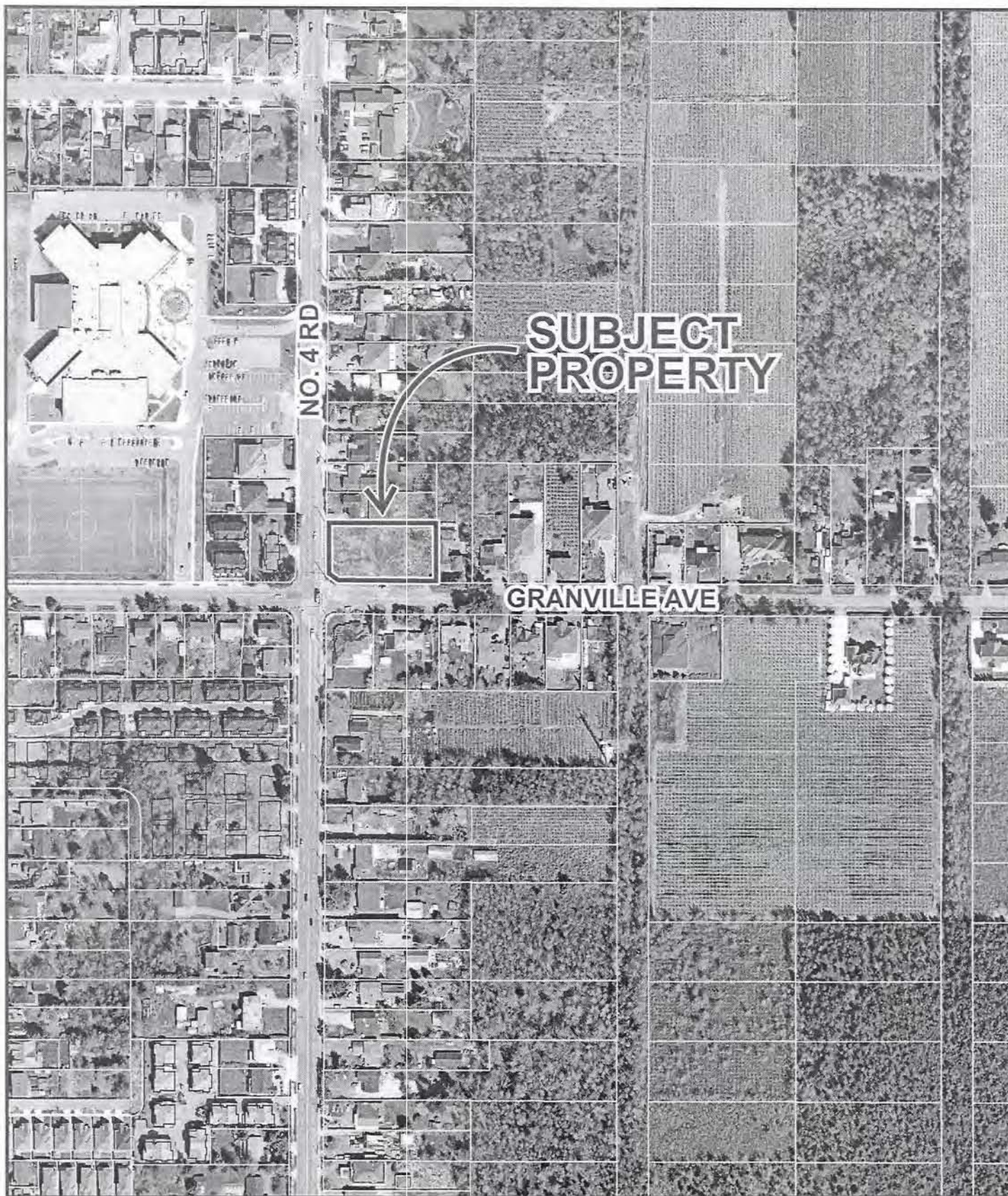
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Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 10-552527

PLN - 182

Original Date: 11/17/10

Revision Date:

Note: Dimensions are in METRES

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CASA DEL SOL	A:00N
President Name	Project No.
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78763 No. 4 Road	10-59
MICROSIONA, EQ	
Dr. Aris Alchiz	
Empresa A + Panning Consultoria	
c/o Avenida Nueva Espada	
VISITE CONTEXT	

Preliminary Development Plans



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STREET PHOTO. THE NEW DRAWING HAS BEEN PROVIDED BASED ON INFORMATION OBTAINED FROM A SURVEY PERFORMED BY VANDER POOL. 1. TOWN OF SHELTON, CT. AREA SURVEY CONDUCTED IN THE WASHINGTON, DC AREA AND DATED NOVEMBER 20, 2004. 2. WALK A REASONABLE EFFORT HAS BEEN MADE TO VERIFY THE INFORMATION AS FAR AS THE RELIABILITY OF THE INFORMATION TO VERIFY ALL TAIL PROJECTIONS AND ORGANIZING INFORMATION FROM TO STATE OF CONSTRUCTION. 3. ALL OBSERVATIONS BEFORE THE PHOTO HAVE BEEN VERIFIED INDIVIDUALLY.

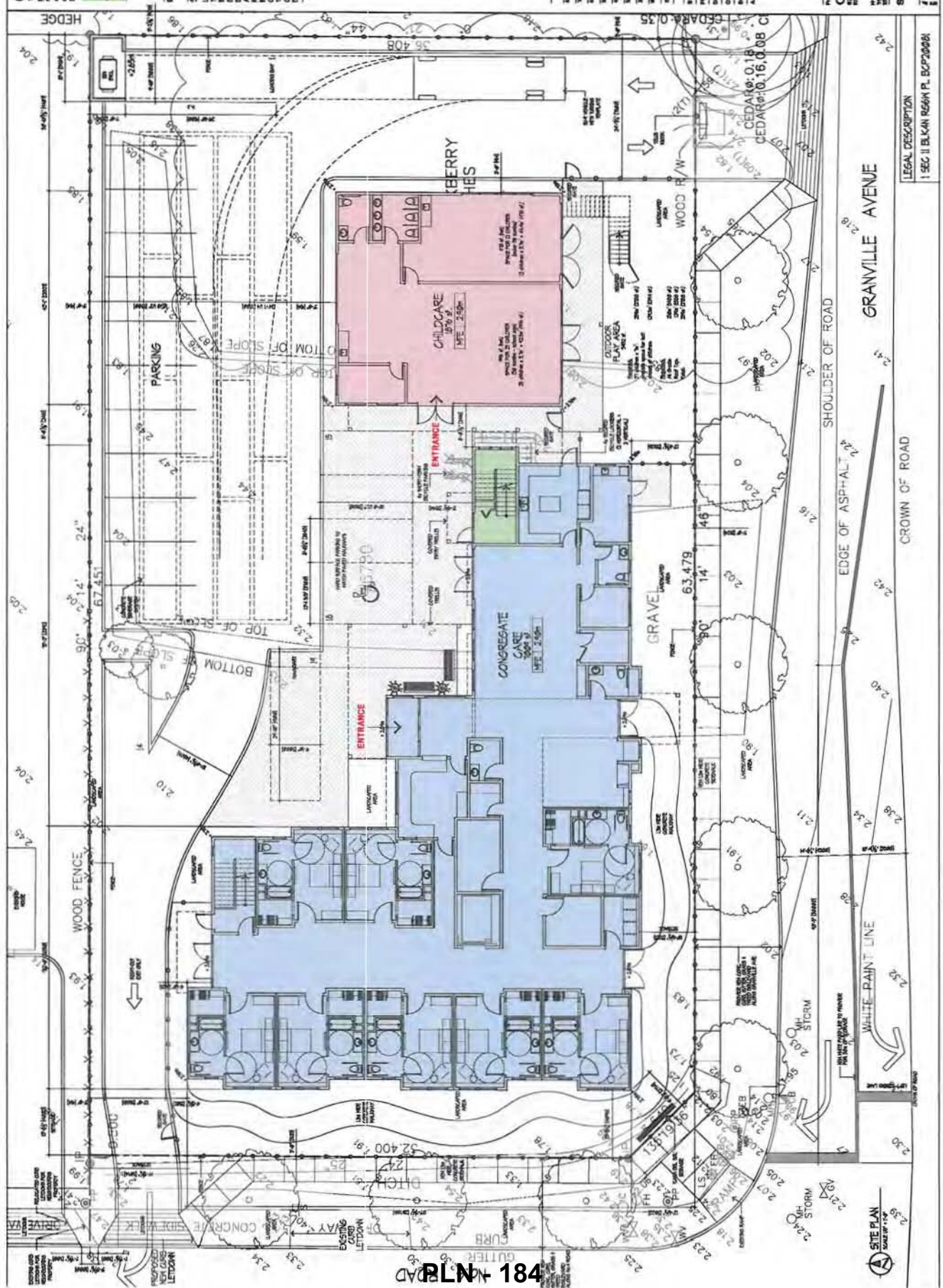
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PROJECT No	300-2
A	22
H	24
DATE	10 2008

CASA DEL SOL
7500 N. 4th Ave.
Phoenix, AZ

WHITE PLAN

80	Project No. 200-10	A-1003
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PLN- 184



MAIN FLOOR PLAN
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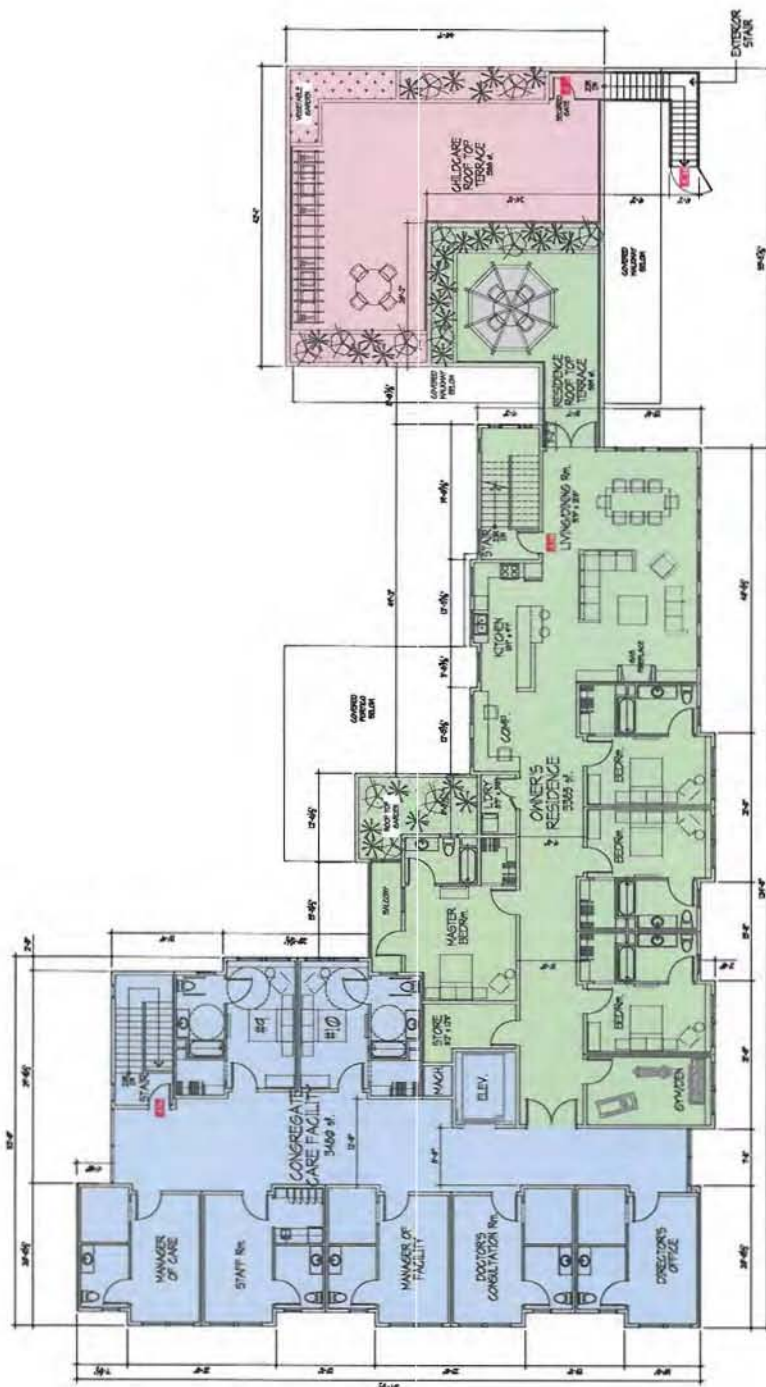
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DO NOT SCALE DRAWING



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

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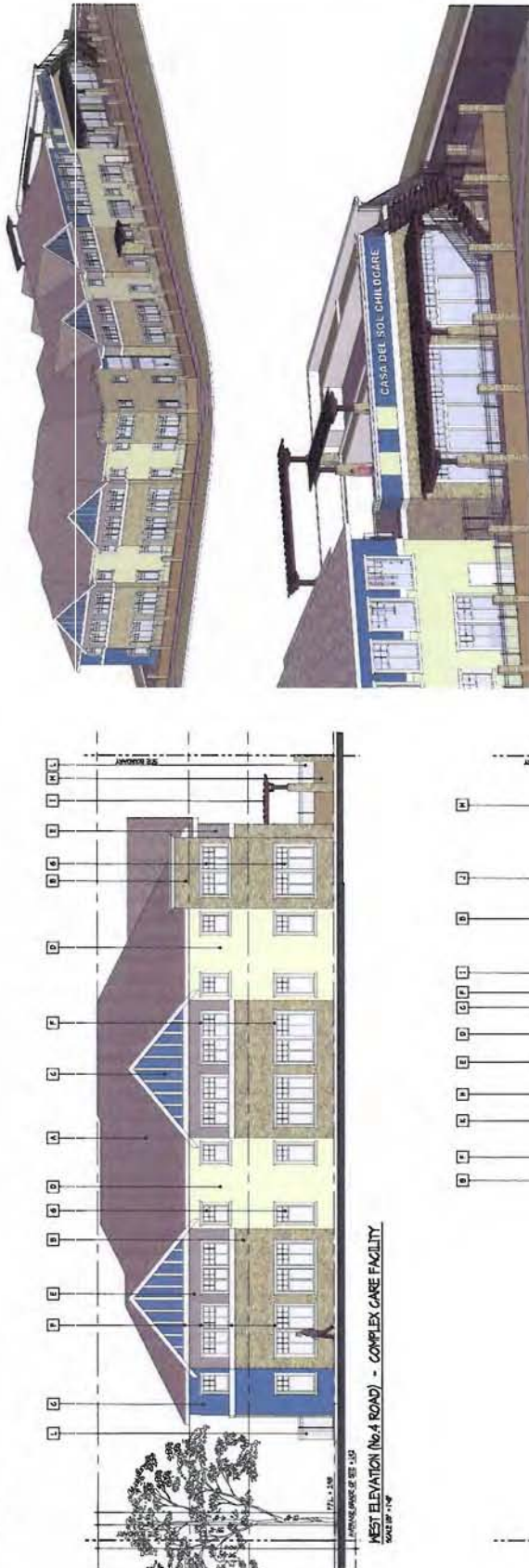
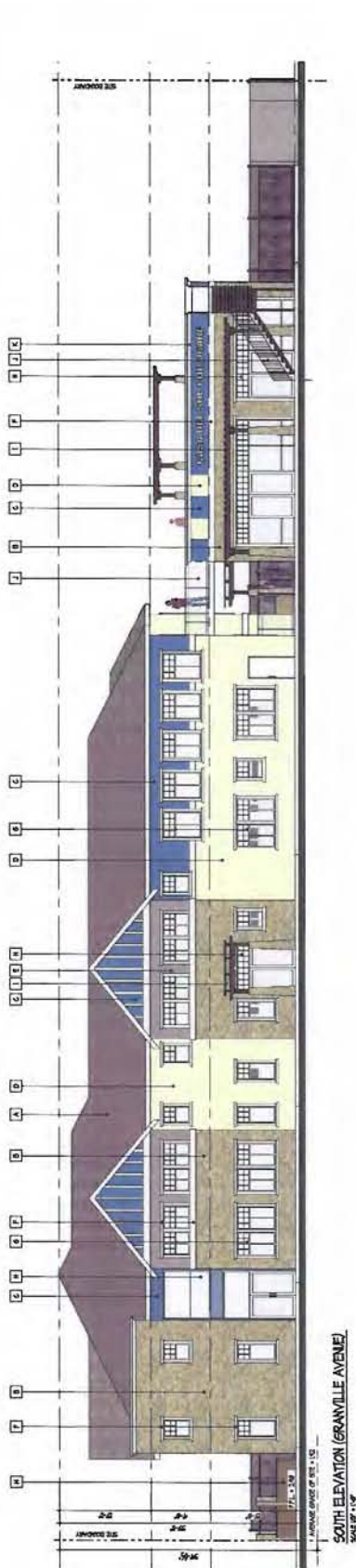
ENTRY DATE	01/20/08
PROJECT No	20049
PL	10
SL	300
CALC	10/20/08

CASA DEL SOL
790 No. 4 Road
Cristioba, El G

1. Ann Adams
Suite A - Planning Consultants
145 Franklin Avenue, Richmond

ND FLOOR PLAN

80	Project No. 500-00	A-012
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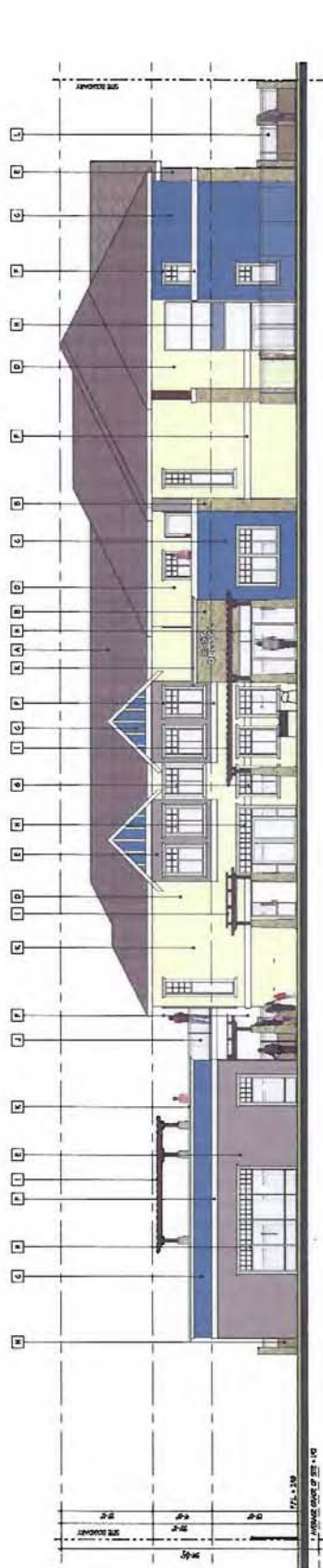
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Project Name
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Ft. Lauderdale, FL

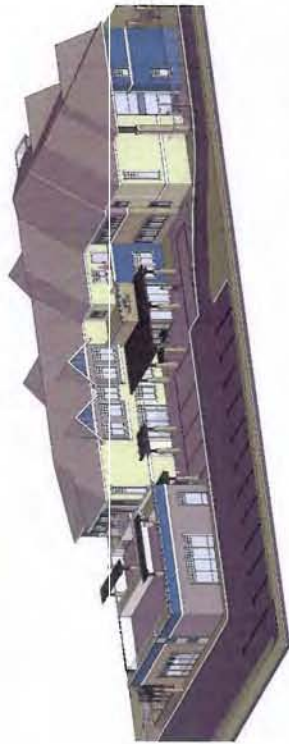
Architect
Jorge A. Puring Combs
3504 Givens Avenue, Richmond

ELEVATIONS

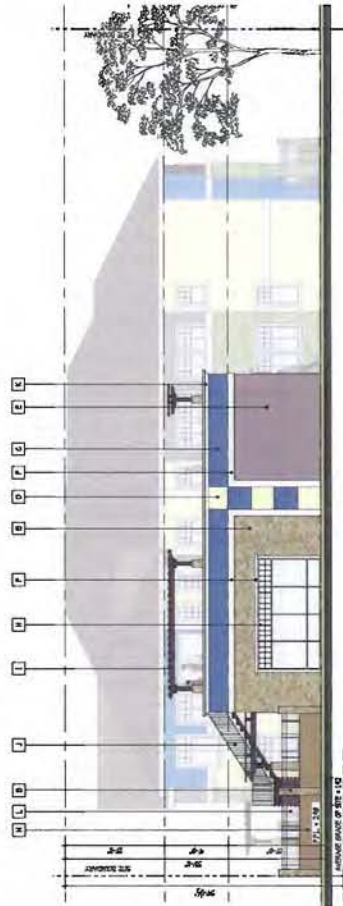
Project No.	30	A-03
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NORTH ELEVATION
SCALE 1/8\"/>



EAST ELEVATION - COMPLEX CARE FACILITY
SCALE 1/8\"/>



EAST ELEVATION - CHILD CARE CENTRE
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BUILDING MATERIALS	FINISH	COLOR	SUPPLIER
1. ASPHALT SHINGLES	ASPHALT	BLACK	CONCRETE
2. ROOF	ASPHALT	BLACK	CONCRETE
3. BRICK	BRICK	RED	CONCRETE
4. STUCCO	STUCCO	WHITE	CONCRETE
5. VINYL SAIL COVER	VINYL	WHITE	CONCRETE
6. HARD TOP	HARD TOP	WHITE	CONCRETE
7. VINYL ROOM	VINYL	WHITE	CONCRETE
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City of Richmond

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

Development Application Data Sheet

RZ 10-552527

Attachment 3

Address: 6780 No. 4 Road

Applicant: Amin Alidina

Planning Area(s): East Richmond McLennan Sub Area

	Existing	Proposed
Owner:	Haraka Enterprises Inc. No 228457	No change
Site Size (m²):	2,448 m ²	No change
Land Uses:	Vacant lot	<ul style="list-style-type: none"> Congregate housing care facility and 37 space child care centre. Total area of 1,467 m²
OCP Designation: General Land Use Map	Agriculture	No change
East Richmond McLennan Sub Area Plan Designation	Agriculture	Agriculture, Institutional and Public
Zoning:	Local Commercial (CL)	<ul style="list-style-type: none"> Congregate Housing and Child Care – McLennan (ZR8). New zoning district.
Other Designations:	Subject site is contained in the ALR	<ul style="list-style-type: none"> Subject site is exempted from ALR provisions. No Change – subject site to remain in ALR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.6 FAR	none permitted
Lot Coverage – Building:	Max. 40%	37%	none
Setback – Public Road (m):	Min. 3 m	3.2 m (Granville Ave) 4.0 m (No. 4 Road) 2.8 m (to intersection corner cut)	Variance for setback of building to corner cut
Setback – North Lot Line (m):	Min. 5 m	Min. 5.9 m	none
Setback – East Lot Line (m):	Min. 9 m	Min. 9.3 m	none
Height (m):	12.5 m	12 m	none

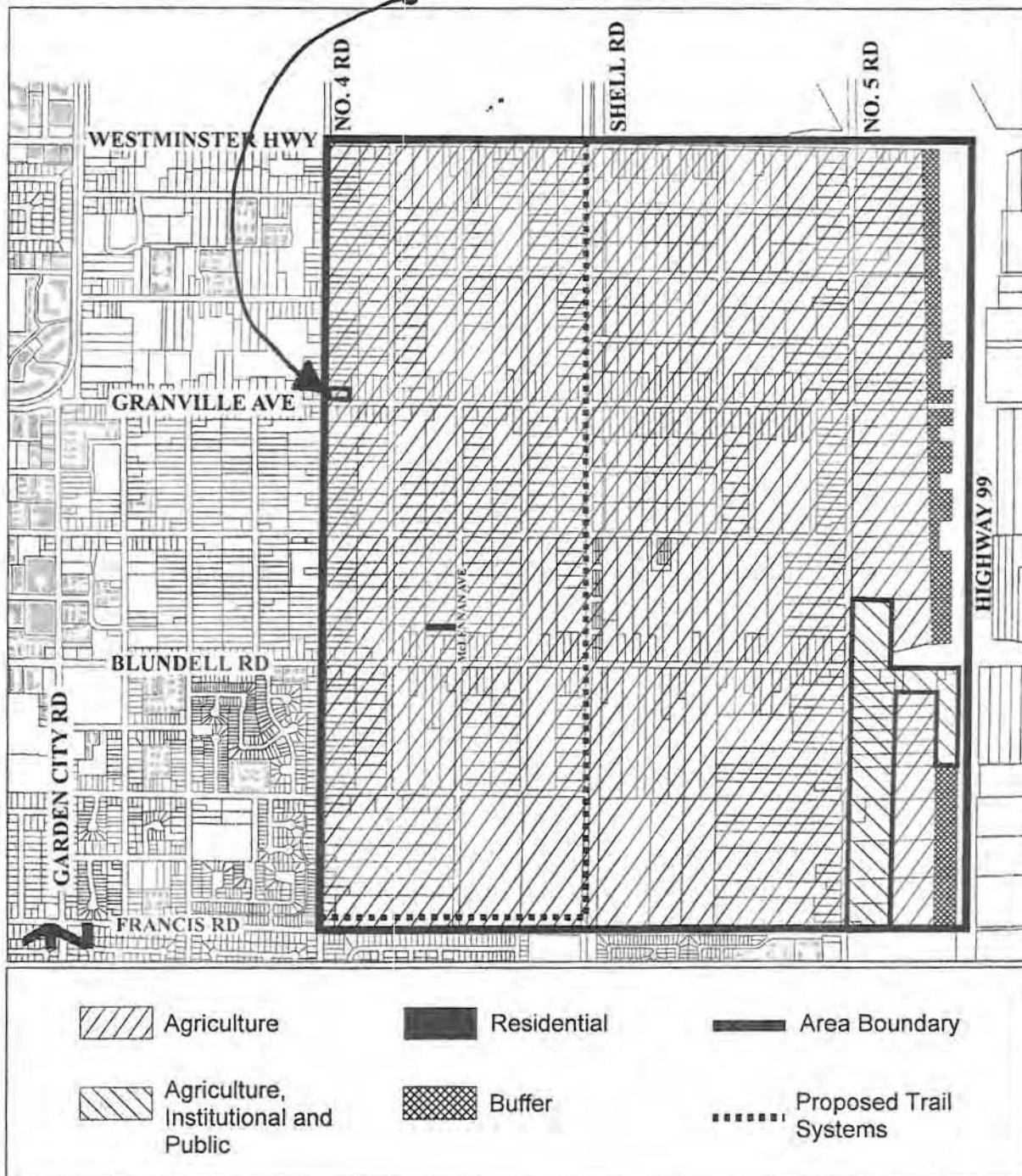
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	17 (8 for daycare) (7 for congregate housing) (2 for caretaker dwelling)	17	none
Loading Spaces – Total	1	1	none
Handy Dart Dedicated Parking Space	N/A	1	none

City of Richmond

Land Use Map

Bylaw 7536
2003/07/21

6780 No. 4 Road
Proposed OCP Amendment to Designate the Site
"Agriculture, Institutional and Public"





LEGEND

**Aircraft Noise Sensitive Development Policy (ANSD) Areas
(see Aircraft Noise Sensitive Development Policy Table)**

**No New Aircraft Noise
Sensitive Land Uses:**

AREA 1A - New Aircraft Noise
Sensitive Land Use Prohibited.

AREA 1B - New Residential
Land Uses Prohibited.

**Areas Where Aircraft Noise
Sensitive Land Uses
May be Considered:
Subject to Aircraft Noise
Mitigation Requirements:**

AREA 2 - All Aircraft Noise Sensitive
Land Uses (Except New Single Family)
May be Considered (see Table for
exceptions).

AREA 3 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.

**No Aircraft Noise
Mitigation Requirements:**

AREA 5 - All Aircraft Noise Sensitive
Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

Original Date: 11/17/10

Amended Date:

Note: Dimensions are in METRES



#1268 – 13351 Commerce Parkway
Richmond, BC, V6V 2X7

Phone: 604.249.5040
Fax: 604.249.5041

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

July 4, 2011

Attention: Kevin Eng. PEng.

Reference: 6780 No. 4 Road, Richmond, BC

Dear Mr. Eng,

Further to your enquiry of June 30, 2011, we confirm the following:

1. We have designed an onsite sewage treatment plant to manage the flows generated by the proposed complex care and daycare facilities.
2. The system has been designed to accommodate a 20 bed complex care facility (including 4 staff), a 40 child daycare facility (including 5 staff), and the onsite residence (4 bedroom).
3. The sewage treatment plant has been engineered to be constructed under the parking lot utilizing a series of concrete treatment cells that are capable of supporting H2O vehicle loading.
4. Similar to other Richmond septic fields, we cannot verify the life expectancy of the system; however, we expect that it will perform equal to or better than a traditional septic field system in the City of Richmond.
5. The system has been designed to enable ongoing monitoring of the treatment plant performance (unlike traditional septic fields).
6. In the event of system failure the system has been designed to permit better access for maintenance than a traditional septic field system.

In summary we believe that the system will perform equal to or better than traditional septic field system. Please refer to the attached drawing for additional design details.

Please call me if you have any questions.

Yours Truly,

Core Concept Consulting Ltd.

David R. Kozak, ASCT
Director

cc. Amin Alidina (aminalidina@shaw.ca)

Rezoning Considerations

6780 No. 4 Road

RZ 10-552527

Prior to final adoption of Zoning Amendment Bylaw 8792, the developer is required to complete the following:

1. Registration on title of a Flood Plain Covenant on title identifying a minimum Flood Construction Level of 2.9m.
2. Registration on title of an Aircraft Noise Sensitive Use Covenant.
3. Registration on title of an appropriate legal agreement limiting the driveway exit configuration along No. 4 Road to a right-out vehicle movement exit only.
4. Registration on title of an appropriate legal agreement identifying:
 - a. That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system will be permitted; and
 - b. That the on-site sewage disposal system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
5. Submission and final approval of the on-site sewerage design application filing by Vancouver Coastal Health.
6. Processing of a Development Permit application to the satisfaction of the Director of Development.
7. Voluntary contribution of \$35,000 for intersection improvements at No. 4 Road and Granville Avenue related to:
 - a. Provision of internally illuminated street sign names on all approaches (valued at \$15,000).
 - b. Upgrade all signals to accessible audible pedestrian signals (valued at \$20,000).

Prior to issuance of a Building Permit, the following is required to be completed:

1. Completion and approval of a Servicing Agreement for public road frontage works. Works to include but may not be limited to the following and are at the developers sole cost:
 - Along the subject site's No. 4 Road frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and gutter and grass and treed boulevard between the edge of the pavement and new sidewalk.
 - The vehicle exit on No. 4 Road at the north edge of the site is required to be designed to be a "right-out" only exit with a minimum of 1m separation between the proposed new right-out exit driveway letdown and existing driveway letdown servicing the neighbouring lot to the north.
 - Along the subject site's Granville Avenue frontage, design and construction of a new 1.5m concrete sidewalk along the existing property line with new concrete curb and

gutter and grass and treed boulevard between the edge of the pavement and new sidewalk and widen pavement to accommodate a 3.3m wide left hand turn lane with 30m of vehicle storage and a 4.3m wide curb lane to accommodate a shared vehicle/bike lane.

2. Submission and approval of a construction parking and traffic management plan to be provided to the Transportation Division that includes the location of parking services, deliveries, loading, application for requests for any lane closures (including dates, times and duration), and proper traffic controls as per Traffic Control Manual for Works on Roadways (Ministry of Transportation and Infrastructure).

[Signed original on file]

Signed

Date



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8791 (RZ 10-552527)
6780 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the East Richmond McLennan Sub Area Plan Land Use Map in Schedule 2.13A of Official Community Plan Bylaw No. 7100 thereof the following area and by designating it "Agriculture, Institutional and Public".

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8791**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by _____
APPROVED by Manager or Solicitor _____

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8792 (RZ 10-552527)
6780 NO. 4 ROAD**

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

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting Section 21.8 thereof the following:

“21.8 Congregate Housing and Child Care – McLennan (ZR8)

21.8.1 PURPOSE

The **zone** provides for **congregate housing** and **child care** with an accessory **residential security/operator unit**.

21.8.2 PERMITTED USES

- **Child care**
- **Congregate housing**

21.8.3 SECONDARY USES

- **Residential security/operator unit**

21.8.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.60.

21.8.5 PERMITTED LOT COVERAGE

1. The maximum **lot coverage** is 40%.

21.8.6 YARDS & SETBACKS

1. The minimum **road setback** is 3 m.
2. The minimum **setback** to the north **property line** is 5 m.
3. The minimum **setback** to the east **property line** is 9 m.

21.8.7 PERMITTED HEIGHTS

1. The maximum **height** for **buildings, structures** and **accessory buildings** is 12.5 m.

21.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot** area is 2,400 m².

21.8.9 LANDSCAPING & SCREENING

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

21.8.10 ON-SITE PARKING & LOADING

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

21.8.8 OTHER REGULATIONS

1. **Child care** is limited to a maximum of 37 children.
2. **Congregate housing** is limited to a maximum of 10 people
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8)**.

P.I.D. 026-483-734

Lot 1 Section 11 Block 4 North Range 6 West New Westminster District Plan BCP 20081

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8792**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER