



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, January 16, 2012 - 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1 1. Zoning Amendment Bylaw 8794 (RZ 11-562552)

TO VIEW eREPORT CLICK HERE

See Page **PH-1** of the Public Hearing agenda for full hardcopy report

Location: 140 Wellington Crescent

Applicant: Graham Macfarlane

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Coach House (ZS20) - Burkeville”, to permit a coach house above a detached garage, with vehicle access to a rear lane.

First Reading: December 19, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Melissa Gervais, 1411 Wellington Crescent
 - (b) Paul Mirko, 100 Wellington Crescent
 - (c) Charlene Porter, 1300 Wellington Crescent
3. Submissions from the floor.

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Council Consideration:

1. Action on second & third readings of Bylaw 8794.



17

2. Zoning Amendment Bylaw 8833 (RZ 11-582017)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PH-17** of the Public Hearing agenda for full hardcopy report

Location: 4911/4931 McLure Avenue

Applicant: 0897099 B.C. Ltd. and Wei Chen

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots.

First Reading: December 19, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second & third readings of Bylaw 8833.



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3. Zoning Amendment Bylaw 8834 (RZ 11-562968)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PH-31** of the Public Hearing agenda for full hardcopy report

Location: 9431, 9451 and 9471 Alberta Road and surplus portion of Alder Street road allowance

Applicant: Yamamoto Architecture Inc.

Purpose of Zoning Amendment:

Page

To rezone the subject property from “Single Detached, (RS1/F)” to “High Density Townhouses (RTH1)”, to permit the development of a 34 unit Townhouse complex.

Related Information – No Action Required at Public Hearing:

Road Closure and Removal of Road Dedication Bylaw 8844 for the sale of a portion of Alder Street adjacent to 9471 Alberta Road to form part of the development site.

First Reading: December 19, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second & third readings of Bylaw 8834.



61

4. Zoning Amendment Bylaw 8843 (RZ 11-565948)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PH-61** of the Public Hearing agenda for full hardcopy report

Location: 7600 Garden City Road

Applicant: Am-Pri Construction Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Town Housing (ZT50) – South McLennan (City Centre)”, to permit development of a 23-unit three-storey townhouse development

First Reading: December 19, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on second & third readings of Bylaw 8843.

☐

ADJOURNMENT

☐



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: November 17, 2011
File: RZ 11-562552
Re: Application by Graham Macfarlane for Rezoning at 140 Wellington Crescent
from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville

Staff Recommendation

That Bylaw No. 8794, for the rezoning of 140 Wellington Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20) - Burkeville", 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"/>	

Staff Report

Origin

Graham Macfarlane has applied to the City of Richmond for permission to rezone 140 Wellington Crescent from "Single Detached (RS1/E)" to "Coach House (ZS20)-Burkeville", to permit a coach house above a detached garage on the property, with vehicle access to the existing rear lane (**Attachment 1**). There is an existing single detached house and attached garage already on the site, which will be retained, and an existing detached garage, which will be modified to accommodate the coach house.

Background

This is the third rezoning application to permit a coach house on an existing single-family lot in Burkeville. The "Coach House (ZS20)-Burkeville" zone was introduced in response to the first rezoning application of this kind in Burkeville in 2009 at 3051 Catalina Crescent, and was specifically designed with potential neighbourhood concerns in mind (i.e. no secondary suite is permitted in the primary dwelling, and sensitivity to the surrounding area with respect to building mass, height, siting, access and landscaped open space).

For the first and second rezoning applications in Burkeville, the notification area for the respective Public Hearings was expanded to include all properties in the neighbourhood. As there was no opposition expressed from the public at the Public Hearings for these applications, and, as a result of community input as to the general acceptability of coach houses, staff do not believe that the expanded notification area is still warranted. The standard notification process will be followed.

Findings of Fact

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

Surrounding Development

The subject property is located in Burkeville, which is an established and unique residential neighbourhood on Sea Island in close proximity to Vancouver International Airport. Burkeville consists of a mix of older and newer character dwellings on larger lots zoned "Single Detached (RS1/E)".

To the north, immediately across Wellington Crescent, are older dwellings on lots zoned "Single Detached (RS1/E)";

To the east and west, are older dwellings on lots zoned "Single Detached (RS1/E)"; and

To the south, across the rear lane, is a property recently rezoned "Coach House (ZS20)-Burkeville" and an older dwelling zoned "Single Detached (RS1/E)" fronting Douglas Crescent.

Related Policies & Studies

OCP Designation

There is no Area Plan for this neighbourhood. The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is "Neighbourhood Residential", and the Specific Land Use Map Designation is "Low-Density Residential". This redevelopment proposal is consistent with these designations.

OCP Aircraft Noise Sensitive Development Policy

The subject property is located within *Area 2 – High Aircraft Noise Area* of the OCP Aircraft Noise Sensitive Development (ANSD) Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family detached development. This development proposal conforms to the intent of this Policy, as it does not result in the creation of a new single-family dwelling on the site or an increase in allowable density. This development proposal to create a coach house above a garage on the same site as the existing single-family dwelling is essentially the same as the creation of a secondary suite on the site, which is permitted outright in all single-family residential zoning districts in the City without rezoning.

As a condition of rezoning, an aircraft noise covenant is required to be registered on Title, in accordance with the ANSD Policy, to address public awareness and to ensure aircraft noise mitigation is incorporated into the residential design and construction.

Affordable Housing Strategy

Under the Affordable Housing Strategy approved by Council on May 28, 2007, all single-family rezoning applications to increase the allowable density or to facilitate subdivision are required to either:

- a) Provide a secondary suite in all single-family residential zoning districts;
- b) Provide a coach house unit above a garage where permitted; or
- c) Provide a cash-in-lieu contribution based on \$1.00/ft² of total buildable area to the City's Affordable Housing Reserve Fund.

Although the Affordable Housing Strategy does not apply to this development proposal (as the allowable density will not be altered), it conforms to Richmond's Affordable Housing Strategy as the rezoning will enable a coach house to be built on the property.

Lot Size Policy

There is no Lot Size Policy for this area.

Staff Comments

Background

Burkeville has not been an active area of redevelopment through rezoning or subdivision. Aside from this development proposal, there has been limited rezoning in the neighbourhood. This is the third rezoning application to permit a coach house on an existing single-family lot in Burkeville.

Conceptual Site Plan

The Applicant has submitted a conceptual site plan showing the current location of the existing house and the proposed location of the modified detached garage and coach house addition (**Attachment 3**). There are no changes proposed to the existing house or lot grade.

The applicant proposes to extend the foundation of the existing detached garage by 42.7 m² (100 ft²) and add a second storey coach house dwelling. The ground floor area of the proposed new detached garage area is approximately 53.9 m² (580 ft²), while the second storey coach house area will be a maximum of 42.7 m² (460 ft²), providing for some articulation in the vertical building mass. At future development stage, a Building Permit must be obtained by the applicant and the final building design must comply with all City regulations.

This development proposal complies with the maximum floor area ratio of 0.55 required in the proposed zone.

Trees & Landscaping

A Tree Survey submitted by the applicant shows the location of two (2) trees on the subject property and one (1) off-site tree on City property (**Attachment 4**). A Certified Arborist's Report was not required for this rezoning application because:

- Both on-site trees were confirmed by the Arborist to be undersized; and
- There are no potential impacts anticipated to the undersized off-site tree during construction, as the proposed coach house is to be located in the rear yard well away from the tree located on City property.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

As a condition of rezoning, a restrictive covenant is required to be registered on Title to ensure that if the existing house is demolished at some time in the future that vehicle access for both the house and the coach house would be restricted to the existing rear lane only, with no access permitted to/from Wellington Crescent.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Analysis

This development proposal complies with all land use designations contained within the Official Community Plan (OCP) and other City policies.

The OCP and Affordable Housing Strategy encourage a variety of housing forms including secondary suites in single-family residential zones and coach houses, where zoning permits. This rezoning application will allow a coach house above a detached garage instead of a secondary suite, with no change in allowable building area or unit density from the existing zone.

The Coach House (ZS20)-Burkeville zone has been designed to address liveability and sustainability, and to address potential adjacency concerns by ensuring sensitivity to and compatibility with the surrounding area with respect to building mass, height, siting, access and landscaped open space.

This is the third rezoning application requesting this housing form in Burkeville. Anyone wishing to pursue a similar development proposal would require a rezoning approved by Council.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit a coach house above a new detached garage complies with all applicable policies and land use designations contained within the Official Community Plan (OCP) and other City policies. The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



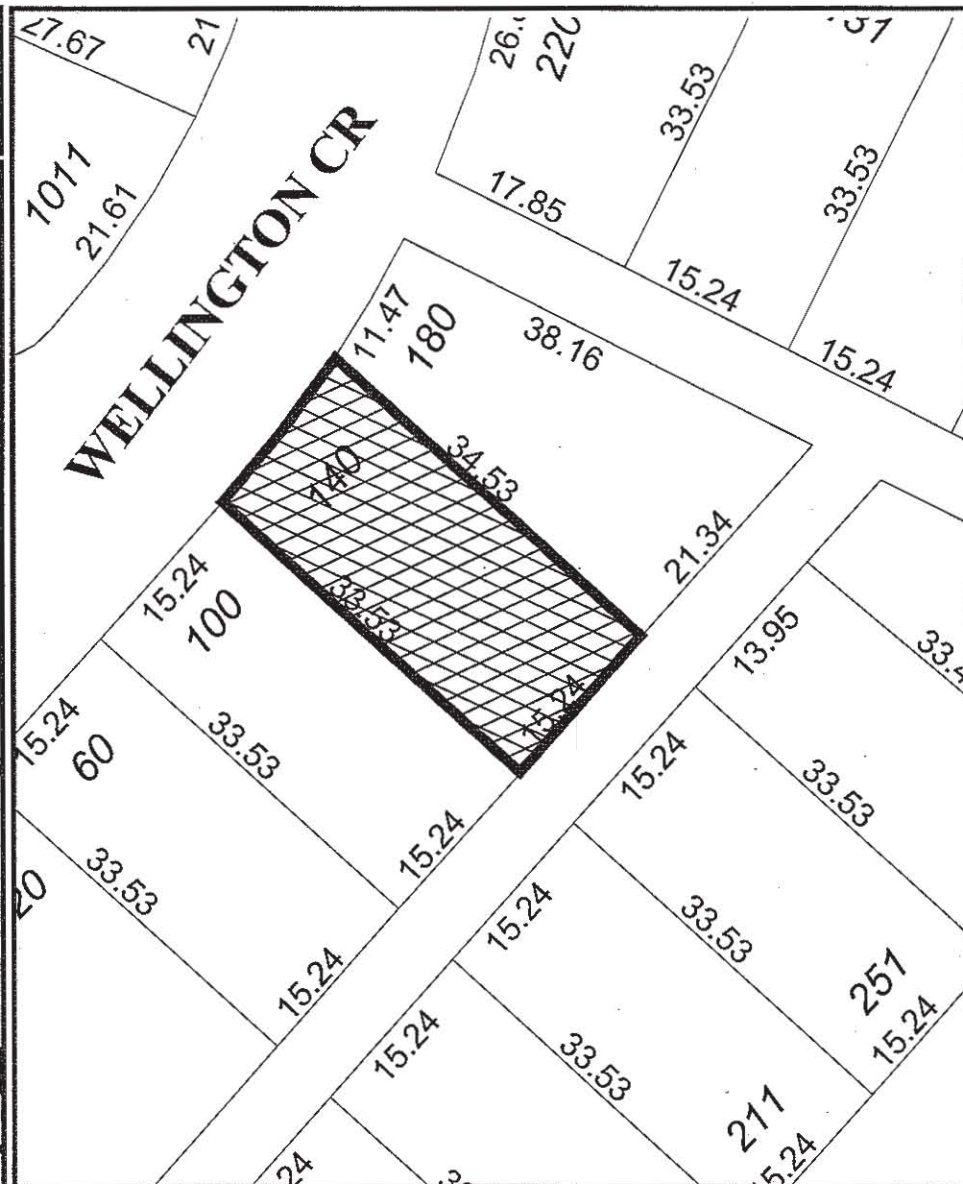
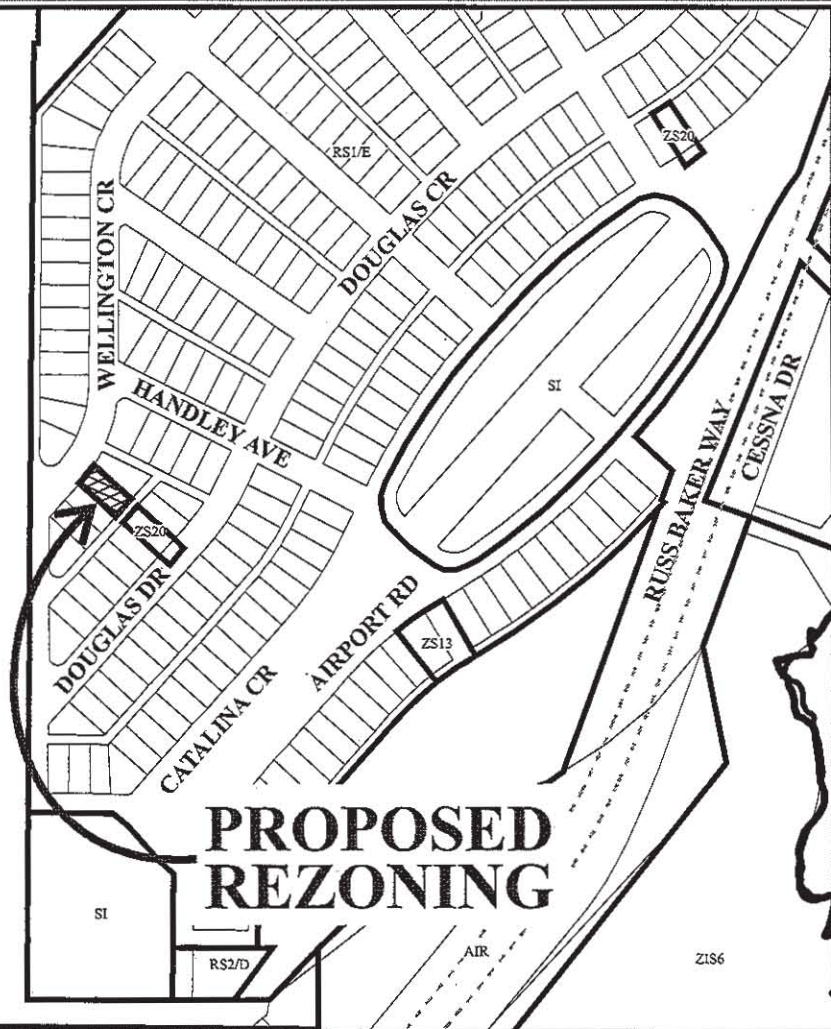
Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

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



City of Richmond



PH-6

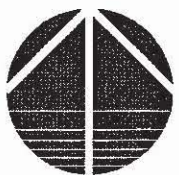


RZ 11-562552

Original Date: 02/11/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-562552

Original Date: 09/11/11

Revision Date:

Note: Dimensions are in METRES

PH - 7



City of Richmond

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

Development Application Data Sheet

RZ 11562552

Attachment 2

Address: 140 Wellington Crescent

Applicant: Graham Macfarlane

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Owner:	Graham Macfarlane	No change
Site Size (m²):	515.4 m ² (5547.7 ft ²)	No change
Land Uses:	One (1) single-family dwelling & accessory building	One (1) single-family dwelling & one (1) coach house above an accessory building
OCP Designation:	Low-Density Residential	No change
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Single-Detached (RS1/E)	Coach House (ZS20) - Burkeville
Other Designations:	The subject property is located within Area 2 – High Aircraft Noise Area of the Aircraft Noise Sensitive Development Policy, in which all aircraft noise sensitive land uses may be considered, except new single-family residential development.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	450 m ²	515.4 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys – Principal Building 2 storeys – Accessory Building	2.5 storeys – Principal Building 2 storeys – Accessory Building	none

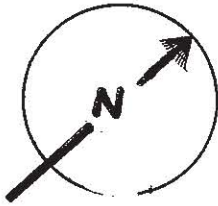
Other: Tree replacement compensation required for loss of significant trees.

**SURVEY PLAN OF LOT 4 BLOCK "D"
SECTION 30 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 9740**

CIVIC ADDRESS:

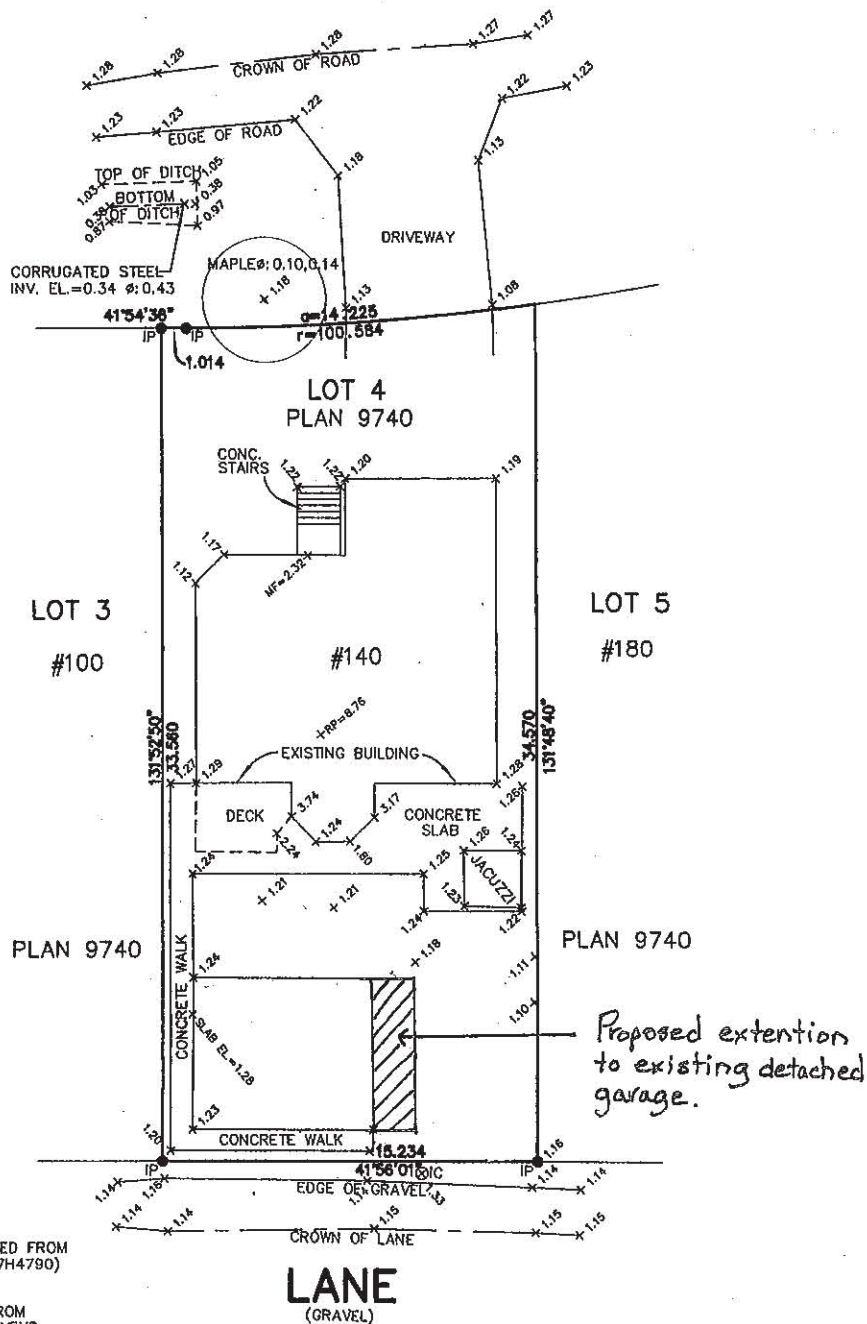
#140 WELLINGTON CRESCENT
RICHMOND, B.C.

WELLINGTON CRESCENT



* REVISED *

Nov. 3rd 2011



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #198 (77H4790) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

**LEGEND
SCALE 1:200**



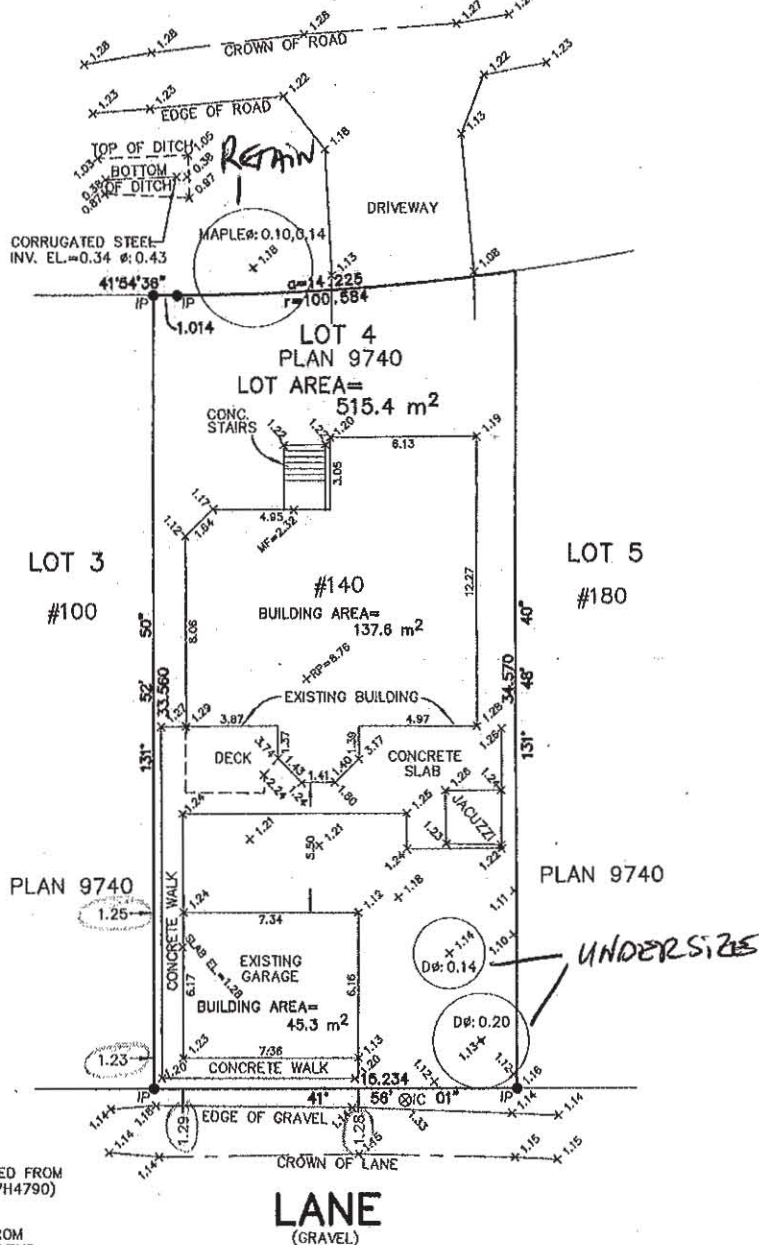
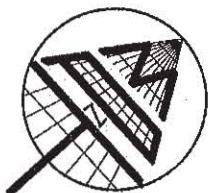
ALL DISTANCES ARE IN METRES.

- +1.32 INDICATES SPOT ELEVATION
- IP INDICATES IRON POST FOUND
- IC INDICATES INSPECTION CHAMBER
- Ø INDICATES DIAMETER
- D INDICATES DECIDUOUS TREE
- MF INDICATES MAIN FLOOR
- RP INDICATES ROOF PEAK

SURVEY PLAN OF LOT 4 BLOCK "D" SECTION 30 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 9740

CIVIC ADDRESS:
#140 WELLINGTON CRESCENT
RICHMOND, B.C.

WELLINGTON CRESCENT



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #196 (77H4790) WITH AN ELEVATION OF 1.793 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 16534-001-TPG-000.DWG

R-10-16534-TPG

CLIENT REF: GRAHAM MACFARLANE

DATES OF SURVEY: OCTOBER 25 **PH** 2011

Rezoning Considerations
140 Wellington Crescent
RZ 11-562552

Prior to final adoption of Zoning Amendment Bylaw 8794, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the residential design and construction.
2. Registration of a restrictive covenant on Title to ensure that that if the existing house is demolished at some time in the future that vehicle access for both the house and the coach house would be restricted to the existing rear lane only, with no access permitted to/from Wellington Crescent.
3. Registration of a flood indemnity covenant on Title.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8794 (RZ 11-562552)
140 WELLINGTON CRESCENT**

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 **COACH HOUSE (ZS20) – BURKEVILLE**.

P.I.D. 011-422-483

Lot 4 Block "D" Section 30 Block 5 North Range 6 West New Westminster District Plan 9740

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8794"**.

FIRST READING

DEC 19 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 7, 2012 5:29 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #607)

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaws 8794

Send a Submission Online (response #607)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/7/2012 5:28:34 PM

Survey Response

Your Name:	Melissa Gervais
Your Address:	1411 Wellington Crescent, Richmond, BC V7B 1G6
Subject Property Address OR Bylaw Number:	140 Wellington Crescent, Richmond, BC
Comments:	I disagree with the rezoning of this property from single detached to coach house. We now have a number of coach house/rental suite zoned properties in Burkeville and there is just not enough parking to support the additional residents. Case in point, at the corner of Wellington & Hudson there is a rental suite and there are 4 - 6 cars parked in front of the house at any given time. It is difficult to get one car through but impossible to get an emergency vehicle such as a fire truck or ambulance through at all. I will not sacrifice the security of my home and family for additional housing in Burkeville. Thank you.



To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 11, 2012 12:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #608)
Categories: 12-8060-20-8794 - 140 Wellington Crs

Send a Submission Online (response #608)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/11/2012 12:25:55 PM

Survey Response

Your Name:	Paul Mirko
Your Address:	100 wellington crescent
Subject Property Address OR Bylaw Number:	140 wellington crescent , bylaw8794 (RZ 11-562552)
Comments:	Having seen the results of the building at 251 douglas I am now fully opposed to coach houses in this neighbourhood. The small family area feeling of the area will be lost with the increased density. The backyard privacy of the neighbour, lost. Loss of sunlight due to increased two story structures. In particular for me the sun would not hit my rear kitchen windows until after noon. Not happy with the whole idea. Sorry Graham I have to say my piece. Yours Paul Mirko

**PH - 15**

To Public Hearing	
Date:	Jan 16, 2012
Item #	1
Re:	Bylaw 8794

MayorandCouncillors

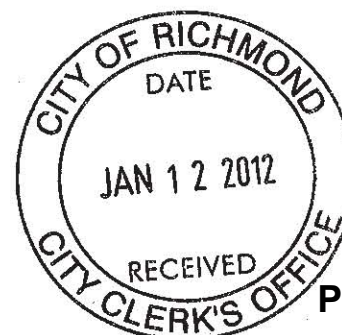
From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 11, 2012 9:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #609)
Categories: 12-8060-20-8794 - 140 Wellington Crs

Send a Submission Online (response #609)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/11/2012 9:02:53 PM

Survey Response

Your Name:	Charlene Porter
Your Address:	1300 Wellington Crescent
Subject Property Address OR Bylaw Number:	RZ 11-562552
Comments:	<p>I disagree with the rezoning of this property (RZ 11-562552) from single detached to coach house. We now have a number of coach house/rental suite zoned properties in Burkeville and there is just not enough parking to support the additional residents. Case in point, at the corner of Wellington & Hudson there is a rental suite and there are 4 - 6 cars parked in front of the house at any given time. It is difficult to get one car through but impossible to get an emergency vehicle, such as a fire truck or ambulance, through at all. I will not sacrifice the security of my home and family for additional housing in Burkeville. Thank you.</p>



PH - 16



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: November 7, 2011
File: RZ 11-582017
Re: Application by 0897099 BC Ltd. and Wei Chen for Rezoning at
4911/4931 McLure Avenue from Single Detached (RS1/E) to Single Detached
(RS2/B)

Staff Recommendation

That Bylaw No. 8833, for the rezoning of 4911/4931 McLure Avenue 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"/>	

Staff Report

Origin

0897099 BC Ltd. and Wei Chen have applied to the City of Richmond for permission to rezone 4911/4931 McLure Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots (**Attachment 1**). There is currently an existing strata-titled duplex on the subject site, which is proposed to be demolished.

Findings of Fact

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

Surrounding Development

The area is an established residential neighbourhood that contains a mix of older and newer single-family dwellings on large lots zoned Single Detached (R1/E).

- To the north, are single detached dwellings zoned “Single Detached (RS1/E)”;
- To the east, across Montana Road, are single detached dwellings zoned “Single Detached (RS1/E)”;
- To the south, are single detached dwellings zoned “Single Detached (RS1/E)”;
- To the west are single detached dwellings zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The Official Community Plan (OCP) Generalized Land Use Map designation for this project is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject property is not located within a Lot Size Policy area.

Staff Comments

Background

This neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There are two (2) other duplex lots on Cabot Road zoned Two-Unit Dwellings (RD1) which have the potential to rezone and subdivide.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which 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 identifies and assesses:

- three (3) bylaw-sized trees on the subject property; and
- three (3) bylaw-sized trees on the neighbouring property 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 to:

- Retain and protect two (2) bylaw-sized trees (Trees #154 and #155) on the subject property and the three (3) trees (Trees A, B & C) located on the neighbouring property to the west (4891 McLure Avenue).
- Remove and replace one (1) bylaw-sized tree (Tree # 156) on the subject property which is in very poor condition.

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

The Final Tree Retention Plan, which reflects the final outcome of tree protection and removal, is included as **Attachment 3**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of two (2) replacement trees are required to be planted and maintained on the future lots with a minimum sizes/height of 6 cm deciduous calliper/2.5 m coniferous height.

A Landscaping Security of \$1,000 (\$500/tree) is required prior to rezoning adoption to ensure the proposed number of replacement trees are planted and maintained.

To ensure the 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 trees to be retained. The Contract must include the proposed number of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), as well as a provision for the Arborist to submit a post-construction impact assessment report for the City to review; and

- A Tree Survival Security to the City in the amount of \$3,000 to ensure that on-site trees (Trees #154 & #155) and off-site trees (Trees A, B & C) will be protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later subject to inspection.

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. \$5,669).

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. 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.

Analysis

The subject property is located within an established residential neighbourhood consisting of single-detached housing and a few duplexes. This redevelopment proposal would allow for the creation of two (2) lots fronting McLure Avenue, each with an average width of approximately 14.94 m and 491.7 m² and 489.7 m² in area. A restrictive covenant will be required at subdivision stage to ensure vehicular access for the proposed corner lot is from McLure Avenue, at or near the proposed west property line of the corner lot.


Consistent with the Zoning Bylaw provisions regarding the rezoning and subdivision of duplexes (**Attachment 4**), there is potential for other properties with duplexes in this neighbourhood to apply to rezone and subdivide.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with Richmond Zoning Bylaw 8500 and all applicable policies and land use designations contained within the Official Community Plan (OCP).

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

On this basis, staff support the application.

A handwritten signature in black ink, appearing to read "Erika Syvokas". The signature is fluid and cursive, with the first name "Erika" being more prominent than the last name "Syvokas".

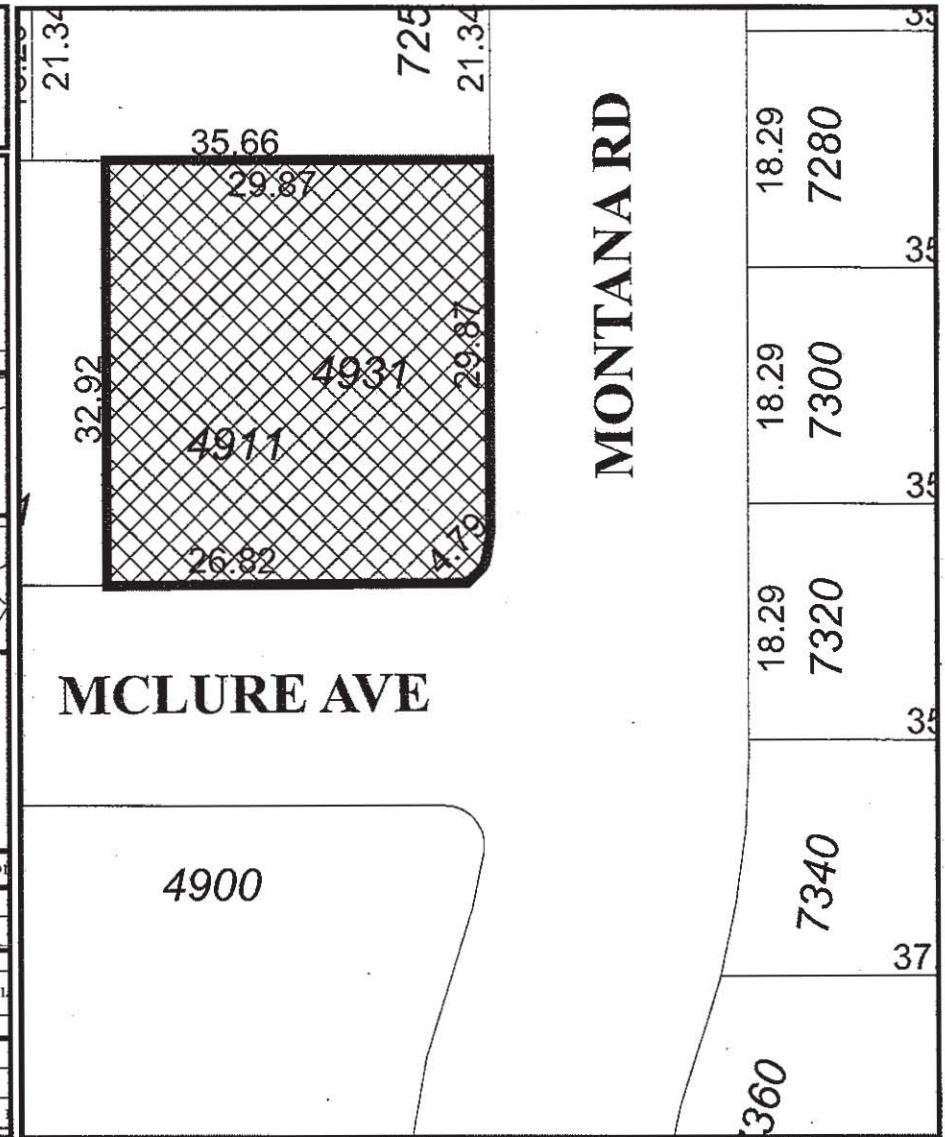
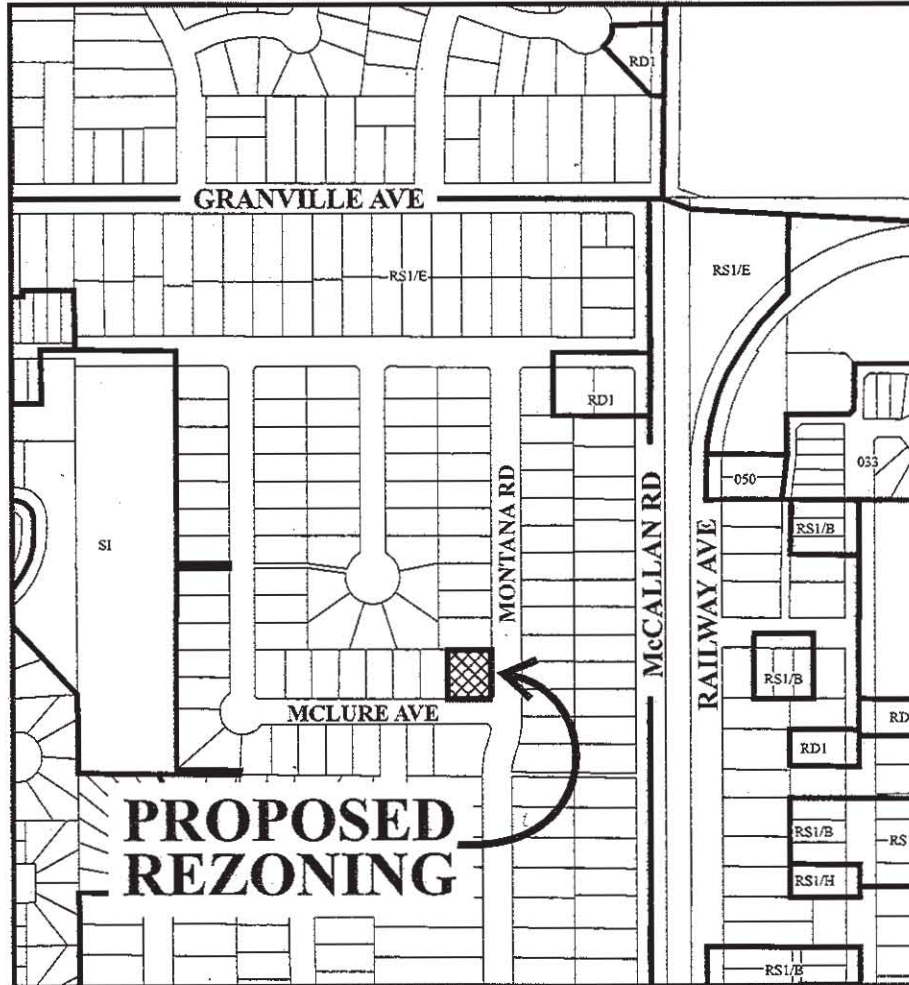
Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention Plan
- Attachment 4: Richmond Zoning Bylaw 8500 (Excerpt)
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



RZ 11-582017

Original Date: 06/15/11

Revision Date: 11/17/11

Note: Dimensions are in METRES



RZ 11-582017

Original Date: 06/15/11

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 11-582017

Attachment 2

Address: 4911/4931 McLure Avenue

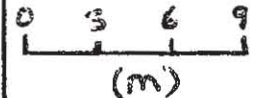
Applicant: 0897099 BC Ltd. and Wei Chen

Planning Area(s): Seafair

	Existing	Proposed
Owners:	Strata Lot 1 - 0897099 B.C. Ltd. Strata Lot 2- Wei Chen	To be determined
Site Size (m²):	981.4 m ² (10,564 ft ²)	Two (2) lots 491.7 m ² (5,293 ft ²) and 489.7 m ² (5271 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map designation is "Low-Density Residential" 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	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	491.7 m ² (5,293 ft ²) & 489.7 m ² (5271 ft ²)	none
Setback – Front Yard & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard (m):	Min. 1.2 m / Min. 3.0 m along Montana Road	Min. 1.2 m / Min. 3.0 m along Montana Road	none
Height (m):	2.5 storeys	2.5 storeys	none

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



Excerpt from Richmond Zoning Bylaw 8500**2.3. Applications for R1 Subdivision Areas**

- 2.3.1. Where an **owner** of land which is zoned R1 submits a rezoning application to transfer the land from one **subdivision** area to another **subdivision** area within the **zone** (i.e., RS1/E to RS1/A), staff shall report to the appropriate standing committee, or where necessary, directly to **Council**, and recommend whether such an amendment should be more appropriately considered in the context of setting a policy respecting **lot** sizes for a larger area and, if so, staff shall recommend the boundaries of such larger area.
- 2.3.2. Subject to the provisions of the Council Procedure Bylaw, the Committee, having considered the staff report, shall make a recommendation to **Council** as appropriate.
- 2.3.3. Where **Council** determines that consideration of a larger area is appropriate, **Council** shall first consider and determine a **lot** size policy for the larger area for a period of not less than five years, prior to approval of the rezoning. All subsequent rezoning applications within that same area shall be considered in conjunction with or in the context of the policy.
- 2.3.4. Notwithstanding Section 2.3.3, where a rezoning application is contrary to a lot size policy for a larger area which has been adopted by **Council** within the preceding five years, the current rezoning application shall be submitted to **Council**, and **Council** shall either direct staff to process the application in conjunction with a reconsideration of the policy or deny the application.
- 2.3.5. Where a **lot** size policy is proposed or is being amended, the policy and proposed amending bylaw shall be submitted to a public hearing. Notice shall be given to all affected property **owners** and tenants within the **lot** size policy area.
- 2.3.6. After a **lot** size policy has been considered at a public hearing, **Council** may, without further notice, adopt, amend, rescind, reaffirm or amend and then adopt the subject policy, or deal with a policy recommendation in any other manner provided for in the Council Procedure Bylaw.
- 2.3.7. Section 2.3 does not apply to land which is the subject of the application if:
- a) the land is the **site** of a legal **two-unit housing unit** and is intended to be subdivided into no more than two **single detached housing lots**;
 - b) the land is located along an **arterial road** and not within a **lot** size policy area that has been adopted within the previous five years; or
 - c) the land is located within an Area Plan or Sub-Area Plan of the **Official Community Plan**.
- 2.3.8. For the purposes of Section 2.3, the RS1, RS2 and RS3 **zones** are deemed to be interpreted as complying with the R1/A-H or R1/J-K zones with regard to any existing or proposed **lot** size policy.
- 2.3.9. Where there is a rezoning application along an **arterial road** in an existing **lot** size policy area that has been in place over five years, **Council** will determine whether to remove all the properties in the block which front the subject **arterial road** from the applicable **lot** size policy when considering the rezoning application.

Rezoning Considerations

4911/4931 McLure Avenue

RZ 11-582017

Prior to final adoption of Zoning Amendment Bylaw 8833, the applicant is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$1,000 (\$500/tree) for the planting and maintenance of two (2) replacement trees with a minimum sizes/height of 6 cm deciduous calliper/2.5 m coniferous height.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone of on-site trees to be retained (Trees #154 & #155) and the off-site trees to be protected (Trees A, B, & C) located on the neighbouring property to the west (4891 McLure Avenue). The Contract must include the scope of work to be undertaken, including: the proposed number 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. Submission of a Tree Survival Security to the City in the amount of \$3,000 to ensure that on-site trees (Trees #154 & #155) and off-site trees (Trees A, B & C) are protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
4. Confirmation to the City that Strata Plan NW388 has been cancelled.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (\$5,669) 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:

- Install Tree Protection Fencing around Trees # 154, 155, A, B & C as per City of Richmond Tree Protection Barrier requirements. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on-site 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 Servicing costs.
- Pay Servicing Design fee or hire a civil engineer to design service connections.
- Sign a restrictive access covenant to ensure vehicular access for the corner lot is from McLure Avenue, at or near the proposed west property line of the corner lot.

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 original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8833 (RZ 11-582017)
4911/4931 MCLURE AVENUE**

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

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

P.I.D. 001-318-837

Strata Lot 1 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan NW388 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. 001-318-845

Strata Lot 2 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan NW388 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 8833"**.

FIRST READING

DEC 19 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** November 21, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-562968
Director of Development
Re: **YAMAMOTO ARCHITECTURE INC. has applied to the City of Richmond for permission to rezone 9431, 9451 AND 9471 Alberta Road and surplus portion of Alder Street road allowance from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)" in order to develop a 34 unit three-storey townhouse complex.**

Staff Recommendation

That Bylaw No. 8834 for the rezoning of 9431, 9451, and 9471 Alberta Road and surplus portion of Alder Street road allowance from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH1)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

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

Staff Report

Origin

YAMAMOTO ARCHITECTURE INC. has applied to the City of Richmond for permission to rezone 9431, 9451 and 9471 Alberta Road and surplus portion of Alder Street road allowance (**Attachment 1**) from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)" in order to develop a 34 unit, 3-storey townhouse development. (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: Across Hemlock Drive, a 232 unit, 5 storey apartment complex at 9373 Hemlock Drive, zoned "Low Rise Apartment (ZLR10) – North McLennan (City Centre)". Also across Hemlock Drive, a 24 unit, 3 storey townhouse complex at 9420 Ferndale Road, zoned "Town Housing (ZT64) – North McLennan (City Centre)".

To the East: Across Alder Street, a 97 unit, 3 storey townhouse complex at 6300 and 6388 Alder Street, zoned "Town Housing (ZT30) – North McLennan (City Centre)".

To the South: Across Alberta Road, a combination of park space and Anderson Elementary School, zoned, "School and Institutional (SI)" as well as single detached homes, zoned "Single Detached (RS1/F)".

To the West: A 23 unit, 3 storey townhouse complex at 9391 Alberta Road, zoned "Town Housing (ZT50) – South McLennan (City Centre)".

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan (Schedule 2.10C)

- Residential Area 2, which allows 2, 3 and 4 storey Townhouses and Low-rise apartments (4 storey maximum). 0.95 base FAR (**Attachment 4**).

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant has volunteered to make a contribution to the Affordable Housing Strategy reserve fund. Details are provided later in this report.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, at the time of making their application for a Development Permit, the applicant is to submit a report from an Acoustic Engineer to identify the measures that will be taken to mitigate impact of aircraft noise.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date.

Staff Comments

Preliminary Architectural Drawings (site plan, and elevations) are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

Proposed Zoning to "High Density Townhouses (RTH1)"

The proposed rezoning from RS1/F to RTH1 reflects the anticipated changes to the community as set out in the McLennan North Sub-Area Plan to transition the once predominantly single family area to apartment buildings and townhouse complexes. The application for this subject site is in conformance with the Sub-Area Plan as well as the designation of the Land Use Map (Residential Area 2, allowing 2, 3 and 4 storey Townhouses and Low-rise apartments (4 storey maximum) as shown in **Attachment 4**).

The applicant is proposing a 3-storey townhouse complex with a FAR of 0.71, below the base density of 0.95 FAR in accordance to the land use map.

Sale of City land for the purpose of this development

The proposed site plan will need to include approximately 419 square feet (38.9m²) of surplus road allowance, located directly north of 9471 and west of 9451 Alberta Road. It was included as part of the road dedication to allow the rezoning of the current townhouse developments at 6300 and 6388 Alder Street. This triangular piece of property will allow the application to be in conformance of the Zoning Bylaw setbacks of the RTH1 zone. The applicant is working with the City to establish fair market value for the land and a separate report by the Manager of Real Estate Services outlines the sale of this portion of land.

The applicant is aware that the land will need to be purchased prior to the adoption of this rezoning application.

Transportation and Site Access

This development will provide considerable new road development to not only provide access to the subject site, but will complete the full road width of Alder Street that connects Alberta Road and Hemlock Drive. The development will also continue the full width development of Hemlock Drive in accordance with the road network plan shown in the Land Use Map of the Sub-Area Plan (**Attachment 4**).

Vehicular access to and from the site is from the newly constructed part of Alder Street and along the internal drive aisle heading toward the outdoor amenity area before branching off to access the attached garages to each of the townhouse units. In addition to the land dedication requirements needed to construct the developer's portion of Alder Street and Hemlock Drive, the City requires a four meter by four meter (4m x 4m) corner cut at the corners of Alder Street and Ferndale Road to the north as well as Alder Street and Alberta Road to the south. Frontage improvements such as sidewalks, grass and treed boulevard and curb and gutter will be constructed by the developer as outlined in the upcoming Servicing Agreement (**Attachment 6**).

On-site parking is provided through two car garages, with one unit providing a side-by-side configuration with the remaining units in a tandem configuration. Seven (7) visitor parking stalls are supplied and scattered throughout the site to provide easy access to all the units. Included in the visitor parking count is one stall to accommodate wheelchair accessibility. The tandem parking configuration will require a variance at the Development Permit stage and a restrictive covenant will need to be registered to prevent the conversion of the garage space to habitable floor space.

The number of parking stalls (including visitor parking) meets the requirements of the parking requirements of Zoning Bylaw 8500.

Pedestrian access to the site is achieved by various points from the street, including three from Alder Street and one each off of Alberta Road and Hemlock Drive. This is in addition to the vehicular access point and the direct access to each of the units that front the street (**Attachment 2**).

Internal movement for pedestrians is well identified by a walkway to allow the pedestrians a sense of territory when walking within the site. The type of path will be determined at the Development Permit stage, however the path does connect to all the internal units of Building 5 as well as the outdoor amenity area.

The applicant is proposing 3x3 meter corner cuts along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted with the application to assess the existing location and condition of the existing on-site trees for the purpose of possible retention. The submitted report recommended that all 21 on-site trees are to be removed.

Upon a visual site review by City staff, two (2) of the 21 trees on the property are recommended for retention and one (1) tree is a good candidate for relocation within the site by incorporating it into the landscaping plan. One tree of significance would require the removal of two townhouse units if this was to be retained. Staff is recommending that compensation of either a minimum 5 meter high coniferous or a 12 cm calliper deciduous tree be planted in lieu of retention.

All of these trees are to be incorporated within the upcoming landscaping plan as part of the Development Permit. The remaining 17 trees on the site are to be removed.

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	21	-	-	-
To be removed due to poor health	17	2:1	34	To be removed, due to conflicts with proposed building locations, flood bylaw requirements, poor health or structure of the trees.
Tree of significance to be removed	1	2:1	2	One tree of significance is located within the building footprint and would require the removal of two townhouse units should it be retained. Compensation of one of the two trees is to meet minimum requirements of a 5 meter high coniferous or a 12' cm calliper deciduous tree.
Trees for retention	2	-	-	Applicant to incorporate them into the landscape plan as part of the DP.
Trees for relocation within the site	1	-	-	To be relocated and incorporated with the landscape plan as part of the DP

Of the 18 total trees that are to be removed, they would need to be replaced in accordance with the City's 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it will be determined if the number of trees proposed on the submitted landscape drawings meet the replacement requirements. If not, a cash-in-lieu of the shortfall can be applied to allow the City to plant trees where needed.

Amenity Space

The outdoor amenity space is located in a central location of the subject site, along the western property line, and will be easily identified as it is located at the end of the internal drive-aisle as one enters the site (**Attachment 2**). The space is intended for a children's play area and benches for sitting. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. A voluntary cash-in-lieu contribution of \$49,000.00 will be made in lieu of the provision of indoor amenity space prior to final adoption of this application.

Design

The proposed three storey townhouses provide an array of different unit types that result in an elevation plan that will compliment the existing townhouse developments in the area (**Attachment 2**). The three bedroom units proposed provide good articulation to the building massing and are further accented by the use of the façade materials and tones. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Affordable Housing

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

With respect to townhouse developments, the applicant has agreed to a voluntary contribution of \$2.00 per allowable square foot based on the FAR of the zone (\$86,428.50). This is payable prior to the adoption of this rezoning application.

Public Art

The applicant is considering providing a piece of public art and will contact the City's Public Art Coordinator to begin the process should they decide to head in that direction. Should the applicant decide not to go ahead, the applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development. The amount of the contribution would be \$32,410.70.

Garbage and Recycling Servicing

The applicant is supplying an on-site garbage and recycling enclosure, directly to the left upon entry to the site. Staff have reviewed the proposal and are satisfied with the number of bins and access to and from the enclosure for proper pick-up.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. Issues to be worked out on the Servicing Agreement is the water main on Hemlock Drive will need to connect to Alder Street and the sewer line will need to be connected and properly sized.

Servicing Agreement

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

1. Hemlock Drive - complete Hemlock Street to a 11.2m road surface. Continue the 1.5m sidewalk and 1.2m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing. Complete the water main and storm sewer connecting the systems on Hemlock to the systems on Alder.
2. Alder Street - complete Alder to an 11.2m road surface for the entire length. Establish a 2m sidewalk along the new PL which should leave room for a 1.7m grass & treed blvd. Trees and lighting to match existing.
3. Alberta Road - complete Alberta to an 11.2m road surface. Continue the 2m sidewalk and 2.45m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing.

Development Permit

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

- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.
- b) Design of the outdoor amenity area, including the design of a children's play area.

- c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
- d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
- e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
- f) Identify and design for units that can be easily converted to universal access.
- g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria using the ASHRAE 55-2004 standard and any subsequent updates as they occur.

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

Financial Impact

None expected.

Conclusion

The proposed 34 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the "High Density Townhouses (RTH1)" zone for the McLennan North neighbourhood plan. Staff believe that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 11-562968 proceed to first reading.



David Johnson
Planner
(604-276-4193)

DJ:cas

List of Attachments

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



City of Richmond

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

Development Application Data Sheet

RZ 11-562968

Address: 9431, 9451 and 9471 Alberta Road

Applicant: Yamamoto Architecture Inc..

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

	Existing	Proposed
Civic Address:	9431, 9451 and 9471 Alberta Road	To Be Determined
Owner or Applicant:	Yamamoto Architecture Inc.	No Change
Site Size (m²):	6,493.0m ²	5,314.0m ² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1) Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 5,353.0m ² (0.75) = 4,014.7.0m ² Max.	3,801.2m ² (0.71 FAR)	none permitted
Lot Coverage – Building:	45% Max.	37%	none
Setback: Alberta Road:	4.5m Min.	5.0m	none
Setback: Alder Street	4.5m Min.	4.5m	none
Setback: Hemlock Drive	4.5m Min.	4.5m	none
Setback: East	1.2m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	12.0m and 3 stories	none
Parking Requirements - Resident	1.4 x 34 = 47.6 48 stalls	68 stalls	none
Visitor Parking:	0.2 x 34 = 6.8 7 visitor stalls	7 stalls	none

	Bylaw 8500 Requirements	Proposed	Variance
Tandem Parking Spaces:	No tandem parking within the RTH1 zone	33 units x 2 = 66 spaces	33 tandem stalls or 66 spaces
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$49,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 20 units = 120.0m ²	210.0m²	none

**Conditional Rezoning Requirements
9431, 9451 and 9471 Alberta Road
RZ 11-562968**

Prior to adoption of Zoning Amendment Bylaw 8834, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. The developer shall be required to enter into a purchase and sale agreement with the City for the acquisition of the 38.9 m² (419 ft²) of surplus road, identified in "Schedule A attached to and forming of Bylaw 8834", which is currently City owned property. The primary business terms of the PSA shall be approved by Council as outlined in the staff report by Real Estate Services;
2. Consolidation of the three lots and the surplus road in this development proposal into one legal lot.
3. Dedication of 10 meter wide strip along the northern edge of 9431 Alberta Road for road, boulevard and sidewalk improvements to complete the development of Hemlock Drive.
4. Dedicate lands across the entire east edge of the development site to complete the Alder Street corridor. The road width is to be a consistent 20.4m from Hemlock to Alberta with 4m x 4m corner cuts at both intersections;
5. The applicant shall be required to enter into a standard Servicing Agreement* that will include the design, with the intent to construct works on all three frontages that include, but not limited to:
 - a) Hemlock Drive - complete Hemlock Street to a 11.2m road surface. Continue the 1.5m sidewalk and 1.2m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing. Complete the water main and storm sewer connecting the systems on Hemlock to the systems on Alder.
 - b) Alder Street - complete Alder to an 11.2m road surface for the entire length. Establish a 2m sidewalk along the new PL which should leave room for a 1.7m grass & treed blvd. Trees and lighting to match existing.
 - c) Alberta Road - complete Alberta to an 11.2m road surface. Continue the 2m sidewalk and 2.45m grass and treed blvd connecting to works done via SA08-449137. Trees & lighting to match existing.
 - d) The design is also to provide service connections and show capacity analysis results.
6. Registration of a Flood Indemnity Restrictive Covenant on Title.
7. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on Title.
8. Registration of a legal agreement prohibiting the conversion of the Tandem Parking area into habitable space.
9. Voluntary contribution of \$49,000 cash-in-lieu of on-site indoor amenity space.
10. Secure a location and commit to a piece of Public Art in accordance with City Policy or make a voluntary contribution to the Public Art reserve fund in the amount of \$32,410.70.
11. Voluntary contribution of \$86,428.50 towards the City's Affordable Housing Reserve Fund.

12. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
- a) Elevations to the units and unit clusters that meet the form and character requirements of the McLennan North Sub-Area Plan.
 - b) Design of the outdoor amenity area, including the design of a children's play area.
 - c) Submit a site plan to show the manoeuvrability of larger vehicles (i.e. SU-9) within the site to the satisfaction of the Director of Transportation.
 - d) A context plan to show the form and character of the townhouse units and how they address adjacent properties.
 - e) Verification of parking stall clearances when abutted against a solid wall greater than 0.3 meters high.
 - f) Identify and design for units that can be easily converted to universal access.
 - g) An Acoustic Engineer's report, to identify noise mitigation measures to be taken to lessen aircraft noise (doors and windows closed), to the following criteria using the ASHRAE 55-2004 standard and any subsequent updates as they occur.

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

* Note: This requires a separate application

Prior to issuance of Building Permit*, submission of a Construction Parking and Management Plan.

* 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.

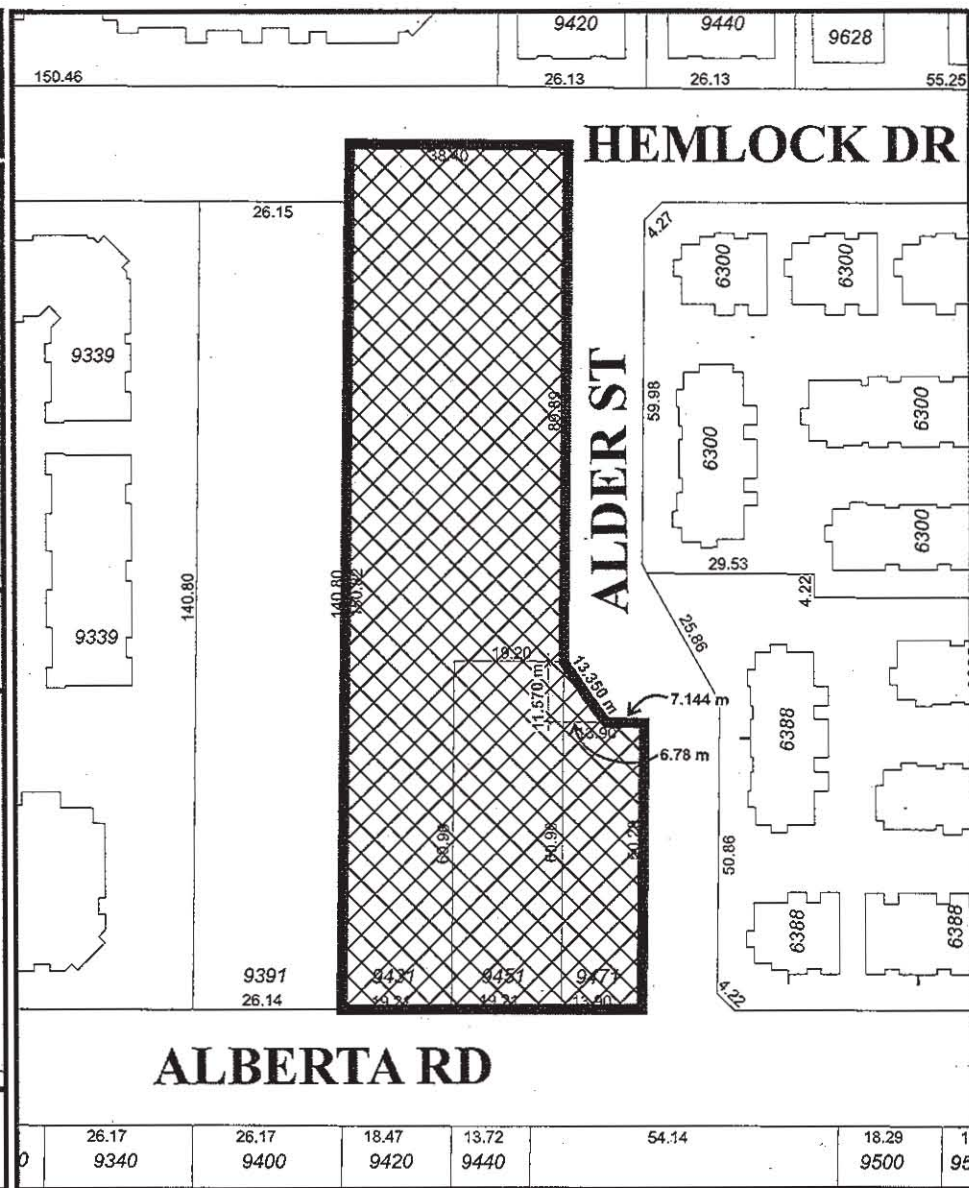
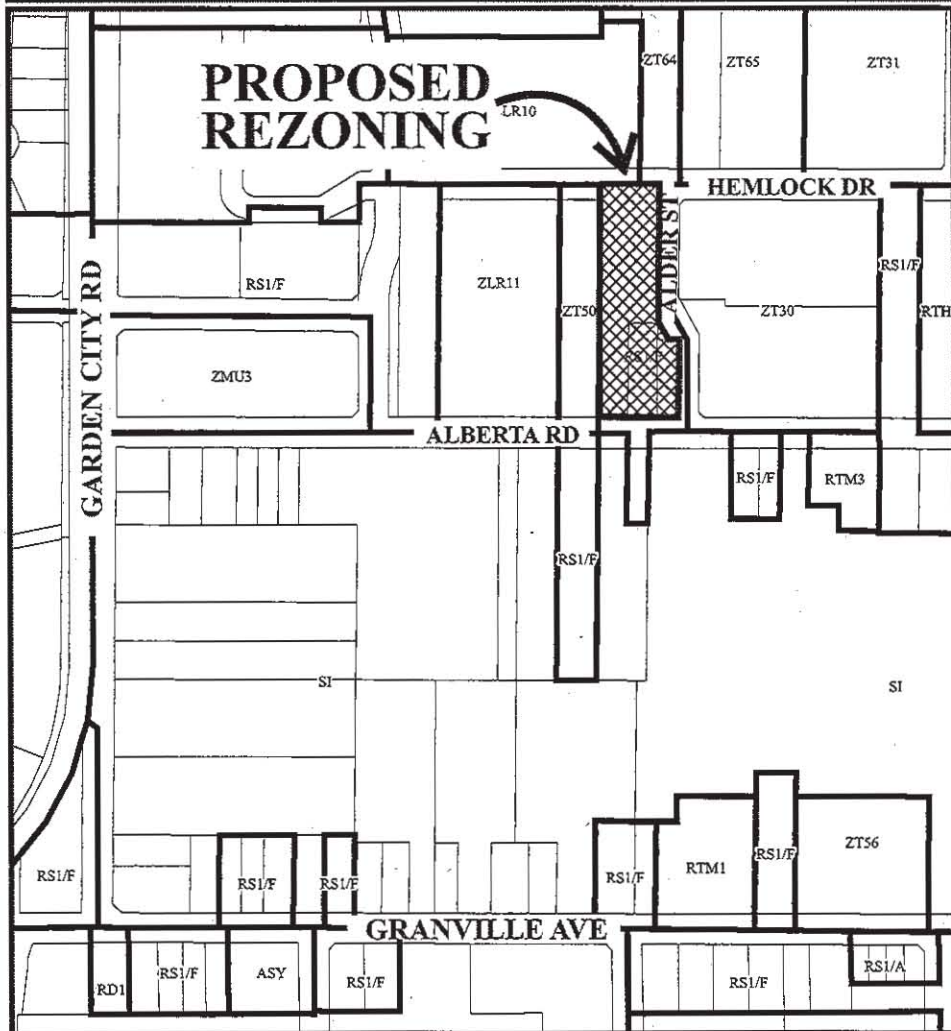
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

Signed _____

Date _____



City of Richmond



PH-42



RZ 11-562968

Original Date: 02/17/11

Revision Date: 11/18/11

Note: Dimensions are in METRES

ATTACHMENT 1



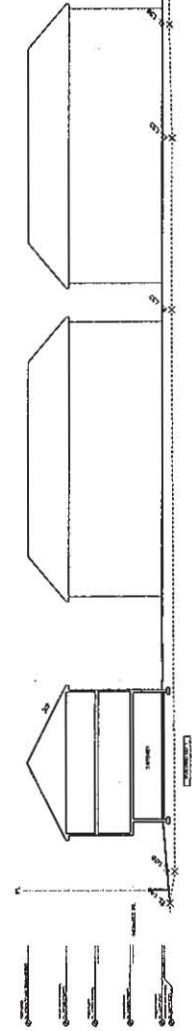
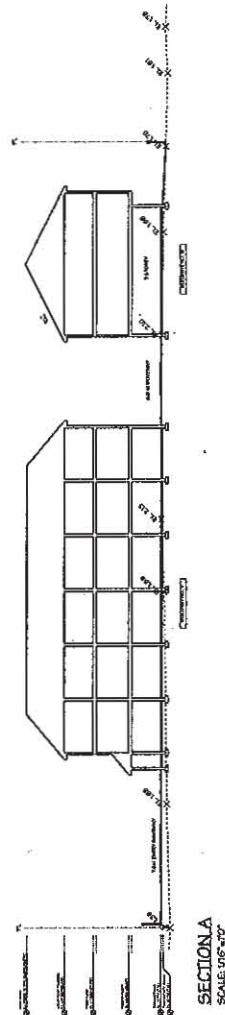
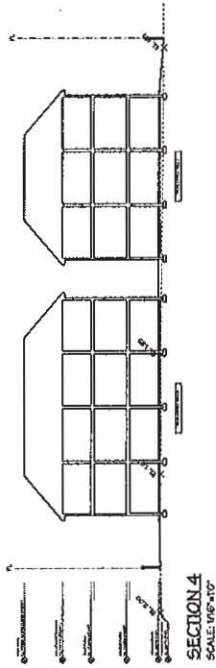
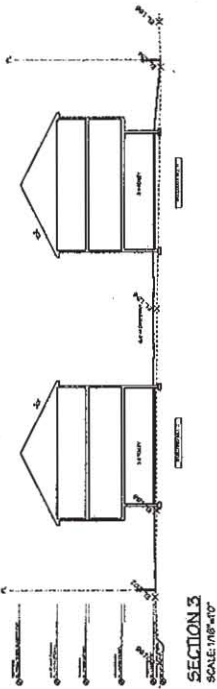
RZ 11-562968

Original Date: 02/25/11

Revision Date: 11/18/11

Note: Dimensions are in METRES

PH - 43



Yamamoto Architecture Inc.

2241 Oak Street, Vancouver, BC
V6K 4A7 Tel: 604-271-1157 Fax: 604-271-1157

OVERLAY SITE PLAN

TOWNHOUSE DEVELOPMENT

PROJECT NO. 1014

DATE AUGUST 16, 2011

SCALE 1/8" = 1'-0"

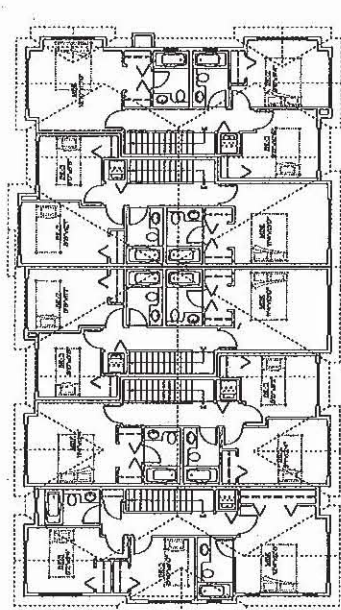
DESIGNED BY

CHECKED BY

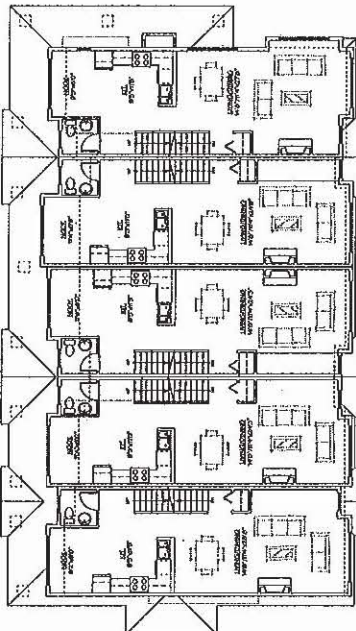
PLAN #18



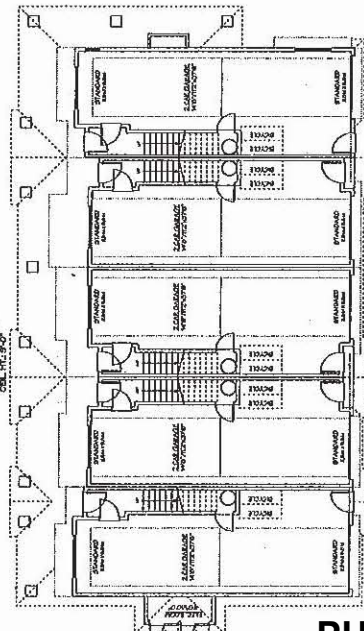
AGING IN PLACE FEATURES
 TO BE PROVIDED IN ALL UNITS:
 1. SLOPE BUILDING HORIZONTAL WALLS TO FACILITATE WALKING
 2. SLOPE FLOOR HORIZONTAL WALLS TO FACILITATE WALKING
 3. USE OF FIVE MINUTE TURN RADIUS FOR TURNING AND DOOR HANDLES



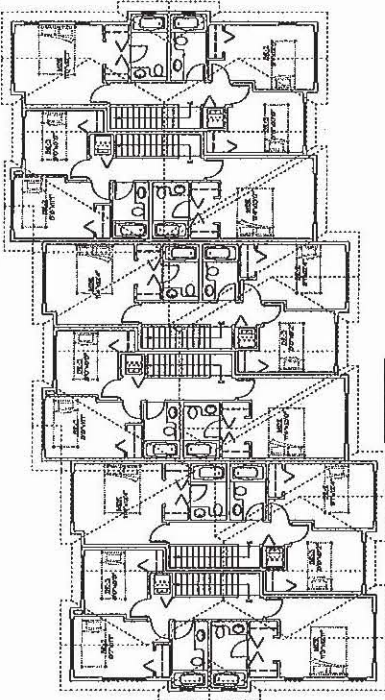
BUILDING NO. 2-3
 THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114



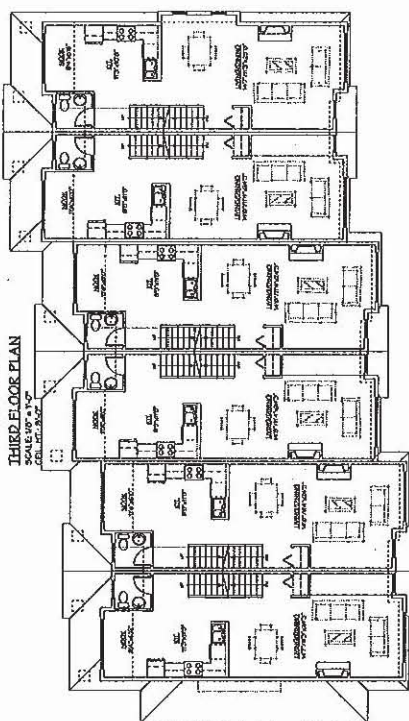
BUILDING NO. 2-3
 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114



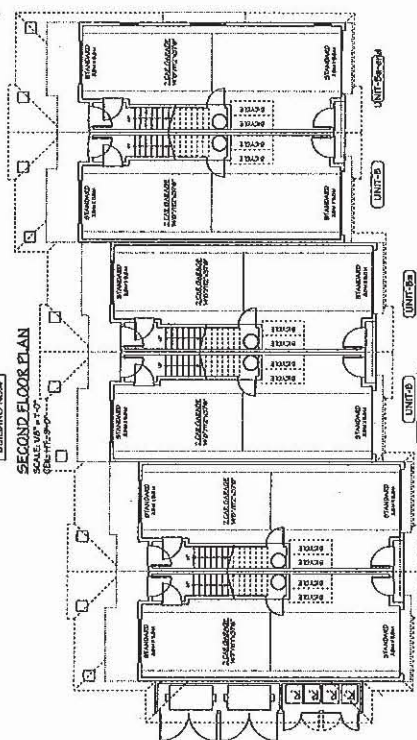
BUILDING NO. 2-3
 GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114



BUILDING NO. 2-4
 THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114



BUILDING NO. 2-4
 SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114



BUILDING NO. 2-4
 GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 SEE 111, 112, 113, 114

NO.	DATE	REVISION

PROJECT: 24 UNIT TOWNHOUSE DEVELOPMENT
 LOCATION: 1401 WEST 14TH AVE, SUITE 100, DENVER, CO 80202
 CLIENT: YAMAMOTO ARCHITECTURE INC.

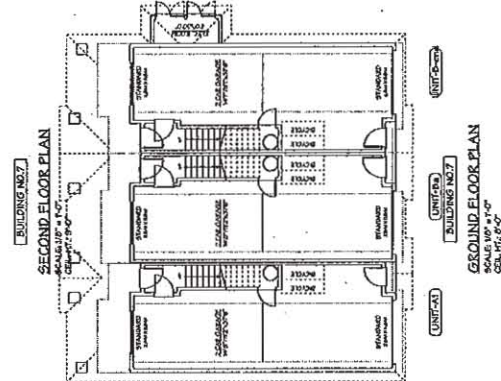
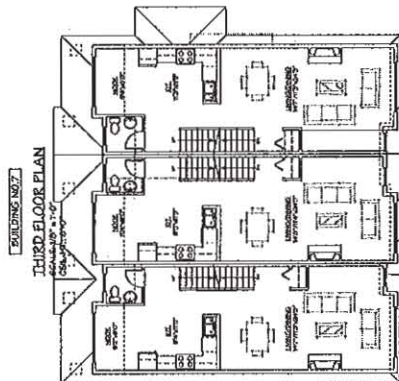
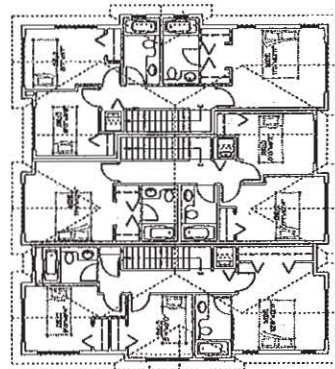
1401 WEST 14TH AVE, SUITE 100, DENVER, CO 80202

Yamamoto
 Architecture Inc.

1401 WEST 14TH AVE, SUITE 100, DENVER, CO 80202

FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	10/11/11
BY	
CHECKED	
PROJECT	
PLAN #	24



AGING IN PLACE FEATURES
 COORDINATED WITH THE
 ARCHITECTURAL TEAM TO
 MEET THE NEEDS OF THE
 AGING IN PLACE PROGRAM
 AND TO MEET THE NEEDS OF THE
 AGING IN PLACE PROGRAM

NO.	DATE	REVISION

PROJECT
 24 UNIT TOWNHOUSE
 DEVELOPMENT

Yamamoto
 Architecture Inc.

FLOOR PLANS

SHEET NO.	PLAN #7
DATE	JANUARY 2011
SCALE	1/8" = 1'-0"
PROJECT	24 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT	YAMAMOTO ARCHITECTURE INC.



City of Richmond

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

Development Application Data Sheet

RZ 11-562968

Address: 9431, 9451 and 9471 Alberta Road

Applicant: Yamamoto Architecture Inc.

Planning

Area(s): City Centre – McLennan North Sub-Area (Schedule 2.10C)

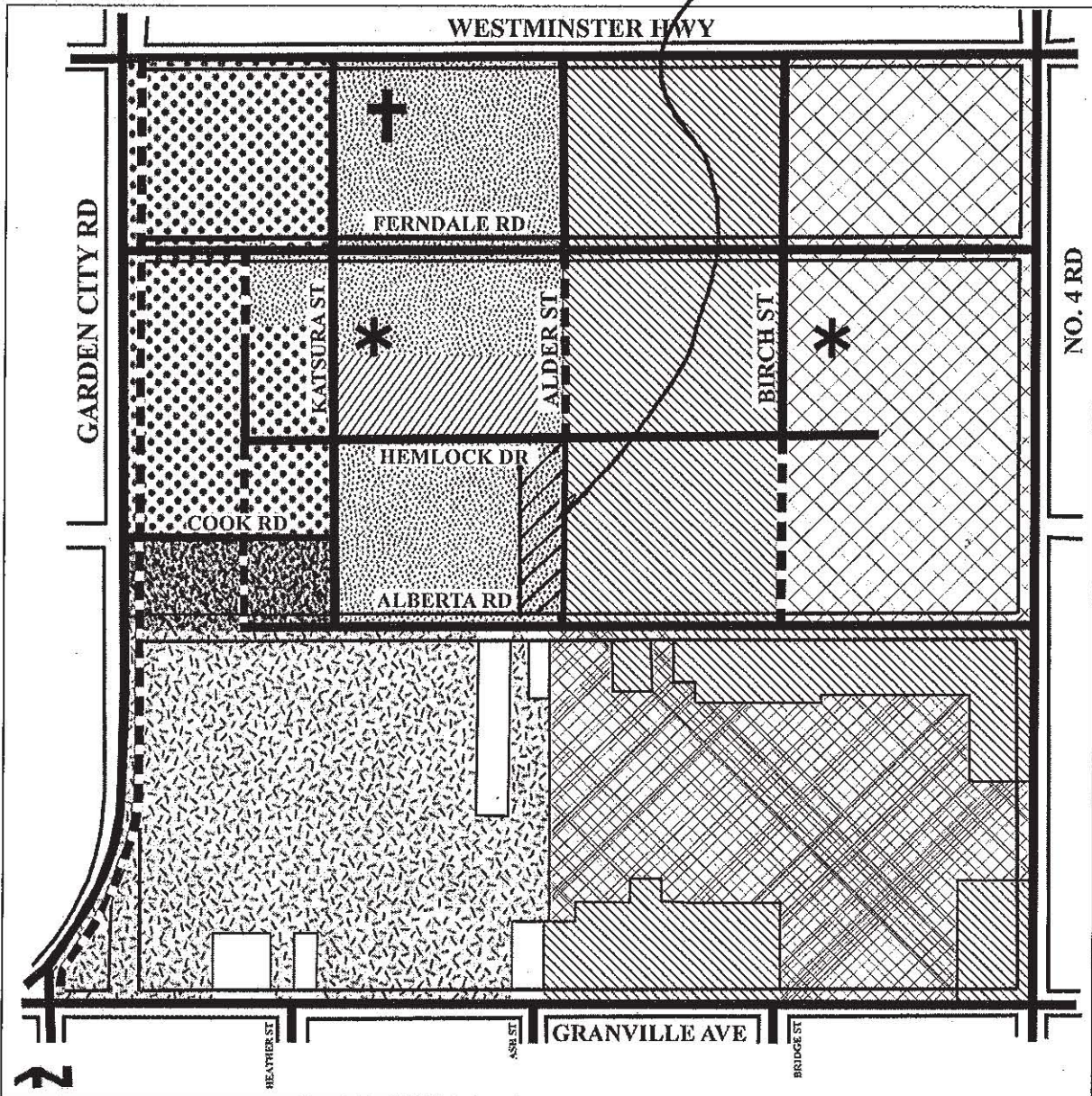
	Existing	Proposed
Civic Address:	9431, 9451 and 9471 Alberta Road	To Be Determined
Owner or Applicant:	Yamamoto Architecture Inc.	No Change
Site Size (m²):	6,493.0m ²	5,314.0m ² (after land dedication)
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 2 0.95 base F.A.R. 2, 3-and 4 storey Townhouses, Low-rise apartments	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	High Density Townhouses (RTH1) Permits Townhouses at 0.75 F.A.R.
Number of Units:	1 Single-Family Dwelling per lot	34 – 3 storey Townhouse Units

	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 5,353.0m ² (0.75) = 4,014.7.0m ² Max.	3,801.2m ² (0.71 FAR)	none permitted
Lot Coverage – Building:	45% Max.	37%	none
Setback: Alberta Road:	4.5m Min.	5.0m	none
Setback: Alder Street	4.5m Min.	4.5m	none
Setback: Hemlock Drive	4.5m Min.	4.5m	none
Setback: East	1.2m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	12.0m and 3 stories	none
Parking Requirements - Resident	1.4 x 34 = 47.6 48 stalls	68 stalls	none
Visitor Parking:	0.2 x 34 = 6.8 7 visitor stalls	7 stalls	none

	Bylaw 8500 Requirements	Proposed	Variance
Tandem Parking Spaces:	No tandem parking within the RTH1 zone	33 units x 2 = 66 spaces	33 tandem stalls or 66 spaces
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$49,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 20 units = 120.0m ²	210.0m²	none

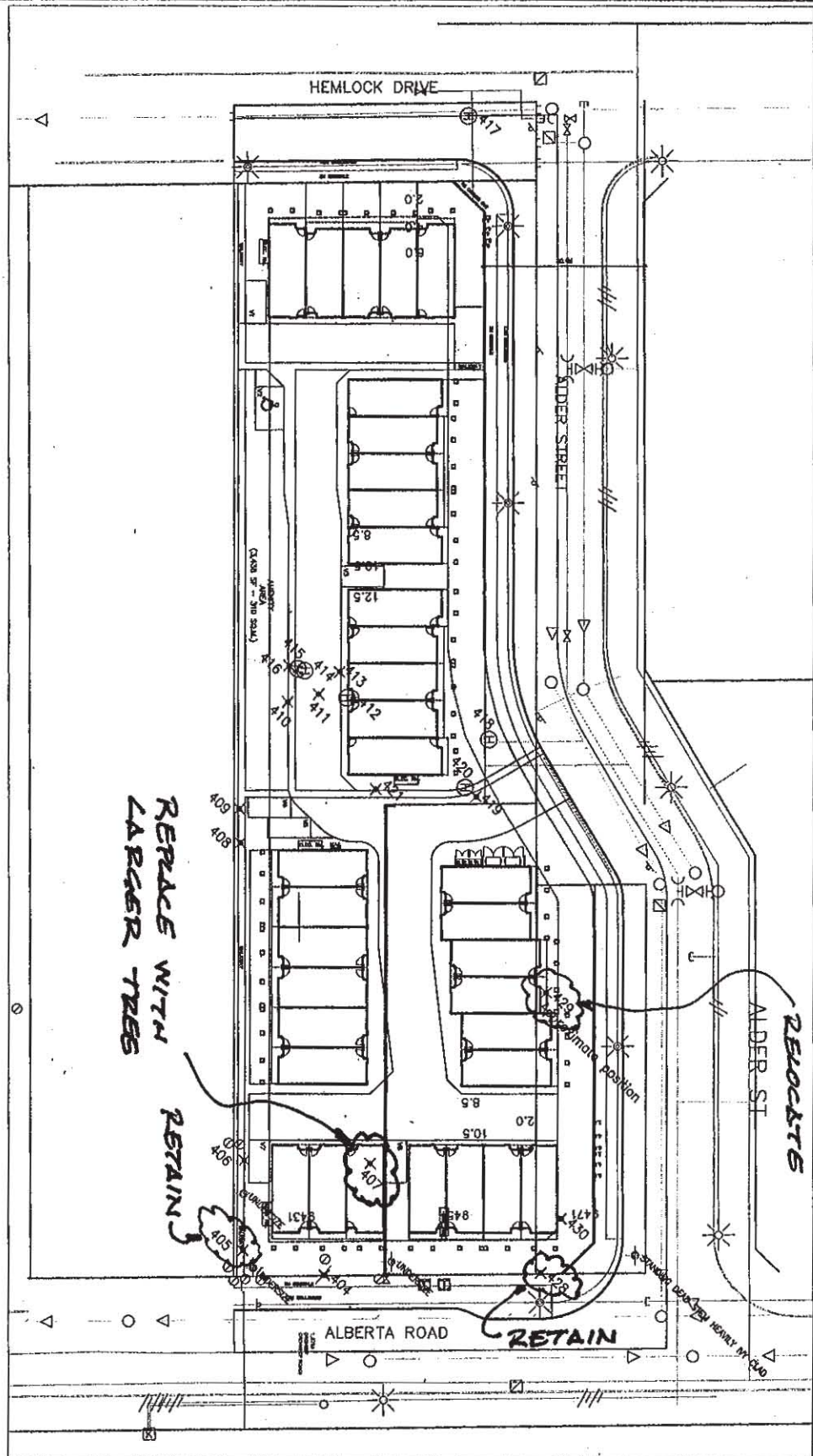
City of Richmond

Land Use Map

Bylaw 8630
2010/07/19

Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses		Trail
		Principal Roads
		Church

* ALL TREES TO BE REMOVED
EXCEPT FOR THOSE IDENTIFIED.



LEGEND - TREE NOTATION
 ○ denotes trees marked. Refer to tree inventory for type, size and condition code.
 × denotes trees to be removed.
 ● denotes trees to be retained.
 + denotes trees to be removed for hazard mitigation.
 + denotes unmarked trees to be retained.

This plan is based on a map provided by the City of Richmond and the location of trees marked on the map. The plan is not a guarantee of the location or condition of trees. The plan is not a guarantee of the location or condition of trees. The plan is not a guarantee of the location or condition of trees.

ACL
 arbor tech consulting ltd
 Suite 200 - 3740 Chatham Street
 Richmond, BC Canada V1E 2J3
 P 604 275 3484 F 604 275 3554
 email: tree@arbor tech.bc.ca

TREE RETENTION PLAN

Client: MIKE KAYO - TYA
 Project: PROPOSED DEVELOPMENT
 Address: 9471, 9451 & 9431 ALBERTA ROAD, RICHMOND
 Date: 5 JULY 2011
 Our File: 10252

Muni File:

Scale 1:500

**Conditional Rezoning Requirements
9431, 9451 and 9471 Alberta Road
RZ 11-562968**

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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 8834 (RZ 11-562968)
9431, 9451 AND 9471 ALBERTA ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"HIGH DENSITY TOWNHOUSES (RTH1)"**

P.I.D. 016-956-729

Lot B Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 016-956-711

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 004-265-181

Lot 102 Except: Part Subdivided By Plan LMP11710, Section 10 Block 4 North Range 6 West New Westminster District Plan 59904

The area shown in heavy outline on "Schedule A attached to and forming part of Bylaw 8834"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8834"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 19 2011



MAYOR

CORPORATE OFFICER

"SCHEDULE A ATTACHED AND FORMING PART OF BYLAW 8834"

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND
ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BY-LAW No. 8844 OF
PART ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP34701
SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

BCGS 92G.015

PURSUANT TO SECTION 120 LAND TITLE ACT AND SECTION 40 COMMUNITY CHARTER

PLAN BCP

Deposited in the Land Title office
at New Westminster, B.C. this ____ day
of _____, 2011.

Deputy Registrar

Ref: _____



SCALE: 1:750
15 10 5 0 10 20 30 40
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA
PLAN
BCS200
PLAN LMP54518

BIRCH
STREET

HEMLOCK DRIVE

SECTION 10

STRATA PLAN LMS4621
PLAN LMP34701

STRATA
PLAN
BCS4266
PLAN BCP47289

E. 1/2
OF 19
PLAN 1305

E. 1/2 OF 18
PLAN 1305

POSTING
PLAN BCP40475

BLOCK 4 NORTH RANGE 6 WEST

STRATA PLAN LMS4120
PLAN LMP34701

ALBERTA ROAD

PARTY(ES) SIGNATURE(S)
CITY OF RICHMOND BY ITS
AUTHORIZED SIGNATORY

MAYOR: MALCOLM D. BRODIE
AUTHORIZED SIGNATORY

CLERK:
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

Note:
This plan shows one or more witness posts
which are set along the production of the
property boundary unless otherwise noted.

COMMISSIONER FOR
TAKING AFFIDAVITS FOR B.C.
CITY OF RICHMOND
6911 NUMBER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4000
AS TO THE SIGNATURE OF

THIS ____ DAY OF _____, 2011
OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A
REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC
OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT,
R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR
USE IN BRITISH COLUMBIA AND CERTIFIES THE
MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT
AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that I was
present at and personally superintended
the survey represented by this plan, and
that the survey and plan are correct.
The field survey was completed on the
14th day of November, 2011. The plan was
completed and checked, and the checklist
filed under #129930, on the 16th day
of November, 2011.

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

LEGEND:
▲ Control Monument Found
● Standard Iron Post Found
■ Standard Iron Post Placed
■ Lead Plug Found
Wt. denotes witness.

BOOK OF REFERENCE
PARCEL "A" Area = 39 m²

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. 4140
FB-198 P77
Drawn By: KA

Grid bearings are derived from observations between
control monuments 77H4676 and 77H4988.
Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS)
This plan shows horizontal ground-level measured distances
except where otherwise noted. To compute grid distances,
multiply ground level distances by combined factor of 0.99960385.
This plan lies within the Greater Vancouver Regional District.

DWG No. 4140-REF

PH - 57



**Road Closure and Removal of Road Dedication Bylaw 8844
(Portion of Alder Street adjacent to 9471 Alberta Road)**

The Council of the City of Richmond enacts as follows:

1. The lands legally described as a portion of road dedicated by the deposit of plan LMP34701 Section 10 Block 4 North Range 6 West New Westminster District (shown outlined in bold on the Reference Plan prepared by J. C. Tam and Associates attached as Schedule A) shall be stopped up and closed to traffic, cease to be a public road and the road dedication shall be removed.
2. This Bylaw is cited as **"Road Closure And Removal of Road Dedication Bylaw 8844"**.

FIRST READING

DEC 19 2011

SECOND READING

DEC 19 2011

THIRD READING

DEC 19 2011

DULY ADVERTISED

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A

**REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND
ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 8844 OF
A PORTION OF ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP34701
SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

BCGS 92G.015

PURSUANT TO SECTION 120 LAND TITLE ACT AND SECTION 40 COMMUNITY CHARTER

PLAN BCP

Deposited in the Land Title Office
at New Westminster, B.C. this _____ day
of _____, 2011.

Deputy Registrar

Ref:



SCALE: 1:750

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA
PLAN
BCS200
PLAN LMP54518

BIRCH
STREET

HEMLOCK DRIVE

SECTION 10

STRATA PLAN LMS4621

PLAN LMP34701

BLOCK 4 NORTH RANGE 6 WEST

STRATA PLAN LMS4120

PLAN LMP34701

E. 1/2
OF 19
PLAN 1305

STRATA
PLAN
BCS4266
PLAN BCP47269

POSTING
PLAN BCP40475

E. 1/2 OF 18
PLAN 1305

ALBERTA ROAD

PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND BY ITS
AUTHORIZED SIGNATORIES

MAYOR: MALCOLM D. BRODIE
AUTHORIZED SIGNATORY

CLERK:
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

COMMISSIONER FOR
TAKING AFFIDAVITS FOR B.C.
CITY OF RICHMOND
6911 NUMBER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4000
AS TO THE SIGNATURE OF

THIS _____ DAY OF _____, 2011

OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A
REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC
OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT,
R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR
USE IN BRITISH COLUMBIA AND CERTIFIES THE
MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT
AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

Note:
This plan shows one or more witness posts
which are set along the production of the
property boundary unless otherwise noted.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that I was
present at and personally superintended
the survey represented by this plan, and
that the survey and plan are correct.
The field survey was completed on the
14th day of November, 2011. The plan was
completed and checked, and the checklist
filed under #128930, on the 16th day
of November, 2011.

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

LEGEND:
① Control Monument Found
● Standard Iron Post Found
○ Standard Iron Post Placed
■ Lead Plug Found
W. denotes witness.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Oadin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4140
FB-198 P77
Drawn By: KA

BOOK OF REFERENCE
PARCEL "A" Area = 39 m²

Grid bearings are derived from observations between
control monuments 77H4676 and 77H4988.
Integrated Survey Area No. 18, (RICHMOND), NAD83 (CSRS)
This plan shows horizontal ground-level measured distances
except where otherwise noted. To compute grid distances,
multiply ground level distances by combined factor of 0.99960385.

This plan lies within the Greater Vancouver Regional District.

DWG No. 4140-REF

PH - 59



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: November 14, 2011
File: RZ 11-565948
Re: Application by Am-Pri Construction Ltd. for Rezoning at
7600 Garden City Road from Single Detached (RS1/F) to Town Housing (ZT50)
– South McLennan (City Centre)

Staff Recommendation

That Bylaw No. 8843, for the rezoning of 7600 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT50) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

SB: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

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to rezone 7600 Garden City Road (**Attachment 1**) from “Single Detached (RS1/F)” to “Town Housing (ZT50) – South McLennan (City Centre)” in order to construct a 23-unit three-storey townhouse infill development on the subject orphan lot.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of road widening of Turnill Street to its ultimate width, greenway extension along the Garden City Road frontage, and a storm sewer upgrade along Garden City Road.

Findings of Fact

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

Surrounding Development

The subject City Centre McLennan South Sub-Area site is an orphan lot in the ‘A’ character area, surrounded by townhouse and apartment development, specifically:

- To the north, is a newer townhouse development fronting onto Turnill Street and Garden City Road, zoned Town Housing (ZT55) – South McLennan (City Centre);
- To the east, across Turnill Street, is a newer townhouse development fronting onto Turnill Street and Heather Street, zoned Town Housing (ZT55) – South McLennan (City Centre). This development and the neighbouring development to the north were built as part of the same project;
- To the south, is a newer townhouse development fronting onto Turnill Street, Garden City Road and Jones Road, zoned Town Housing (ZT33) – South McLennan (City Centre); and
- To the west, across Garden City Road and in the City Centre St. Alban’s Sub-Area, is a four-storey apartment development, zoned Medium Density Low Rise Apartments (RAM1).

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 an orphan lot located along the eastern side of Garden City Road in the highest density multiple-family area designed under the McLennan South Sub-Area Plan. The proposed land use complies with the designated “Residential, Townhouse up to three (3) storeys over one (1) parking level” land use on the McLennan South Land Use Map (**Attachment 3**).

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

A village character is sought, with the community's more intense clusters of family-oriented homes and a densely wooded component, so that landscaping and greenways become a focus. Development needs to meet the special challenges of higher permitted densities, providing a strong landscaping element, and complementing the St. Albans's edge of Garden City Road, while contributing to McLennan South's unique overall identity. This is achieved through building form and character, placement of buildings, and landscaping.

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, elevations and landscape plan are enclosed for reference (**Attachments 4 and 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 23-unit townhouse infill development on an orphan lot with access to Turnill Street. The existing site will provide road dedication to complete Turnill Street to its ultimate 15.5 m width.

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 2½-storey typical building height (3-storeys maximum).

Density and Form

- The proposed floor area ratio (FAR) of 0.8 under Town Housing (ZT50) - South McLennan (City Centre) is appropriate. The 0.05 FAR increase above the Sub-Area Plan designated base density of 0.75 FAR fits within the range of surrounding development approvals in the Neighbourhood "A" Character Area of 0.65 to 0.93 FAR. The increased density is accompanied by the provision of Turnill Street road widening with land dedication, an extension of the Garden City greenway, participation in the City's Public Art Program and Affordable Housing Strategy.
- The proposed development achieves a scale and pedestrian-orientation, which is consistent with developments in the neighbourhood.
- The proposed three-storey massing on the subject orphan lot is consistent with the neighbouring developments to the north and south. Design development is required through the Development Permit application process to strengthen traditional design elements such as gable and shed roof elements, gable end dormers, covered porches and decks. These elements work towards achieving the village character objective for the Character Area.

- The proposal will be presented to the Advisory Design Panel through the future Development Permit application review process.

Transportation

- Sole vehicular access will be from Turnill Street.
- The application includes road dedication as a requirement of rezoning for the completion of Turnill Street to its ultimate 15.5 m width.
- The applicant will design and construct transportation infrastructure through a Servicing Agreement as a condition of rezoning (**Attachment 6**). Transportation works include greenway frontage improvements along Garden City Road and widening of Turnill Street to ultimate width.
- A pedestrian route is provided to Garden City Road.
- Vehicle parking and bicycle storage is provided on-site, complies with the Zoning Bylaw requirement and is accessed from the internal drive aisles. Visitor parking is located throughout the site in surface parking spaces. Class 2 bicycle rack space is provided in the central outdoor amenity area. Resident parking and Class 1 bicycle storage is provided in individual unit garages.
- Mailboxes are provided in the central outdoor amenity area.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	16	0	2:1 replacement ratio, planting of larger specimen trees, \$500 for each replacement tree not planted, or an appropriate combination.
On-site trees under joint ownership with neighbour to North	5	5	To be protected with tree protection barriers through construction
Off-site City trees	1	1	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's 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 due to either existing poor structural condition (co-dominant leaders with severe included bark, crowns falling apart, previous topping), or significant trunk lean due to soil/root failure.

- There are six (6) existing trees identified for retention. Five (5) of the existing trees are located on neighbouring property line to the north (under joint ownership), specifically, a flowering Cherry (#1898), an English Oak (#1899), and three (3) Austrian Pines (#1900, 1901 & 1902). One (1) Red Maple (#OS1) is located on the neighbouring property to the south in a utility right-of-way.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant approximately 33 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 Garden City Road and Turnill Street frontages through a separate required Servicing Agreement.
- The proximity of buildings, overhangs, retaining walls, fill and landscaping to the existing trees to be protected along the north property line will be reviewed through the future Development Permit.
- As a requirement of rezoning, the applicant has agreed to enter into a contract with a Certified Arborist for the protection of the six (6) retention trees, including: site monitoring inspections, supervision of any on-site works conducted within the tree protection zone, and a provision of a post-construction assessment report.
- The single-family detached home was recently demolished due to safety concerns and a recent fire on the property. Protective fencing was installed around the house perimeter to allow for the demolition. Installation of specific tree protection barriers around the tree protection zones of the six (6) retention trees is required before construction activities commence or the rezoning is approved (refer to Information Bulletin Tree-03 "Protection of Existing Trees During Demolition and Construction").

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space as per the Official Community Plan (OCP) and Council Policy. The contribution amount for 23 townhouse units is \$27,000.
- Outdoor amenity space is proposed on-site at a central location and meets 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.

Affordable Housing

- The applicant has agreed to a voluntary contribution of \$2.00 per buildable ft² (e.g., \$55,163) 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. \$20,686) to Public Art, or participation in the City's Public Art Program in accordance with Council Policy 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 will include 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 750 mm diameter to 1200 mm diameter (approximately 28 m between manholes STMH 1093 and a new proposed manhole aligned approximately with the south property line).
- Sanitary Sewer: The City has reviewed the developer's sanitary capacity analysis and upgrades have not been identified. Analysis calculations to be included in the required Servicing Agreement.
- Water service: Using the OCP 2021 Maximum Day Model, there is 687 L/s available at 20 psi residual. 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 complies with the flood construction level requirement and along with 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. Design refinement is required to strengthen traditional design elements such as gable roof elements, overhangs, bracket details, covered porches and decks to work towards achieving the village character sought in the character area guidelines. Design refinement is also required to complement the existing townhouse design surrounding the subject orphan lot, including consideration of providing substantial projecting bays and gable end elements, strong entry features, covered porch and deck elements and breaking up main roof lines.
- There are no anticipated variances associated with the proposal.
- 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. Design refinement is required to provide the dense landscaping and greenways focus sought in the character area guidelines, and to strengthen the pedestrian entry from Garden City Road.
- Comprehensive tree preservation plan, including careful review of the proximity of buildings, overhangs, retaining walls, fill and landscaping treatment to the existing trees to be protected along the north property line.

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

No financial impact is anticipated as a result of the proposed development.

Conclusion

The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Town Housing (ZT50) – South 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 1
(604-276-4282)

SB:blg

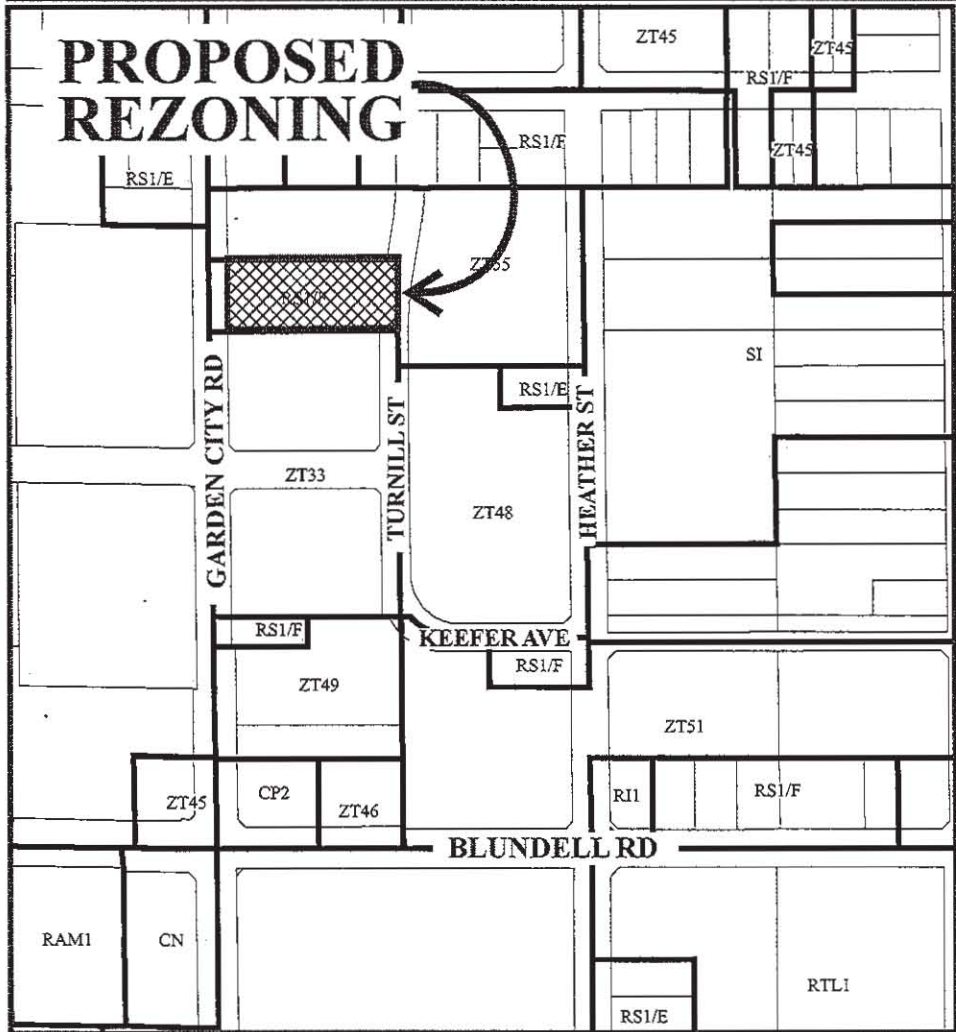
Attachments

- 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 Map
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Rezoning Considerations

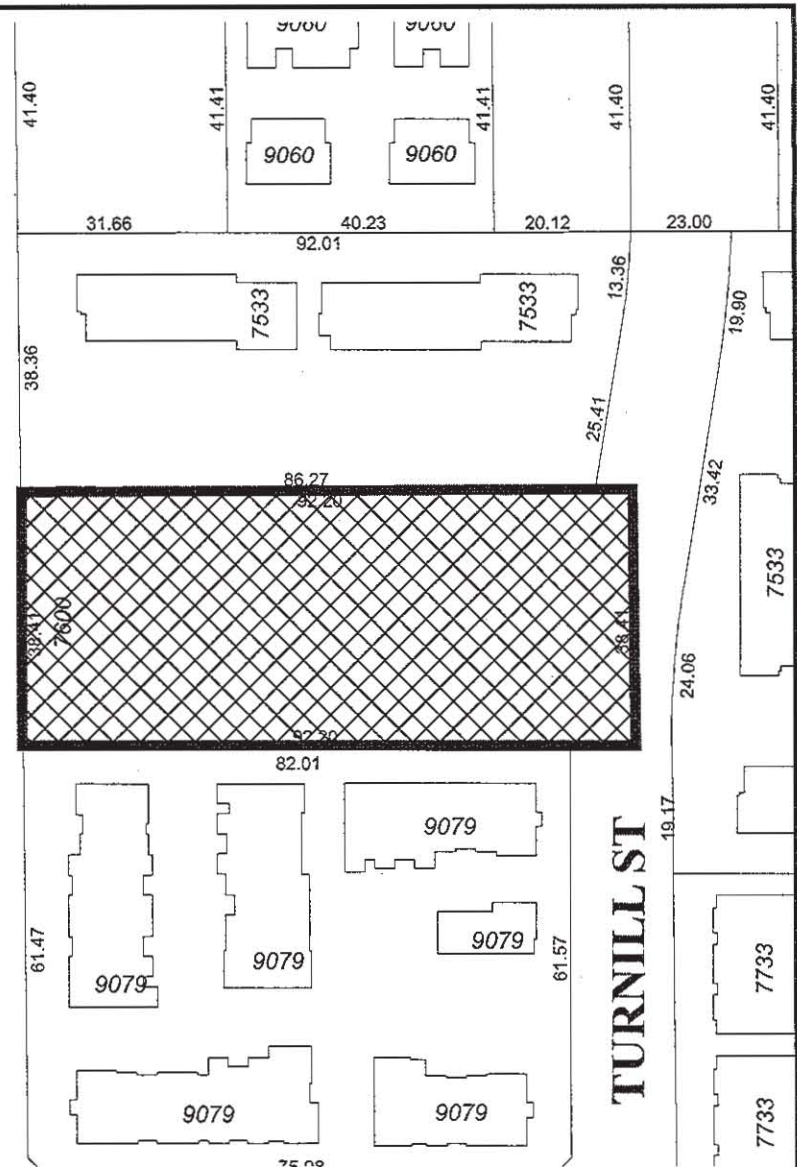


City of Richmond

PROPOSED REZONING



GARDEN CITY RD



PH-69



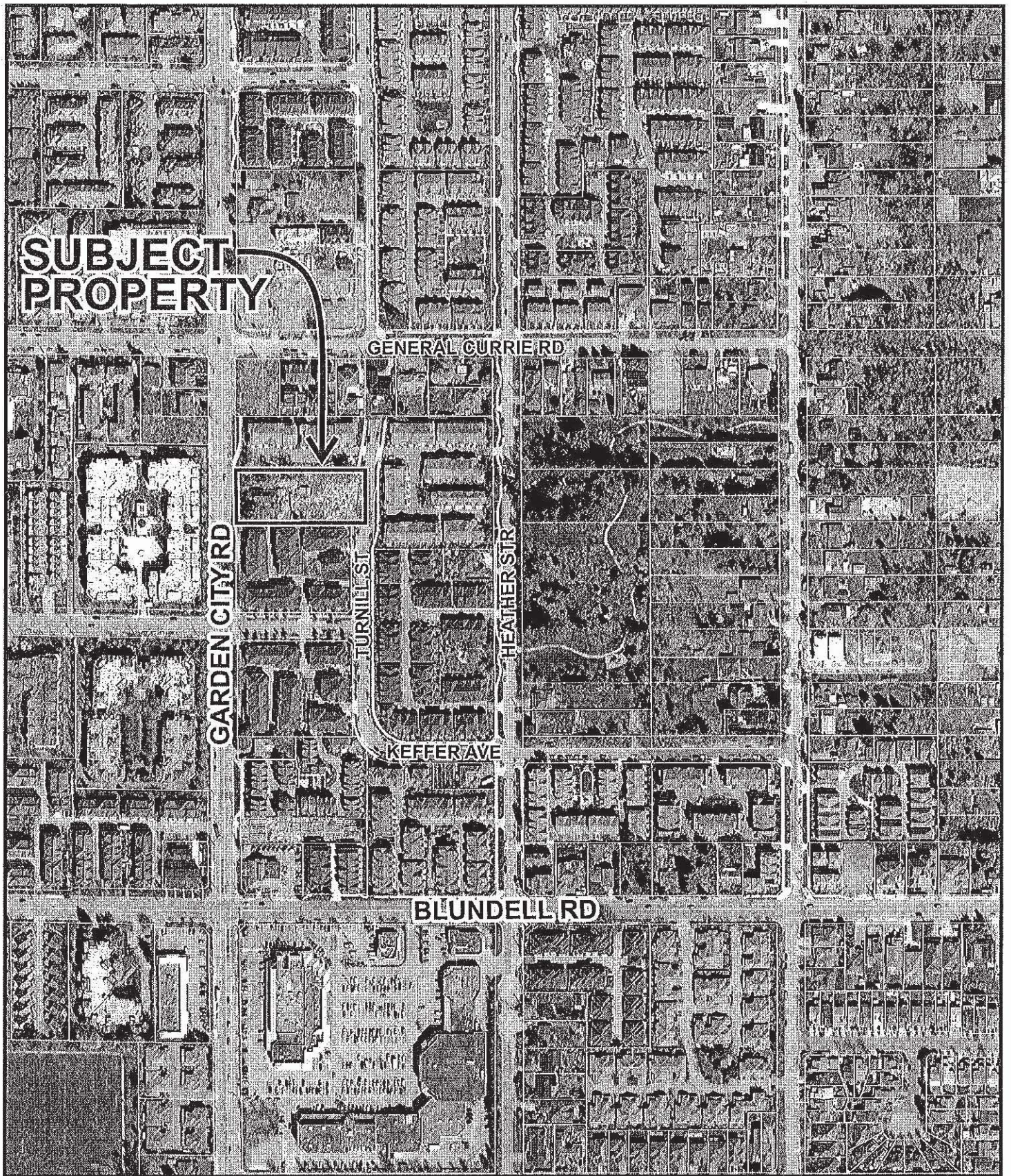
RZ 11-565948

Original Date: 03/17/11

Revision Date:

Note: Dimensions are in METRE!

Attachment 1



RZ 11-565948

Original Date: 03/17/11

Revision Date:

Note: Dimensions are in METRES

PH - 70



City of Richmond

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

Development Application Data Sheet

RZ 11-565948

Attachment 2

Address: 7600 Garden City Road

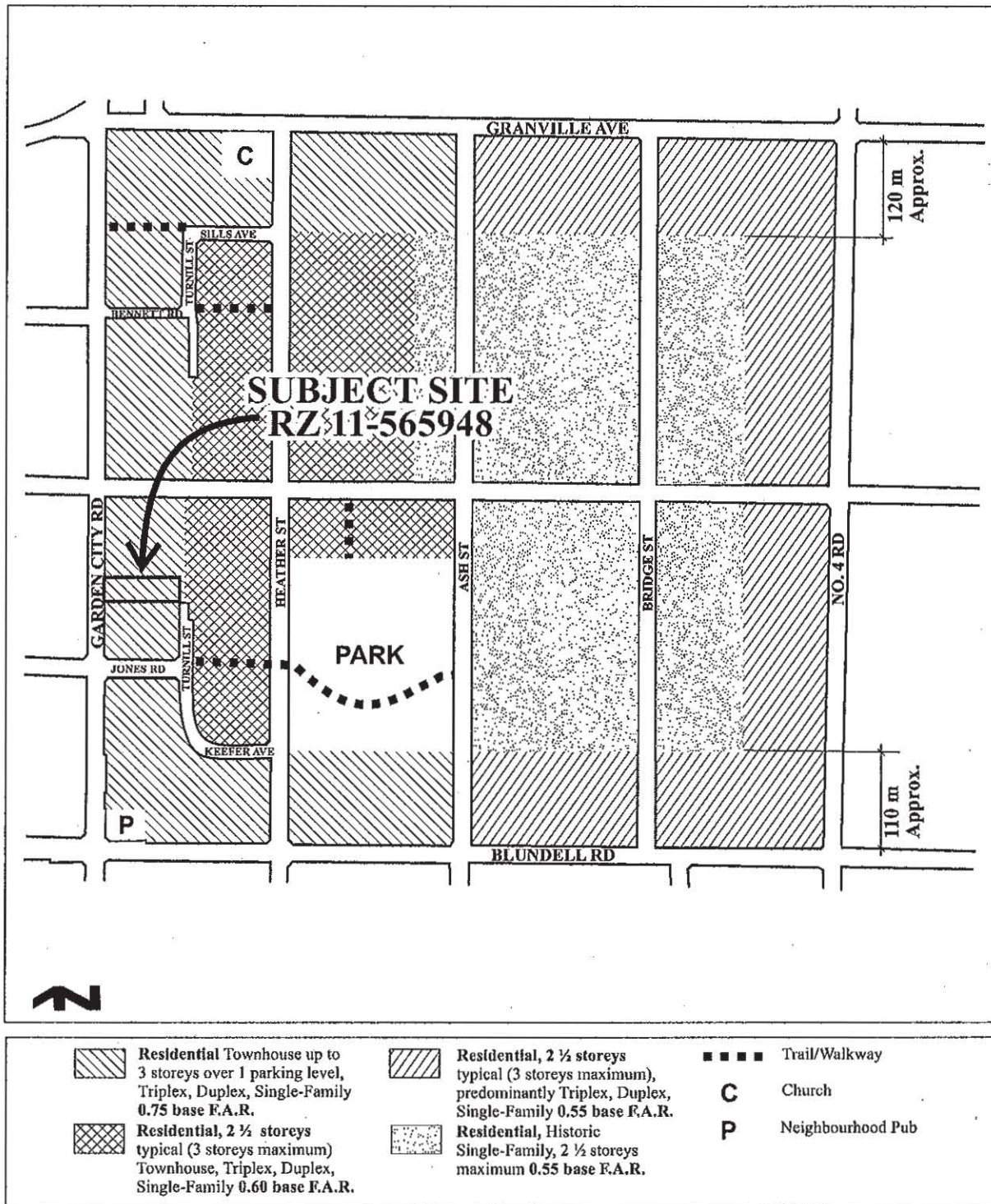
Applicant: Am-Pri Construction Ltd.

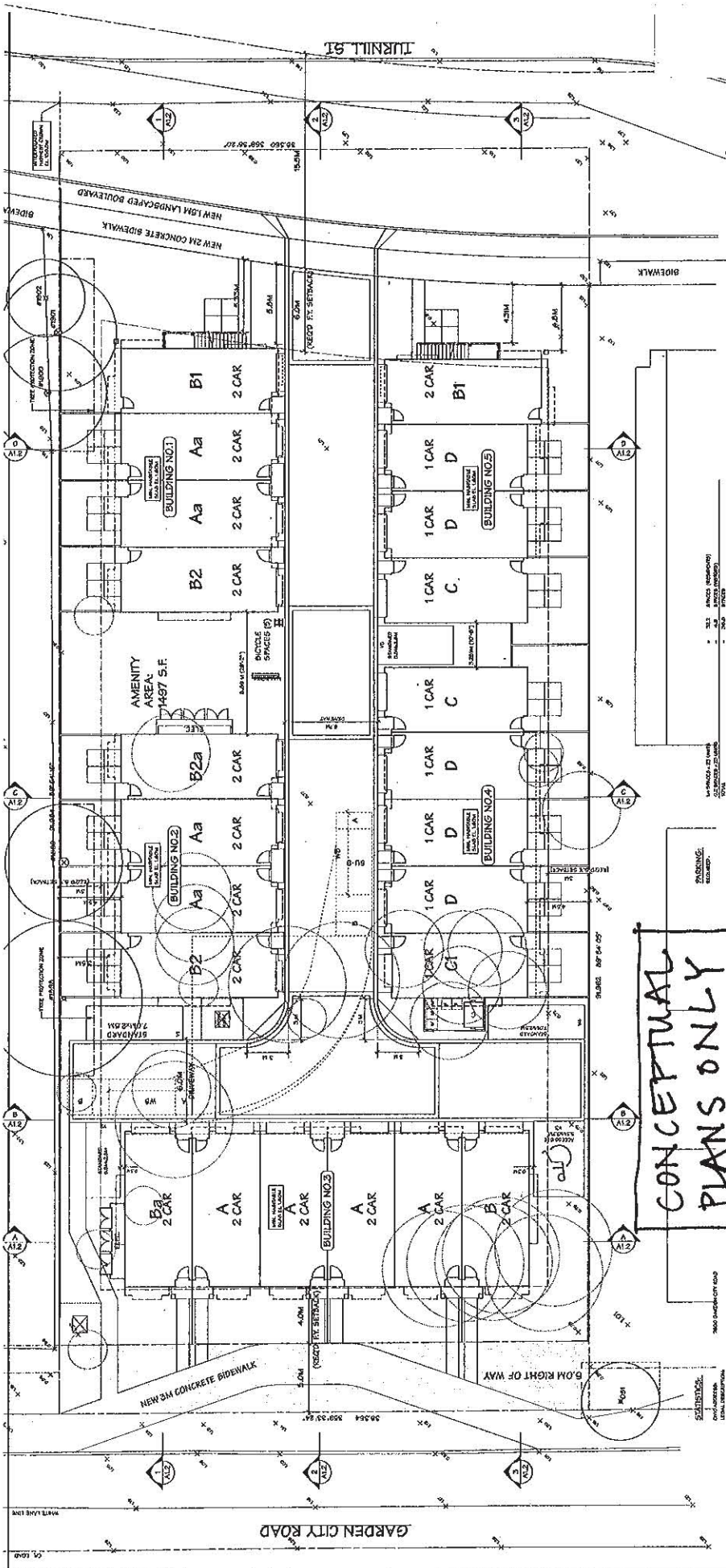
Planning Area(s): South McLennan (City Centre)

	Existing	Proposed
Owner:	Am-Pri Developments (2011) Ltd.	No change
Site Size (m²):	3,528 m ²	3,203 m ² after road dedication
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential 3-storey over parking 0.75 base FAR	Complies
Zoning:	Single Detached (RS1/F)	Town Housing (ZT50) – South McLennan (City Centre)
Number of Units:	1 single-family house	23 town houses

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	None permitted
Lot Coverage – Building:	Max. 40%	38.5%	None
Lot Size:	Min. 1,600 m ²	3,203 m ²	None
Setback – Garden City Turnill St.	Min. 6 m Min. 4.57 m	9 m Min. 4.79 m	None
Setback – Side Yard	Min. 3.0 m	Min. 3.75 m	None
Height (m):	Max. 12 m & three-storey	11.4 m & three-storey	None
Off-street Parking Spaces – Resident Visitor Accessible Total	33 5 (1) 38	38 5 (1) 43	None
Tandem Parking Spaces:	Permitted	30 spaces in 15 units	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 138 m ²	139 m ²	None

McLennan South Sub-Area Site Context and Land use Map





SITE PLAN
SCALE: 3/32" = 1'-0"



**CONCEPTUAL
PLANS ONLY**

NO.	DESCRIPTION	AMOUNT	REMARKS
1	2 CAR GARAGE	10	10 CAR GARAGE
2	1 CAR GARAGE	10	10 CAR GARAGE
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Yamamoto Architecture Inc.

23 UNIT TOWNHOUSE DEVELOPMENT

300 GARDEN CITY ROAD, ROCKFORD, ILL.

DATE: 10/1/2017

SCALE: 3/32" = 1'-0"

PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT

SITE PLAN

STATISTICS

TOTAL: 100' x 100'

DATE: 10/1/2017

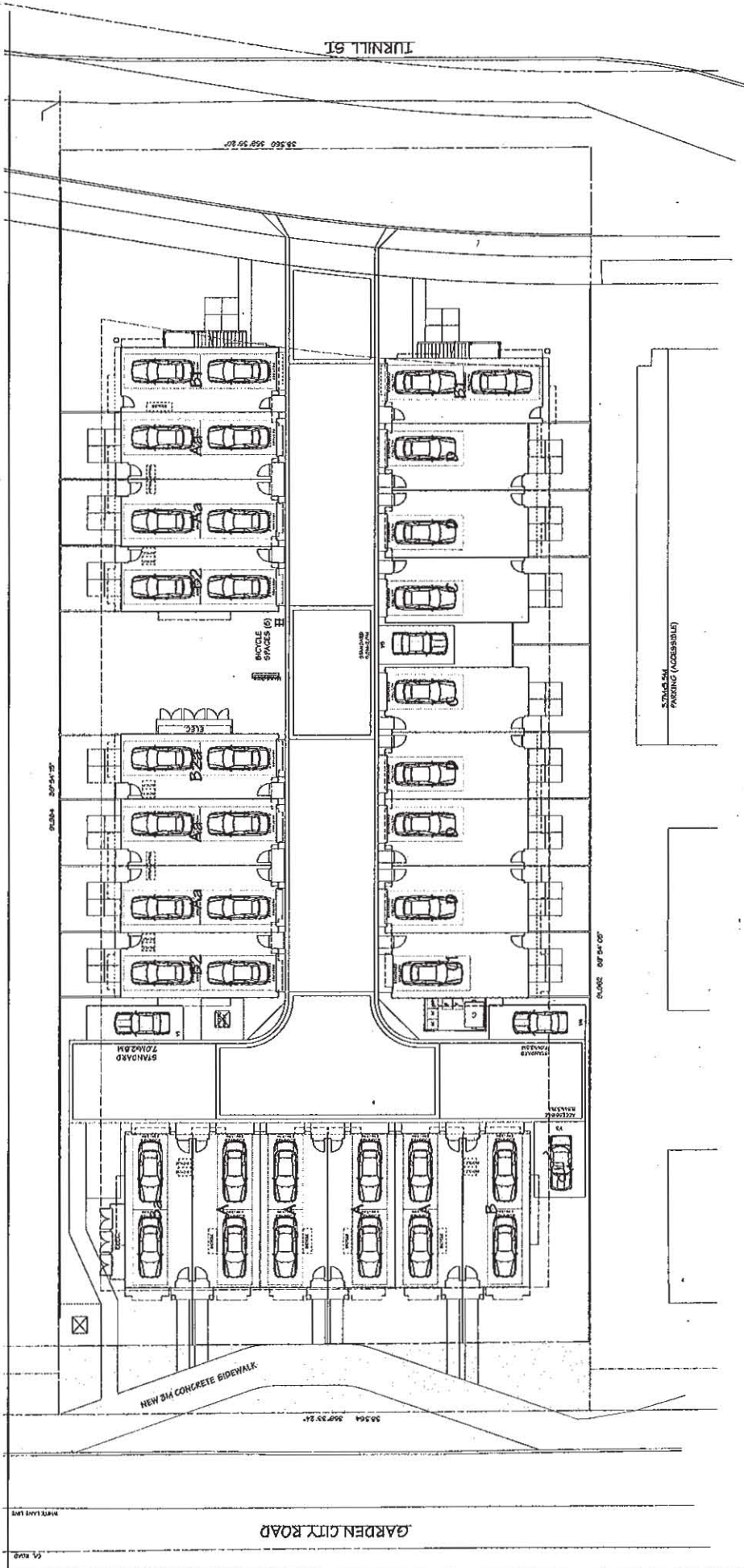
PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT

SITE PLAN

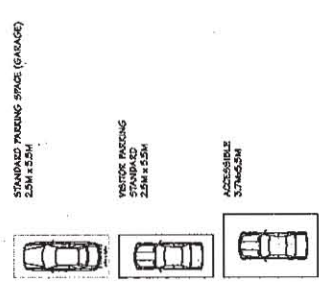
STATISTICS

TOTAL: 100' x 100'

PLAN #1



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

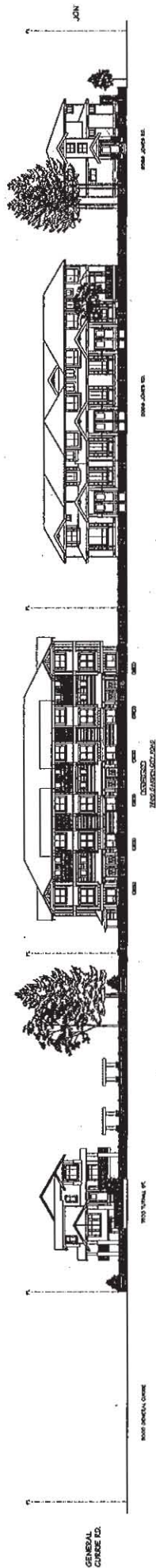


PLAN #2

Yamamoto
Architecture Inc.

PROJECT	35 UNIT TOWNHOUSE DEVELOPMENT
OWNER	THE LAMAR CITY ROAD DEVELOPMENT, LLC
DATE	08/14/2018
BY	YAMAMOTO ARCHITECTURE, INC.
CHECKED	YAMAMOTO ARCHITECTURE, INC.
SCALE	1/8" = 1'-0"
DATE	08/14/2018
BY	YAMAMOTO ARCHITECTURE, INC.
CHECKED	YAMAMOTO ARCHITECTURE, INC.

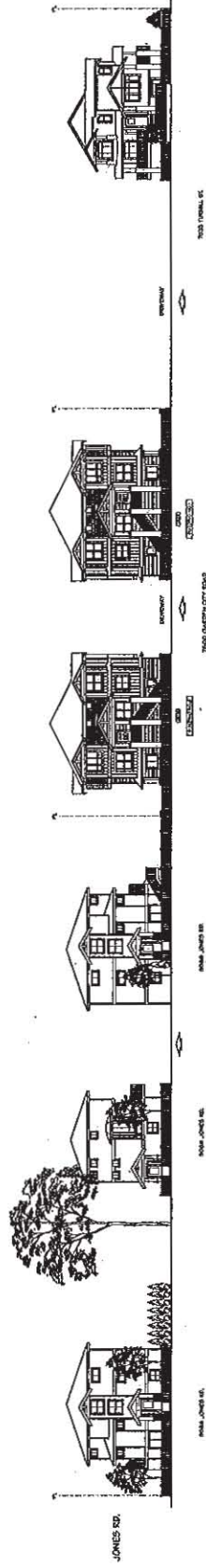
DATE	08/14/2018
BY	YAMAMOTO ARCHITECTURE, INC.
CHECKED	YAMAMOTO ARCHITECTURE, INC.



GENERAL
GARDEN RD.

3000 JONES RD.

STREETSCAPE - GARDEN CITY RD.
SCALE: 1/8"=1'-0"



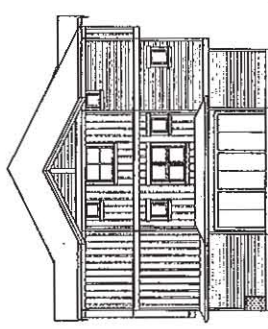
JONES RD.

3000 JONES RD.

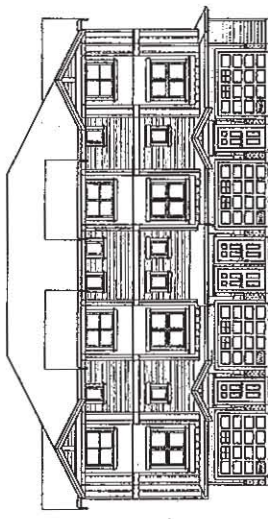
STREETSCAPE - TURNHILL ST.
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION
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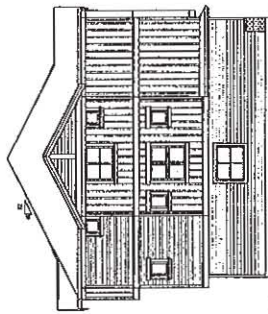




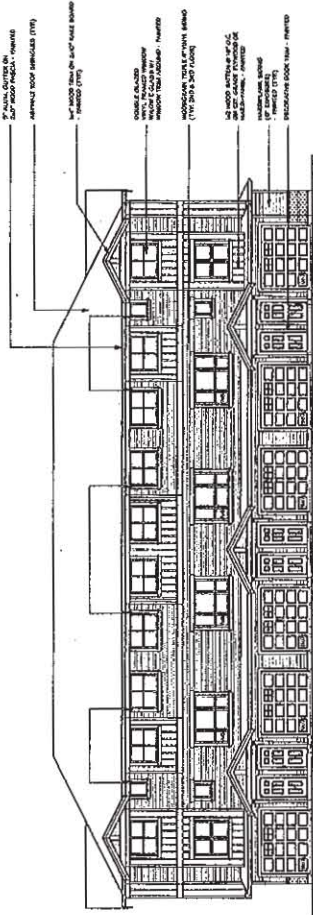
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WEST ELEVATION



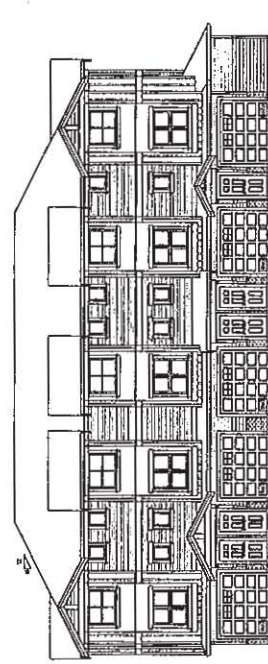
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SOUTH ELEVATION



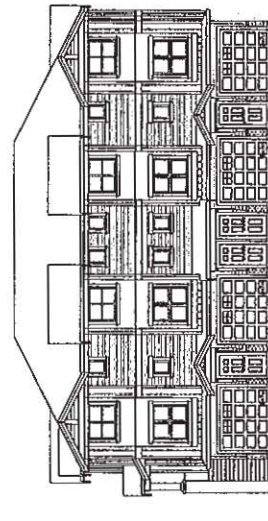
BUILDING NO. 2
EAST ELEVATION



BUILDING NO. 2
NORTH ELEVATION



BUILDING NO. 3
WEST ELEVATION



BUILDING NO. 3
SOUTH ELEVATION

PLAN #6

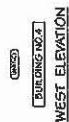
DATE	10-15-2010	DESIGNED FOR	YAMAMOTO ARCHITECTURE INC.
BY	J. L. LAM	PROJECT	23 UNIT TOWNHOUSE DEVELOPMENT
NO.	1	DATE	10-15-2010
CONTRACT			

THE ARCHITECT'S RESPONSIBILITY IS TO PREPARE AND SEAL THESE PLANS FOR THE CITY OF CHICAGO. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY OTHER AGENCIES OR PROFESSIONALS CONSULTED BY THE CLIENT.

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DATE	10-15-2010	DESIGNED FOR	YAMAMOTO ARCHITECTURE INC.
BY	J. L. LAM	PROJECT	23 UNIT TOWNHOUSE DEVELOPMENT
NO.	1	DATE	10-15-2010
CONTRACT			



23 UNIT TOWNHOUSE
DEVELOPMENT

7800 CLASSICAL CITY ROAD
RICHMOND, B.C.

Yamamoto
Architecture Inc.

RANKING TITLE

ELEVATIONS

SCALE	1" = 1'-0"	STATION NO.
DATE	JUL 28, 2015	
PROJECT	KAS	
DESIGNED		PROJECT NO. 14-02

PLAN #7

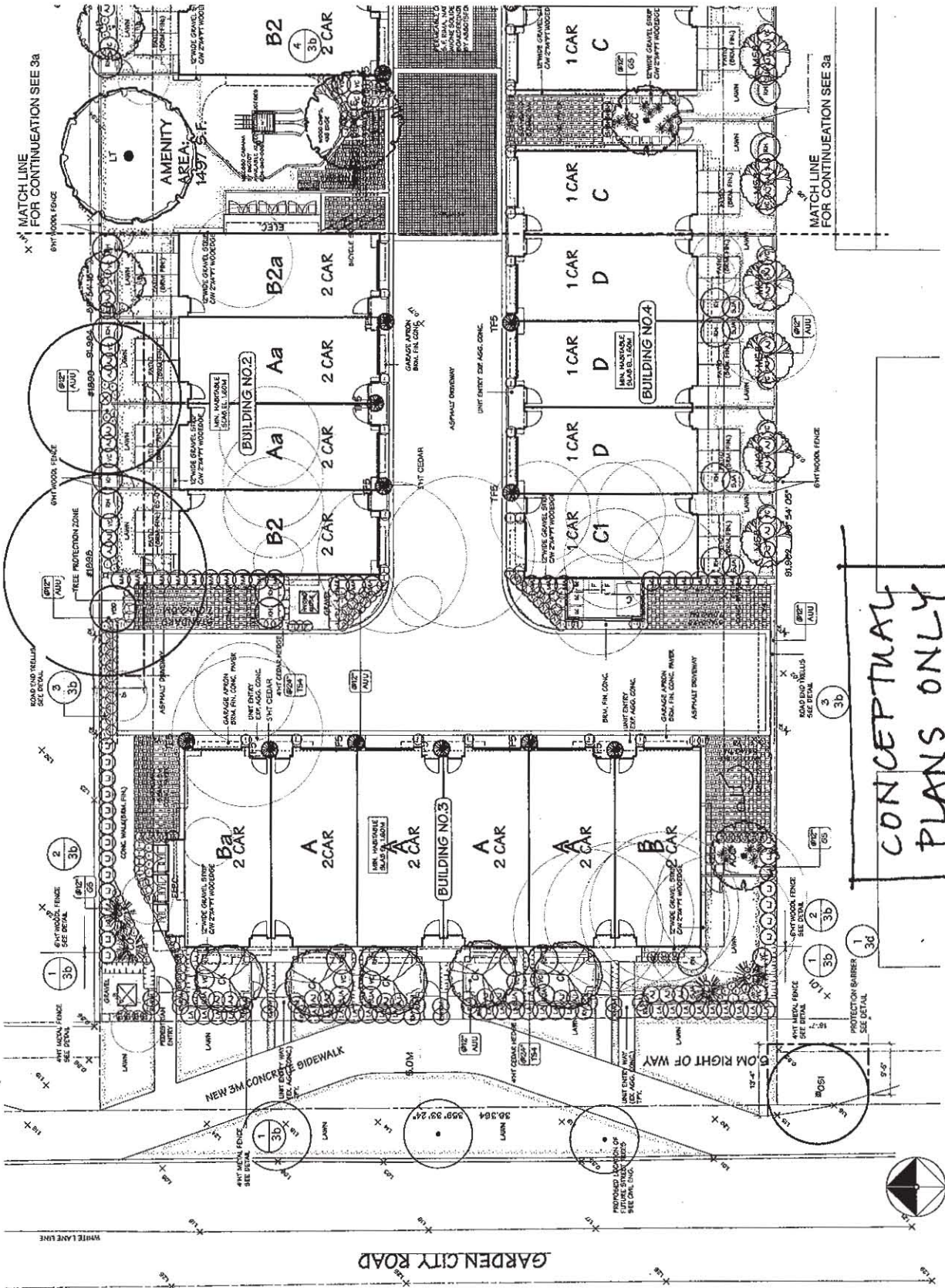
Nov 13, 2011
Issued for P.C.
Oct 24, 2011
Issued for Planning
REVISIONS / COMMENTS

ITO
LANDSCAPE ARCHITECTS
1508 E 3RD AVE SUITE 100
RICHMOND B.C. V6X 1A2
TEL: (604) 275-5000
EMAIL: ITO@ITO-MEC.COM

Project:
7600 GARDEN CITY RD.
RICHMOND B.C.

Am-Ph
Landscape
Landscape

Sheet:
PH - 79



CONCEPTUAL
PLANS ONLY

Nov 13, 2011:
Issued for DP
Dec 2, 2011:
Issued for Planning
PERFORMANCE STANDARDS

ITO
8 ASSOCIATES
LANDSCAPE ARCHITECTS
1900 E 5th Ave
Suite 100
Vancouver, BC V6L 2C1
Tel: (604) 255-5000
Email: info@ito-mac.com

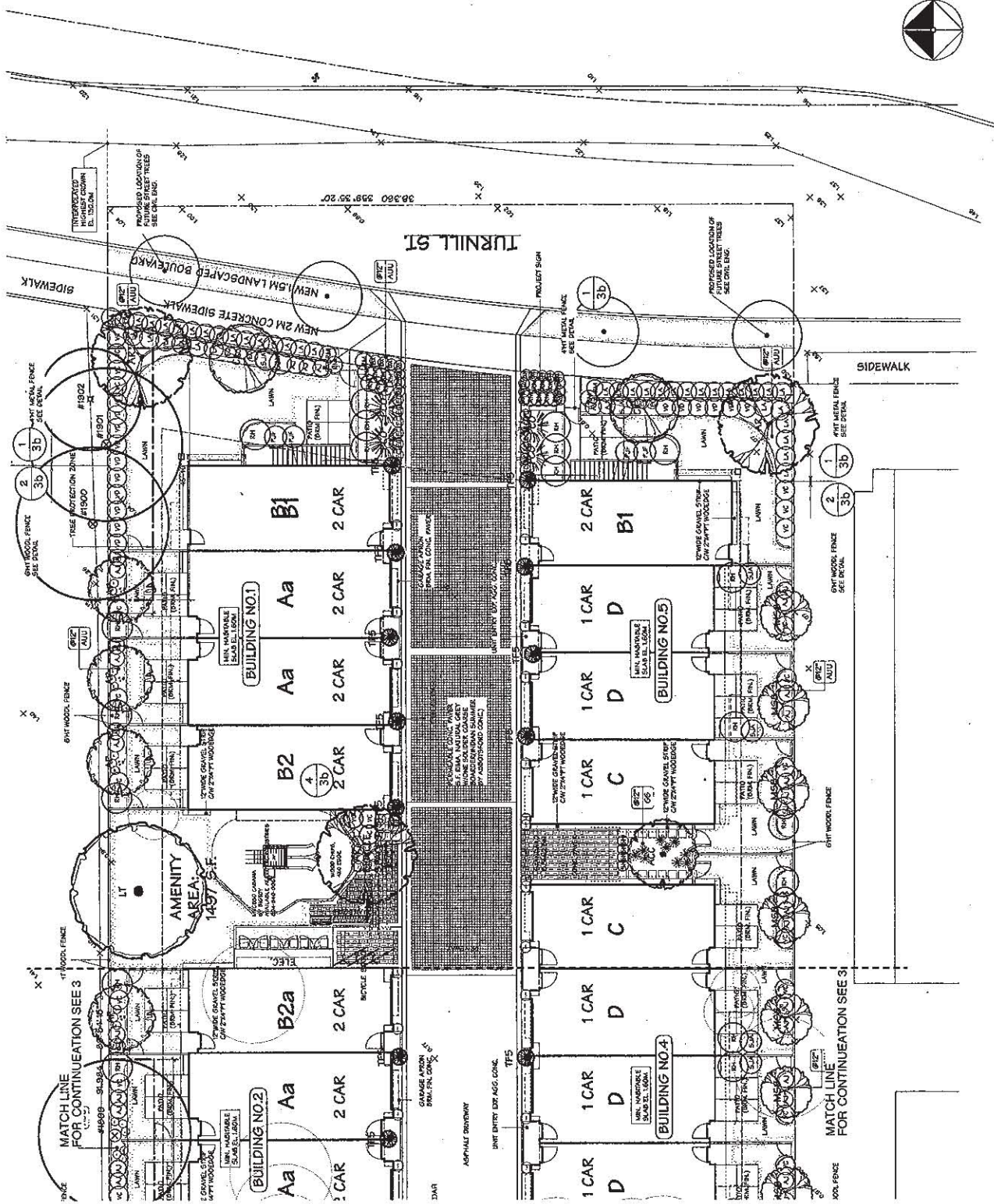
Project:
7800 GARDEN CITY RD.
RICHMOND B.C.

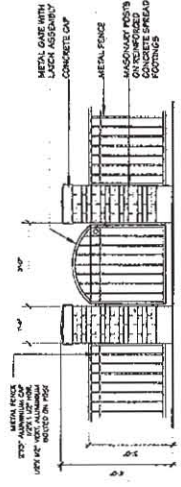
Architect:
Am-PH Construction

Drawing No:
LANDSCAPE PLAN

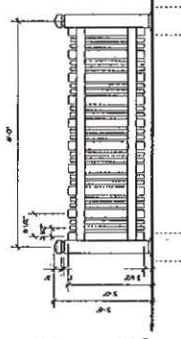
Scale:	1" = 10' - 0"
Sheet:	3a
Owner:	77
Design:	11.10.11
Drawn:	11.10.11
Check:	11.10.11

3a

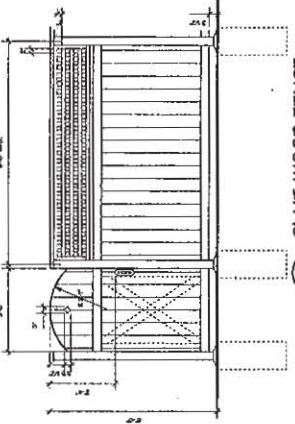
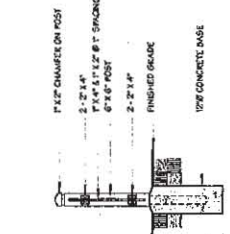




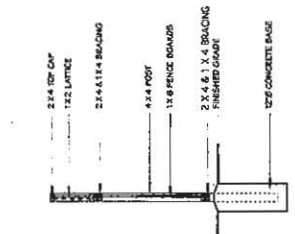
1 METAL FENCE
SCALE: 1/4" = 1'-0"



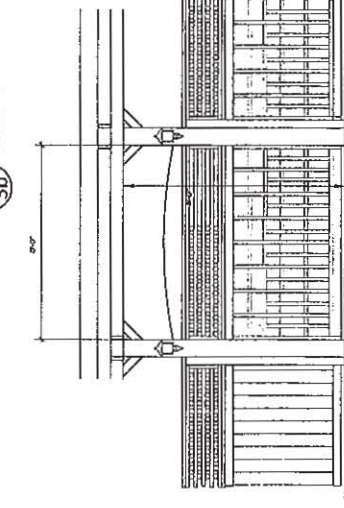
4 3.5' HT. WOOD FENCE
SCALE: 1/4" = 1'-0"



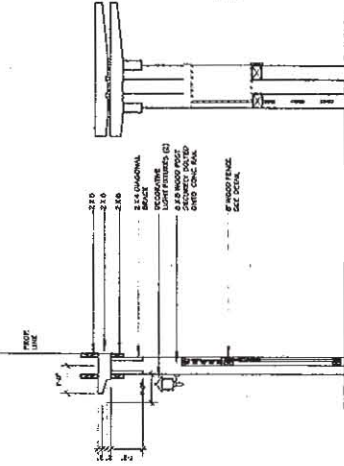
2 6' HT. WOOD FENCE
SCALE: 1/4" = 1'-0"



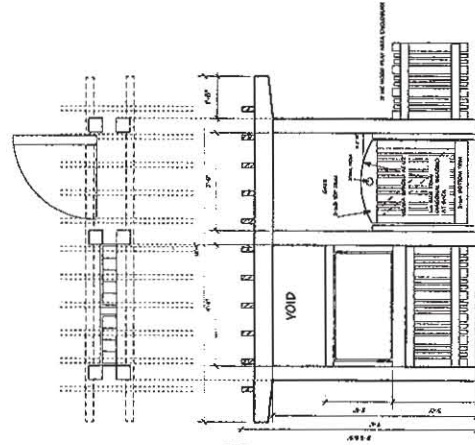
NOTE:
ALL WOOD USED FOR DETAILS IN THIS
DRAWING SHALL BE THE FOLLOWING:
TREASURED HEADWOOD, SOLID, OR GRADE
DRAINED WHITE OAKS SOLID OAK WITH
GRAIN TO BE DETERMINED AT A LATER
DATE.
SUPPLY PROGRESSIVE METAL LATH
ASSEMBLED FOR ALL GATED WOODS
APPLICABLE
ALL WOOD JOINTS AND METAL COMPONENTS
SHALL BE GALVANIZED



3 ROAD END TRELLIS
SCALE: 1/4" = 1'-0"



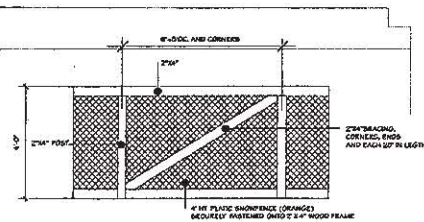
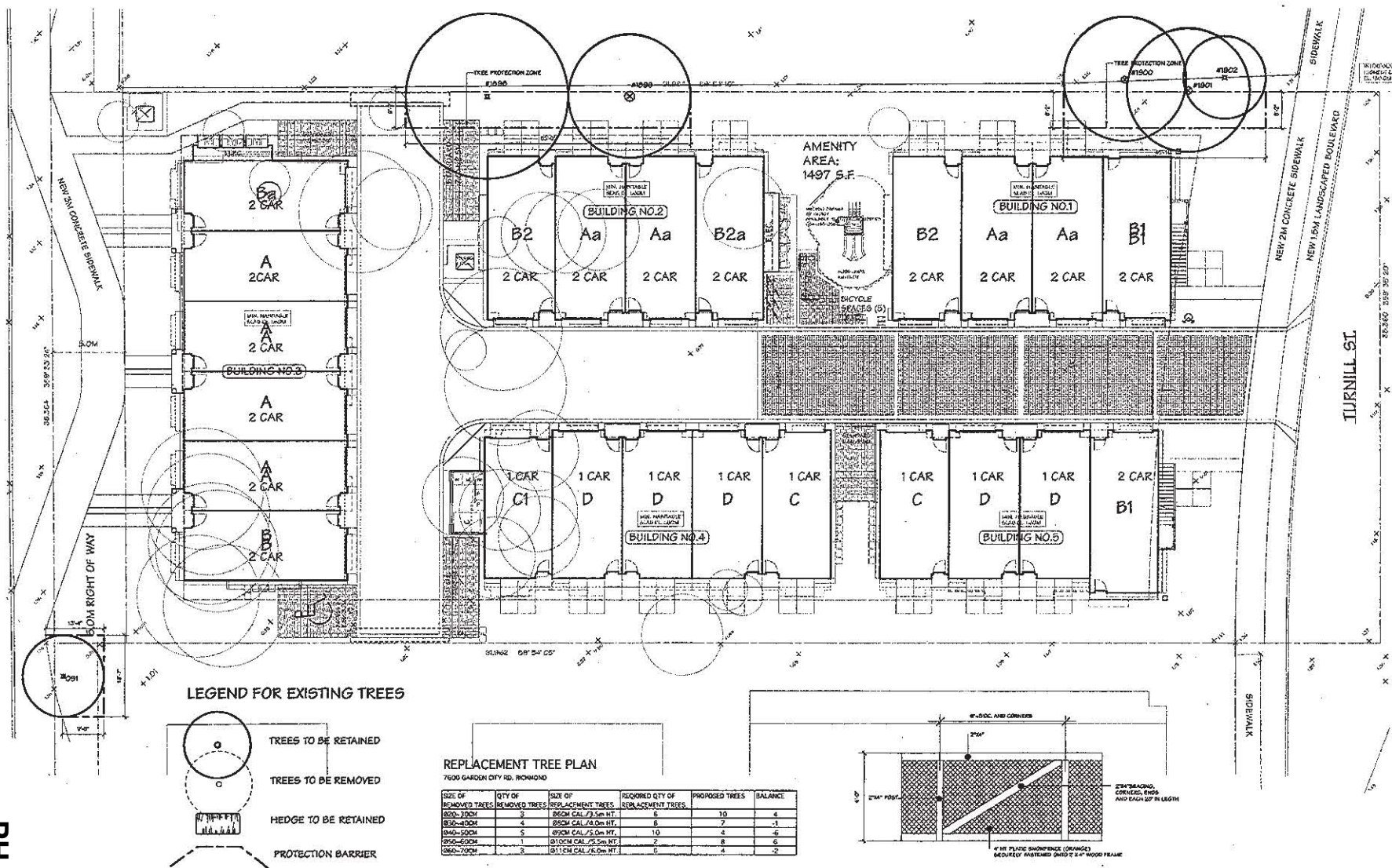
5 MAIL KIOSK
SCALE: 1/4" = 1'-0"



INSIDE ELEVATION

Rev 1.02/2011:
Issued for DP
Set 2.0/11/11
REVISIONS / ISSUES
ITO
S. ASSOCIATES
Landscape Architecture
1942 E 5th Ave
Vancouver, BC V6H 1M2
T: (604) 265 5000
Email: info@ito-inc.com
Project:
7600 GARDEN CITY RD.
RICHMOND B.C.
Am-Pri Construction
Drawing Date
DETAILS

Rev	Date	By	Check	Appr
1.0	11/11/11	ITO	ITO	ITO
2.0	11/11/11	ITO	ITO	ITO
3.0	11/11/11	ITO	ITO	ITO
4.0	11/11/11	ITO	ITO	ITO
5.0	11/11/11	ITO	ITO	ITO



Nov 15, 2011:
Issued for DP
Oct 24, 2011:
Issued for Rezoning
RICHMOND / BURNABY

ITO
& ASSOCIATES
Landscape Architects
1942 E. 5th Ave.
Vancouver, BC V5N 1M2
TYP: (604) 255 5009
Email: ito@itoandassociates.com

Project:
7600 GARDEN CITY RD.,
RICHMOND B.C.

Am-Pri Construction

Drawing Title:
PRESERVATION PLAN

Scale: 1/4" = 1'-0"
Drawn: ML
Checked: TJ
Date: OCT 21, 2011
Job: 111.10
Sheet:

Rezoning Considerations
7600 Garden City Road
RZ 11-565948

Prior to final adoption of Zoning Amendment Bylaw 8843, the developer is required to complete the following:

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.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Road dedication along the entire Turnill Street frontage. Dedication for the balance of lands required to complete Turnill Street to its ultimate 15.5 m width, as determined necessary by the Director of Transportation. This is a geometric taper.
4. The granting of a 5 m wide statutory public-rights-of-passage right-of-way along the Garden City property line for the public Garden City greenway, pedestrians, and utilities.
5. Registration of a flood indemnity covenant on title (Area A).
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot to Public Art (e.g. \$20,686), or participation in the City's Public Art Program in accordance with Council Policy.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to Affordable Housing (e.g. \$55,163) in accordance with Council Policy.
9. Provision of on-site indoor amenity space or contribution of cash-in-lieu of in accordance with the OCP and Council Policy (e.g. \$27,000 for 23 units).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

11. Enter into a Servicing Agreement* for the design and construction of road widening, greenway construction, and storm sewer upgrade. Works include, but may not be limited to:
- a) Turnill Street road widening – complete Turnill Street to its FULL ultimate configuration. Works to coordinate with adjacent works (SA 04-266458 & ROW BCP10487), including a 1.75 m sidewalk at property line, 1.5 m grass boulevard with street trees, curb and gutter, and road-widening to the ultimate road width of 8.5 m.
 - b) Garden City greenway – complete the greenway established to the north (SA 04-266458) and south (SA 98-153627). Sidewalk and boulevard widths will vary to suit design and tree retention and the new works should tie into the adjacent sidewalks.
 - c) Garden City storm sewer upgrade – upgrade to 1200mm diameter pipe from Manhole 10 m south of the north property line to a new manhole at the south property line.

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

- 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.
- Incorporation of accessibility measures in BP plans as determined via the Development Permit processes.
- Obtain a 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 BP. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
 - Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
- All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
- The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8843 (RZ 11-565948)
7600 GARDEN CITY 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 (ZT50) – SOUTH MCLENNAN (CITY CENTRE)**

P.I.D. 004-111-044

Lot 3 Block "H" Section 15 Block 4 North Range 6 West New Westminster District
Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8843"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 19 2011



MAYOR

CORPORATE OFFICER