



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

**Monday, January 16, 2017 – 7 p.m.**

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

## OPENING STATEMENT

### Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9613 (RZ 15-718064)**  
(File Ref. No. 12-8060-20-009613; RZ 15-718064) (REDMS No. 5108940; 5202089; 5202094)

### PH-6

**See Page PH-6 for full report**

**Location:** 7431 Williams Road

**Applicant:** Xu Yang

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided into two (2) lots, each with a single detached home and an accessory coach house above a detached garage, with vehicle access from the rear lane.

**First Reading:** December 21, 2016

**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 and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9613.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9638 (RZ 16-734204)**

(File Ref. No. 12-8060-20-009638; RZ 16-734204) (REDMS No. 5195334 v. 3; 5206797; 5198809)

**PH-26**

**See Page PH-26 for full report**

**Location:** 9491, 9511, 9531, 9551, 9591 Alexandra Road

**Applicant:** 0731649 BC Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” zone to “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone, to permit development of 263 residential units in two (2) four-storey residential apartment buildings over a single-level parkade.

**First Reading:** December 12, 2016

**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 and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9638.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9641 (08-4430-01)**

(File Ref. No. 08-4430-01; 12-8060-20-009641; 08-4430-01) (REDMS No. 5209613 v. 2; 5240785; 5209607)

**PH-84**

**See Page PH-84 for full report**

**Location:** City Wide

**Page**

**Applicant:** City of Richmond

**Purpose:** To amend the contribution rates for affordable housing.

**First Reading:** December 21, 2016

**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 and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9641.

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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9641.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9644 (RZ 16-731320)**  
(File Ref. No. 12-8060-20-009644; RZ 16-731320) (REDMS No. 5209527; 5216905; 5216893)

**PH-95**

**See Page PH-95 for full report**

**Location:** 6231 Blundell Road

**Applicant:** Peter Hu

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principle dwelling and an accessory coach house above a detached garage, with vehicle access from a new rear lane.

**First Reading:** December 12, 2016

**Order of Business:**

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

**PH-118**

- (a) **Xiang Yang, 6211 Blundell Road**

**PH-119**

- (b) **L. Huang, et al, Richmond Residents**

Page

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9644.



5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9645 (RZ 16-736824)**

(File Ref. No. 12-8060-20-009645; RZ 16-736824) (REDMS No. 5228139; 5234214; 5233768)

PH-121

See Page PH-121 for full report

**Location:** 4560 Garry Street

**Applicant:** Simon Wong

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Garry Street.

**First Reading:** December 21, 2016

**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 and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9645.



6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9660 (RZ 14-659770)**

(File Ref. No. 12-8060-20-009660; RZ 14-659770) (REDMS No. 5235499)

PH-136

See Page PH-136 for full report

**Location:** 4271 Francis Road

**Applicant:** 101553 BC Ltd.



**Page**

**Purpose:** To rezone 4271 Francis Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) lots, one with vehicle access to Craigflower Gate and one with vehicle access to Francis Road.

**First Reading:** December 21, 2016

**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 and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9660.

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ADJOURNMENT

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# City of Richmond

## Report to Committee Planning and Development Division

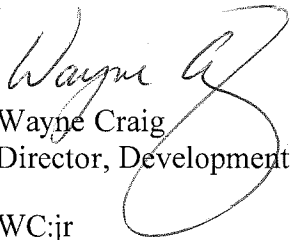
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

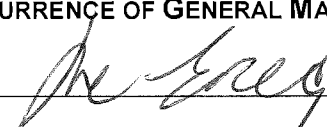
**Date:** December 7, 2016  
**File:** RZ 15-718064

**Re:** Application by Xu Yang for Rezoning at 7431 Williams Road from Single Detached (RS1/E) to Coach Houses (RCH1)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9613, for the rezoning of 7431 Williams Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:jr  
Att. 8

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

## **Staff Report**

### **Origin**

Xu Yang has applied to the City of Richmond for permission to rezone 7431 Williams Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided into two (2) lots, each with a single detached home and an accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The single-family dwelling that formerly occupied the property has been demolished, and the site is currently vacant.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North, across the lane: a lot zoned “Single Detached (RS1/E),” containing a single-family dwelling with vehicle access from Bates Road and the rear lane.
- To the South, across Williams Road: lots zoned “Coach House (ZS12) – Broadmoor,” each with a single-family dwelling and coach house above an attached garage with vehicle access from Williams Road.
- To the East and West: lots zoned “Single Detached (RS1/E),” each with a single-family dwelling with vehicle access from Williams Road.

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Central West Sub-Area Plan, contained in the OCP (Attachment 5). The Sub-Area Plan contains policies that direct new development to the perimeter of the neighbourhood along the arterial roads with vehicle access from rear lanes where possible. The land-use designation in the Sub-Area Plan for the subject property is “Low Density Residential.” The proposed rezoning is consistent with the Central West Sub-Area Plan.

#### **Arterial Road Policy**

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access. This proposal is consistent with the Arterial Road Policy designation.

**Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

**Analysis****Site Planning and Architectural Character**

The preliminary conceptual plans proposed for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the south of each proposed lot oriented to Williams Road, and an accessory coach house above a detached garage on the north of each lot, with vehicle access from the rear lane. Separate private open spaces are proposed on-site for both the principal dwelling and for the exclusive use of the coach house. The required private outdoor space for the coach house is proposed to be provided as a small balcony off the main living area of the coach house, facing the rear lane. The proposed balconies are oriented closer to the common property line, to limit potential overlook to the neighbouring properties. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

For each lot, on-site parking is proposed in a garage and parking pad in accordance with the Zoning Bylaw. Parking for the principal dwelling consists of two (2) parking spaces provided in a tandem arrangement, one (1) within the garage and one (1) on an exterior parking pad. Tandem parking arrangements are permitted in the RCH1 zone for the principal dwelling only. One (1) parking space for the coach house is provided in the garage. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on title prohibiting the conversion of the garage into habitable space.

The proposed site plan and architectural elevations show that the second storey of each coach house building is to be set back along the east and west elevations to break up the building mass and to provide for visual interest.

On-site garbage and recycling storage is proposed to be set back a minimum of 1.5 m from the rear property line; a 1.82 m (6 ft) wooden fence is proposed at the rear property line to screen this storage area, consistent with the requirements of the RCH1 zone.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Landscape Plan, prepared by a Registered Landscape Architect, for the site that is consistent with both the proposed zoning and with the landscaping guidelines in the Arterial Road Policy. The Landscape Plan must be accompanied by a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).
- A Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design can be made to the preliminary conceptual plans included in Attachment 6.

Furthermore, the applicant must register legal agreements on title to ensure that:

- The coach house cannot be stratified;
- The area used for parking cannot be converted to habitable space;
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6.

The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

### **Transportation and Site Access**

Vehicle access to the proposed lots is to be from the existing rear lane only. No access is permitted from Williams Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The developer is required to remove the existing driveway access from Williams Road.

Pedestrian access to the site and coach house is proposed via a permeable pathway from both Williams Road and the rear lane, in accordance with the requirements of the RCH1 zone.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine (9) bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Three (3) trees (tag # 115, 117 & 119) located on the development site, ranging in size from 24.8 cm dbh to 30 cm dbh, are in moderate condition but in direct conflict with the proposed development and will suffer negative impacts from significant grade change required to meet the required flood construction level. Remove and replace.
- Six (6) trees (tag # 111, 112, 113, 114, 116 & 118) located on the development site, ranging in size from 23 cm dbh to 40 cm dbh, all exhibit poor form and are in poor condition. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove all nine (9) on-site trees. The 2:1 replacement ratio would require a total of eighteen (18) replacement trees. The applicant has agreed to plant three (3) trees on each proposed lot, for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000 to the City's Tree Compensation Fund in lieu of the remaining twelve (12) trees that cannot be accommodated on the subject property after redevelopment.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$43,660.40 cash-in-lieu contribution for the design and construction of frontage improvements and lane upgrades. Upgrades to the Williams Road frontage include a grass and tree boulevard at the curb and relocation of the sidewalk to the property line.

At Building Permit stage, the applicant is required to complete the following:

- Removal of the existing driveway crossing to Williams Road, and replacement with concrete curb, gutter, and sidewalk to match existing conditions.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this application is to rezone 7431 Williams Road from the "Single Detached (RS1/E)" zone to the "Coach House (RCH1)" zone, to permit the property to be subdivided to create (2) lots, each with a single-family home and a coach house above a detached garage.

This rezoning application complies with the land use designations and applicable policies for the subject site contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9613 be introduced and given first reading.



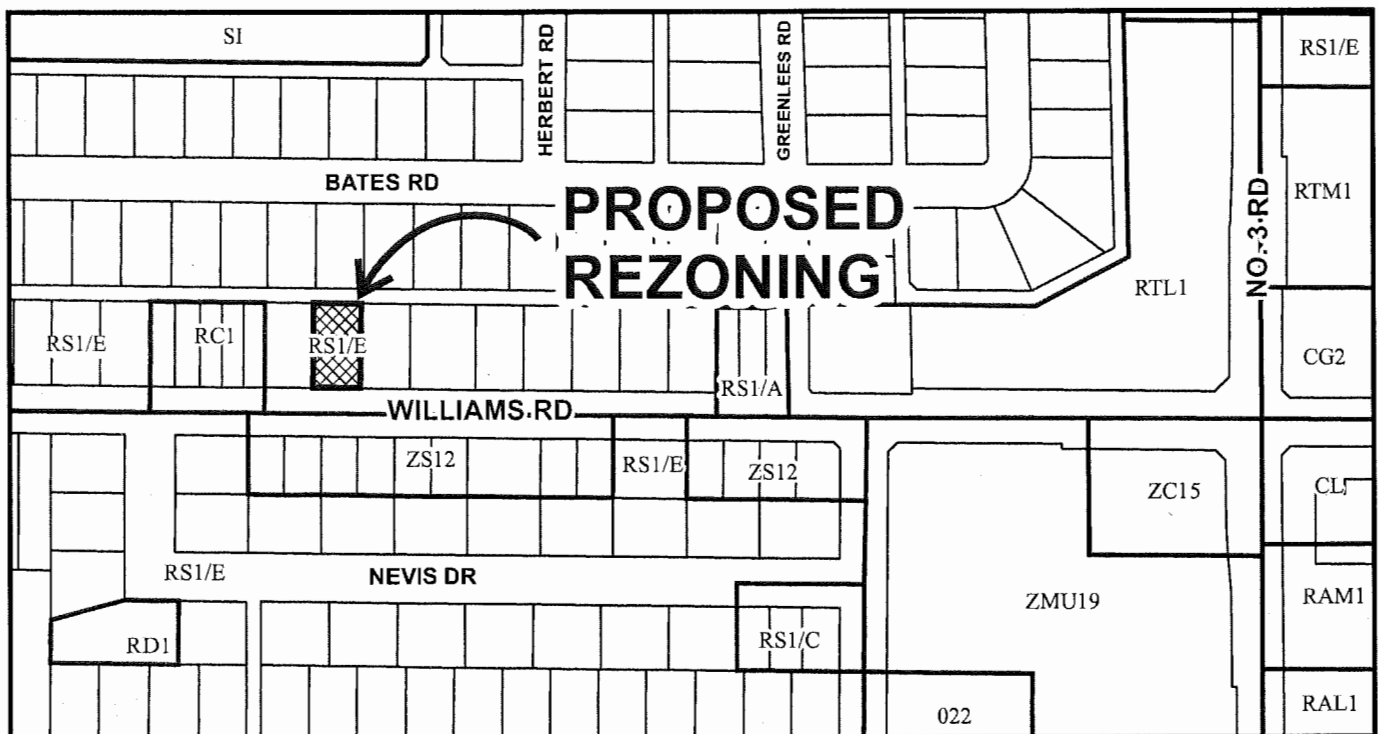
Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Central West Sub-Area Land Use Map
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of  
Richmond



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0.06	9.14	9.14	9.14	20.12	20.12	27.43	20.12	20.12	20.12	
35.37	35.37	35.37	35.37	35.36	35.36	35.36	35.36	35.36	35.36	
7359	7371	7391	7393	7411	7431	7451	7471	7511	7531	7551
0.06	9.14	9.14	9.14	20.12	20.12	20.12	27.43	20.12	20.12	20.12
WILLIAMS RD										
30.48	15.24	15.24	15.24	15.24	15.24	15.24	30.48	15.24	15.24	15.24
7360	7380	7382	7386	7388	7420	7428	7440	7460	7468	7468
4.23	24.23	4.23	24.23	4.23	24.23	4.23	24.23	4.23	24.23	4.23



RZ 15-718064

Original Date: 01/20/16

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-718064

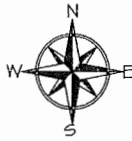
Original Date: 01/20/16

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 6 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 17789

#7431 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D 010-320-903



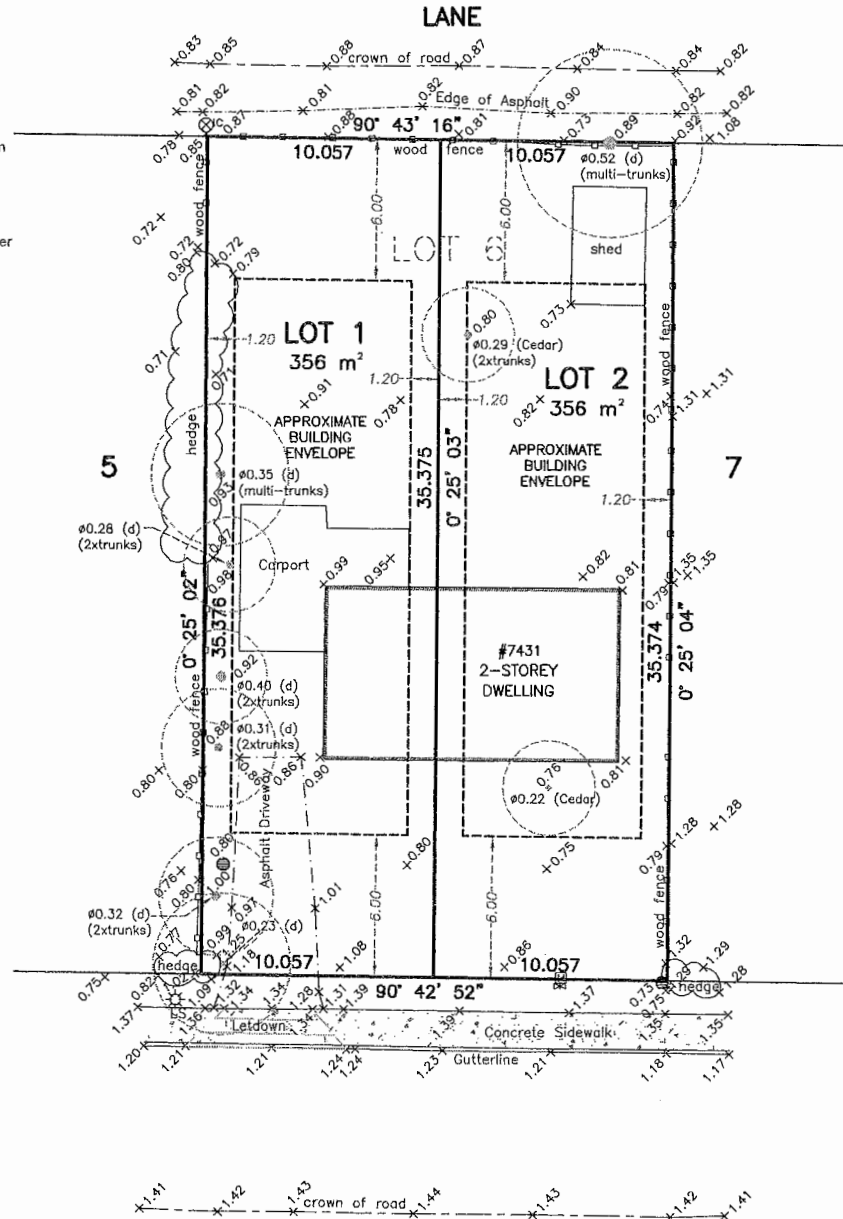
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

## LEGEND:

- (d) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊗ denotes water meter
- LS⊙ denotes lamp standard
- ⊙ denotes inspection chamber



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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6241  
FB-265 P58-60  
Drawn By: MY/IO

NOTE:  
Elevations shown are based on  
City of Richmond HPN Benchmark  
network.  
Benchmark: HPN #204, Control  
Monument 02H2452  
In grassy area @ SW crn No. 3  
Rd & Steveston Hwy  
Elevation = 1.559 metres

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

October 22nd, 2015.

DWG No. 6241-TOP0

PH - 14



**RZ 15-718064**

**Attachment 3**

Address: 7431 Williams Road

Applicant: Xu Yang

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

	Existing	Proposed
<b>Owner:</b>	Yu Ai Xi and Kedong Xi	To be determined
<b>Site Size (m<sup>2</sup>):</b>	712 m <sup>2</sup>	Lot 1: 356 m <sup>2</sup> Lot 2: 356 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family home	Two (2) single-family homes and two (2) coach houses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Sub-Area Plan Designation:</b>	Low density residential	No change
<b>Arterial Road Policy:</b>	Compact Single Detached or Coach House	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach Houses (RCH1)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Principal Dwelling Floor Area*	Max. 186.3 m <sup>2</sup> (2,005 ft <sup>2</sup> )	Max. 171.43 m <sup>2</sup> (1,845.25 ft <sup>2</sup> )	none
Coach House Floor Area*	Min. 33.0 m <sup>2</sup> (355 ft <sup>2</sup> ) Max. 60.0 m <sup>2</sup> (645 ft <sup>2</sup> )	42.17 m <sup>2</sup> (454 ft <sup>2</sup> )	none
Total Buildable Floor Area*	Max. 213.6 m <sup>2</sup> (2,299 ft <sup>2</sup> )	Max. 213.6 m <sup>2</sup> (2,299 ft <sup>2</sup> )	none permitted
Lot Coverage:	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 315.0 m <sup>2</sup>	356.0 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 9.0 m Depth: 35.0 m	Width: 10.057 m Depth: 35.375 m	none
Principal Dwelling Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m	none

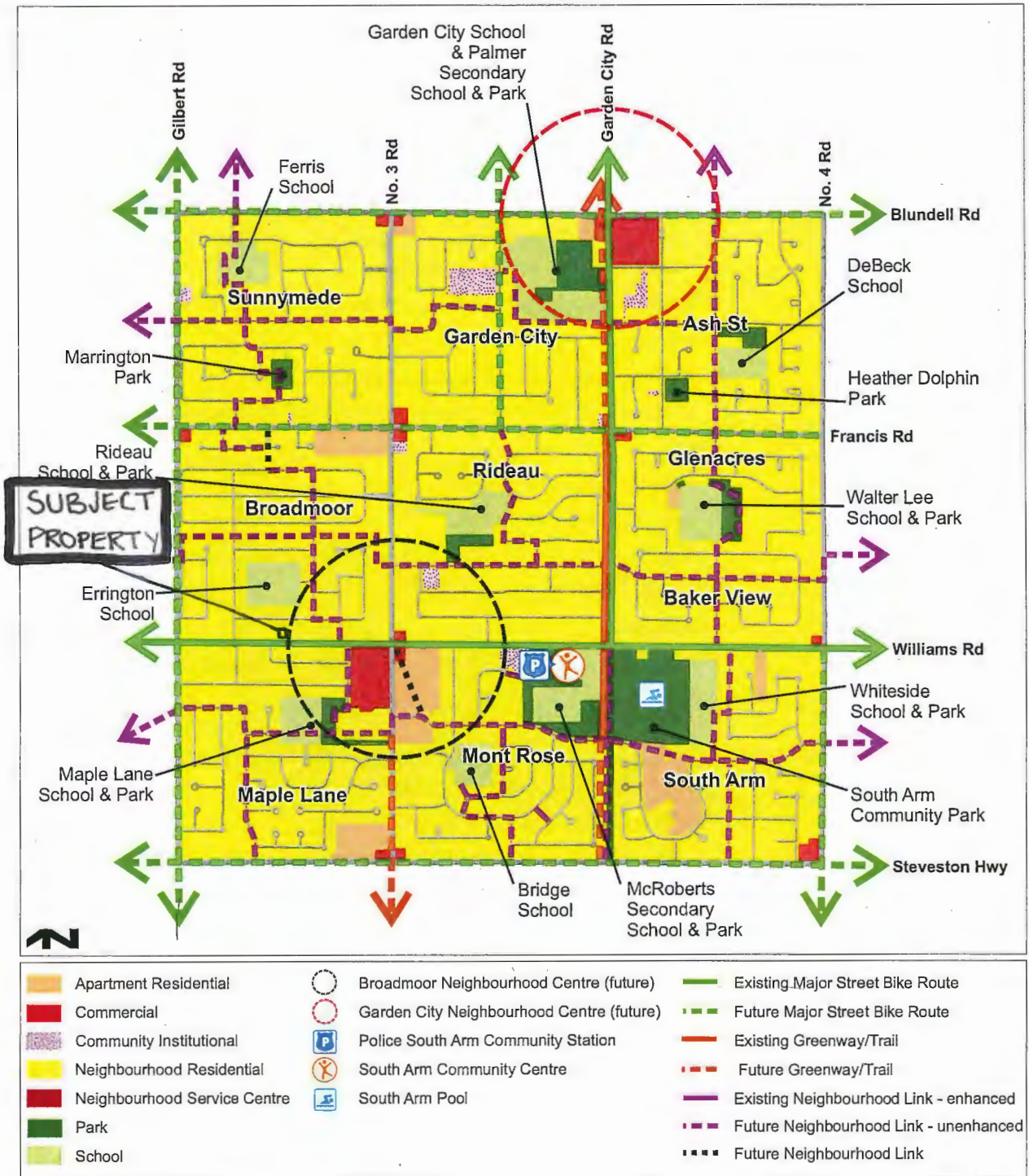
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Coach House Dwelling Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground) Min. 0.6 m Interior Side (Upper): Min 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 22.45 m Rear: 1.2 m Interior Side (Lower): 0.9 m Interior Side (Upper): Min 1.4 m Opposite Interior Side: 2.9 m	none
Principal Dwelling Height:	Max. 9.0 m	Max. 9.0 m	none
Coach House height:	Max. 6.5 m, measured from the crown of the lane	6.41 m, measured from the crown of the lane	none
On-Site Parking Spaces:	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	none
Tandem Parking Spaces:	Permitted for Principal Dwelling	Principal Dwelling: 2	none
Outdoor Amenity Space:	Principal Dwelling: Min. 30 m <sup>2</sup> Coach House: No minimum	Principal Dwelling: 30 m <sup>2</sup> Coach House: 3.25 m <sup>2</sup> balcony	none
Coach House Balcony:	Max. 8.0 m <sup>2</sup>	3.94 m <sup>2</sup>	none

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

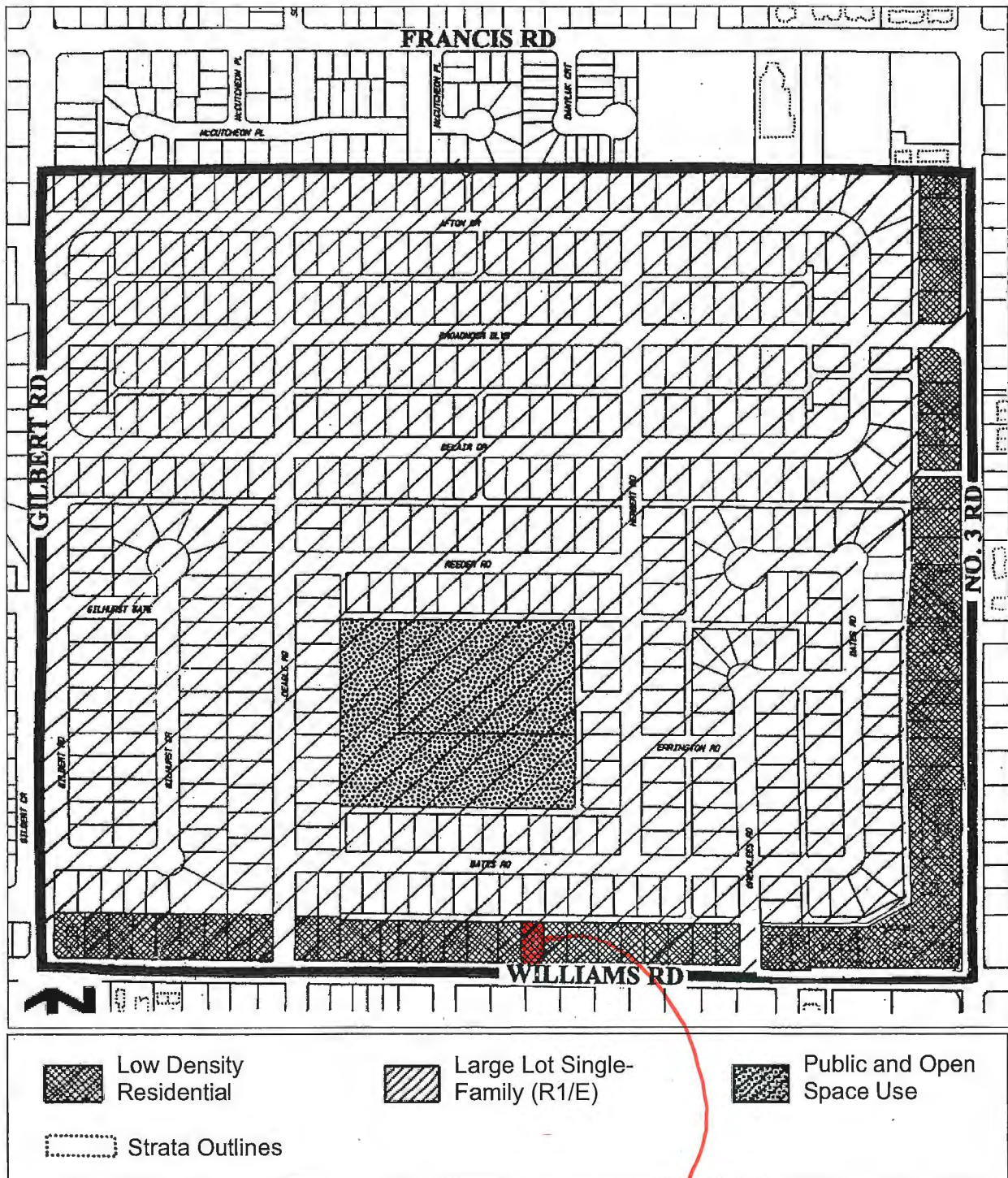


## 6. Broadmoor



City of Richmond

# Land Use Map

 Bylaw 7624  
 2003/12/15

 SUBJECT  
 PROPERTY



# 7431 WILLIAMS RD, RICHMOND

## LEGAL DESCRIPTION

LEGAL ADDRESS:

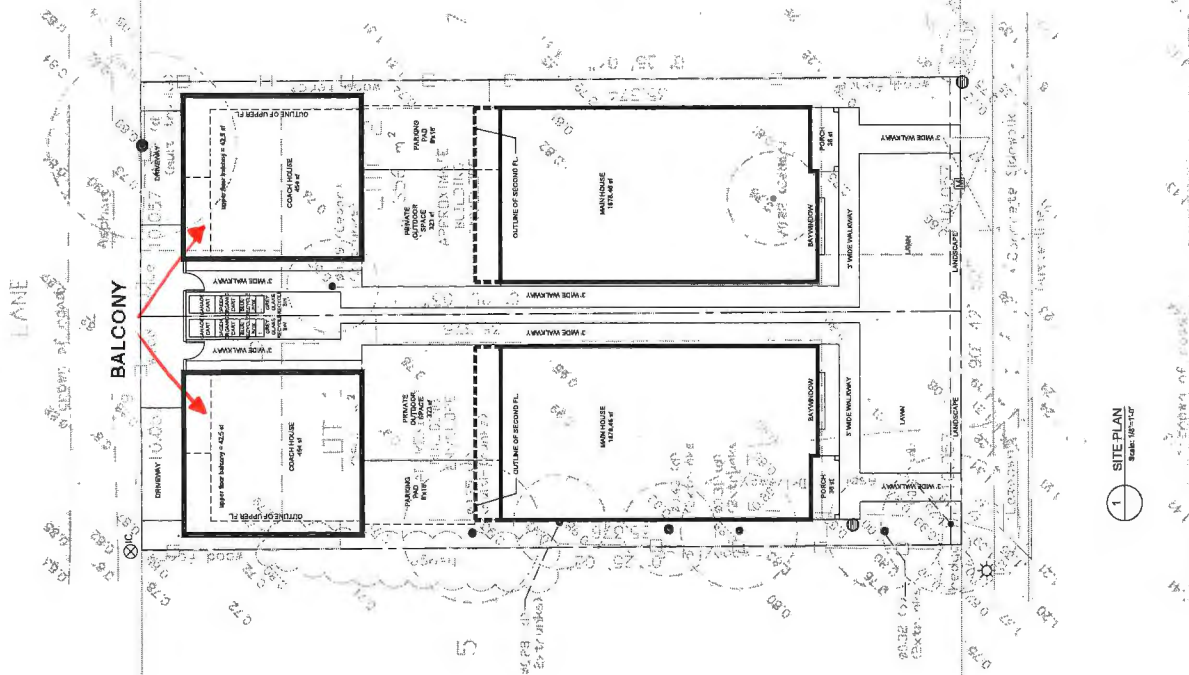
LOT 6 SECTION 29 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT. PLAN 17789

## ZONING SUMMARY

ZONE: RCH1  
LOT SIZE:  
LOT1: 116.06' (35.376m) x 33.00' (10.057m)  
LOT2: 116.06' (35.374m) x 33.00' (10.057m)  
SITE AREA:  
LOT1: 3831.95 SQ.FT. (356 m2)  
LOT2: 3831.95 SQ.FT. (356 m2)  
SITE COVERAGE:  
MAIN HOUSE: 1724.38 SF  
COACH HOUSE: 1091.46 SF  
TOTAL: 631.56 SF  
COACH HOUSE: 1723.02 SF  
MAIN HOUSE: 454.00 SF  
FAR: 1845.17 SF  
MAIN FLOOR: 1091.46 SF  
SECOND FLOOR: 1179.88 SF  
OPEN TO BELOW: -426.17 SF  
TOTAL: 1845.17 SF  
PORCH: 36 SF

LANE

BALCONY



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

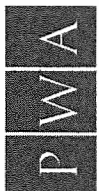
WILLIAMS ROAD

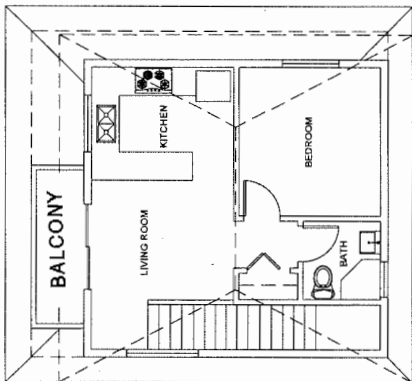


REVISIONS	DATE
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7431 WILLIAMS RD.

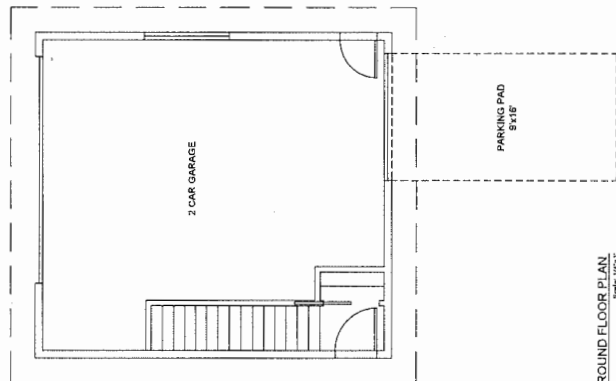
ATTACHMENT 6  
SITE PLAN  
A 1.0

 <p><b>pacific west architecture</b></p> <p>1305 West 7th Ave (Airport Square) Vancouver B.C. V6P 6G5 Office: 604.367.7072 Fax: 604.367.7055 www.pacificwestarch.com</p>		<p>REVISIONS</p> <p>1</p>		<p>DATE</p>		<p>ISSUED FOR RECORDS</p> <p>1</p>		<p>DATE</p> <p>July 14, 2014</p>	
<p>PROJECT</p> <p>7431 WILLIAMS RD.</p>		<p>PROJECT NUMBER</p> <p>AMT</p>		<p>DATE CHECKED BY</p> <p>OS</p>		<p>DATE CHECKED BY</p> <p>PT</p>		<p>CONSULTANT</p>	
<p>DRAWING TITLE</p> <p>COACH HOUSE ELEVATIONS (WEST)</p>		<p>DRAWING NO.</p> <p>A1.02</p>		<p>DATE</p>		<p>DATE</p>		<p>DATE</p>	

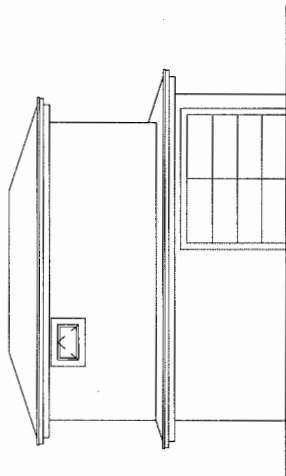


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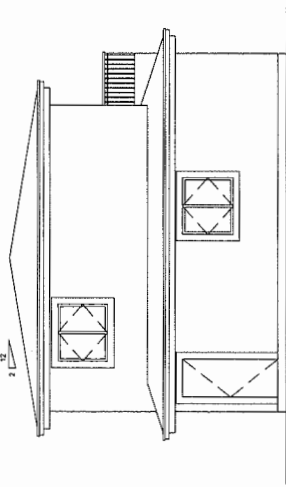
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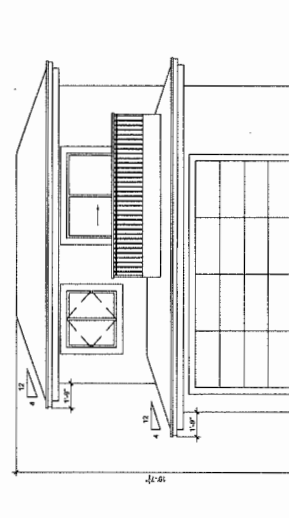
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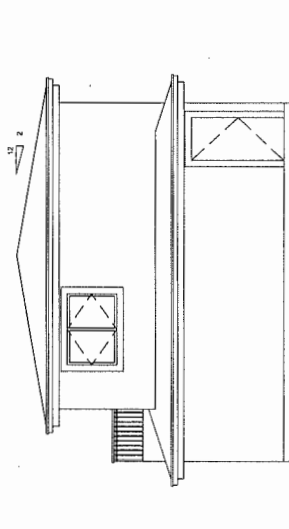


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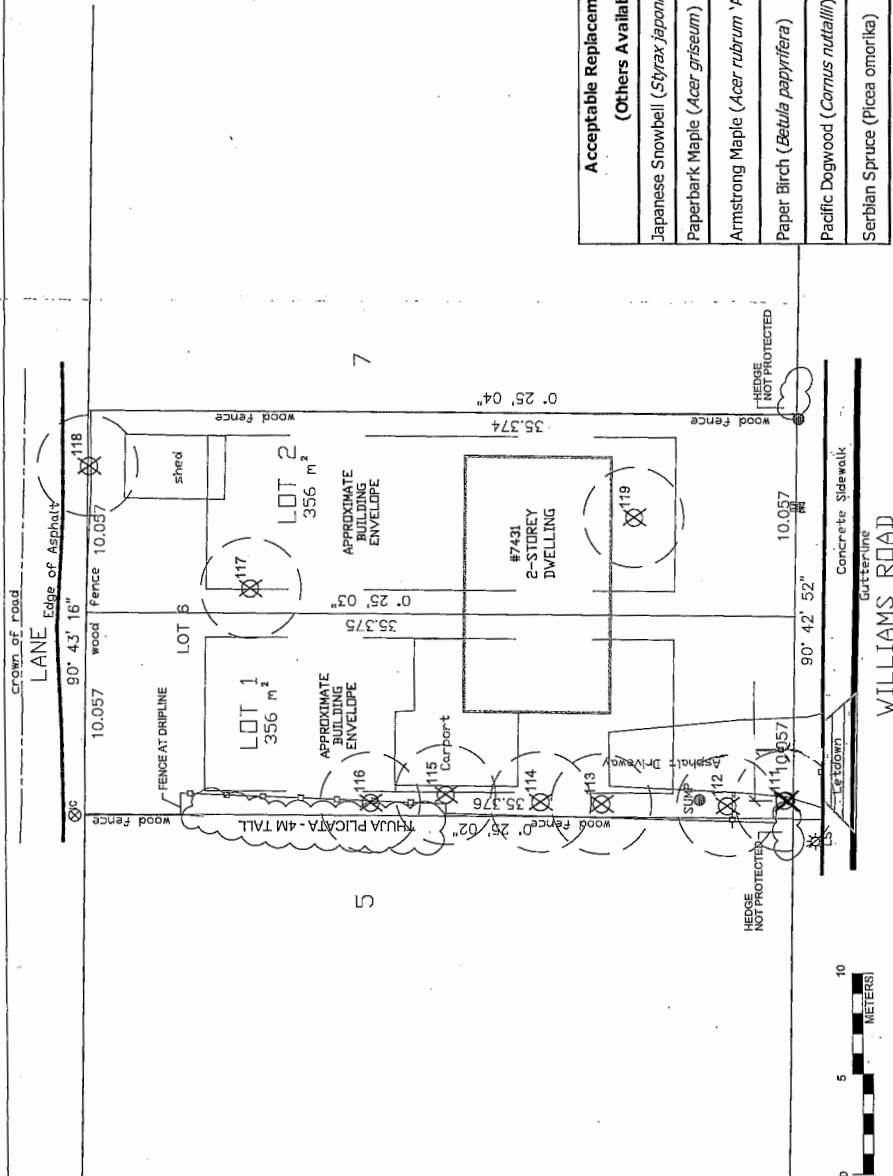
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LANE ELEVATION



4





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Acceptable Replacement Trees  
(Others Available)

Japanese Snowbell (*Styrax japonica*)  
 Paperbark Maple (*Acer griseum*)  
 Armstrong Maple (*Acer rubrum* 'Armstrong')  
 Paper Birch (*Betula papyrifera*)  
 Pacific Dogwood (*Cornus nuttallii*)  
 Serbian Spruce (*Picea omorika*)

## LEGEND

TREE TO BE RETAINED

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MINIMUM NO DISTURBANCE ZONE



**Address:** 7431 Williams Road

**File No.:** RZ 15-718064

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9613, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and the \$3,000 Landscape Security for the six (6) required replacement trees to be planted. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees; and
  - include the three (3) required replacement trees per lot with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	6 cm		3.5 m

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

2. City acceptance of the developer's offer to voluntarily contribute \$6,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
5. Registration of a legal agreement on title prohibiting the conversion of the parking area into habitable space.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**At Subdivision\* or Building Permit\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through either a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
  - Cut & cap the existing water service connection along the Williams Road frontage.
  - Install two new water service connections with meter and meter box.

*Storm Sewer Works:*

- The Developer is required to:
  - Retain existing storm service connections at both the southeast and the southwest corners of the lot and upgrade inspection chamber as required.
  - Pay cash-in-lieu for lane drainage upgrades, see "Frontage Improvements".
- At the Developers cost, the City is to:
  - Install a new inspection chamber to tie-in to the existing service connection at the southwest corner of 7431 Williams Road. The inspection chamber shall be located within the road right-of-way and will be used to facilitate future development by 7411 Williams Road.

*Sanitary Sewer Works:*

- At the Developers cost, the City is to:
  - Cut & cap the existing sanitary service connection at the northwest corner of the lot.
  - Install a new sanitary inspection chamber complete with dual service connection along the north common property of the development site.
  - All sanitary works to be completed prior to any onsite building construction.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
  - Remove the existing driveway crossing to Williams Road, and replace with concrete curb, gutter, and sidewalk.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$43,660.40 cash-in-lieu contribution for the design and construction of frontage improvements and lane upgrades as set out below:

• Concrete Sidewalk (EP. 0640)	\$5,834.80
• Boulevard Landscape/Trees (EP. 0647)	\$5,834.80
• Lane Asphalt/Pavement (EP. 0636)	\$10,864.80
• Lane Drainage (EP. 0637)	\$10,462.40
• Lane Concrete Curb & Gutter (EP. 0638)	\$5,432.40
• Lane Lighting (EP. 0639)	\$5,231.20

*General Items:*

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

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9613 (RZ 15-718064)  
7431 Williams 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 **"COACH HOUSES (RCH1)"**.

P.I.D. 010-320-903

Lot 6 Section 29 Block 4 North Range 6 West New Westminster District Plan 17789

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9613"**.

FIRST READING

**DEC 21 2016**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

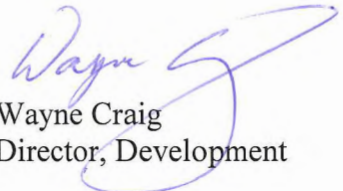
**Date:** November 25, 2016

**File:** RZ 16-734204

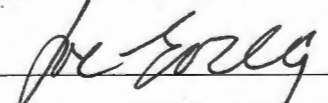
**Re:** Application by 0731649 BC Ltd. for Rezoning at 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"

### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F) and Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.
2. That 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance "donor" site.
3. That the entire cash-in-lieu affordable housing contribution of \$892,634 for the rezoning of 9491, 9511, 9531, 9551, 9591 Alexandra Road (RZ 16-734204) be allocated to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.

  
Wayne Craig  
Director, Development

DCB:blg  
Att. 6

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

## Staff Report

### Origin

0731649 BC Ltd. has applied to the City of Richmond for permission to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road (Attachment 1) from the “Single Detached (RS1/F)” zone and the “Two-Unit Dwellings (RD1)” zone to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone. All five (5) lots are currently vacant; with all the buildings having been removed. The site is located in the Alexandra neighbourhood (Attachment 2).

Conceptual Development Plans are provided in Attachment 3 and a Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 4.

### Findings of Fact

The development proposal is to rezone the subject site to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone in order to develop 263 residential units in two (2) four-storey residential apartment buildings over a single-level parkade.

The development will require the consolidation of five (5) lots into a single property; with a gross site area of 15,125.99 m<sup>2</sup> (162,814.90 ft<sup>2</sup>) before road dedications. The development is proposed to be built in two (2) phases; with the first phase (northern half of the site) to include 128 residential units, and the second phase (southern half of the site) to include 135 residential units. The two (2) apartment buildings will be built around a central common area; which will include a water feature, children’s play spaces, garden plots, trellised seating area, open grassed areas. The developer proposes to build six (6) affordable housing units on-site, plus provide a cash-in-lieu contribution to the City’s Affordable Housing Fund.

The proposed development will require road dedications along May Drive and the intersections of Tomicki Avenue and May Drive, as well as Alexandra Road and May Drive. Connection to the City’s District Energy Utility, various frontage improvements, design and construction of the greenway on the adjacent City-owned lot at 9591 Alexandra Road are some of the main off-site works required as part of this development and that will be addressed through one (1) or more Servicing Agreements. The off-site works requirements are included in the Rezoning Considerations (Attachment 6).

### Surrounding Development

The subject site involves five (5) properties located between Alexandra Road and Tomicki Avenue immediately to the east of May Drive; all of which are within the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 1,426 m<sup>2</sup> (15,349.33 ft<sup>2</sup>), the net site will be approximately 13,699.99 m<sup>2</sup> (147,465.57 ft<sup>2</sup>) in area.

Surrounding Development is as follows:

To the North:

- The City-owned future West Cambie park site located on the north side of Tomicki Avenue.

To the South (south side of Alexandra Road):

- A City-owned lot at 9540 Alexandra Road zoned “Single Detached (RS1/F)”; which will form part of the future Alexandra greenway running between Alexandra Road and Alderbridge Way.
- A 23-unit three-storey townhouse development under construction on a 0.4 ha (0.99 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9560 Alexandra Road (DP 15-700370).
- A 96-unit three-storey townhouse development under construction on a 1.61 ha (3.98 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9680 Alexandra Road (DP 14-671600).

To the East:

- A City-owned 27 m wide lot which will be part of the future Alexandra greenway that will run between Alexandra Road and Tomicki Avenue.
- East of the greenway at 9566 Tomicki Avenue, is an existing three-storey townhouse development, consisting of 141 units within 26 buildings (known as “Wishing Tree” (DP 08-432203)), zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”.

To the West (west side of May Drive):

- Four-storey and six-storey wood frame apartment buildings under construction on the west side at 9311 - 9399 Alexandra Road under DP 13-631492 and zoned “Low rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.
- A 2.86 ha (7.07 ac.) retail commercial shopping complex nearing completion (DP 13-650988) to the southwest at 9251 Alderbridge Way, zoned “Neighbourhood Commercial (ZC32) – West Cambie Area”.

## **Related Policies & Studies**

### **Official Community Plan (OCP)/West Cambie Area Plan - Alexandra Neighbourhood**

The Official Community Plan (OCP) Land Use map designates the property for “Apartment Residential”. This designation accommodates multiple family housing in the form of townhouses and apartments. The current low rise apartment proposal conforms to the Official Community Plan (OCP) land use designation.

The subject site is also located in the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site is “Residential Area 1”; which permits townhouses and low-rise apartments with a maximum floor area ratio (FAR) of 1.7 with contributions towards affordable housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation. The proposed low-rise apartment



development conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### **Built Form and Architectural Character**

The development proposal is for two (2) four-storey residential buildings over a single level parkade. Breaks will be provided through the east-west axis of the structure over the podium to partially expose the interior landscaped courtyard.

The style of the buildings is patterned after east-coast brownstones; with articulation to step back the building faces in areas and increasing the roof height in others. Double height entry lobbies will be centrally located along the block facing onto Tomicki Avenue and Alexandra Road; with internal connections leading from the lobbies to the central courtyard.

The facades incorporate punched window openings; with detailed fenestrations, decorative metal flower boxes and concrete lintels and sills. Board and batten siding is used to detail the top floor; complemented by dentils and corner brackets to detail roof overhangs.

Required indoor amenity space is proposed to be incorporated within the northern building (phase 1) with the intent that this creates a more open uninterrupted interior landscaped area and creates visual interest at the street front. The internal amenity area will include a badminton court, exercise studio, multi-purpose room, lounge, bar, games area and a kitchen.

#### **Existing Legal Encumbrances**

Two (2) covenants affecting the titles of several of the subject properties involved are to be discharged:

- Covenant BB1239772 involves a Statutory Right-of-Way granted to the City that will no longer be required as this Right-of-Way will be dedicated to the City for road as part of the proposed Rezoning Considerations. This Covenant affects the titles for 9491, 9551 and 9591 Alexandra Road.
- Covenant BB181577 will need to be removed from the title for 9491 Alexandra Road; as it limits the use on that property to only a two-family dwelling.

Discharge of both covenants has been included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638.

### **Transportation and Site Access**

The applicant has requested a reduced parking rate for the proposal. A "Parking Supply and TDM Review" was prepared by Bunt and Associates (dated October 11, 2016) in support of a reduction to the parking ratio applicable at the subject site. The report has been reviewed and accepted by the Transportation Department. Based on the technical findings from the report, staff recommend support of a parking rate of 1.44 stalls (1.26 stalls for residents + 0.18 stalls for visitors) per dwelling unit, which is equivalent to City Centre Zone 3 rate PLUS a 10% relaxation; if the following TDM measures are provided by the applicant:

- Provide 120V electric plug-in's for 20% of all parking stalls.
- Provide 120V electric plug-in's for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Make a voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the general surrounding area as determined by Transportation staff.
- Make a voluntary cash contribution of \$5,000 towards the provision of new public benches in the general area.

The proposed TDM measures are similar to those provided by other developments in the area. These conditions have been accepted by the developer and are incorporated into the Rezoning Considerations for Council's consideration.

Vehicle access to the development's common parking area will be provided from May Drive. On-site, drive aisles will have minimum widths of 6.7 m to accommodate two-way traffic. Two (2) loading spaces will be provided to address both loading and garbage/recycling pick needs.

Both Class 1 (secured at 1.25 spaces/unit) and Class 2 (unsecured at 0.2 spaces/unit) bicycle spaces are provided in accordance with the Zoning Bylaw, for a total of 382 spaces.

10 m wide road dedications are required along the western frontage of the site (along May Drive); with additional corner cuts at the intersections of Tomicki Avenue and May Drive and Alexandra Road and May Drive. New sidewalks and treed boulevards will be provided along the three (3) street frontages with May Drive, Tomicki Avenue and Alexandra Road. Details for these frontage improvements are included in the Rezoning Considerations.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure, health condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (7) bylaw-sized trees on the subject property including one dead tree; an additional six (6) trees straddling the southern property boundary and are therefore shared with the City, and one (1) street tree entirely on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- 13 trees identified as (tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag) located on the development site; all in conflict with the proposed development such that they cannot be retained and should be replaced.
- Two (2) trees (tag# 442 and 443) located on City property (identified in very poor condition) to be assessed by Parks Arboriculture staff for either retention or removal and replacement.
- Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove 13 on-site trees (Trees # tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag). The 2:1 replacement ratio would require a total of 26 replacement trees. The applicant has agreed to plant a total of 171 trees; including the 26 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 - 40 cm	1	2	4 m	8 cm
40 - 50 cm	2	4	5 m	9 cm
50 - 60 cm	1	2	5.5 m	10 cm

### **Affordable Housing Strategy**

Staff recommend that the subject proposal for 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance “donor” site, as the subject site is identified within the City’s Contribution Agreement between the City and Kiwanis Senior Citizens Housing Society. A staff report from the General Manager, Community Services dated May 20, 2014 states that the subject site, then known as “Alexandra East”, be a “donor” site towards a Council approved Affordable Housing Special Development Circumstance (i.e., Kiwanis Towers Affordable Housing Development at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard). The subject site is the last of nine (9) “donor” projects associated with the Kiwanis development.

The developer proposes to make a \$892,634.00 voluntary “donor” contribution to the City’s Affordable Housing Reserve in lieu of constructing approximately 518.30 m<sup>2</sup> (5,579 ft<sup>2</sup>) of affordable housing on the subject site to reach the Council approved total contribution for the Kiwanis site. The developer will also construct six (6) affordable housing units (inclusive of 1 bachelor, 2 one-bedroom and 3 two bedroom units) totalling approximately 411.84 m<sup>2</sup> (4,433 ft<sup>2</sup>) in phase 1 of the project. Staff recommend that the entire “donor” contribution amount be placed into the Affordable Housing Reserve capital fund.

The proposed “Low Rise Apartment (ZLR30) – Alexandria Neighbourhood (West Cambie)” Zoning for the site incorporates the 0.20 FAR density bonus provided as per the Alexandria Neighbourhood Land Use Map, the affordable housing “donor” contribution (\$892,634.00), and the minimum affordable housing area (396.51 m<sup>2</sup> [4,268.04 ft<sup>2</sup>]) required to be built on-site. The Rezoning Considerations also include a requirement for registration of the City’s standard Housing Agreement to secure the affordable housing units.

### **West Cambie-Alexandra Amenity Contributions (Policy 5044)**

Under Policy 5044, the applicant will be subject to the following contributions:

- community planning and engineering planning costs (\$17,548.41);
- child care (\$150,414.90); and,
- city beautification (\$150,414.90).

These contributions are included in the Rezoning Considerations.

### **District Energy Requirement**

The subject site is required to connect to the City’s Alexandra District Energy Utility (ADEU). Connection to the DEU will be via the existing distribution piping system. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU); including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.

### **Amenity Space**

The Development Permit Guidelines under the Official Community Plan (OCP) require a minimum of 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of indoor amenity space and 1,578 m<sup>2</sup> (16,985.45 ft<sup>2</sup>) of outdoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor space must be designed to facilitate children's play and include a play area of 600 m<sup>2</sup> (6,459 ft<sup>2</sup>) in area.

The proposed development will provide 563.8 m<sup>2</sup> (6,069.4 ft<sup>2</sup>) of indoor amenity space and 2,657.3 m<sup>2</sup> (28,603.1 ft<sup>2</sup>) of outdoor space including a children's play space. All the indoor space will be provided in the first phase of the development. Approximately 1,622.96 m<sup>2</sup> (17,469.4 ft<sup>2</sup>) of the total outdoor amenity space will be provided in the first phase of the development; with the balance provided in the second phase.

### **Site Servicing and Frontage Improvements**

A Servicing Agreement will be required to service the proposed development. Key elements that will be addressed in the Servicing Agreement include:

- Replace approximately 45 m of watermain located south of the subject site along Alexandra Road.
- Install approximately 120 m of a new 600 mm storm sewer along Alexandra Road.
- Coordinate the undergrounding of all third party service lines fronting the property.
- Provide land dedications including a 10 m wide strip along the Tomicki Avenue frontage, a 10 m wide strip along the May Drive frontage, and 4 m x 4 m corner cutes at the intersections of Tomicki Avenue/May Drive and Alexandra Road/May Drive.
- Design and construction of concrete sidewalks, curb and gutter, treed/grassed boulevards and paved roads along Tomicki Avenue from May Drive to Tomicki Avenue.
- Completing the road works along May Drive from Tomicki Avenue to Alexandra Road (concrete sidewalks, treed / grassed boulevards, curb/gutter and pavement).

### **West Cambie Greenway**

Included in the Rezoning Considerations is a requirement for the developer to enter into a Servicing Agreement for the design and construction of the park greenway on the adjacent City-owned property to the east at 9591 Alexandra Road. The design is to incorporate a 3.5 m wide concrete meandering pathway, plaza entry features at Tomicki Avenue and Alexandra Road, native trees and shrubs, benches and lighting features. These works may be eligible for Development Cost Charge Credits.

### **Issues to be Addressed at Development Permit Stage**

- The permeability measures for the site.
- Verification of projections into side yard spaces.
- Play space location, design and furnishings.
- Design adjustments to reduce impacts of exit stairs to the adjacent streetscapes.

- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Interface and connections with the adjacent park greenway to the east of the site.
- Interior space design for the affordable housing units.
- Verification that non-monetary TDM measures are incorporated into the design.
- Ensuring that 20% of resident parking spaces will be equipped with 120v electric plug-ins and that an additional 25% of the resident parking spaces will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.
- Grade interfaces with adjacent development sites.

### **Public Art**

The developer will make a contribution to the City's Public Art Program in the amount of \$202,198.00 as required, based on the project's net buildable floor space of 23,191 m<sup>2</sup> (249,627 ft<sup>2</sup>).

### **Aircraft Noise**

The subject site is located within Aircraft Noise Sensitive Area 2 within which all aircraft noise sensitive land uses may be considered. Registration of an aircraft noise sensitive use covenant is included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638. Submission of an acceptable acoustical and thermal reports is required prior to the Development Permit being forwarded to the Development Permit Panel.

### **Alexandra Neighbourhood Development Agreement**

The development site is subject to the Alexandra Neighbourhood Development Agreement which is an area wide charge on new development to recover the installation costs of storm and sanitary utilities. The Rezoning Considerations includes a requirement for a per dwelling payment plus applicable interest in accordance with the Alexandra Neighbourhood Development Agreement.

### **Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$10,000. This will be considered as part of the 2017 Operating Budget.

### **Conclusion**

The proposed development will result in 263 apartment residential units; including six (6) on-site affordable housing units within two (2) four-storey wood framed apartment buildings over a common parking podium. Generous indoor and outdoor amenity spaces are to be provided

inclusive of extensive play space, open space, water features, seating areas and landscaping elements.

The proposal generally conforms to the Official Community Plan, the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from “Single Detached (RS1/F) and Two-Unit Dwellings (RD1)” to “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.

Staff further recommend that the subject site be approved as an Affordable Housing Special Development Circumstance “donor” site as described in this report and that the cash-in-lieu affordable housing contribution of \$892,634 for the rezoning be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

**PROPOSED REZONING**

**TOMICKI AVE**

**MAY DR**

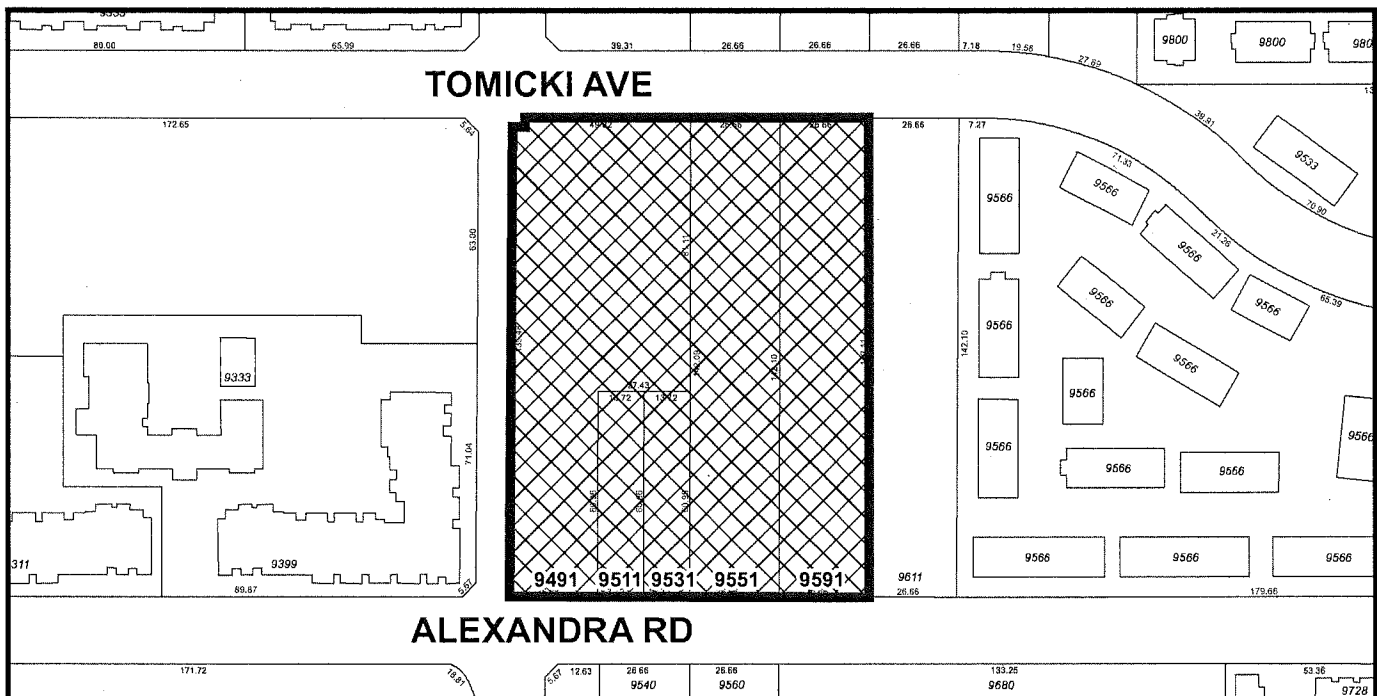
**ALEXANDRA RD**

**MCCLELLAND RD**

**ALDERBRIDGE WAY**

**NO. 4 RD**

Zoning districts shown: RS1/F, ZLR20, ZLR24, ZT67, ZT71, ZC32, ZMU28, ZLR25, RD1, SI, RS1/B, RS1/C, RS1/D, RTL1, AG1.

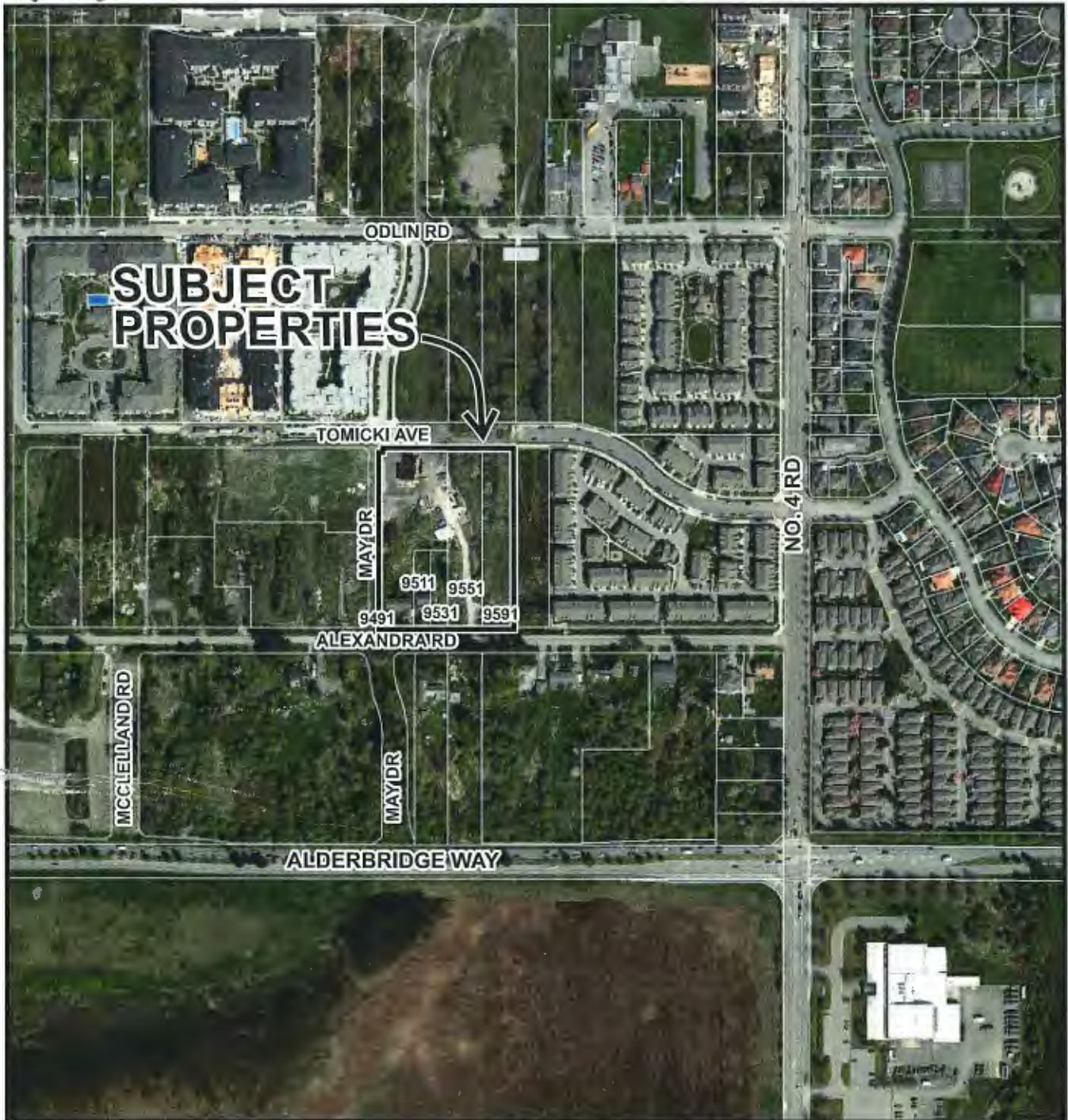


Note: Dimensions are in METRES





# City of Richmond



RZ 16-734204

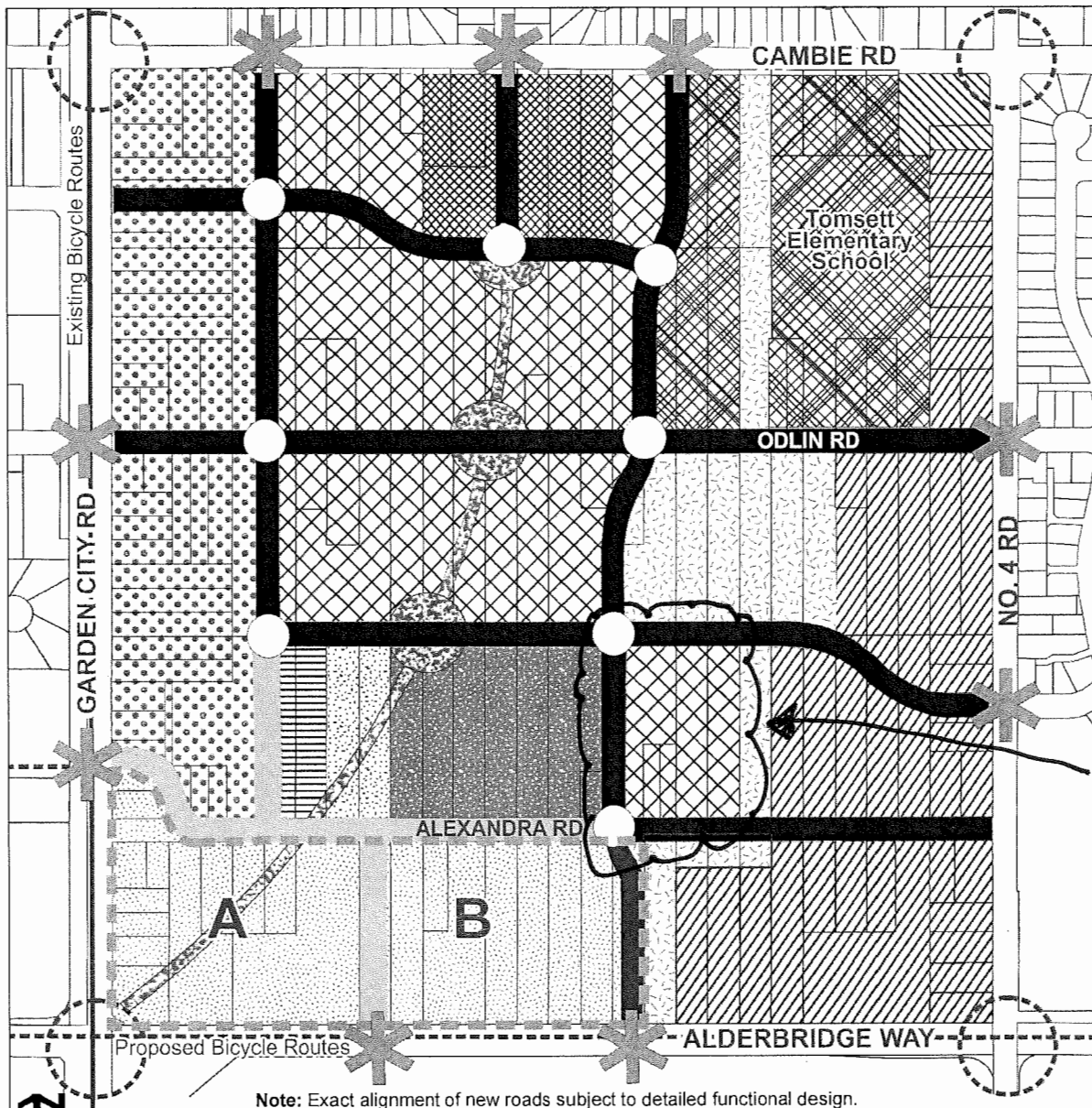
Original Date: 06/09/10

Revision Date:

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City of Richmond

## Alexandra Neighbourhood Land Use Map

Bylaw 9121  
2015/06/15

<p><b>Area of No Housing Affected by Aircraft Noise</b></p> <p><b>Mixed Use Employment - Residential</b> (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8.2.1.)</p> <p><b>Convenience Commercial</b></p> <p><b>Residential Area 1</b> 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)</p> <p><b>Residential Area 1A</b> 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).</p> <p><b>Residential Area 1B</b> 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).</p>	<p><b>Residential Area 2</b> 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 &amp; 3-storey Townhouses.</p> <p><b>Residential Mixed Use</b> • a mix of low to medium density residential over retail or live/work uses. Max. 1.25 FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).</p> <p><b>Mixed Use: Hotel, office and streetfront retail commercial.</b> Area A: Min. 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR</p>	<p><b>Mixed Use:</b> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing)</p> <p><b>Community Institutional</b></p> <p><b>Park:</b> North Park Way, Central Park, South Park Way</p> <p><b>Alexandra Way (Public Rights of Passage Right-of-way)</b></p> <p><b>Proposed Roadways</b></p> <p><b>High Street</b></p>	<p><b>New Traffic Signals</b></p> <p><b>Feature Intersections - details to be developed</b></p> <p><b>Feature Landmarks in Combination with Traffic Calming Measures</b></p>
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Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.





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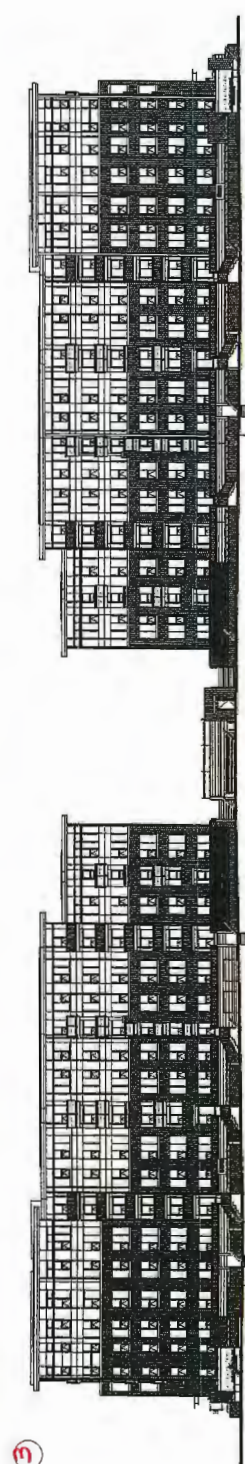
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1 CONTEXT: SITE PLAN  
SCALE: 1:500



2 CONTEXT: VIEWS OF SITE  
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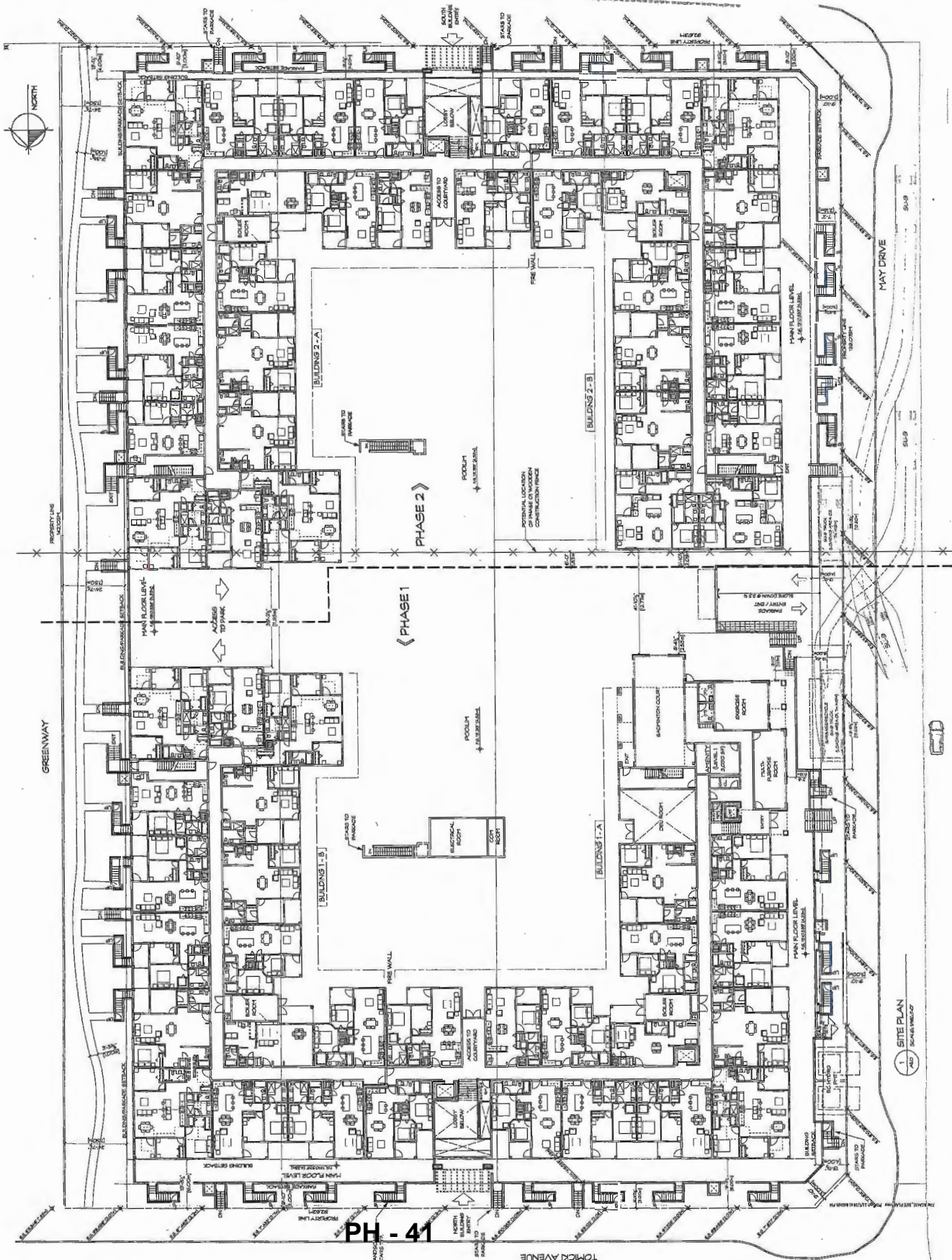
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	WKL	CAH

**Site Plan**  
 A1.0



PH - 41

1 SITE PLAN  
 AND SCALE W/KEY



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2	10/10/12	ISSUED FOR PERMIT
3	10/10/12	ISSUED FOR PERMIT
4	10/10/12	ISSUED FOR PERMIT

REVISION	DATE	DESCRIPTION
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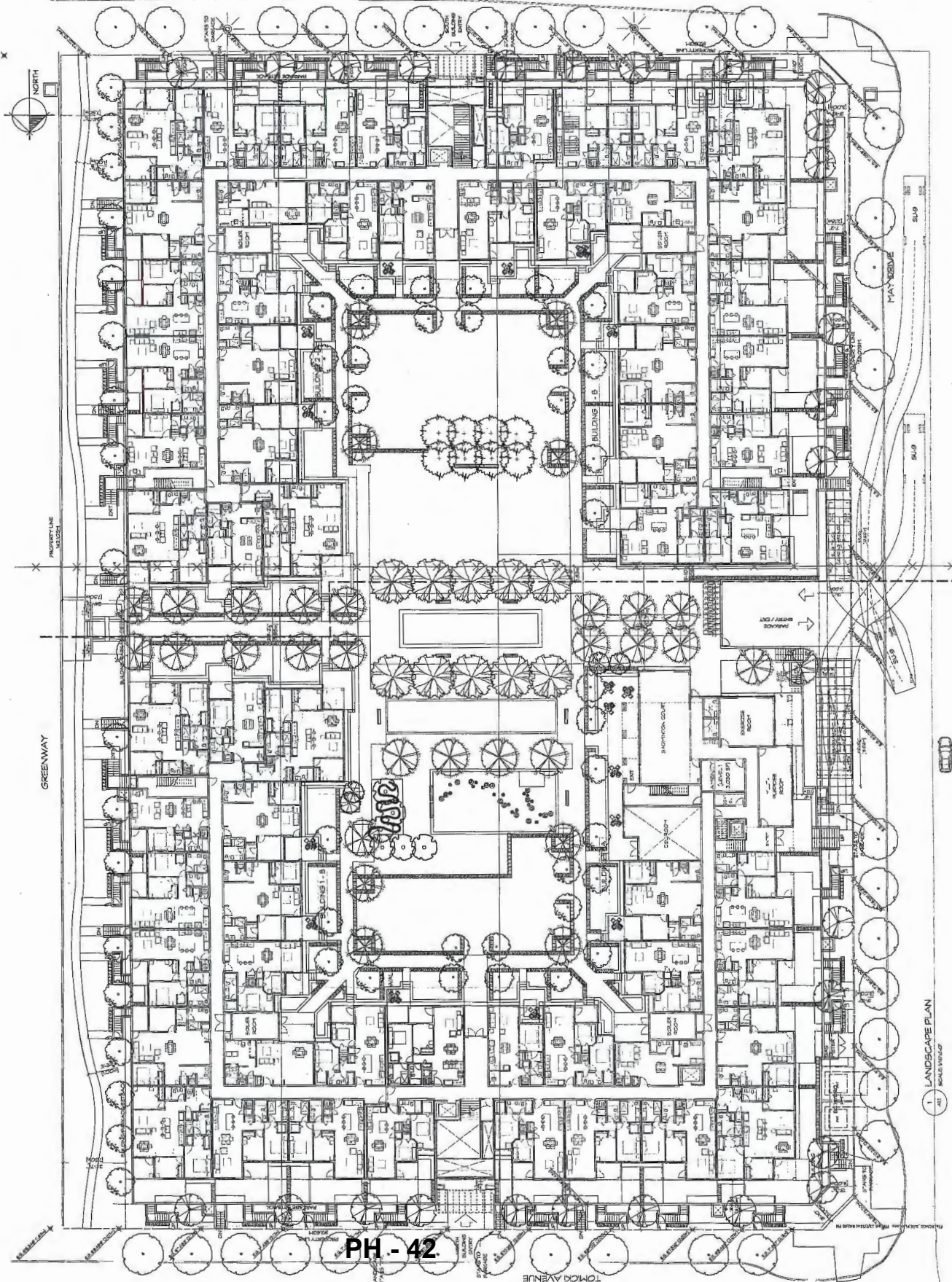
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RICHMOND, BC

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10/10/12	10/10/12	10/10/12	10/10/12

**Landscape Plan**  
A1.1



1 LANDSCAPE PLAN  
SCALE 1/8" = 1'-0"

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1	10/10/2018	ISSUED FOR PERMITTING
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3	10/10/2018	ISSUED FOR PERMITTING / CHANGES

REVISION	DATE	DESCRIPTION
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2	10/10/2018	ISSUED FOR PERMITTING / CHANGES
3	10/10/2018	ISSUED FOR PERMITTING / CHANGES



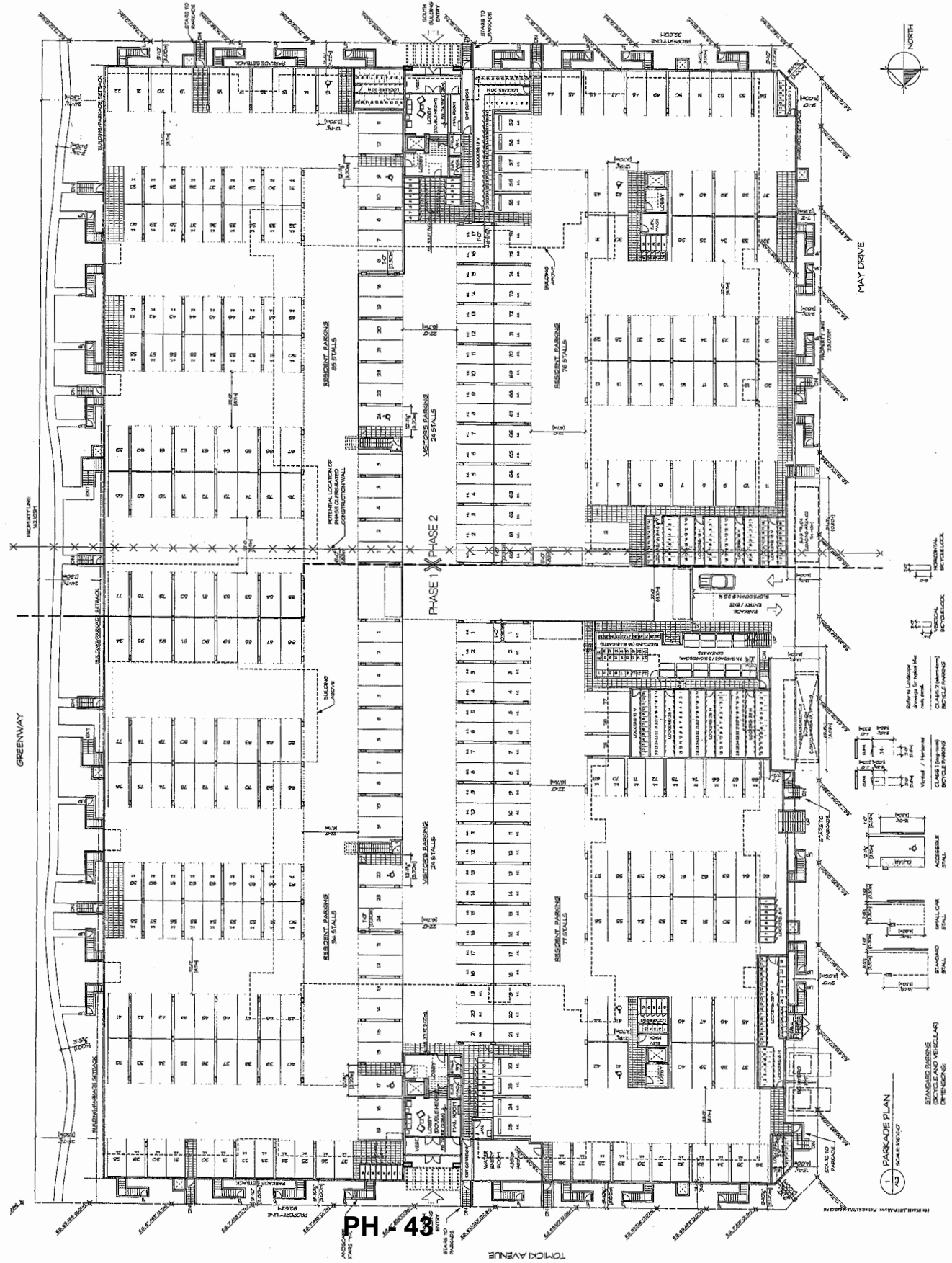
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10/10/2018	CH	ISSUED FOR PERMITTING / CHANGES
10/10/2018	CH	ISSUED FOR PERMITTING / CHANGES

**PARKADE PLAN**  
A1.2



PH - 43

**PARKADE PLAN**  
A1.2

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY

STANDARD PARKING (BICYCLE AND VEHICLE) DRIVEWAY







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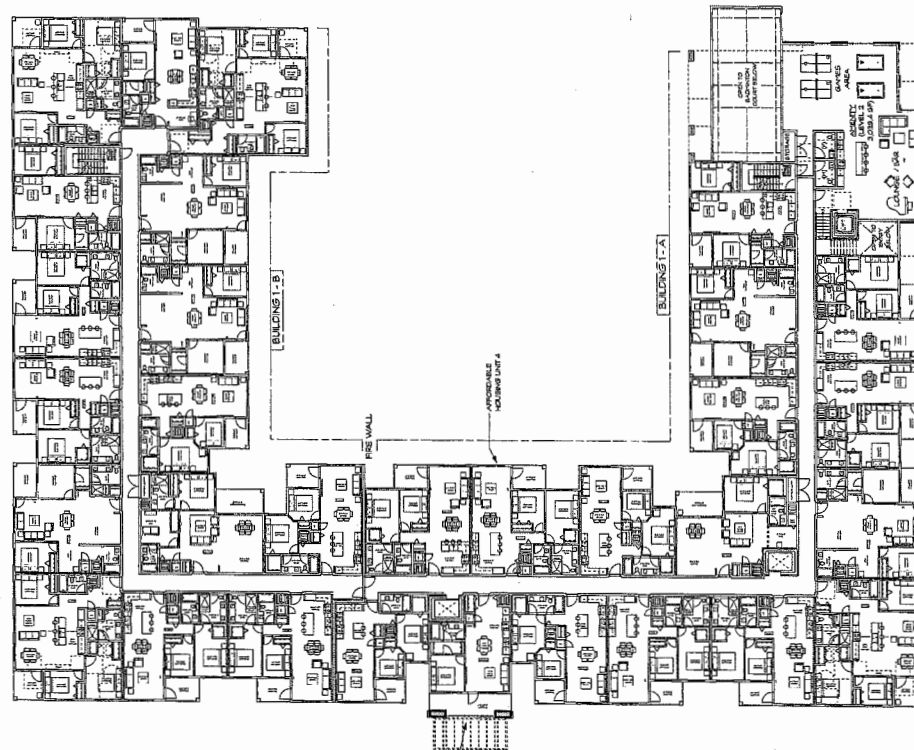
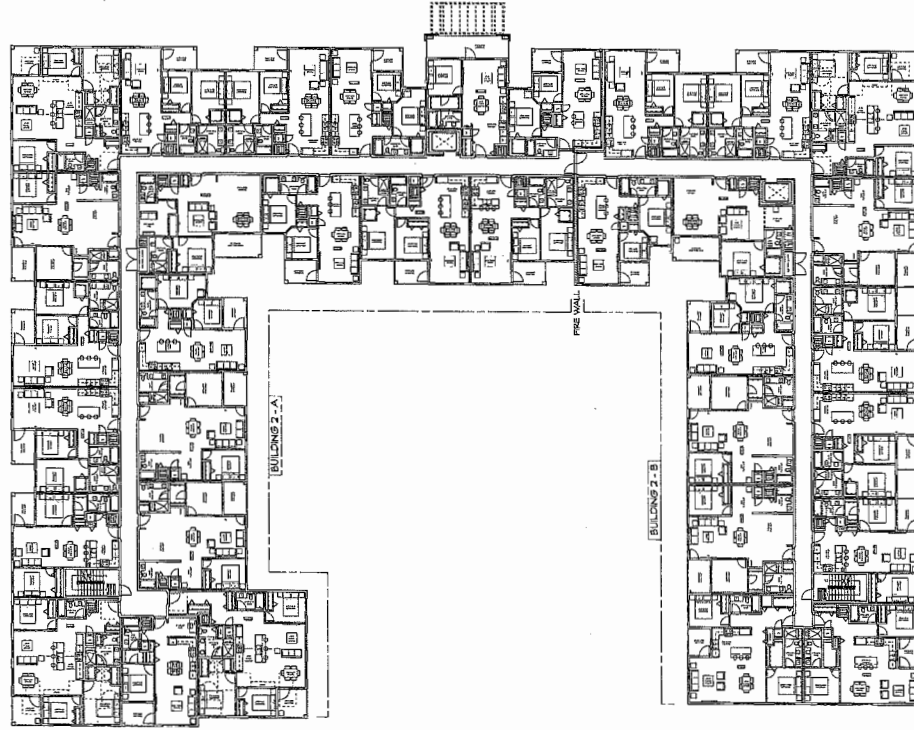
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 2 10/10/10 REVISED FOR CONSTRUCTION PERMIT  
 3 10/10/10 REVISED FOR PERMITS / 10/10/10  
 4 10/10/10 REVISED FOR PLANNING COMMITTEE



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PROJECT NO. 1000000000 SHEET NO. 1000000000 DATE 10/10/10	DRAWN BY 1000000000 CHECKED BY 1000000000 SCALE 1:1000
<b>2ND LEVEL PLAN</b> BUILDING PLAN	
PROJECT NO. 1000000000 SHEET NO. 1000000000	SCALE 1:1000 DATE 10/10/10



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3. ALL FLOORS ARE 120mm CONCRETE SLAB ON 200mm RAFTERS UNLESS NOTED OTHERWISE.  
4. ALL ROOFS ARE 120mm CONCRETE SLAB ON 200mm RAFTERS UNLESS NOTED OTHERWISE.



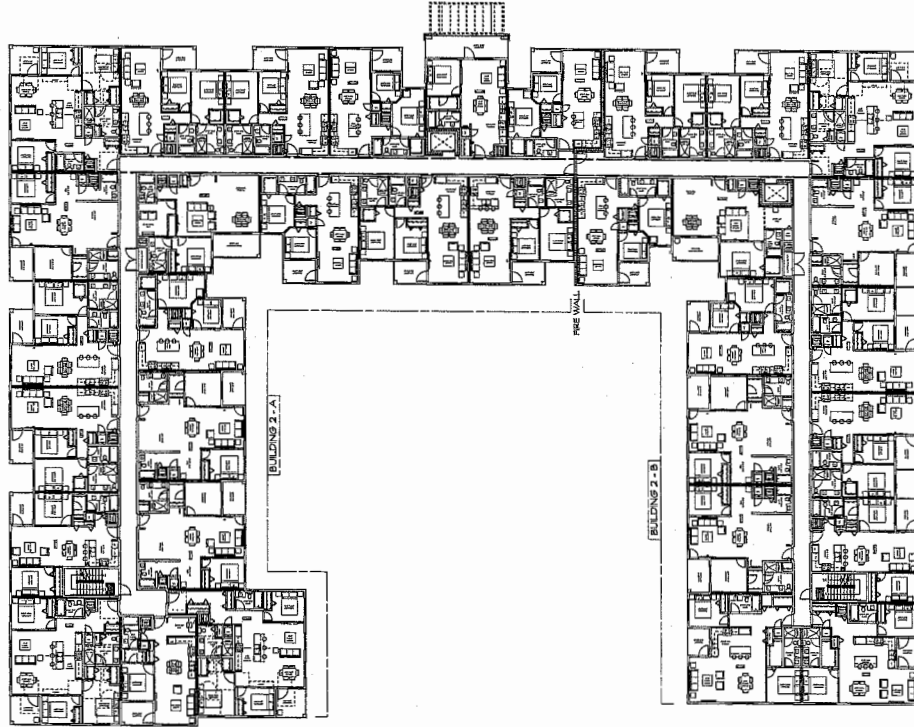
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DATE	10/10/2010
DESIGNER	CA-038
CHECKED BY	CA-038

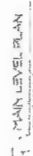
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DATE	10/10/2010
BY	CA-038
CHECKED BY	CA-038



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LEVEL 3 AND 4 PLAN  
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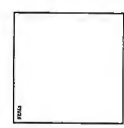




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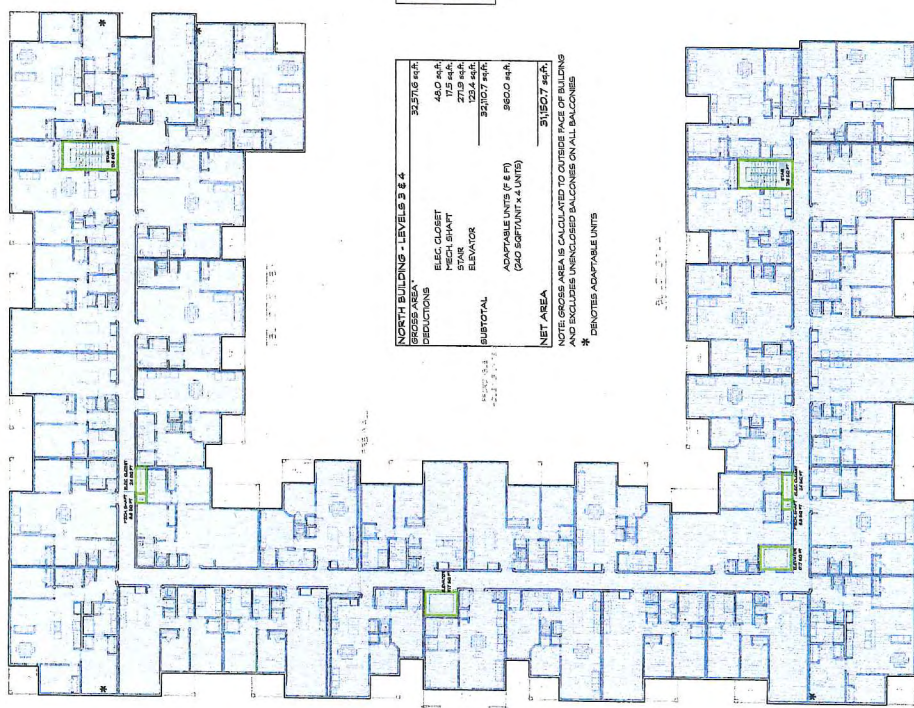


**POLYGON**

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 RICHMOND, B.C.

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BY	10/10/18
PROJECT	3RD & 4TH LEVEL AREA OVERLAY

PROJECT	3RD & 4TH LEVEL AREA OVERLAY
DATE	10/10/18
BY	10/10/18



MAIN LEVEL PLAN



ISSUE:	DATE	DESCRIPTION
06.03.16		ISSUE FOR REZONING
07.01.16		ISSUED FOR DEVELOPMENT PERMIT
02.03.2016		RECEIVED FOR REZONING / ZP
01.01.2016		ISSUED FOR PLANNING COMMITTEE



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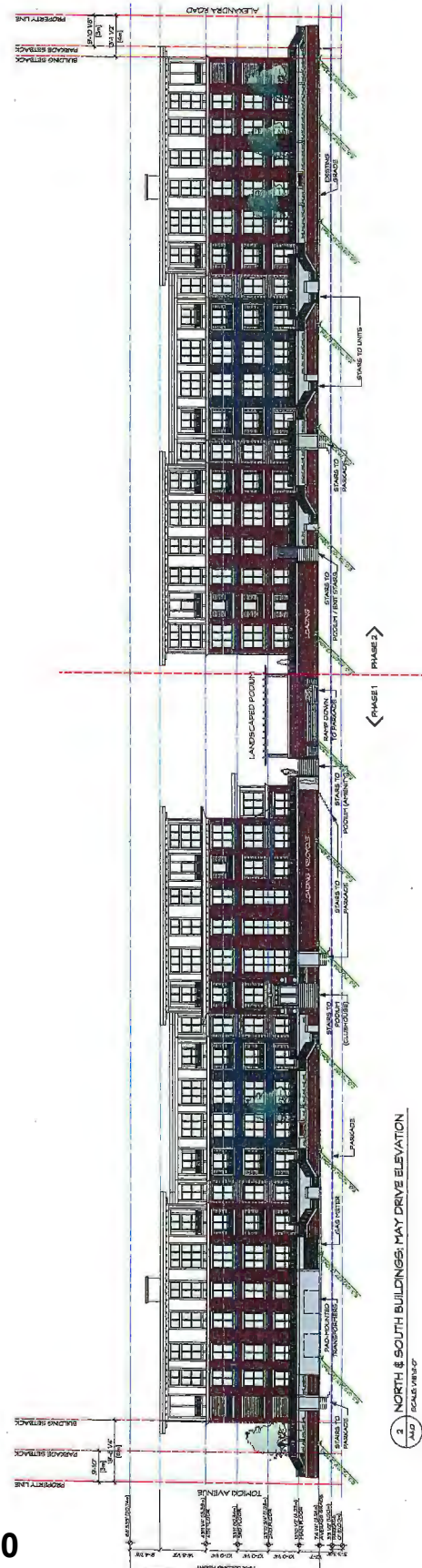
9500 ALEXANDRA ROAD  
RICHMOND, BC

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SHEET TOTAL		ELEVATIONS	

<p>  </p>	<p>  </p>
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SOUTH BUILDING SOUTH ELEVATION (ALEXANDRA ROAD)



NORTH &amp; SOUTH BUILDINGS: MAY DRIVE ELEVATION

DATE	DESCRIPTION
16/03/16	ISSUED FOR REZONINGS
27/07/16	ISSUED FOR DEVELOPMENT PERMIT
18/03/2016	RE-ISSUED FOR REZONING / DP
07/10/2016	ISSUED FOR PLANNING COMMITTEE

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200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



**POLYGON**

PROJECT

TRAFALGAR

9500 ALEXANDRA ROAD  
RICHMOND, BC

DATE	SCALE	WBS-07	CHECKED BY	5/5
SHEET TITLE			PROJECT NO.	CA 435
ELEVATIONS				

REF ID: A4.1	A4.1
--------------	------



1 NORTH BUILDING NORTH ELEVATION (TOMICKI AVENUE)  
A4 SCALE 1/8"=1'-0"



2 NORTH & SOUTH BUILDINGS: EAST-FACING ELEVATION AT GREENWAY







CONSENT REQUIRED: THIS EXHIBIT MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S DESIGN IS THE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE USED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION	DATE	DESCRIPTION

SHEET	DATE	DESCRIPTION



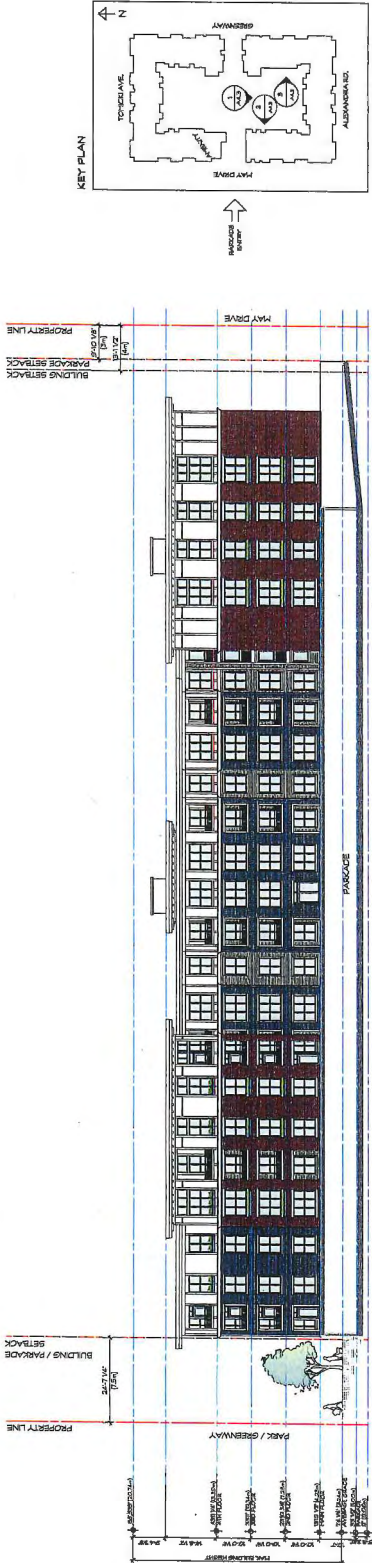
**CICCOTZI**  
ARCHITECTURE  
209 - 2335 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 887-4741



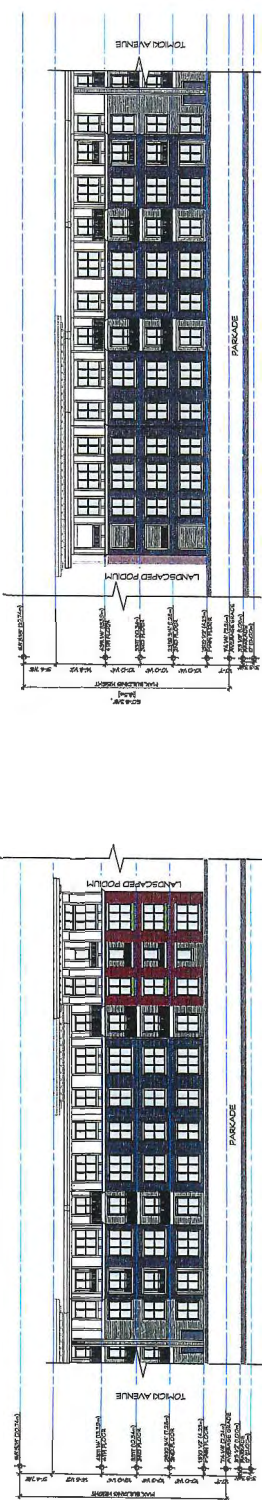
**TRAFALGAR**  
9500 ALEXANDRIA ROAD  
RICHMOND, BC

DATE	10/10/2018
BY	SE
CHECKED	CA
DATE	10/10/2018
BY	SE
CHECKED	CA
DATE	10/10/2018
BY	SE
CHECKED	CA

PROJECT	SOUTH BUILDING COURTYARD ELEVATIONS
DATE	10/10/2018
BY	SE
CHECKED	CA
DATE	10/10/2018
BY	SE
CHECKED	CA
DATE	10/10/2018
BY	SE
CHECKED	CA



1 SOUTH BUILDING: COURTYARD - NORTH-FACING ELEVATION  
A4.3 SCALE 1/8"=1'-0"



2 SOUTH BUILDING: COURTYARD - WEST-FACING ELEVATION  
A4.3 SCALE 1/8"=1'-0"



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REVISION	DATE	DESCRIPTION
1	2018-01-15	ISSUED FOR PERMITTING

REVISION	DATE	DESCRIPTION
1	2018-01-15	ISSUED FOR PERMITTING



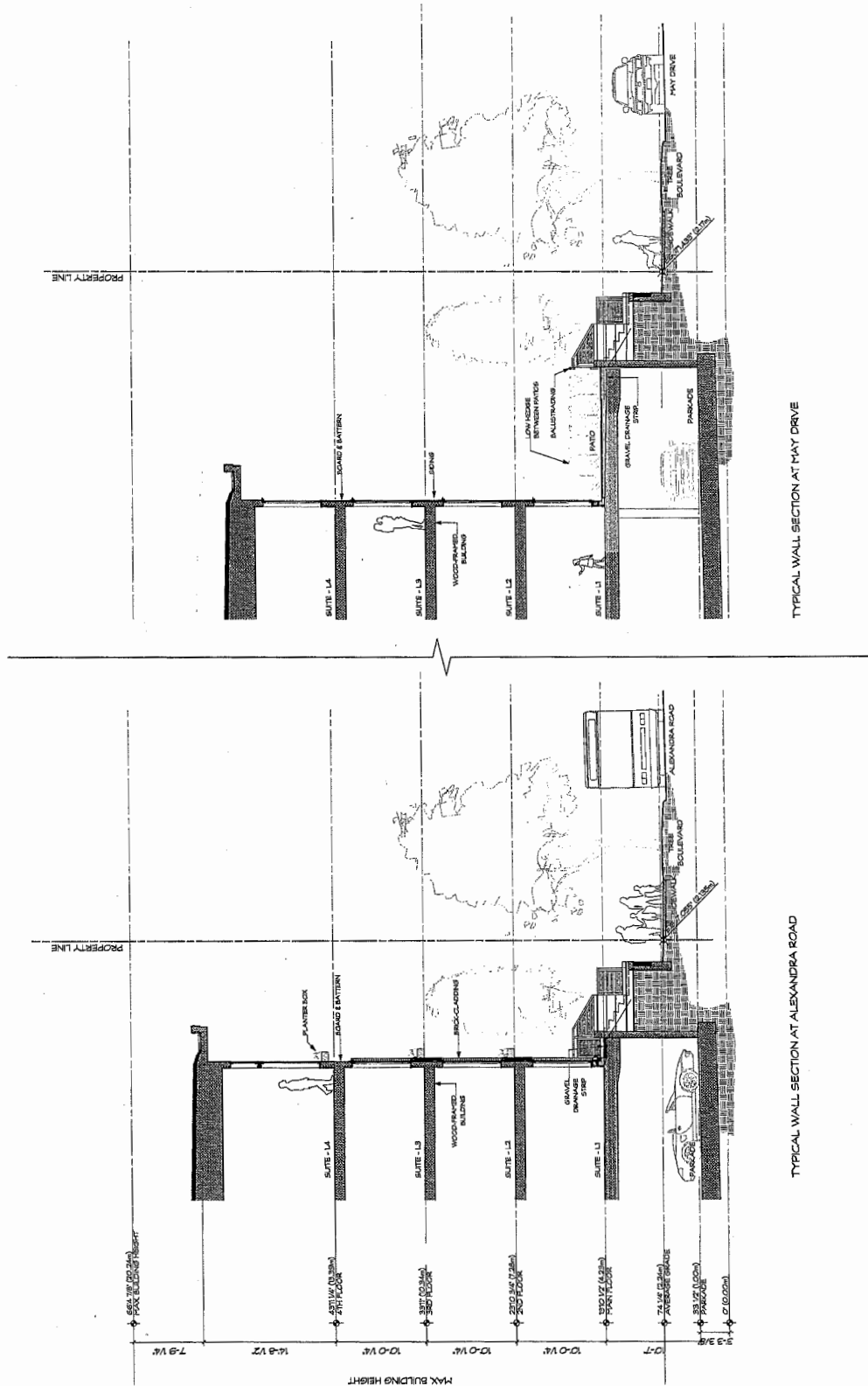
**CICCOZZI**  
ARCHITECTURE  
200 - 2338 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5T 3T3  
TEL: (604) 681-4741

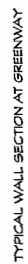


**TRAFALGAR**  
3500 ALEXANDRA ROAD  
RICHMOND, BC

PROJECT	DATE	REVISION
TRAFALGAR	2018-01-15	1

PROJECT	DATE	REVISION
TRAFALGAR	2018-01-15	1





A5.1



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

# TRAFALGAR SQUARE

## LANDSCAPE ARCHITECTURAL SET — ISSUED FOR PLANNING COMMITTEE

### PROJECT INFORMATION

CLIENT:  
POLYGON DEVELOPMENT  
CONTACT NAME: ROBIN GLOVER  
EMAIL: RGLGLOVER@POLYOMES.COM  
PH: (604) 973-4335

### LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.,  
CONTACT NAME: DAVID STODKO / MARINA ROMMEL  
EMAIL: DSTODKO@CONNECTLCA.COM / MROMMEL@CONNECTLCA.COM  
VANCOUVER, BRITISH COLUMBIA, V6H 2Y1  
PH: (604) 881-3883

### LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME	DRAWING INDEX
L0.0	COVER SHEET AND DRAWING LIST	
L1.0	SITE PLAN	
L1.1	ENLARGEMENT PLANS	
L1.2	PRECEDENT IMAGES	
L1.3	GRADING PLAN	
L2.0	PLANT MATERIALS	
L2.1	PLANTING PLAN	
L2.2	PLANTING PLAN	
L2.3	PLANTING PLAN	
L2.4	PLANTING PLAN	
L2.5	DETAILS - SOFTSCAPE	
L2.6	DETAILS - HARDSCAPE	
L2.7	DETAILS - FURNISHINGS	
L2.8	DETAILS - WALLS	
L2.9	DETAILS - FEATURES	
L3.0	DETAILS - PLAY AREAS	

### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES, AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-05-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



### TRAFALGAR SQUARE

9461, 9531, 9551, 9551 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / JAR
Reviewed:	DS
Project No.	06-469

### COVER SHEET



CONTRACT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

#### Legend

- 1 Central Waterfeature, Fencing and Seating
- 2 Amenity Plaza with BBQ
- 3 Amenity Area with Trellis and Seating
- 4 Outdoor Class
- 5 Bocce Court
- 6 Play Area (3Dons Child Friendly Play)
- 7 Orchard
- 8 Garden Plaza with Central Herb Garden
- 9 Bike Parking (33 Class 2)
- 10 Multi-function Lawn
- 11 Seating and Trellis

5	ISSUED FOR PLANNING COMMITTEE	19-11-08
4	ISSUED FOR RECORDING & DP	16-03-23
3	ISSUED FOR DP APPLICATION	16-01-27
2	ISSUED FOR RECORDING	16-03-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



**POLYGON**  
INCORPORATED  
VANCOUVER, BRITISH COLUMBIA  
TEL: 604-441-1411

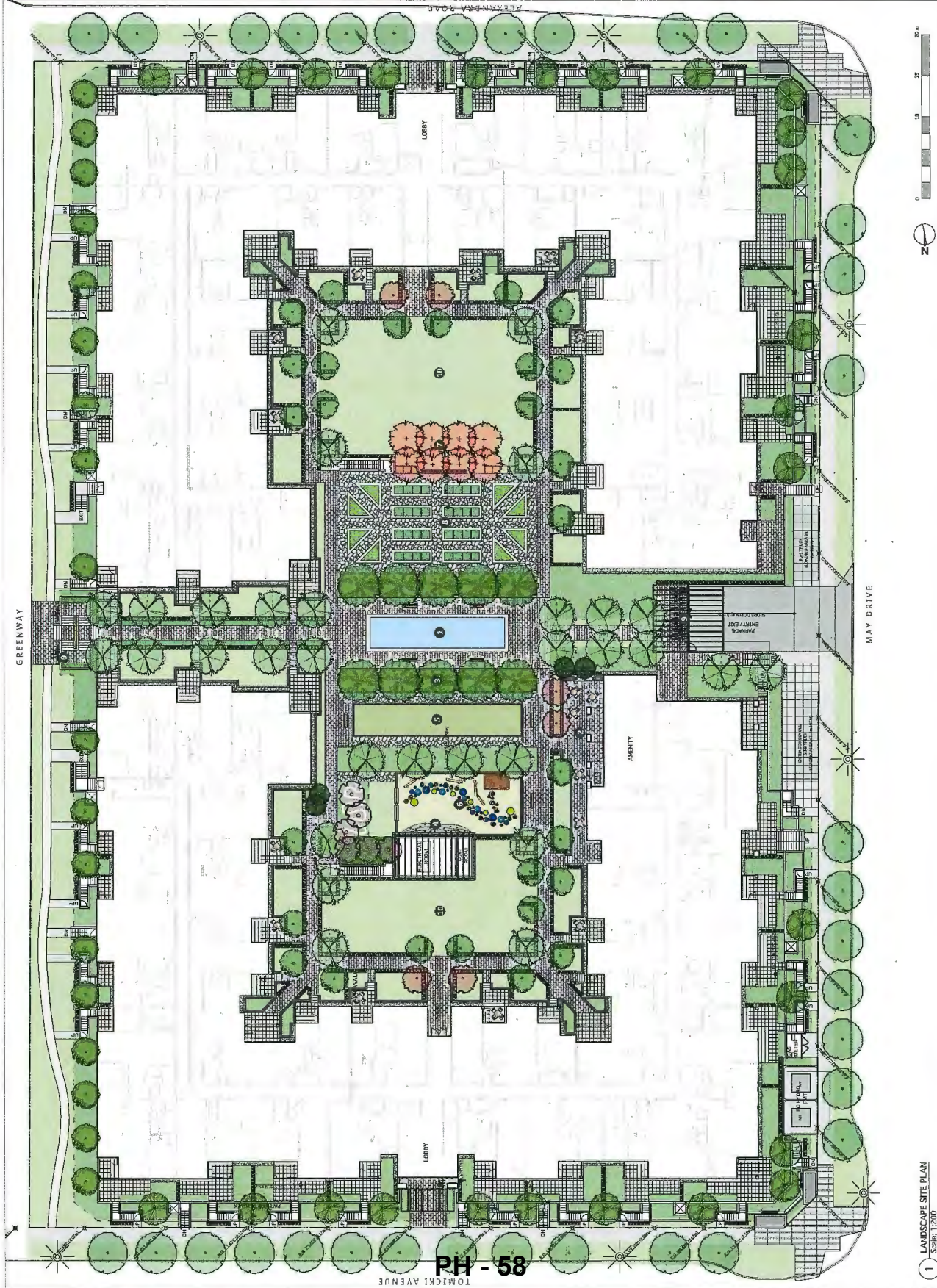
#### TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9571 ALEXANDRIA ROAD  
RICHMOND, BRITISH COLUMBIA

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

#### LANDSCAPE SITE PLAN

L1.0



1 LANDSCAPE SITE PLAN  
Scale: 1:200



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND LOCATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

3	ISSUED FOR PLANNING COMMITTEE	14-12-08
4	PRELIMINARY FOR REDLINING & UP	14-02-09
5	ISSUED FOR DP APPLICATION	14-02-09
6	ISSUED FOR REDLINING	14-02-10
7	ISSUED FOR REVIEW	14-02-14



## TRAFALGAR SQUARE

9481, 9511, 9551, 9591 ALEXANDRIA ROAD  
Richmond, British Columbia

Scale:	1:150
Drawn:	KD / MR
Reviewed:	DS
Project No.:	06-409

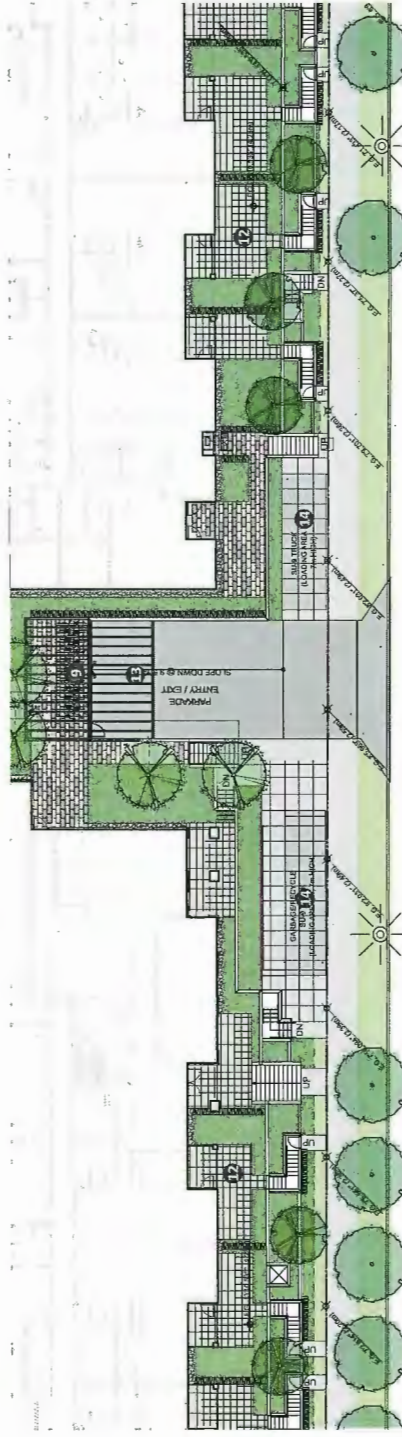
## LANDSCAPE ENLARGEMENTS

L1.1



CENTRAL COURTYARD

- Legend**
- 1 Central Waterfeature, Paving and Sealing
  - 2 Amenity Patio with BBQ
  - 3 Amenity Area with Planting Beds
  - 4 Climbing Wall
  - 5 Terrace Court
  - 6 Play Area (910m2 of Child Friendly Play)
  - 7 Orchard
  - 8 Garden Plots with Herb Garden
  - 9 Bike Parking (50 Class 2)
  - 10 Multi-function Lawn
  - 11 Private Lawns
  - 12 Private Patios
  - 13 Trellis Over Paradise Entry
  - 14 Loading / Staging Zone



TYPICAL STREET EDGE



CONNECT LANDSCAPE ARCHITECTURE, INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, EXISTENCE, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

5	ISSUED FOR PLANNING COMMITTEE	18-03-08
4	ISSUED FOR RECONING & OP	18-09-23
3	ISSUED FOR DP APPLICATION	18-07-27
2	ISSUED FOR RECONING	18-05-18
1	ISSUED FOR REVIEW	18-05-14

REVISIONS



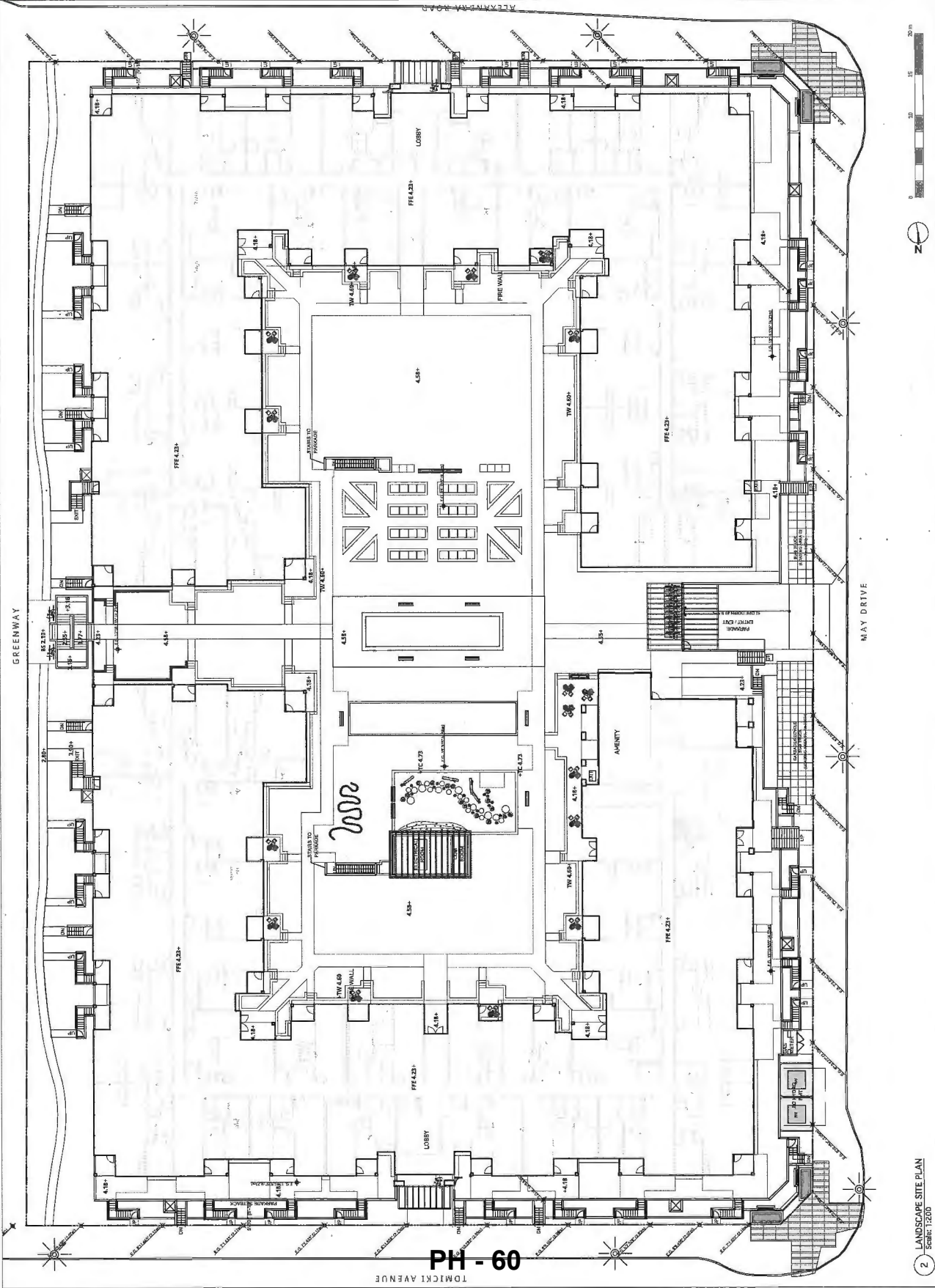
TRAFALGAR SQUARE

9481, 9531, 9534, 9535, 9536 ALEXANDRA ROAD  
RICHMOND, BRISTOL Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE  
GRADING PLAN

L1.3





CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
48	Acer griseum	Paper Bark Maple	5cm cal., B&B	as shown
31	Cercidiphyllum japonicum	Katsura Tree	7cm cal., B&B	as shown
10	Davidia involucriata	Dove Tree	6cm cal., B&B	as shown
8	Magnolia stellata	Star Magnolia	7cm cal., B&B	as shown
4	Picea omorika	Serbian Spruce	3.5M Ht., B&B	as shown
8	Prunus pissardi nigra	Flowering Plum	6cm cal., B&B	as shown
6	Prunus serrulata 'Amanagawa'	Amanagawa Flowering Cherry	6cm cal., B&B	as shown
26	Styrax japonica	Japanese Syring	6cm cal., B&B	as shown
34	Street Tree per City of Richmond Specification			per City
<b>SHRUBS</b>				
	Abutilon unido 'Compact'	Strawberry Bush	#5 pot	18" o.c.
	Buxus macrophylla 'Winter Gem'	Korean Boxwood	#3 pot	18" o.c.
	Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	#5 pot	36" o.c.
	Choisyia x dewitteana 'Aristoc Pearl'	Mexican Mock Orange	#3 pot	36" o.c.
	Cornus sericea Kelsy	Dwarf Red Osier Dogwood	#3 pot	36" o.c.
	Ilex Cranata	Japanese Holly	#1 pot	24" o.c.
	Lavandula angustifolia	English Lavender	#1 pot	18" o.c.
	Polystichum munifolium	Western Sword Fern	#2 pot	24" o.c.
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	24" o.c.
	Rhododendron 'Creta'	Pink Rhododendron	#5 pot	36" o.c.
	Rhododendron 'Ken Janeck'	Pink Yaku Rhododendron	#2 pot	24" o.c.
	Rhododendron 'P.J.M.'	PJM Hybrid Rhododendron	#2 pot	24" o.c.
	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.
	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c.
	Spiraea x bumulda 'Goldflame'	Goldflame Spiraea	#1 pot	24" o.c.
	Thuja occidentalis 'emeragd'	Emerald Cedar	#5 pot	24" o.c.
<b>GROUND COVERS AND VINES</b>				
	Akebia quinata	Chocolate Vine	#1 pot	15" o.c.
	Ceanothus griseus horizontalis	Creeping Ceanothus	#1 pot	15" o.c.
	Clematis amandii	Evergreen Clematis	#1 pot	15" o.c.
	Fragaria chiloensis	Beech Strawberry	4" (10cm) pot	15" o.c.
	Pachysandra terminalis	Japanese Spurge	4" (10cm) pot	15" o.c.
	Rubus pentalobus 'Emerald Carpet'	Emerald Carpet	#1 pot	15" o.c.
<b>PERENNIALS, GRASSES, BULBS, AND ANNUALS</b>				
	Echinacea purpurea	Purple Coneflower	#1 pot	18" o.c.
	Hosta 'Blue Angel'	Blue Angel Hosta	#1 pot	24" o.c.
	Origanum vulgare	Oregano	#1 pot	18" o.c.
	Thymus pseudolanuginosus	Wild Thyme	#1 pot	18" o.c.
	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c.
	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1 pot	24" o.c.



## TRAFALGAR SQUARE

5481, 9511, 9513, 9515, 9517 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:200

Drawn: KD / MR

Reviewed: DS

Project No. 06-466

## PLANTING MATERIALS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND DEPTH OF UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



**POLYGON**  
LANDSCAPE ARCHITECTURE  
VANCOUVER, BRITISH COLUMBIA  
TEL: 604.681.4140

**TRAFALGAR SQUARE**

9451, 9531, 9551, 9551 ALEXANDRA ROAD  
Richmond, British Columbia

Scale: 1:200  
Drawn: KD / MR  
Reviewed: DS  
Project No: 08-468

**LANDSCAPE  
PLANTING PLAN**

**L2.1**



**PH - 62**



CONNECT LANDSCAPE ARCHITECTURE INC. DESIGNS LANDSCAPE ARCHITECTURE, PLANTING, AND IRRIGATION FOR RESIDENTIAL, COMMERCIAL, AND INSTITUTIONAL PROJECTS. WE ARE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL LANDSCAPE AND IRRIGATION SYSTEMS. WE ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR UTILITIES. WE ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR UTILITIES. WE ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURES OR UTILITIES.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

REVISIONS		
5	ISSUED FOR PLANNING COMMITTEE	16-11-18
4	ISSUED FOR PLANNING COMMITTEE	16-03-18
3	ISSUED FOR DP APPLICATION	16-07-17
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14



## TRAFALGAR SQUARE

9481, 9511, 9551, 9591 ALEXANDRIA ROAD  
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

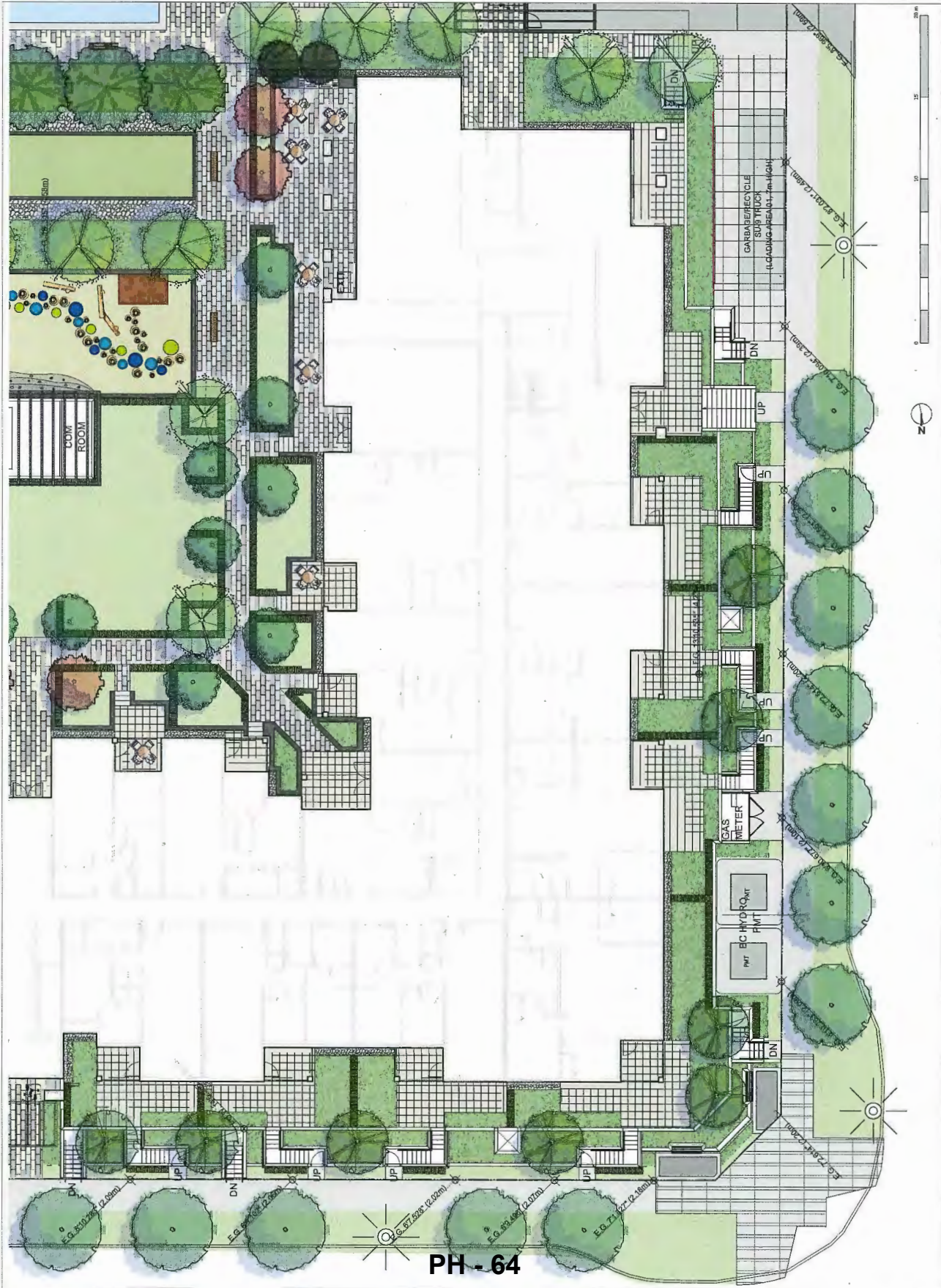
## LANDSCAPE PLANTING PLAN

L2.2





CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND RELEVANT DATA AND CO-ORDINATES OF ALL UTILITIES AND THE CONSTRUCTION OF ANY STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES AND THE CONSTRUCTION OF ANY STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



PH - 64



TRAFALGAR SQUARE

9481, 9511, 9531, 9551, 9571, ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No:	06-489

LANDSCAPE  
PLANTING PLAN

L2.3



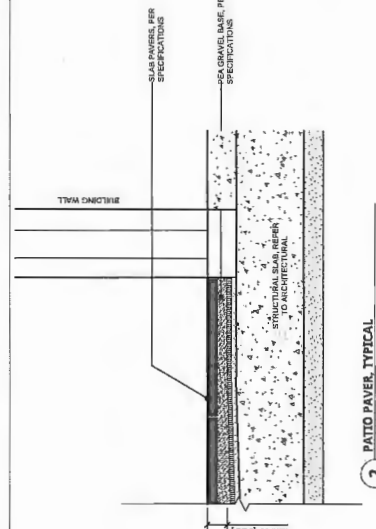




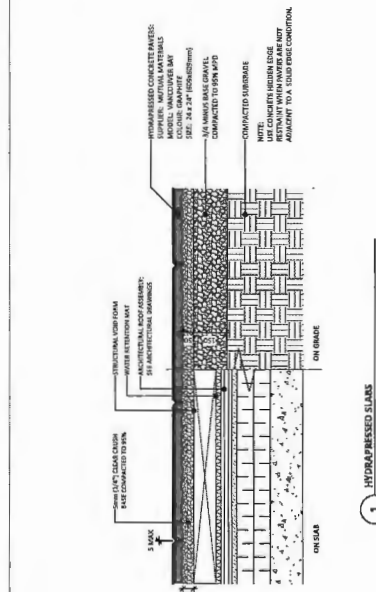


CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR ACCURACY OF ANY INFORMATION OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND/OR STRUCTURES PRIOR TO ANY CONSTRUCTION. CONNECT LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITIES OR STRUCTURES CAUSED BY ITS INVENTION TO CARRY OUT ITS OBLIGATIONS.

**TEXADA HYDRA-PRESSED SLAB**  
SIZE: STANDARD SIZE 12'X12' & 18'X18'  
(605MM X 305MM X 50MM & 450MM X 450MM X 50MM)  
COLOR: NATURAL  
PATTERN: GRID  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
LABOR: 1000

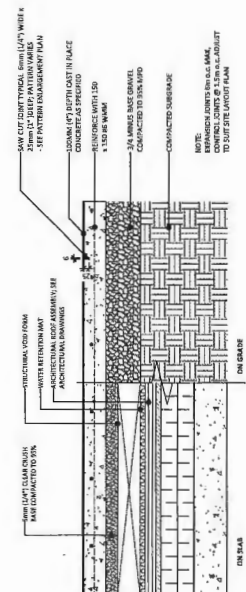
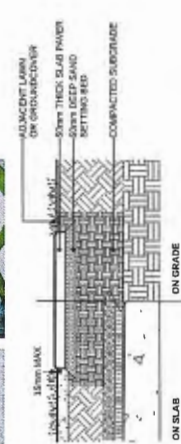


**2 PATIO PAVER, TYPICAL**  
Scale: 1:10

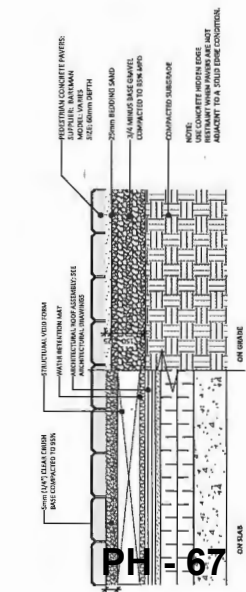


**1 HYDRA-PRESSED SLAB**  
Scale: 1:10

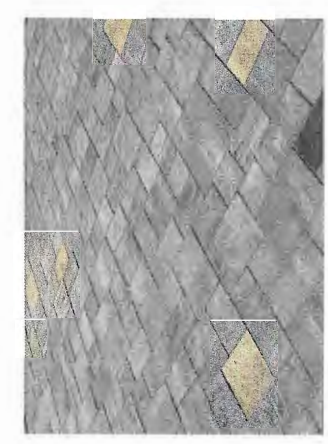
**3 STEPPING PAVERS FOR LAWN (TYPICAL)**  
Scale: 1:10



**5 CONCRETE PAVING**  
Scale: 1:10



**4 HYDRA-PRESSED UNIT PAVING ON SLAB**  
Scale: 1:10



UNIT PAVERS  
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS  
1800 GRANITE COLLEGE, 200 WINDWARD COLLEGE  
STANDARD PATTERN

**6 UNIT PAVING PATTERN AND SPECIFICATION**  
Scale: 1:10



**TRAFALGAR SQUARE**

9491, 9511, 9531, 9551, 9571 ALEXANDRA ROAD  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No:	06-469

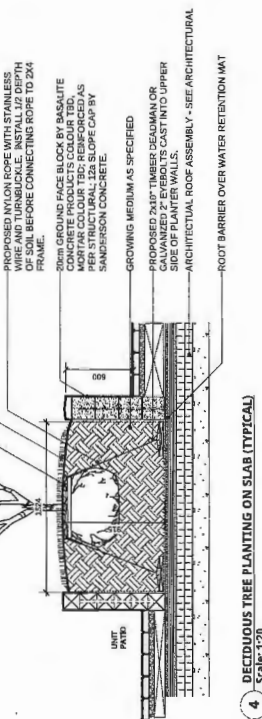
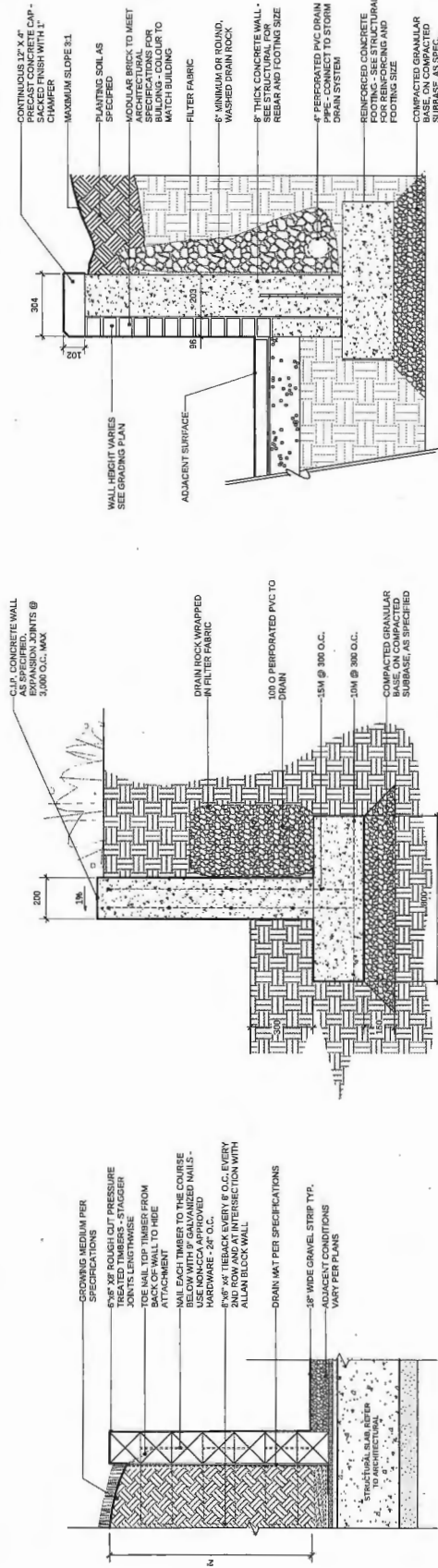
**LANDSCAPE DETAILS  
HARDSCAPE**

**L3.1**





CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF ANY UTILITIES OR STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND FOR NOTIFYING THE APPROPRIATE COMPANIES FOR ANY NECESSARY RELOCATION PRIOR TO CARRY OUT ITS OPERATIONS.



TRAFALGAR SQUARE

5451, 9511, 8531, 8551, 9531 ALEXANDRIA ROAD  
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No.	05-459

LANDSCAPE DETAILS  
WALLS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, ACCURACY OR COMPLETION OF ANY INFORMATION CONTAINED HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND/OR OBSTACLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNMENT DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

1	DESIGNED FOR PLANNING COMMITTEE	16-11-08
2	DESIGNED FOR RECONING & DP	16-08-03
3	DESIGNED FOR DP APPLICATION	16-01-27
4	DESIGNED FOR RECONING	16-01-18
5	DESIGNED FOR REVIEW	16-01-14



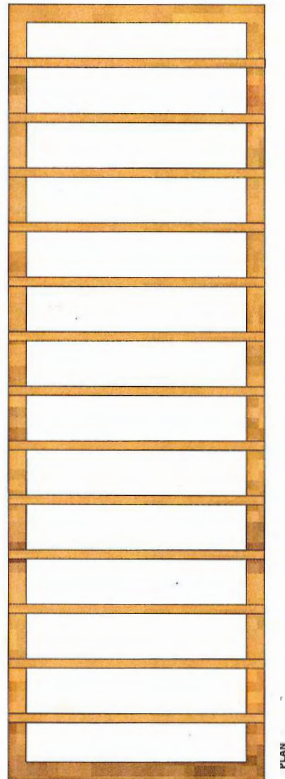
## TRAFALGAR SQUARE

9491, 5511, 9531, 9551, 9561 ALEXANDRA ROAD  
Richmond, British Columbia

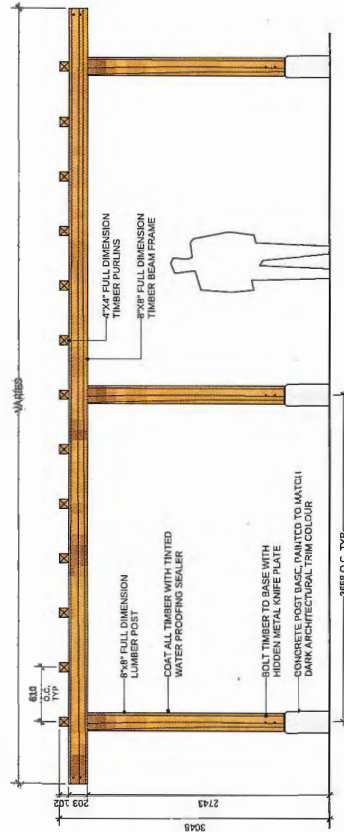
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Drawn:	DS / KD
Reviewed:	DS
Project No.	DC-489

## LANDSCAPE DETAILS HARDSCAPE

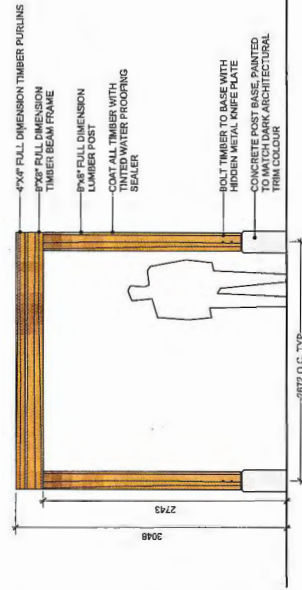
L3.4



PLAN

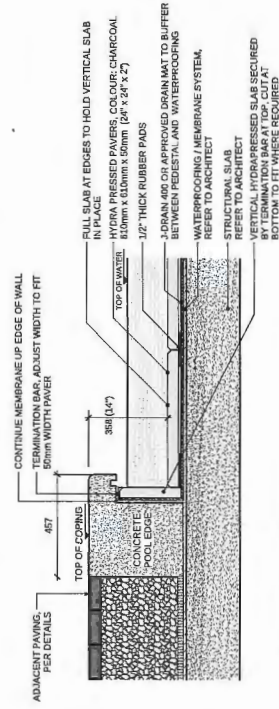


FRONT ELEVATION

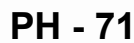


END ELEVATION

1 TYPICAL TRELLIS  
SCALES: 1/8" = 1'-0"



2 WATER FEATURE SECTION DETAIL  
Scale: 1:10





**RZ 16-734204**

**Attachment 4**

Address: 9491, 9511, 9531, 9551, 9591 Alexandra Road

Applicant: 0731649 BC Ltd.

Planning Area(s): West Cambie Area Plan - Alexandra Neighbourhood

	Existing	Proposed
<b>Owner:</b>	Polygon Trafalgar Square (South) Ltd., Inc. No. 0731649	Same
<b>Site Size (m<sup>2</sup>):</b>	15,125.99 m <sup>2</sup> (162,814.90 ft <sup>2</sup> )	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications
<b>Land Uses:</b>	Vacant	Multi-Family Residential (Low Rise Apartment)
<b>OCP Designation:</b>	"Apartment Residential"	Same
<b>Area Plan Designation:</b>	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
<b>Zoning:</b>	"Single Detached (RS1/F) and Two-Unit Dwellings (RD1)"	"Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"
<b>Number of Units:</b>	Vacant Site	263 Apartment Residential Units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5 FAR plus 0.2 FAR with Affordable Housing Contribution	1.7 FAR with Affordable Housing Contribution	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max: 23,290 m <sup>2</sup> with Affordable Housing Contribution	Max: 23,191 m <sup>2</sup> with Affordable Housing Contribution	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 40% Total: Max. 80%	Building: Max. 40% Non-porous Surfaces: Max. 37% Total: Max. 77%	none
Lot Size:	none	13,699.99 m <sup>2</sup> (147,465.57 ft <sup>2</sup> ) after dedications	none
Lot Dimensions (m):	none	Approx: 140 m x 97 m	none
Setbacks (m) – Alexandra Road Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none



On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m) – May Drive Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – Tomicki Avenue Street Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Setbacks (m) – eastern property line Eastern Property Line Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Height (m):	18.5 m and no more than 4 storeys	18.5 m and no more than 4 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V): For 263 dwelling units As per TDM Measures	332 (R) and 48 (V) per unit	332 (R) and 48 (V) per unit	none
Off-street Parking Spaces – Total: As per TDM Measures	380	380	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Indoor:	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )	563.8 m <sup>2</sup> (6,069.4 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	1,578 m <sup>2</sup> (16,985.45 ft <sup>2</sup> )	2,657.3 m <sup>2</sup> (28,603.1 ft <sup>2</sup> )	none

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

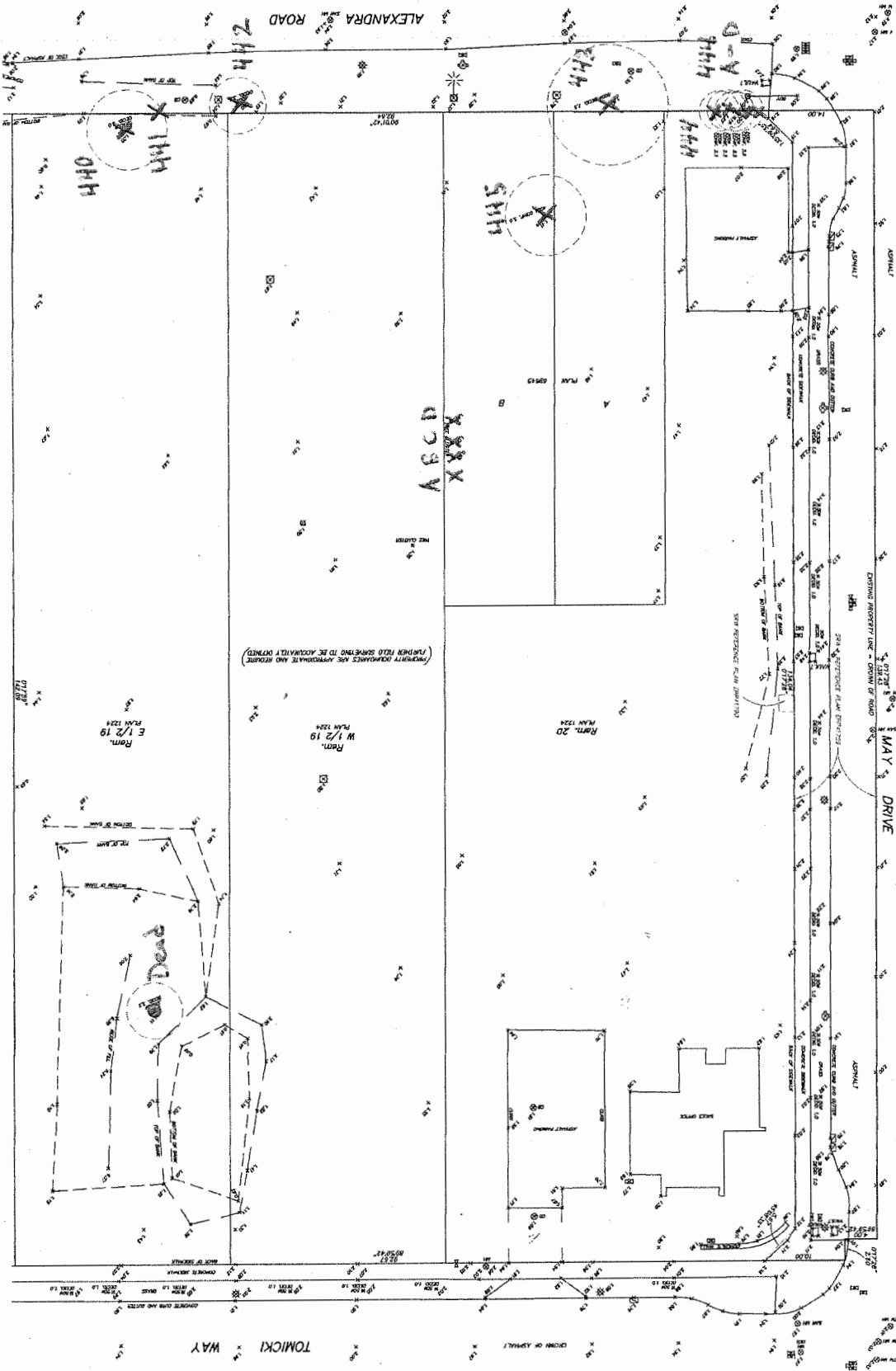
TDM Measures to include the following:

- Provide 120V electric plug-ins for 20% of all parking stalls.
- Provide 120V electric plug-ins for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide minimum a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the area.
- Voluntary cash contribution of \$5,000 towards the provision of new benches in the area.

Tree Management Plan - Trafalgar Square - Sept 20, 2016

D.A.

Remove Tree X 101





**Address:** 9491, 9511, 9531, 9551, 9591 Alexandra Road

**File No.:** RZ 16-734204

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9638, the developer is required to complete the following:**

1. A 10 m wide road dedication along the entire May Drive frontage.
2. 4 m x 4 m corner cut dedications at the Tomicki Avenue/May Drive and Alexandra Road/May Drive intersections, measured from the new property lines.
3. Consolidation of all the lots into one (1) development parcel.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$202,198.00) to the Public Art fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's beautification as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
9. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's Child Care as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
10. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (e.g. \$17,548.41) for Planning Costs fund as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
11. City acceptance of the developer's offer to voluntarily contribute \$892,634.00 to the City's affordable housing reserve fund (capital account) as an Affordable Housing Special Development Circumstance "donor".
12. Registration of the City's standard Housing Agreement to secure six (6) affordable housing units; the combined habitable floor area of which shall comprise at least 396.51 m<sup>2</sup> (4,268.04 ft<sup>2</sup>) of built space. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Bachelor	1	37 m <sup>2</sup> (400 ft <sup>2</sup> )	\$850	\$34,000 or less
One bedroom	2	50 m <sup>2</sup> (535 ft <sup>2</sup> )	\$950	\$38,000 or less
Two bedroom	3	80 m <sup>2</sup> (860 ft <sup>2</sup> )	\$1,162	\$46,500 or less

\*\* May be adjusted periodically as provided for under adopted City policy.

13. The discharge of Statutory right-of-way Covenant BB1239772 from the titles for Lots 19 west, 19 east and Lot 20.
14. The discharge of Covenant BB181577 from the title for Lot 20 as it currently restricts redevelopment to only a two-family dwelling.
15. Voluntary contribution of \$30,000 towards development of a bus shelter and an accessible landing pad in the area (TDM).
16. Voluntary contribution of \$5,000 towards the provision of new benches in the area (TDM).
17. \$6,000 toward the purchase of, or agree to provide one bench along each of the three (3) street frontages (TDM).

18. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
19. Payment of the \$1,836.72 per unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
20. Enter into a Servicing Agreement\* for the design and construction of the park greenway on 9591 Alexandra Road. Works may be eligible for Parks Construction Development Cost Charge Credits. Works include, but may not be limited to, the following:
  - a) 3.5 m wide concrete meandering path plus soldier course to Parks Department approval.
  - b) Unit paved plaza at the entry to the greenway along Tomicki Avenue and Alexandra Road.
  - c) Design to include the temporary sales centre along Tomicki Avenue and the ultimate design with the sales centre removed.
  - d) Supply a minimum of 50% native trees & planting within the greenway design.
  - e) All planting to support CPTED principles (For example add lighting, 2 m clear stemmed trees, low planting around paths etc.).
  - f) Add benches and other furniture as directed by the Parks Department.
21. Enter into a Servicing Agreement\* for the design and construction of frontage and utility works. Works include, but may not be limited to, the following:

**Engineering Related Items:**

**1. Water Works:**

- a) Using the OCP Model, there is 353 L/s of water available at a 20 psi residual at the May Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
  - Utilize the existing 200 mm PVC water service connection along the Tomicki Avenue frontage.
  - Replace approximately 45 m of 200 mm AC watermain located to the south of the subject site along Alexandra Road with 200 mm PVC watermain.

**2. Storm Sewer Works:**

- a) The Developer is required to:
  - Install a new 600 mm storm sewer along Alexandra Road from existing manhole STMH129396 extending east approximately 120 m and terminate line with a new manhole. Remove existing manhole STMH129396 and tie-in new sewer system to existing.
  - Utilize the existing 375 mm storm service connection and Type III inspection chamber on the Tomicki Avenue frontage.

**3. Sanitary Sewer Works:**

- a) The Developer is required to:
  - Utilize the existing 300 mm PVC sanitary service connection on the May Drive frontage.

**4. Frontage Improvements:**

- a) The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers to underground all third party service lines fronting the property.
  - Submit a functional plan showing conceptual locations for above ground structures (example list below) prior to the Staff report progressing to Development Permit Panel. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City.



The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4 mW x 5 m (deep)
  2. BC Hydro LPT – 3.5 mW x 3.5 m (deep)
  3. Street light kiosk – 1.5 mW x 1.5 m (deep)
  4. Traffic signal kiosk – 1 mW x 1 m (deep)
  5. Traffic signal UPS – 2 mW x 1.5 m (deep)
  6. Shaw cable kiosk – 1 mW x 1 m (deep) – show possible location in functional plan
  7. Telus FDH cabinet - 1.1 mW x 1 m (deep) – show possible location in functional plan
- Complete other frontage improvements as per Transportation's requirements.
  - All boulevard, sidewalk, cycle lane, and similar linear improvements will require land dedication.

#### 5. General Items:

- a) The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
  - Provide a pre-load plan and geotechnical assessment of impact to existing surrounding utilities and recommendations to mitigate the impact.

#### Transportation Related Items:

1. Required land dedication as per Area Plan:
  - Tomicki Avenue: 10 m wide strip appears to have been provided along the full northern frontage achieving the ultimate 20 m wide road right-of-way.
  - May Drive: 10 m wide strip along the full western frontage.
  - 4 m x 4 m corner cuts required at the Tomicki Avenue/May Drive & Alexandra Road/May Drive intersections, measured from new property lines.
2. Applicant responsible for the design and construction of the following frontage improvements (note that some of the works appear to have been completed, the exact scope subject to SA designs):
  - a) Tomicki Avenue (from May Drive to existing Tomicki Avenue to the east): construct the road to include the following ultimate cross-section:
    - 2 m wide concrete sidewalks on both sides.
    - 2.25 m wide treed/grassed boulevard on both sides.
    - Curb/gutter on both sides.
    - Minimum 11.2 m pavement width.
  - b) May Drive (from Tomicki Avenue to Alexandra Road): coordinate with the offsite works via. RZ 12-598503 to complete to the road to the ultimate standards, which include 2 m wide concrete sidewalks, minimum 2.0 m wide treed/grassed boulevards, and curb/gutter on both sides of the road and minimum 11.2 m wide pavement width.
  - c) Alexandra Road (from May Drive to eastern edge of 9611 Alexandra Road): widen the road to accommodate the following (from north to south):
    - Minimum 2 m wide concrete sidewalks.
    - 2.25 m wide treed/grassed boulevard.
    - 0.15 m wide curb/gutter.
    - Widen to achieve the ultimate pavement width of 11.2 m.

This work should coordinate with other adjacent offsite works by others and proper tie-in's (transition) are to be provided.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9638 (RZ16-734204)  
9491, 9511, 9531, 9551, 9591 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 18.30 thereof the following:

**“18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)**

**18.30.1 Purpose**

The **zone** provides for a medium density residential apartment **development** with a **density bonus** for a monetary contribution to the City’s capital **Affordable Housing Reserve** Fund and the construction of affordable housing.

**18.30.2 Permitted Uses**

- housing, apartment

**18.30.3 Secondary Uses**

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

**18.30.4 Permitted Density**

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the City’s capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812* and provides a minimum of 396.51 m<sup>2</sup> (4,268.04 ft<sup>2</sup>) of affordable housing in six **dwelling units** within the first phase of the **development**.

**18.30.5 Permitted Lot Coverage**

1. Maximum **Lot Coverage** is 40% for **buildings**.



**18.30.6 Yards & Setbacks**

1. The minimum public **road setback** is:
  - a) 4.0 m from Alexandra Road;
  - b) 4.0 m from May Drive; and
  - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
  - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.
5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting structures may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **property line setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

**18.30.7 Permitted Heights**

1. The maximum **height** for **Buildings** is 18.5 m.
2. The maximum **height** for **Accessory Buildings & Structures** is 9.0 m.

**18.30.8 Subdivision Provisions/Minimum Lot Size**

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

**18.30.9 Landscaping & Screening**

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

**18.30.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
  - a) 1.26 spaces per **dwelling unit** for residents; and
  - b) 0.18 spaces per **dwelling unit** for visitors.

**18.30.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **LOW RISE APARTMENT (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 001-718-240

Lot 20 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except Plans 69645 and EPP28285

P.I.D. 001-732-242

Lot “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 001-732-269

Lot “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 003-961-648

West Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

P.I.D. 004-239-237

East Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9638"**.

FIRST READING

DEC 12 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

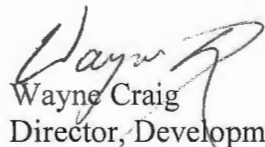
**Date:** December 8, 2016

**File:** 08-4430-01/2016-Vol 01

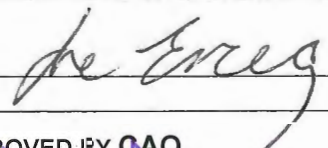
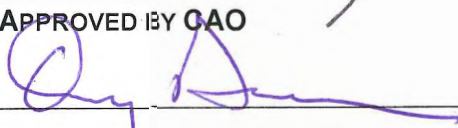
**Re:** Amendments to Richmond Zoning Bylaw 8500 for 2016 Affordable Housing Contribution Rates.

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9641, to update affordable housing contribution rates for residential zones, be introduced and given first reading.

  
Wayne Craig  
Director, Development

BK:blg  
Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Policy Planning	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b> 



December 8, 2016

## **Staff Report**

### **Origin**

On September 14, 2015, Council endorsed an increase in affordable housing contribution rates and new requirements for single family development, as part of the update of the City's Affordable Housing Strategy. Council also approved a provision for in-stream development applications subject to affordable housing contribution requirements, allowing these projects to pay the old contribution rate if first reading was given to the rezoning bylaw prior to September 14, 2016. All applications since September 14, 2015 have moved forward in accordance with the new contribution rates. This report presents a 'house-keeping' amendment to Richmond Zoning Bylaw 8500 to update the sections of the Zoning Bylaw which secure affordable housing contributions.

### **Analysis**

#### **Affordable Housing Strategy**

The Affordable Housing Strategy and the Affordable Housing Reserve Fund Policy 5008 form the City policy framework to secure affordable housing contributions from development. The Strategy also manages the City's affordable housing reserve funds by securing the resources to meet the specific housing and support needs of priority groups, as established by Council.

The Richmond Affordable Housing Strategy was established in 2007, and set the rates where a cash contribution for affordable housing received under a statutory density bonus approach for rezoning applications received after July 1, 2007. These rates were:

- \$1 per square foot from single-family subdivision developments.
- \$2 per square foot from townhouse developments.
- \$4 per square foot from apartment and mixed-use developments involving 80 or less residential units.

#### **New Affordable Housing Contribution Rates as Endorsed by Council**

At the February 3, 2015 Planning Committee meeting, staff were authorized to proceed to industry consultation on proposed amendments to the Affordable Housing Strategy, including discussion of new contribution rates.

Staff consulted with representatives from the Urban Development Institute (UDI), the Richmond Small Builders Group, and the Greater Vancouver Home Builders' Association (GVHBA).

At the September 9, 2015 Planning Committee meeting, staff presented an update on the consultation undertaken for the Affordable Housing Strategy, and recommended that new, increased contribution rates be endorsed. Council endorsed the recommendations from the Community Services Division, and endorsed the following rates for affordable housing contributions:

December 8, 2016

- \$2 per square foot for single-family developments.
- \$4 per square foot for townhouse developments.
- \$6 per square foot for apartment and mixed-use developments involving 80 or less residential units.

Council also supported a revision to the Affordable Housing Strategy requirements for all single-family developments: the developer must provide one of the following options:

- a suite in all units;
- a suite in 50 % of units plus a cash-in-lieu contribution for the remaining 50% of units; or
- a cash-in-lieu contribution based on the total residential floor area proposed.

### **Proposed Zoning Bylaw Amendment**

All rezoning applications considered after Council endorsed the new Affordable Housing Contribution provisions on September 14, 2015 have included Affordable Housing in accordance with the amended Affordable Housing Strategy requirements.

There are however, a number of in-stream zoning bylaws where applicants have been authorized to proceed based on the previous contribution rates, and where zoning amendment bylaws have been given third reading following a Public Hearing.

Required affordable housing rates are outlined in Section 5.15 of Richmond Zoning Bylaw 8500, and refer to the density bonus provisions in individual zones. The current Section 5.15 is provided in Attachment 1. If this table were simply amended to reflect the new affordable housing rates adopted by Council any in-stream rezoning bylaw where Council has endorsed the application to proceed based on the old affordable housing contribution rates could not be adopted, as the old rate for cash-in-lieu of affordable housing contributions would not satisfy the density bonus requirements of the zoning bylaw. There are approximately 55 in-stream zoning amendment bylaws which are eligible to proceed under the old affordable housing rates. These are amendment bylaws which received Council consideration prior to September 14, 2016.

In order to ensure that these in-stream-rezoning bylaws are not rendered non-compliant with the density bonus provisions, a new table of affordable housing contribution rates is required, as well as insertion of an effective date as to when the different rates are applied:

- For any rezoning application where affordable housing contribution is required which was considered by Council before September 24, 2016, the old contribution rates will apply.
- For any application considered by Council after September 24, 2016, the new affordable housing rates will apply.

Proposed Bylaw 9641 also includes an amendment to five other sections of Richmond Zoning Bylaw 8500, to update the language of the density bonus provisions contained within the RS1

December 8, 2016

zones the RC1 zones, and three site-specific residential zones to include reference to the new Affordable Housing Strategy requirements related to the provision of secondary suites.

### **Public Consultation**

Public notification for the Public Hearing for Bylaw 9641 as presented in this report will be provided as per the *Local Government Act*.

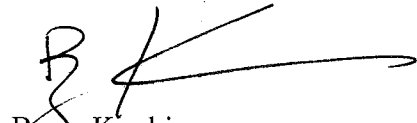
### **Financial Impact**

The proposed Zoning Bylaw Amendment will ensure that the Council-endorsed affordable housing contribution rates are secured through all in-stream and new rezoning applications.

### **Conclusion**

The Council-endorsed rates for affordable housing contributions secured through development applications are now being secured through rezoning considerations. It is in order to amend Part 5 of the Richmond Zoning Bylaw 8500; to update the required contribution table, including an effective date for the new rates, to address in-stream rezoning bylaws.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9641 be introduced and given first reading.



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



Joyce Rautenberg  
Affordable Housing Coordinator  
(604-247-4916)

BK:blg

Attachment 1: Section 5.15 of Richmond Zoning Bylaw 8500



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9641 (08-4430-01/2016-Vol 01)  
Affordable Housing Rates**

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

1. Richmond Zoning Bylaw 8500 is further amended at Section 5.15 by deleting Section 5.15.1 in its entirety and substituting it with new Sections 5.15.1 and 5.15.1A set out in Schedule "A" attached hereto and forming part of Bylaw 9641.
2. Richmond Zoning Bylaw 8500 is further amended by deleting Section 8.1.4.5(b) in its entirety and substituting it with:
  - "(b) (i) 100% of the **lots** contain **secondary suites**; or
  - (ii) at least **50%** of the lots contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or
  - (iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw".
3. Richmond Zoning Bylaw 8500 is further amended by deleting Section 8.2.4.5(b) in its entirety and substituting it with:
  - "(b) (i) 100% of the **lots** contain **secondary suites**; or
  - (ii) at least **50%** of the lots contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RC1 or RC2 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or
  - (iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RC1 or RC2 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw".



4. Richmond Zoning Bylaw 8500 is further amended by deleting Section 15.21.4.4(b) in its entirety and substituting it with:  
“(b) (i) 100% of the **lots** contain **secondary suites**; or  
(ii) at least **50%** of the lots contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS21 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or  
(iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS21 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw”.
5. Richmond Zoning Bylaw 8500 is further amended by deleting Section 15.22.4.4(b) in its entirety and substituting it with:  
“(b) (i) 100% of the **lots** contain **secondary suites**; or  
(ii) at least **50%** of the lots contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS22 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or  
(iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS22 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw”.
6. Richmond Zoning Bylaw 8500 is further amended by deleting Section 15.23.4.4(b) in its entirety and substituting it with:  
“(b) (i) 100% of the **lots** contain **secondary suites**; or  
(ii) at least **50%** of the lots contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS23 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or  
(iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZS23 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw”.

7. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9641”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

DEC 21 2016

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>LH</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule "A"

5.15.1 Where amendment to this bylaws bylaw considered by **Council** before September 24, 2016, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$1.00
RC2	\$1.00
ZS21	\$1.00 <i>[Bylaw 8965, Sep 23/13]</i>
ZS22	\$1.00 <i>[Bylaw 9490, Mar 21/16]</i>
RI2	\$2.00
RTL2	\$2.00
RTL4	\$2.00
RTM2	\$2.00
RTM3	\$2.00
RTH1	\$2.00
RTH2	\$2.00
RTH3	\$2.00
RTH4	\$2.00
RTP1	\$2.00
RTP2	\$2.00
RTP3	\$2.00
RTP4	\$2.00
RAL2	\$4.00
RAM2	\$4.00
RAM3	\$4.00
RAH1	\$4.00
RAH2	\$4.00
CDT2	\$4.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RCL2	\$4.00
ZHR6	\$4.00
ZR7	\$2.00
ZMU19	\$4.00 [Bylaw 8580, Jan 24/11]
ZMU20	\$4.00 [Bylaw 8818, Sep 24/12]
ZMU21	\$4.00 [Bylaw 8875, Nov 13/12]
ZMU22	\$4.00 [Bylaw 9001, Jul 8/13]
ZMU24	\$4.00 [Bylaw 9094, Jul 27/15]
ZMU26	\$4.00 [Bylaw 9138, Apr 27/15]
ZT70	\$2.00 [Bylaw 9107, Sep 14/15]
ZS23	\$1.00 [Bylaw 9275, Jun 13/16]
ZLR26	\$2.00 for <b>housing, town</b> , \$4.00 for <b>housing, apartment</b> [Bylaw 9241, Oct 11/16]

For the purposes of Section 5.15.1, buildable square foot is the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).

5.15.1A Where amendment to this bylaws bylaw considered by **Council** after September 24, 2016, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$2.00
RC2	\$2.00
ZS21	\$2.00
ZS22	\$2.00
RI2	\$4.00
RTL2	\$4.00
RTL4	\$4.00



<b>Zone</b>	<b>Sum Per Buildable Square Foot of Permitted Principal Building</b>
RTM2	\$4.00
RTM3	\$4.00
RTH1	\$4.00
RTH2	\$4.00
RTH3	\$4.00
RTH4	\$4.00
RTP1	\$4.00
RTP2	\$4.00
RTP3	\$4.00
RTP4	\$4.00
RAL2	\$6.00
RAM2	\$6.00
RAM3	\$6.00
RAH1	\$6.00
RAH2	\$6.00
CDT2	\$6.00
RCL2	\$6.00
ZHR6	\$6.00
ZR7	\$4.00
ZMU19	\$6.00
ZMU20	\$6.00
ZMU21	\$6.00
ZMU22	\$6.00
ZMU24	\$6.00
ZMU26	\$6.00
ZT70	\$4.00
ZS23	\$4.00
ZLR26	\$4.00 for <b>housing, town</b> , \$6.00 for <b>housing, apartment</b> <i>[Bylaw 9241, Oct 11/16]</i>

For the purposes of Section 5.15.1A, buildable square foot is the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** November 21, 2016

**File:** RZ 16-73132 0

**Re:** Application by Peter Hu for Rezoning at 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)"

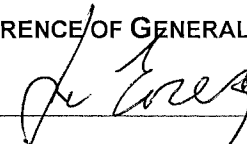
### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, for the rezoning of 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.



Wayne Craig  
Director, Development

SDS:blg  
Att. 8

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

## **Staff Report**

### **Origin**

Peter Hu has applied to the City of Richmond for permission to rezone the property at 6231 Blundell Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from a new rear lane (Attachment 1). The site is currently occupied by a single-family dwelling; which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Cheviot Place.
- To the South: Across Blundell Road, a residential care home for seniors on a lot zoned “Health Care (HC)” fronting Blundell Road.
- To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Blundell Road.
- To the West: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting Blundell Road, with vehicle access from the rear lane.

### **Related Policies & Studies**

#### **Official Community Plan/Arterial Road Policy**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The subject property is not designated in the existing Arterial Road Policy; however, the development proposal meets the criteria for additional new compact lot and coach house areas, and a precedent for this type of development has been set with the construction of the rear lane to the west. The proposed Arterial Road Policy update (considered by Council on November 14, 2016 and scheduled for Public Hearing on December 19, 2016) identifies the subject site for redevelopment as “Compact Lot Coach House”. The proposed rezoning and subdivision would comply with these designations.

#### **Single-Family Lot Size Policy 5408/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5408 (adopted by Council on April 10, 1989 and last amended in 2006) (Attachment 4). The Policy



permits the property to be rezoned and subdivided in accordance with the provisions of the "Compact Single Detached (RC2)" zone or the "Coach Houses (RCH1)" zone, provided access is to be from a constructed lane and not from the arterial road. The proposed rezoning and subdivision would comply with the requirements of the "Coach Houses (RCH1)" zone and Single-Family Lot Size Policy 5408.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. In response to the sign, staff have received two (2) phone calls with general questions regarding the application and the following concerns (staff responses in ***bold italics***):

- Privacy concerns for the adjacent property to the east; including potential overlook from the coach house into the property's rear yard.  
***The applicant has revised the coach house design to reduce privacy concerns; including eliminating windows on the wall facing the adjacent property to the east, reducing the size of the balcony, and positioning the balcony towards the west property line, increasing the distance between the balcony and the adjacent property to the east. Both coach house balconies will be positioned towards the common shared property line between the proposed lots.***
- Traffic concerns along Cheviot Place as a result of the proposed development.  
***The Transportation Department has reviewed the development proposal and confirmed the traffic generation from this development is expected to be minimal, as the lane access to the site is located 36 m from Blundell Road.***

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### **Existing Legal Encumbrances**

There is an existing restrictive covenant registered on Title, restricting development of the subject property if not fully serviced (Document No. RD130801). The covenant will be discharged from Title as a condition of rezoning.

**Transportation and Site Access**

Consistent with the requirements of the “Coach Houses (RCH1)” zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both Blundell Road and the rear lane.

Vehicle access to the proposed lots is to be from the new rear lane only; with no access permitted to Blundell Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage and carport in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling provided in a tandem arrangement (one (1) parking space in a garage and one parking (1) space in an open carport), along with one (1) parking space for the coach house to the side in a garage (Note: tandem parking for the principal dwelling is permitted in the “Coach Houses (RCH1)” zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the garage and carport into habitable space.

**Tree Retention and Replacement**

A Certified Arborist’s Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses three (3) bylaw-sized trees located on the subject site, and one (1) tree and one (1) hedge located on neighbouring property.

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

- Remove one (1) Honey Locust tree (tag# T30) located on the development site due to poor condition from being historically topped (47 cm dbh).
- Remove two (2) fruit trees (tag# T32 & T33) located on the development site due to poor condition from being historically topped and cavities in the upper canopy (60 & 20 cm dbh).
- Retain and protect one (1) tree (tag# OS1) located on the neighbouring property to the west (45 cm dbh).
- Retain and protect one (1) hedge (tag# OS2-OS6) located on the neighbouring property to the east, which will not be impacted by the proposed development.

*Tree Protection*

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the one (1) tree on the neighbouring property (tag# OS1). To ensure protection the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree

protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any works being conducted on-site, and remain in place until construction and landscaping works are completed.

### *Tree Replacement*

For the removal of the three (3) trees on-site, the OCP tree replacement ratio goal of 2:1 requires six (6) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain six (6) replacement trees on-site, three (3) trees on each lot.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 47 & 60 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 m

To ensure that six (6) replacement trees are planted on-site at development stage, and that the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant will provide a Landscape Plan and a landscape security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$3,000 for the six (6) replacement trees), prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

### **Built Form, Architectural Character & Landscaping**

The preliminary conceptual plans proposed for the subject site have addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the south side of each lot proposed and an accessory coach house above a detached garage on the north side of each lot; with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building, a small balcony facing north to the rear lane, and appropriate window placement to

minimize overlook of adjacent properties; while still allowing for passive surveillance of the rear lane.

The applicant has also submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect, for the front and back yards of the proposed lots (Attachment 7). As stated above, the applicant will provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed through the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 6. Furthermore, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the Affordable Housing Reserve Fund for the remaining new lots, or a 100% cash-in-lieu contribution if no secondary suites can be accommodated.

The proposed rezoning is consistent with the Affordable Housing Strategy as it involves the creation of two (2) new lots; each with a principle dwelling and an accessory coach house above a detached garage.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of required servicing works and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- A new 6.0 m-wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
- Existing driveway on Blundell Road to be removed and replaced with barrier curb and gutter, boulevard and sidewalk to match the existing frontage treatments to the east and west.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge,



and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

**Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

**Conclusion**

The purpose of this rezoning application is to rezone the property at 6231 Blundell Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principle dwelling and an accessory coach house above a detached garage.

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9644 be introduced and given first reading.



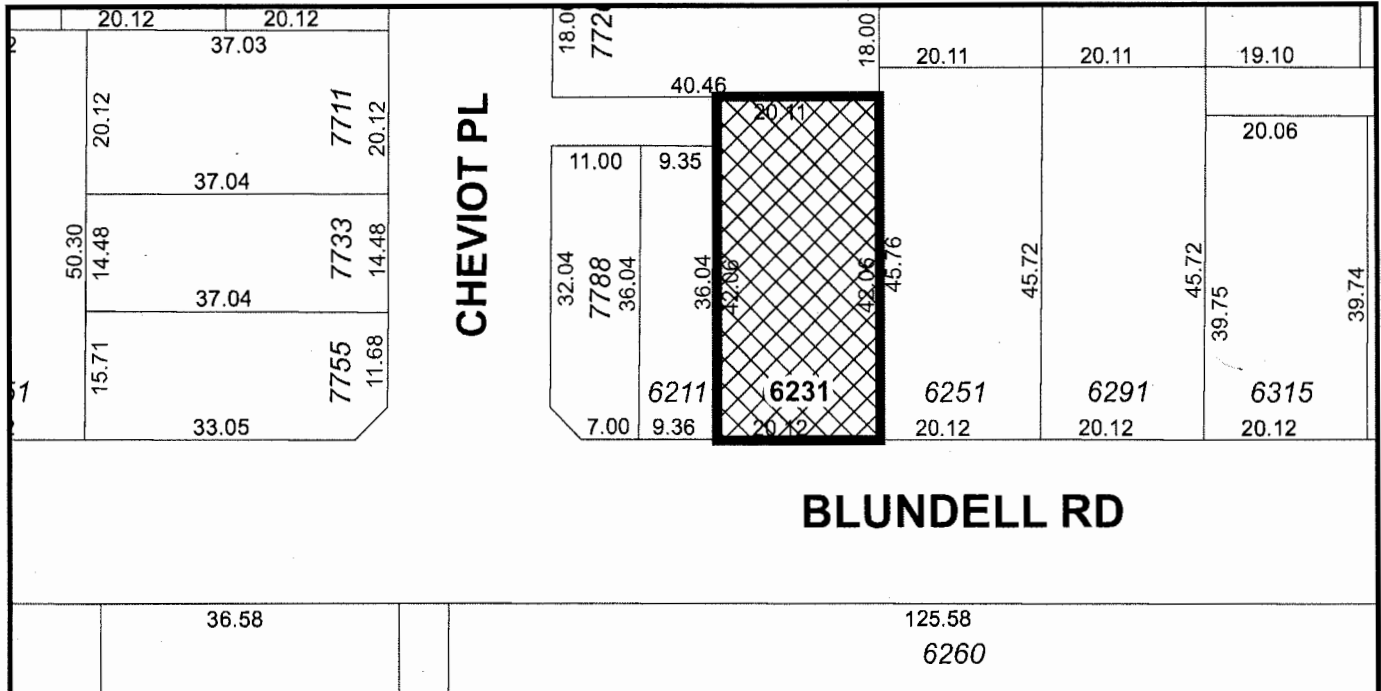
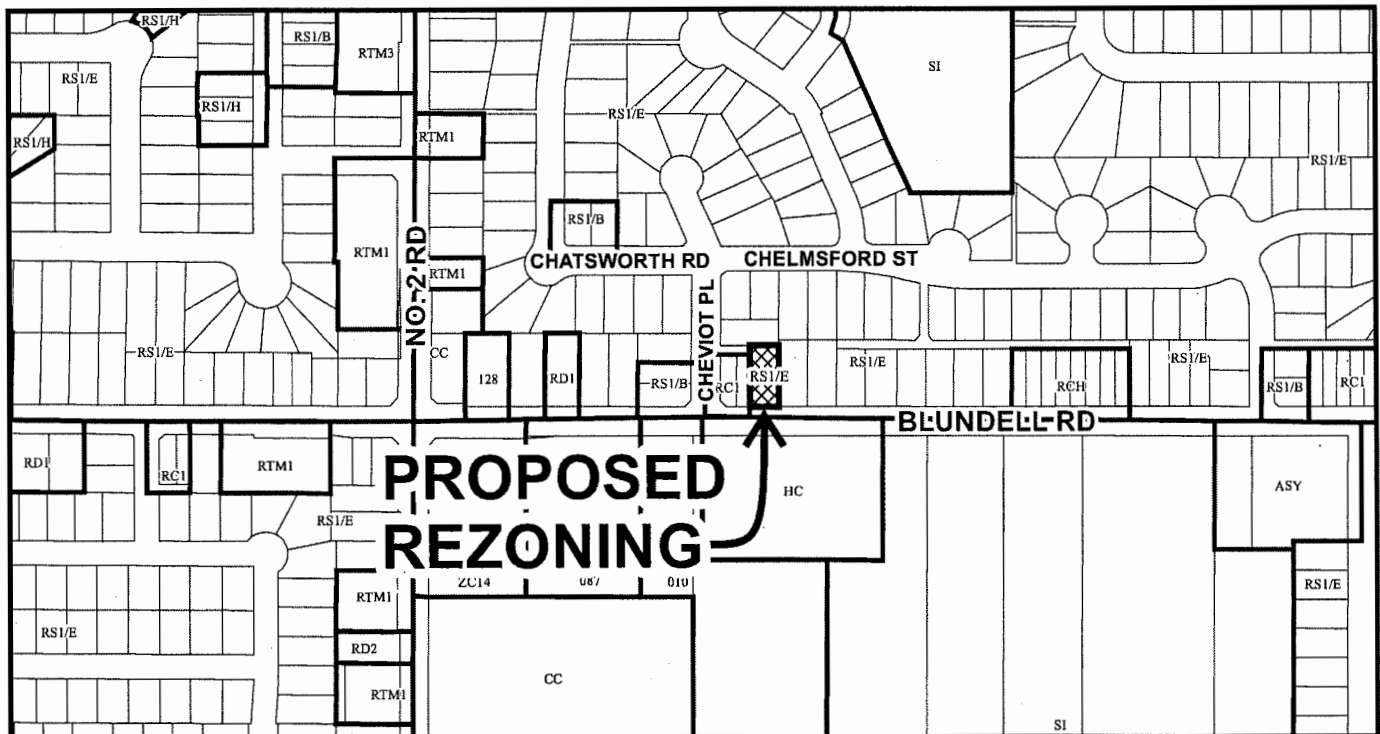
Steven De Sousa  
Planning Technician – Design  
(604-286-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5408
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Conceptual Plans
- Attachment 7: Preliminary Landscape Plan
- Attachment 8: Rezoning Considerations



City of  
Richmond



RZ 16-731320

Original Date: 05/12/16

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-731320

Original Date: 05/12/16

Revision Date:

Note: Dimensions are in METRES



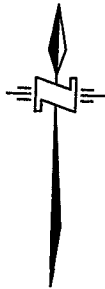
# PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF LOT 229, SECTION 18 BLK. 4 N., RGE. 6 W., N.W.D., PLAN 60382

SCALE 1 : 200

0 5 10 15 20 m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

PID: 002-504-324

CIVIC ADDRESS: 6231 BLUNDELL ROAD,  
RICHMOND, B.C.PROPERTY LINE BASE ON FIELD SURVEY  
AND LAND TITLE OFFICE RECORDS.

BENCHMARK  
ELEVATIONS ARE BASED ON:  
CITY OF RICHMOND SECONDARY  
BENCH MARK #476  
ELEVATION = 1.193 METRE  
GEODETIC DATUM = CVD28GVRD

**LEGEND:**

- GROUND ELEVATION
- TREE WITH DRIPLINE  
(TIED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- FENCE
- LIGHT STANDARD
- DED DECIDUOUS
- RTW RETAINING WALL
- WM WATER METER

CERTIFIED CORRECT ACCORDING TO FIELD  
SURVEY THIS 14TH DAY OF APRIL, 2016.

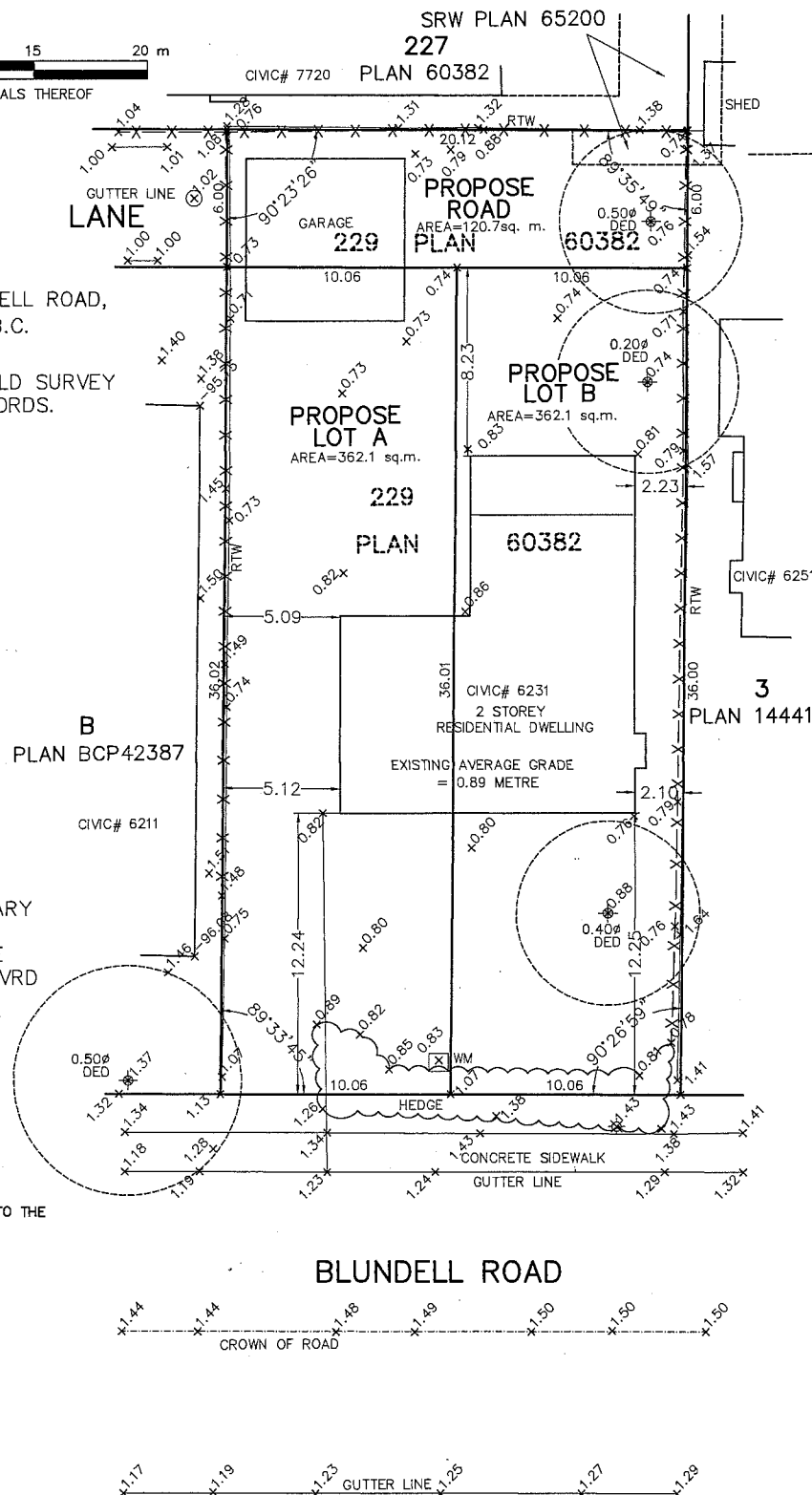
*Richard S Fu*  
RICHARD S FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PH - 104



3817 McKay PLACE  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FILE: 1604-005





**RZ 16-731320**

**Attachment 3**

Address: 6231 Blundell Road

Applicant: Peter Hu

Planning Area(s): Blundell

	Existing	Proposed
Owner:	D. & P. Martin	To be determined
Site Size:	844.9 m <sup>2</sup> (9,094 ft <sup>2</sup> )	Lot A: 362.1 m <sup>2</sup> (3,897 ft <sup>2</sup> ) Lot B: 362.1 m <sup>2</sup> (3,897 ft <sup>2</sup> ) Lane dedication: 120.7 m <sup>2</sup> (1,300 ft <sup>2</sup> )
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Arterial Road Policy Designation:	Compact Lot Coach House	Complies
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)

Future Subdivided Lots	Bylaw Requirement (RCH1)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None Permitted
Principle Dwelling Floor Area:*	Max. 184.2 m <sup>2</sup> (1,982 ft <sup>2</sup> ) (depending on size of coach house)	172.6 m <sup>2</sup> (1,857 ft <sup>2</sup> )	None Permitted
Coach House Floor Area:*	Min. 33.0 m <sup>2</sup> (355 ft <sup>2</sup> ) Max. 60.0 m <sup>2</sup> (645 ft <sup>2</sup> )	44.6 m <sup>2</sup> (480 ft <sup>2</sup> )	None Permitted
Total Buildable Floor Area:*	Max. 217.2 m <sup>2</sup> (2,338 ft <sup>2</sup> )	Max. 217.2 m <sup>2</sup> (2,338 ft <sup>2</sup> )	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 20%	Building: 45% Non-porous: 64% Landscaping: 36%	None
Lot Size:	Min. 315.0 m <sup>2</sup>	362.1 m <sup>2</sup>	None
Lot Dimensions:	Width: Min. 9 m Depth: Min. 35 m	Width: 10 m Depth: 36 m	None
Principle Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 15 m Interior Side: 1.2 m	None
Coach House Dwelling Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 24 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.8 m	None
Principle Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None



On-Site Parking Spaces:	Principle Dwelling: 2 Coach House: 1	Principle Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principle Dwelling	2 for Principle Dwelling	None
Outdoor Amenity Space:	Principle Dwelling: Min. 30 m <sup>2</sup> Coach House: No minimum	Principle Dwelling: 30 m <sup>2</sup> Coach House: 30 m <sup>2</sup>	None
Coach House Balcony:	Max. 8.0 m <sup>2</sup>	4.6 m <sup>2</sup>	None

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Page 1 of 2

Adopted by Council: April 10, 1989

Policy 5408

Amended by Council: January 15, 2001\*

Amended by Council: May 15, 2006 \*

File Ref: 4045-00

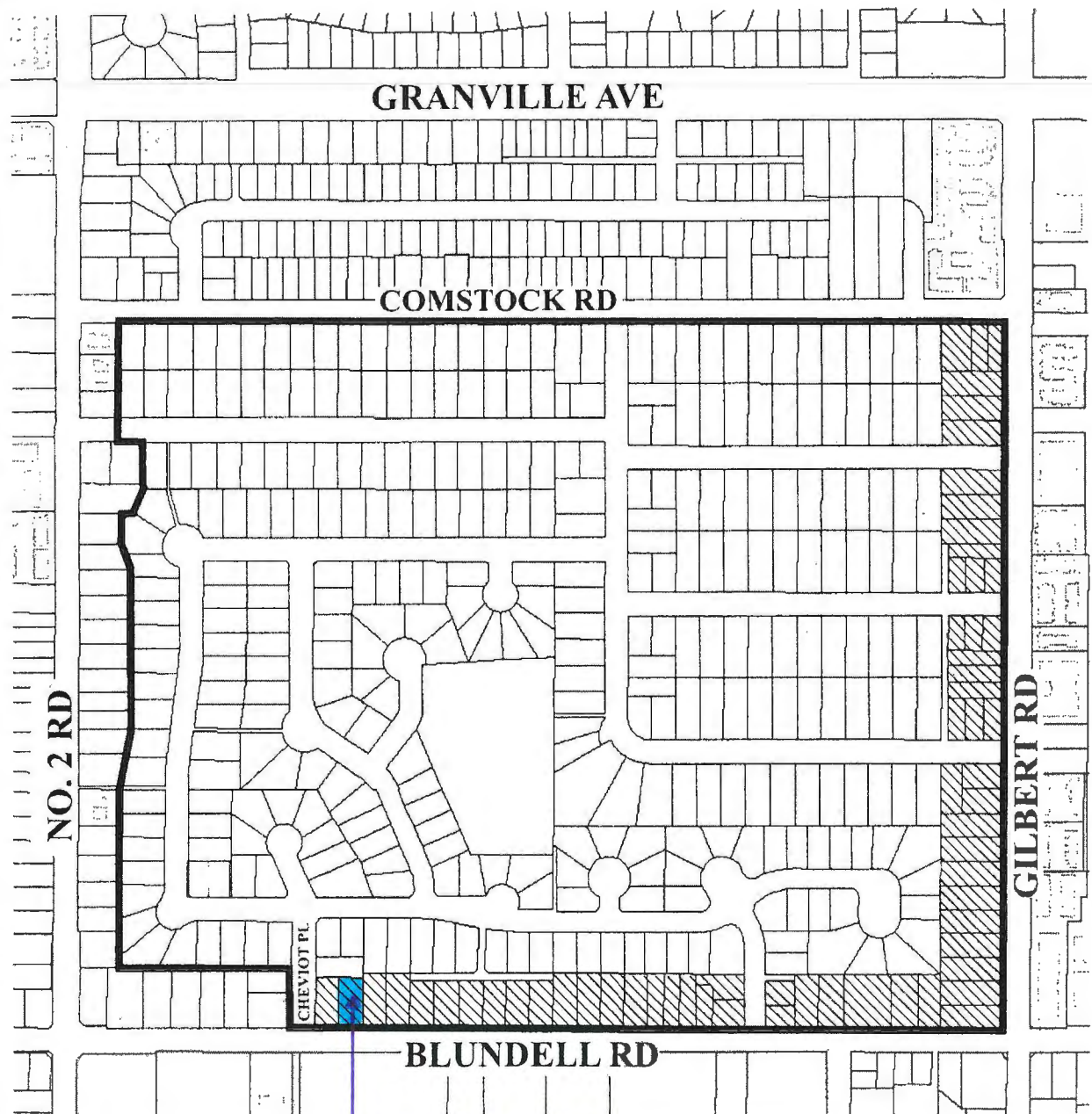
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6

**Policy 5408:**

The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
  - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

\* Original Adoption Date in Effect



Subdivision Permitted as Per **R1-0.6** or **R/9** provided that access is to a constructed lane and not to the arterial roads.



Subdivision Permitted as Per **R1/E**

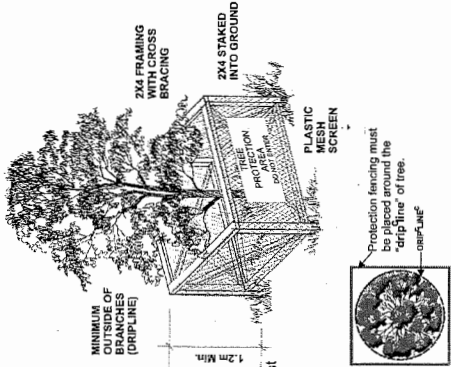


## Policy 5408 Section 18-4-6

Adopted Date: 04/10/89

Amended Date: 05/15/06

TREE PROTECTION BARRIER  
PER RICHMOND BYLAW



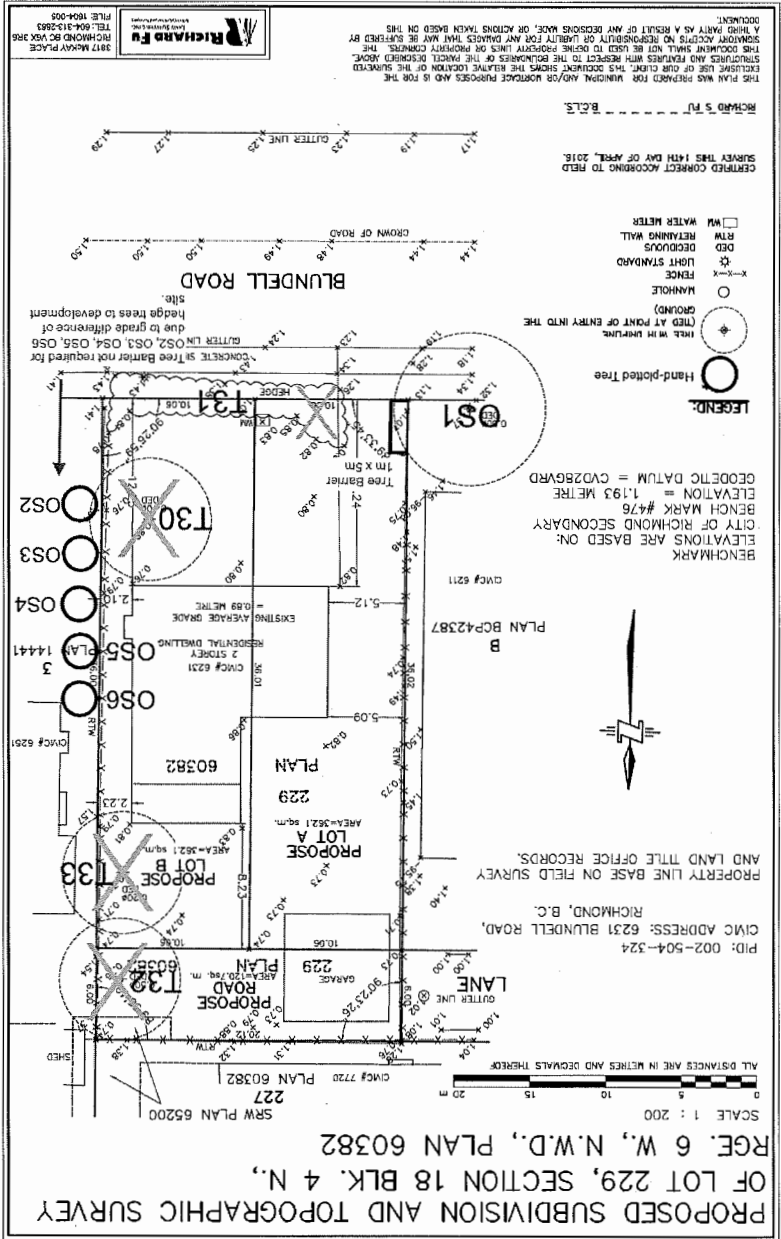
TREE PROTECTION ZONE  
NO ENTRY SIGN

**Tree Protection Zone**  
**No Entry**

No Dumping  
No Digging or Excavating  
No Filling  
No Lumber or Supply Storage

Fencing to be installed prior to demolition and remain in place until construction is complete. A fine of \$1,000.00 per tree will be issued for relocating or removing tree protection fencing.

2 Oct. 25, 2015	Review
1 Sept. 1, 2015	Review
CONTRACTOR'S REVIEW: The contractor has reviewed the drawings and specifications and has confirmed that the work will be completed in accordance with the written contract of SW Landscape Architects.	
PETER HU PROJECT 6231 Blundell Road, Richmond, B.C.	
SW Landscape Architect North Vancouver, B.C.	
Design: 778-834-8859	Checked:
Drawn: S.W.	DATE:
Scale: NTS	DATE:
L3	RETENTION
PLAN	



TREE PROTECTION AND REMOVAL DRAWING

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

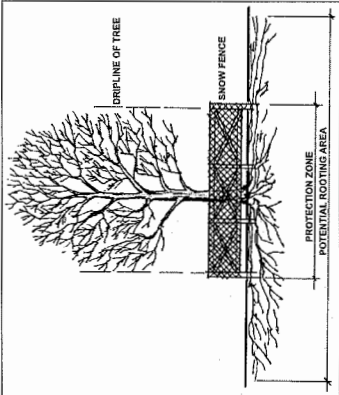


Fig. 1a Example of a Tree Protection Zone  
Fig. 1b Example of a Tree Protection Zone

TREE PROTECTION ZONE

Botanical Name	Common Name	No.	Size	Spacing	Symbol
TREES TO BE REMOVED					
Gleditsia triacanthos 'Sumburst'	Honey locust	1	17 m DBH		T30
Malus spp.	Fruiting apple	1	160 m DBH		T32
Prunus spp.	Fruiting plum	1	20 m DBH		T33
TREES TO BE RETAINED					
Prunus serrulata 'Kwanzan'	Flowering cherry	1	45 m DBH		OS1
Cupressus spp.	Cypress	5	130 m DBH		OS2-OS6
REPLACEMENT TREES					
Acer palmatum 'Senkaki'	Japanese maple	4	6 cm	as shown	AP
Chamaecyparis obtusa 'Gracilis'	Hinko false cypress	2	3.5 m	as shown	CO
Prunus yedoensis 'Aebono'	Japanese Cherry	2	9 cm	as shown	PY

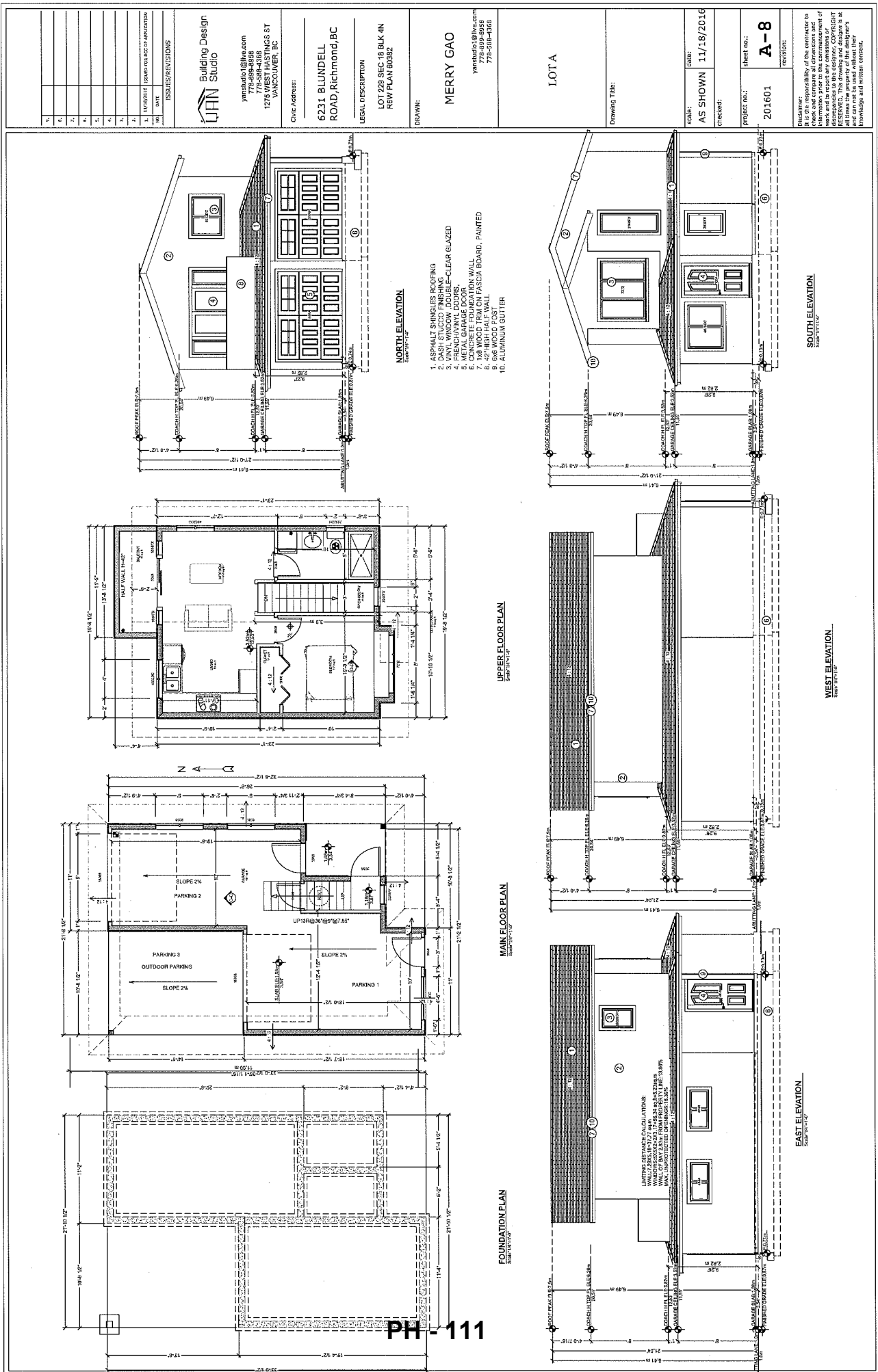
NOTE: For tree removals and retentions, see Arborist Report  
For tree installations, contractor to be certified by BCNITA  
All plants and installation to meet or exceed latest BCNITA #1 standards  
Contractor to verify numbers and placement of plants prior to installation

## SITE PLAN



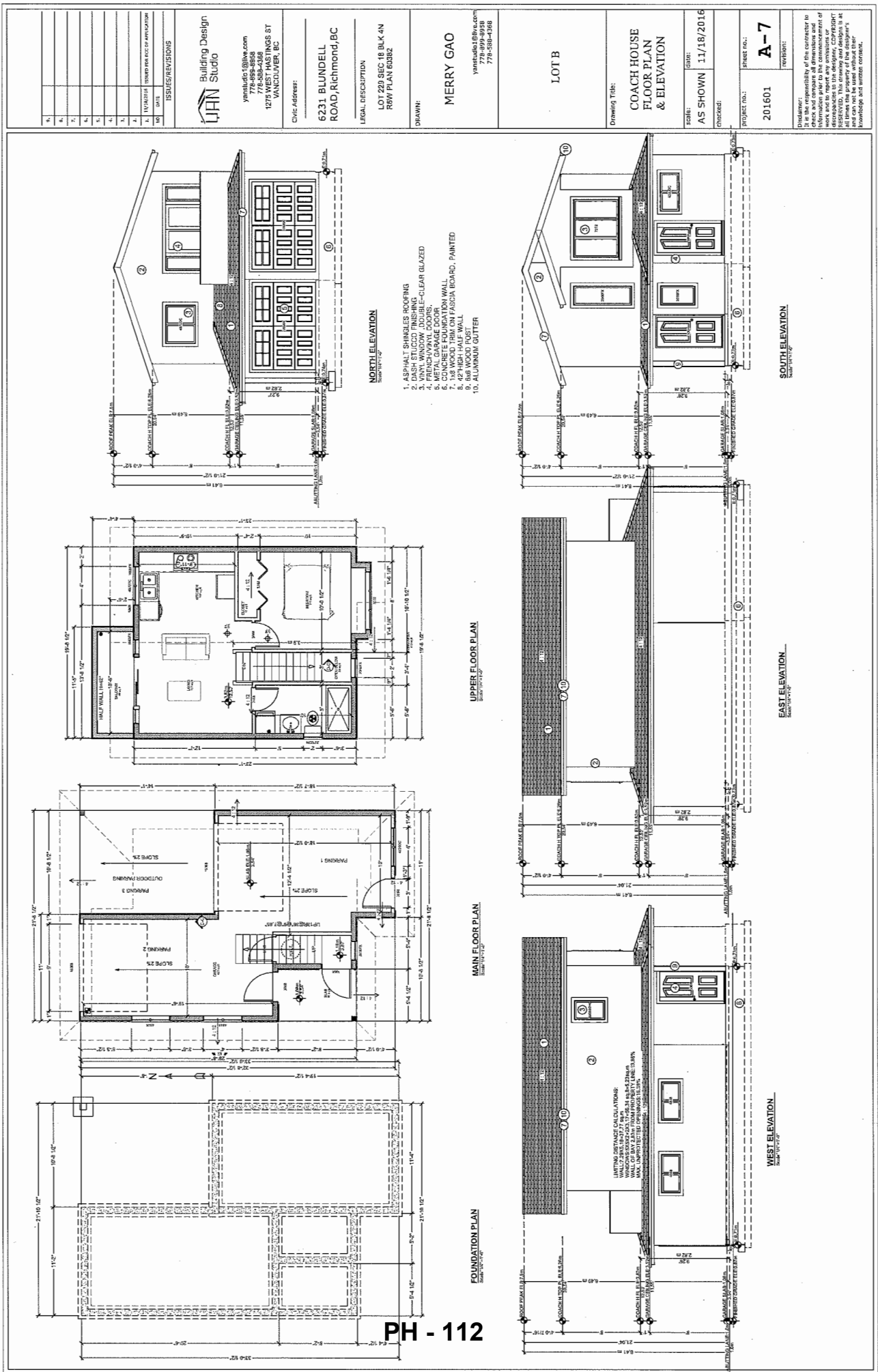
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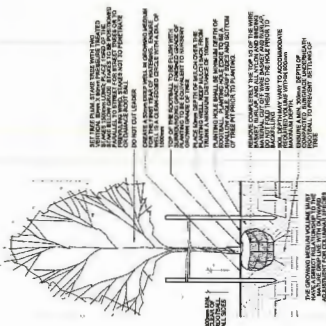


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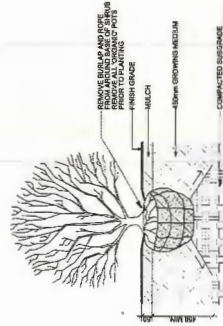
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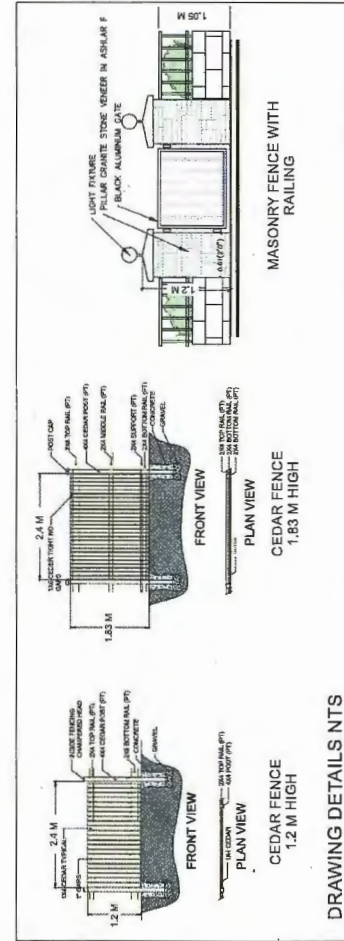
## TREE PLANTING DETAIL



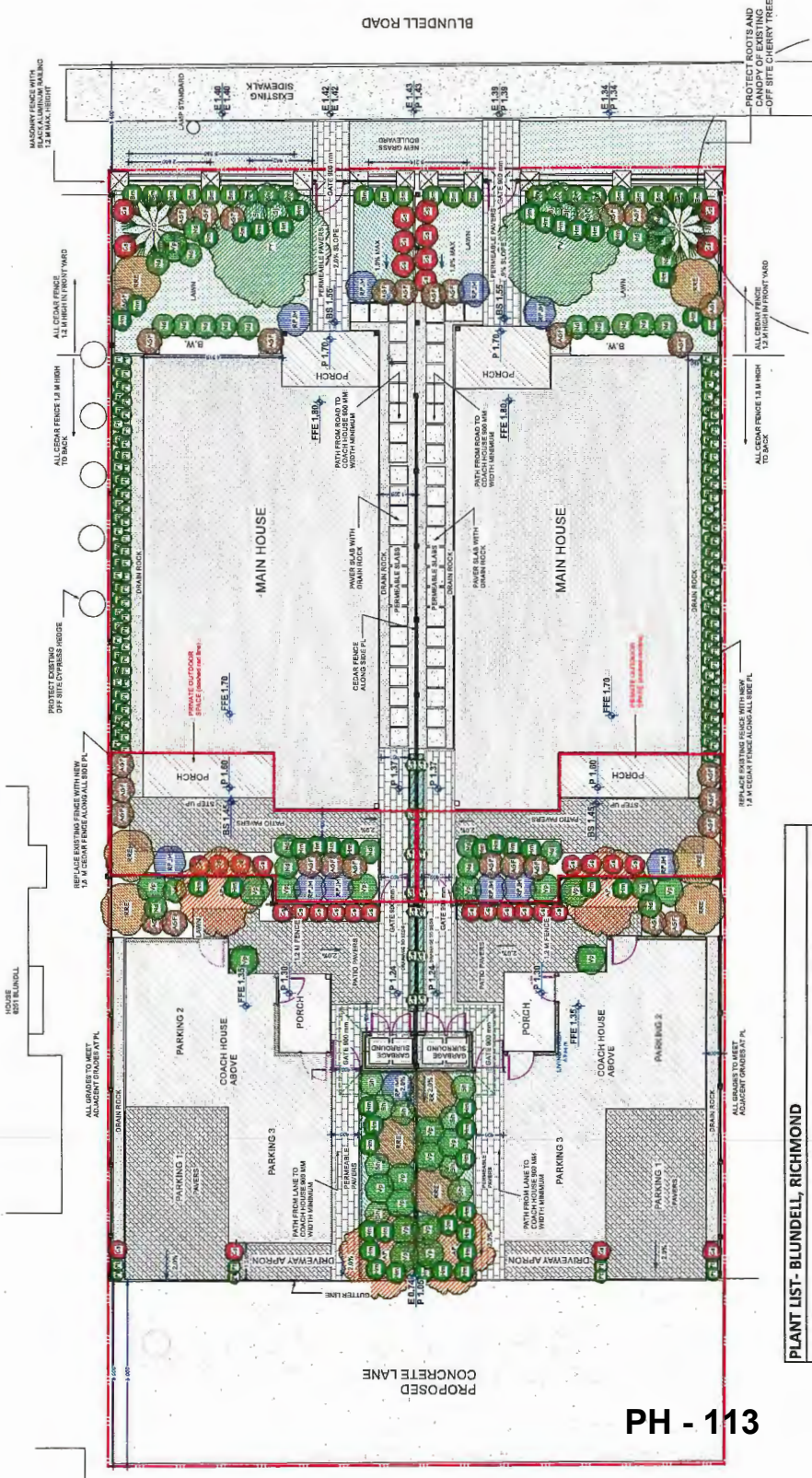
## SHRUB PLANTING DETAIL



NOTES:  
1. ALL PLANTS TO BE PLANTED AT TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.  
2. ALL PLANTS TO BE PLANTED AT TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.  
3. ALL PLANTS TO BE PLANTED AT TOP OF FINISHED GRADE UNLESS OTHERWISE NOTED.



DATE	REVISION	BY	CHKD
1.04.20.2015	Review		
1.09.1.2015	Review		
COPYRIGHT RESERVED: This drawing is the property of SW Landscapes. It is not to be reproduced or distributed without the written consent of SW Landscapes.			
PETER HU PROJECT 6731 Blundell Road, Richmond, B.C.			
Designed by: SW Landscapes Architect North Vancouver, B.C. 778-834-9959			
Drawn by: S.W. DATE: JULY 29, 2015			
Scale: 1:100			
L2 PLAN/DETAILS			



## PLANT LIST - BLUNDELL, RICHMOND

Botanical Name	Common Name	No.	Size	Spacing	Symbol
<b>TREES</b>					
Acer palmatum 'Sakaki'	Japanese maple	4	6 cm	as shown	AP
Chamaecyparis obtusa 'Gracilis'	Hiroki false cypress	2	3.5 m	as shown	CO
Prunus yedoensis 'Akebono'	Japanese Cherry	2	9 cm	as shown	PR
<b>SHRUBS</b>					
Azalea 'Gracie Fuchsia'	Azalea	32	#2 pot	as shown	AGF
Buxus microphylla 'Green Beauty'	Boxwood	24	#5 pot	as shown	Bm
Cornus stolonifera	Redtwig dogwood	34	#2 pot	as shown	CS
Nandia domestica 'Gulf Stream'	Heavenly bamboo	26	#2 pot	as shown	Nd
Rhododendron 'Yuki'	Rhododendron	12	#5 pot	as shown	RPM
Rhododendron 'Roseum Elegans'	Rhododendron	11	#5 pot	as shown	RRE
Sarcococca hookeriana humilis	Sweet box	20	#2 pot	as shown	Sh
Spiraea japonica 'Goldflame'	Spiraea	4	#2 pot	as shown	SJ
Viburnum plicatum 'Snowflake'	Viburnum	22	#5 pot	as shown	Vp
<b>VINES, GROUND COVERS AND HERBACEOUS PERENNIALS</b>					
Clematis armandii	Evergreen Clematis	14	#1 pot	as shown	Ca
Hakonechloa macra	Japanese forest grass	42	#1 pot	as shown	Hm
Pachysandra terminalis	Japanese spurge	128	#1 pot	as shown	Pt

NOTE: For tree removals and relocations, see Arborist Report  
Contractor to be certified by BCLMTA  
All plants and installation to meet or exceed latest BCLMTA #1 standards  
Contractor to verify numbers and placement of plants prior to installation





# City of Richmond

## Rezoning Considerations

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

**Address:** 6231 Blundell Road

**File No.:** RZ 16-731320

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, the developer is required to complete the following:**

1. 6.0 m wide lane dedication along the entire north property line.
2. Submission of a Landscape Plan for the front and rear yards of the proposed lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and \$3,000 for the six (6) replacement trees. The Landscape Plan should:
  - Comply with the guidelines of the OCP's Arterial Road Policy and "Coach Houses (RCH1)" zone and should not include hedges along the front property line.
  - Include a mix of coniferous and deciduous trees.
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
  - Include the six (6) required replacement trees (three (3) per lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 m

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

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 6 to this report.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. RD130801); which restricts the development of the subject property if not fully serviced.

**Prior to Demolition Permit\* issuance, the developer is required to complete the following:**

1. Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* stage, the developer is required to complete the following:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

*Water Works:*

- Using the OCP Model, there is 695 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developer's cost, the City is to:
  - Install two (2) new water service connections, off of the existing 300 mm AC watermain on Blundell Road complete with meter and meter box.
  - Cut and cap at main, the existing water service connection at the Blundell Road frontage.

*Storm Sewer Works:*

- At the Developers cost, the City is to:
  - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, off of the existing 600mm storm sewer on Blundell Road.
  - Cut and cap the existing storm service connection servicing Lot 6231.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Install approximately 55 m of 200 mm sanitary main aligned in the proposed lane complete with tie-in to the existing 200 mm sanitary sewer on Cheviot Place and two (2) new manholes. Subject to funding approval, the City will fund approximately 36 m of sewer, 1 manhole and the redirection/capping of services for surrounding lots 6211, 6251 Blundell Road and 7788, 7720 Cheviot Place.
  - Install a new sanitary service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, with tie-in to the proposed sanitary main in the lane.
- At the Developer's cost, the City is to:
  - Cut and cap at inspection chamber, the existing sanitary service connection at the northeast corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Provide a new 6.0 m wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
  - Complete other frontage improvements as per Transportation's requirements.
- Frontage improvements as per Transportation's requirements include, but are not limited to, the following:
  - Vehicle access to be provided via the rear lane.
  - Existing driveway on Blundell Road to be closed permanently, and removed and replaced with barrier curb and gutter, boulevard and sidewalk to match existing frontage treatments to the east and west.
  - Construct the east-west lane along the rear of the site to full City lane standards, including rollover curb and lighting, as per Engineering's requirements.
  - On-site vehicle parking to be consistent with the City's Zoning Bylaw 8500 requirements.

*General Items:*

- a. The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring,



site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
2. If applicable, Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9644 (RZ 16-731320)  
6231 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 002-504-324

Lot 229 Section 18 Block 4 North Range 6 West New Westminster District Plan 60382

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9644"**.

FIRST READING

DEC 12 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>ml</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

To Public Hearing	
Date:	January 16, 2017
Item #	4, Bylaw 9644
Re:	R2 16-731380

Respecting history does not change the status quo, Maintain our rights.

1. The original purchase of houses is seen only two families, And is the innermost one, Like quiet and there will be no external vehicle and personnel access, So living in 6211 that will feel safe is the most important choice of reason

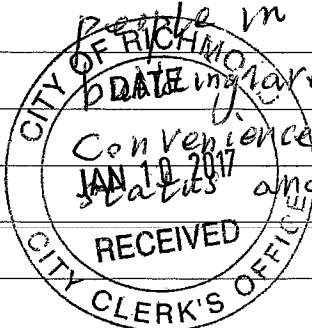
2. At present we live mainly rely on the eastern side of the morning sunshine, if the 6231 building two houses will be two houses away from the future we will be blocked the east of the sun, because my room grows square, the future dining room window study the window, the kitchen window forever lost the sun, which is our family life can not stand, So firmly opposed 6231 proposal.

3. Once again, I would like to remind the Government of the Sino-British joint officials to listen to our voice, Our family immigrants to Canada, living in Vancouver Richmond is looking for convenient living, enjoy the beautiful sunshine convenient life of the city. Do not let some people in order to seek benefits to expand the area, raise prices to earn more money to provide convenience, and ultimately damage our current status and rights of life.

Thanks!

621 PH B118  
VTC 147

Homeowners He Xiang Yan  
12, 10, 2016.



To Public Hearing	
Date:	January 16, 2017
Item #	4, Bylaw 9644
Re:	RZ-16-731320

Mr. Steven De Sousa  
City of Richmond  
Planning, Building & Development

January 9, 2017

**Re: Objection to Rezoning Application File No RZ16-731320**

Dear Mr. Steven De Sousa

We are writing to provide community feedback and ultimately our objection to the rezoning application (File No RZ16-731320) for 6231 Blundell Road, Richmond, BC. As surrounding neighbors, please find below our reasons for objection:

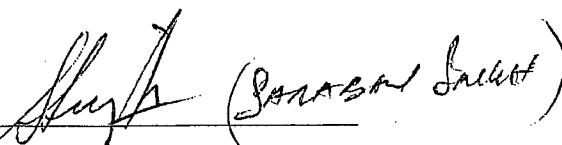
- Currently, the Blundell and Cheviot place is a quiet residential area with low vehicle traffic. By rezoning to two lots, a vehicle lane entrance is created behind lot 7788 and 6211 from Cheviot. Typically these rezoned lots become high volume rental units. The two lots could hold up to 12 units with each having multiple vehicles. This creates significant vehicle traffic and also reduces the safety of the pedestrian walkway along Cheviot and Blundell Rd.
- In addition to 6231's most adjacent neighbors, there are also many surrounding neighbors including Chatsworth Rd, Chelmsford St, and Chelsea Rd who are all foot pedestrians. Everyone uses the Blundell/Cheviot pedestrian crosswalk very frequently to access the Blundell Shopping Plaza (has a Safeway), the Blundell Park and public Translink bus stop. Many are concerned this new flow of vehicle traffic access from the back ally will create serious problems for foot pedestrians (who enjoy the benefits of walking across Blundell) and also increases vehicle traffic congestions at this intersection across from Blundell Plaza.
- Adjacent lots 6251 and 6291 are still relatively new houses and currently there is likely another 20 years before they are torn down. There is no intention that these owners plan to rezone. So even if 6231 were rezoned, it still does not create a full through back lane.
- By rezoning, the owner of 6231 will obtain a great financial value, but at the expense of hurting the benefits and fee simple estates of its surrounding neighbors.

Based on the above factors, we strongly object to rezoning application File No RZ16-731320. Below are some of the signatures from the closest surrounding neighbors.



Signature by owners of:

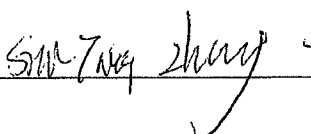
Blundell Rd 6251

 (Sarah Sault)

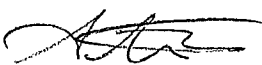
Blundell Rd 6211

Ae. Xiang Yang

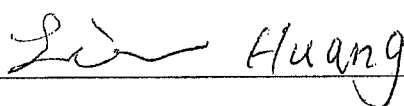
Cheviot Pl. 7733

 Sin Tang Chung

Cheviot Pl. 7711

 Steven Bonian Bao

Cheviot Pl. 7720

 Lin Huang





# City of Richmond

## Report to Committee Planning and Development Division

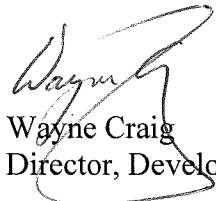
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** December 12, 2016  
**File:** RZ 16-736824

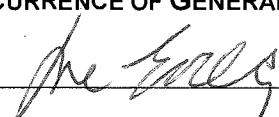
**Re:** Application by Simon Wong for Rezoning at 4560 Garry Street from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9645, for the rezoning of 4560 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

SDS:blg  
Att. 5

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

## **Staff Report**

### **Origin**

Simon Wong has applied to the City of Richmond for permission to rezone the property at 4560 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Garry Street (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/A)” and “Single Detached (RS1/C)” fronting Garry Street.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Garry Street.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/A)” fronting Garry Street.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The Steveston Area Plan land use designation for the subject property is “Single-Family”. The proposed rezoning and subdivision would comply with these designations.

#### **Single-Family Lot Size Policy 5471/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5471 (adopted by Council July 29, 2002) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/A)” zone. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/A)” zone and Single-Family Lot Size Policy 5471.

## **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities (sanitary sewer) along the south property line, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

### **Site Access**

Vehicle access to the proposed lots is to be from Garry Street via separate driveway crossings.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) City-owned tree.

The City's Parks Arborist has reviewed the Arborist's Report and has the following comments:

- Remove one (1) City-owned Plum tree located in front of the subject property due to poor condition and conflict with the proposed driveway letdown (16 cm dbh). The applicant has received approval from the Parks Department and must contact the department four days prior to removal. Compensation of \$1,300 is required in order for the Parks Department to plant two (2) trees at or near the subject property.

### *Tree Planting*

Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has proposed to plant and maintain a minimum of two (2) trees on each lot

(one (1) in the front yard and one (1) in the rear yard); for a total of four (4) trees. Trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	6 cm		3.5 m

To ensure that four (4) trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

### **Affordable Housing Strategy**

The City's current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area (i.e. \$9,590.64) in-lieu of providing secondary suites; consistent with the Affordable Housing Strategy. The applicant has indicated that due to the relatively small size of the proposed lots, accommodating a secondary suite on the main floor would not be preferred. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3 m wide utility statutory right-of-way extending from the north property line to 1 m past the existing inspection chamber for storm sewer utility service. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Construction of driveway crossings to City design standards and associated works; such as restoration of existing sidewalk and boulevard.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 5.

**Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

**Conclusion**

The purpose of this rezoning application is to rezone the property at 4560 Garry Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) single-family lots

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Steveston Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9645 be introduced and given first reading.



Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

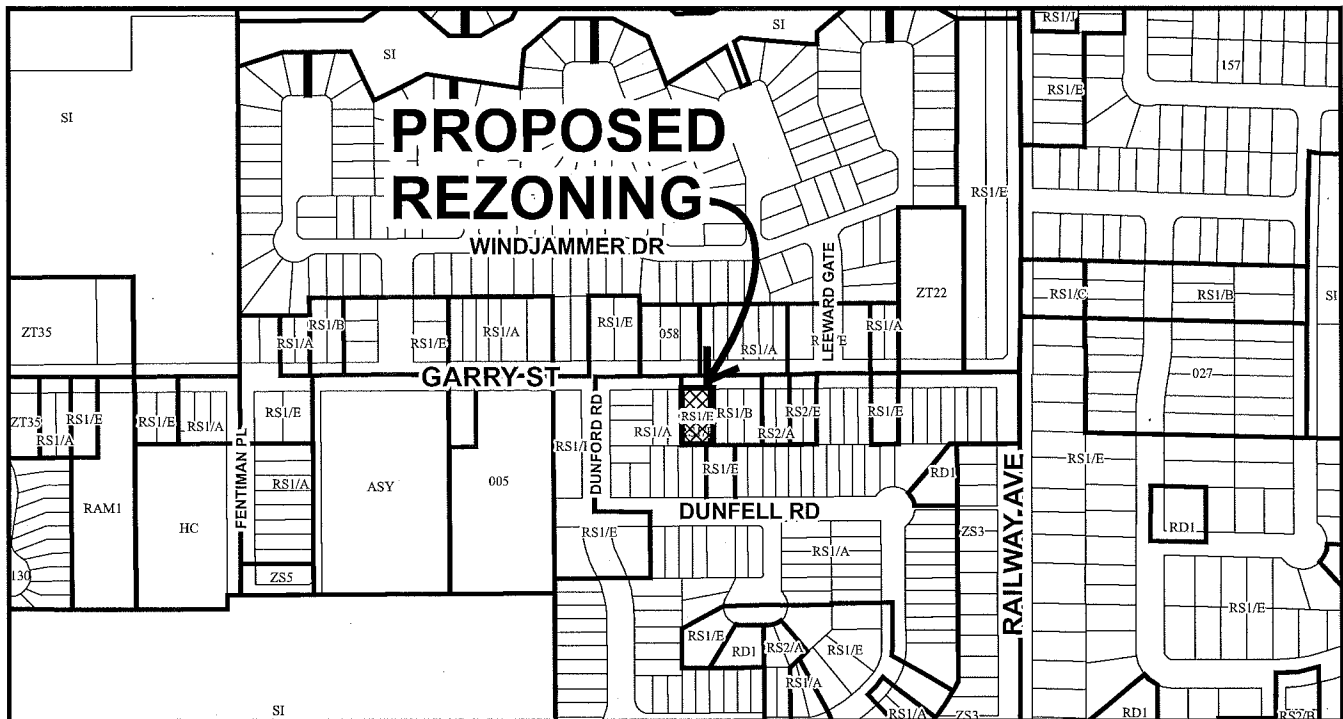
SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5471
- Attachment 5: Rezoning Considerations





# City of Richmond



4511	4531	4551	4571	4591	4593	4595	4599	4611	4631	4633	4651	4671
12.80	12.62	18.29	18.29	14.22	14.23	14.23	9.66	9.66	11.48	11.48	10.06	10.06

## GARRY ST

20.12 4488	39.62	11.24	30.47 4520	11.24	10.21	10.21	20.42 4560	12.09	12.09	13.00	9.75	9.75	9.75
10.10	10.10	10.10	30.47	10.10	39.65	39.66	39.66	4600	4620	4640	4800	4808	4808
18.29	18.29	18.29	30.48	18.29	10.21	10.21	20.42	12.09	12.09	12.98	9.75	9.75	9.75
12.19	12.19	12.19	28.03	12.19	10.06	10.06	10.35	20.12	9.45	10.67	9.14	9.14	9.14
14.01	14.02	14.01	14.02	14.01	14.01	14.02	14.01	14.02	14.01	14.02	14.01	14.02	14.01



### RZ 16-736824

Original Date: 07/14/16

Revision Date: 08/03/16

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-736824

Original Date: 07/14/16

Revision Date:

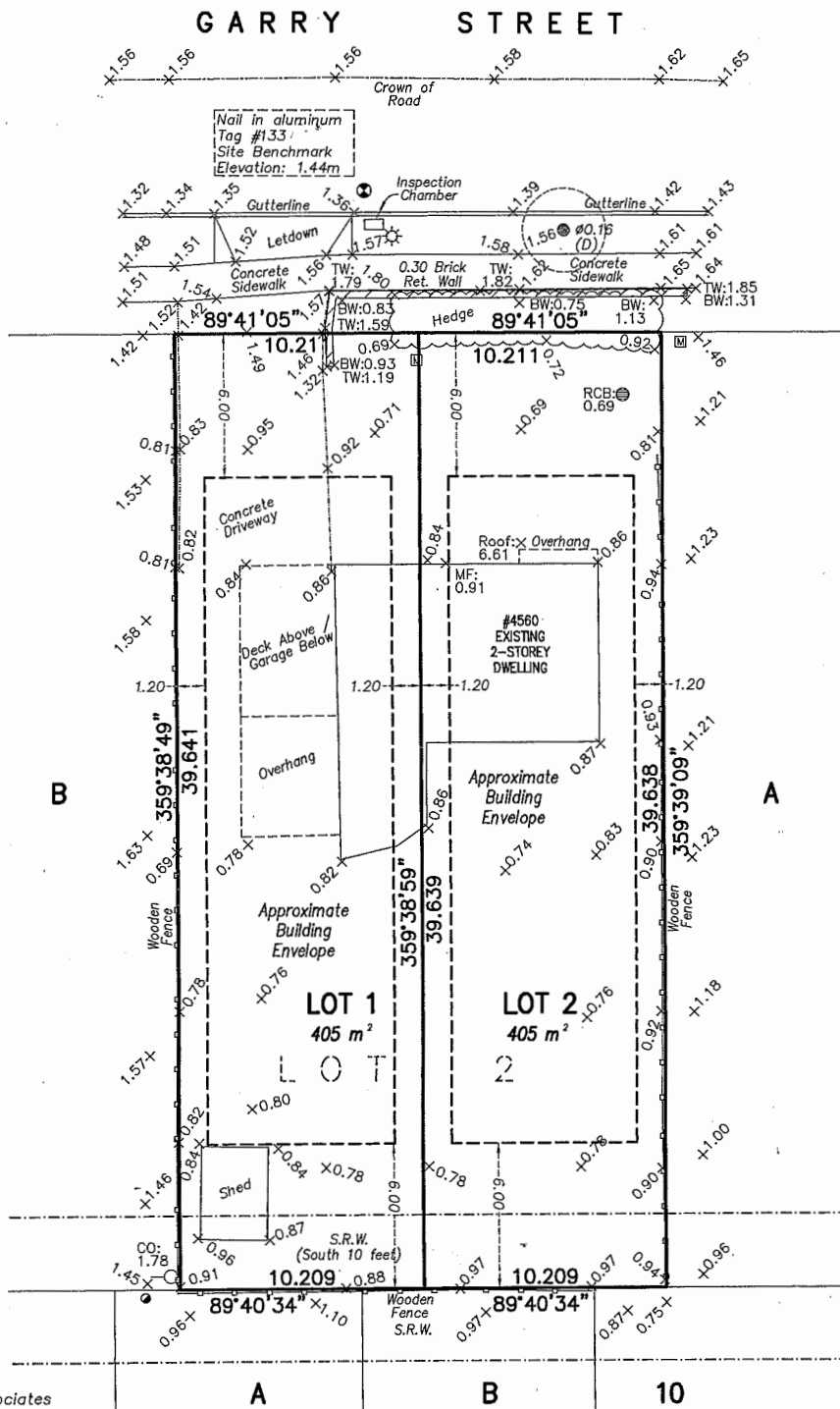
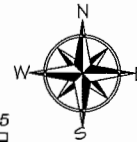
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 2 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 21419**

#4560 GARRY STREET,  
RICHMOND, B.C.  
P.I.D. 003-766-870

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6593  
FB-312 P59-61  
Drawn By: IO

**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #205  
Control Monument 77H4827  
Elevation: 1.044m

**NOTE:**

Use site Benchmark Tag #133 for  
construction elevation control.

**LEGEND:**

(D) denotes deciduous  
● denotes round catch basin  
□ denotes water meter  
○ denotes cleanout  
⊙ denotes lamp standard  
⊙ denotes power post  
MF denotes main floor  
BW. denotes bottom retaining wall  
TW. denotes top of retaining wall

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

JUNE 7th, 2016.

DWG No. 6593-Topo

PH 128



**RZ 16-736824**

**Attachment 3**

Address: 4560 Garry Street

Applicant: Simon Wong

Planning Area(s): Steveston

	Existing	Proposed
Owner:	E. G & M Wong	To be determined
Site Size:	810 m <sup>2</sup> (8,718 ft <sup>2</sup> )	Lot 1: 405 m <sup>2</sup> (4,359 ft <sup>2</sup> ) Lot 2: 405 m <sup>2</sup> (4,359 ft <sup>2</sup> )
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Single-Family	Complies
Lot Size Policy Designation:	Single Detached (RS2/A)	Single Detached (RS2/A)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	None Permitted
Buildable Floor Area:*	Lot 1: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> ) Lot 2: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> )	Lot 1: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> ) Lot 2: Max. 222.7 m <sup>2</sup> (2,397 ft <sup>2</sup> )	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 20%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 20%	None
Lot Size:	Min. 270.0 m <sup>2</sup>	Lot 1: 405 m <sup>2</sup> Lot 2: 405 m <sup>2</sup>	None
Lot Dimensions:	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.2 m Depth: 39.6 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council – July 29, 2002

**POLICY 5471**

File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7****POLICY 5471:**

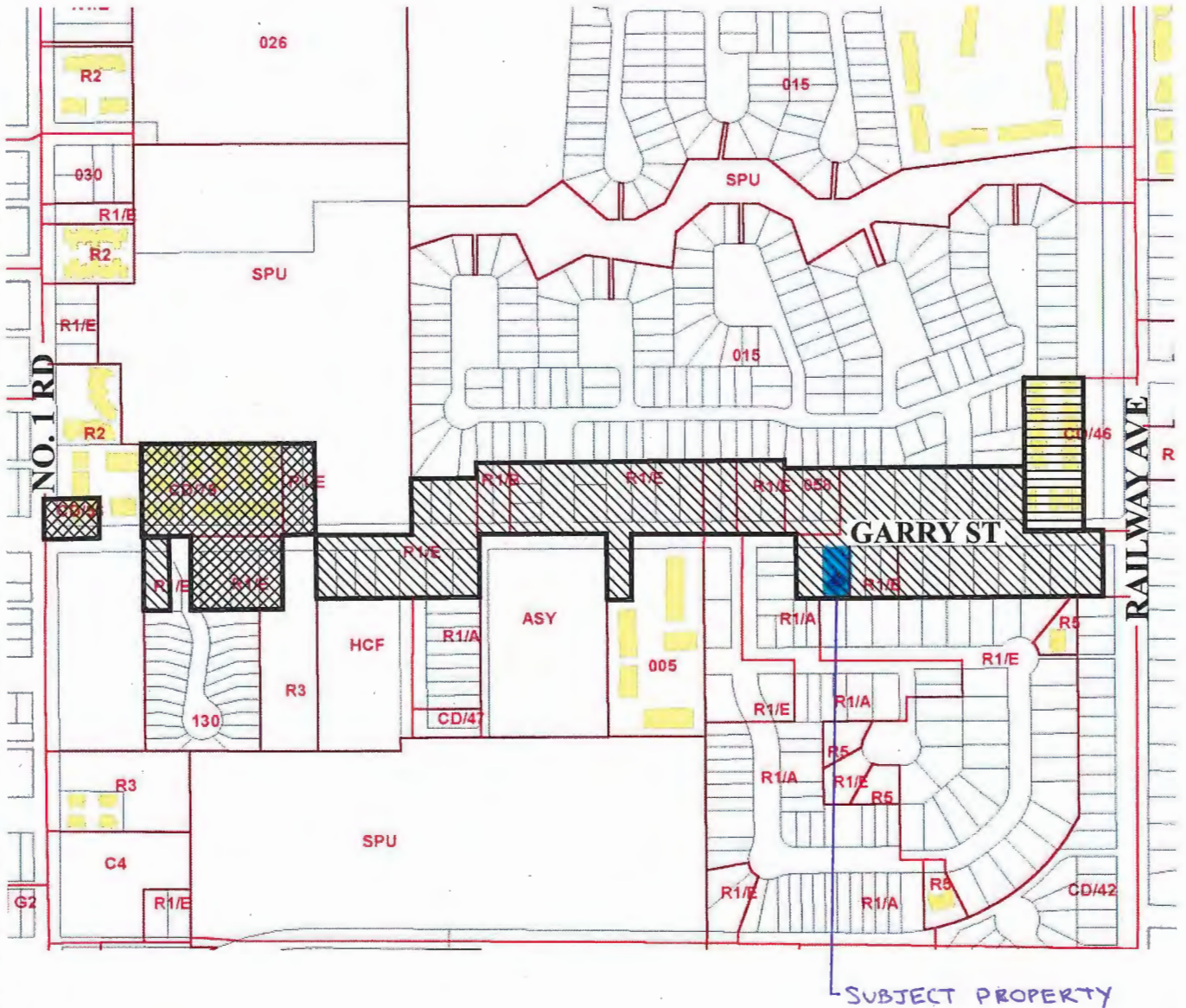
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

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

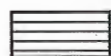




Rezoning would be permitted to R1/A.  
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that  
resemble single-family homes.



# Policy 5471 Section 02-3-7 PH - 131

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## Rezoning Considerations

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

**Address:** 4560 Garry Street

**File No.:** RZ 16-736824

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9645, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) trees (one (1) in the front yard and one (1) in the rear yard of each lot) are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	6 cm		3.5 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

2. City's acceptance of the applicant's voluntary contribution of \$1,300 for the removal of the one (1) City-owned tree, in order for the City to plant two (2) trees at or near the development site.
3. The registration of a 3 m wide statutory right-of-way extending from the north property line to 1 m past the existing inspection chamber for storm sewer utility service.
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,590.64) to the City's Affordable Housing Reserve Fund.

**At Subdivision\* and Building Permit\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- Using the OCP Model, there is 350 L/s of water available at a 20 psi residual at the Garry Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Retain existing 25 mm water service connection at north end of lot.
- At Developer's cost, the City is to:
  - Install a new water service connection parallel to the existing service connection at the adjoining property line of the two (2) newly subdivided lots, complete with meter and meter box.

*Storm Sewer Works:*

- The Developer is required to:

- Check the existing storm service connection at the northeast corner and confirm the material and condition of the inspection chamber and pipe. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below. In either case, a 3.0 m wide utility service right-of-way extending from the property line to 1.0 m past the inspection chamber must be added.
- At Developer's cost, the City is to:
  - Replace existing storm service connection as required, retaining existing inspection chamber.
  - Cut and cap, at the property line of the adjacent lot, the existing storm service connection at the northwest corner.
  - Install a new storm service connection at the northwest corner of the subject site, complete with inspection chamber.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
- At Developer's cost, the City is to:
  - Install new sanitary service connection at the adjoining property line of the two (2) newly created lots, complete with inspection chamber and service laterals, off of the existing main along the south property line.
  - Cut, cap, and remove existing sanitary service connection and inspection chamber at southwest corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
    - Coordinate with BC Hydro, Telus and other private communication service providers
      - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
    - Relocate the existing street light pole if there is a conflict with the proposed driveways.
    - Complete other frontage improvements as per Transportation's requirements
    - Construction of driveway crossings to City design standards and associated works; such as restoration of existing sidewalk and boulevard.
3. If applicable, submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
  4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
  5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

[Signed copy on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9645 (RZ 16-736824)  
4560 Garry Street**

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

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

P.I.D. 003-766-870

Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9645"**.

FIRST READING

DEC 21 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# City of Richmond

## Report to Committee Planning and Development Division

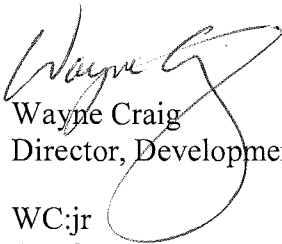
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** December 5, 2016  
**File:** RZ 14-659770

**Re:** Application by 1015553 BC Ltd. for Rezoning at 4271 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)"


### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, for the rezoning of 4271 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.



Wayne Craig  
Director, Development

WC:jr  
Att. 8

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

## **Staff Report**

### **Origin**

1015553 BC Ltd. has applied to the City of Richmond for permission to rezone 4271 Francis Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) lots, one (1) with vehicle access to Craigflower Gate and one (1) with vehicle access to Francis Road (Attachment 1). The proposed subdivision plan is provided in Attachment 2. There was an existing single-family dwelling on the property, which has been demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/B)”, fronting Craigflower Drive.
- To the South: The sports fields of Hugh Boyd Secondary School, on lots zoned “School & Institutional Use (SI).”
- To the East: A duplex dwelling on a lot zoned “Two-Unit Dwellings (RD1)”, fronting Francis Road.
- To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Francis Road.

### **Related Policies & Studies**

#### **Official Community Plan/Seafair Area Plan**

The subject property is located in the Seafair planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

#### **Richmond Zoning Bylaw 8500/Single Family Lot Size Policy 5467**

The subject property is located in the area governed by Single Family Lot Size Policy 5467, adopted by Council on March 15, 1999, and amended on December 17, 2012 (Attachment 5). This Lot Size Policy allows the subject property to rezone and subdivide to “Single Detached (RS2/C)” only. The proposed rezoning is consistent with this Policy.

#### **Arterial Road Policy**

The subject property is not designated on the current Arterial Road Development Map.

On November 14, 2016, Council gave first reading to proposed updates to the Arterial Road Policy. If adopted by Council, the update would designate the subject property "Arterial Road Single Detached." The proposed rezoning is consistent with the proposed updates to the Arterial Road Policy.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

#### **Conceptual Development Plans**

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the preliminary architectural elevations of the dwelling on the west-most proposed corner lot at the intersection of Craigflower Gate and Francis Road (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the west face of the building, fronting Craigflower Gate. The south face, fronting Francis Road, includes the entry to a secondary suite. Projecting window bays provide articulation and allow for casual surveillance of both streets. Secondary eaves delineate the first and second storeys to reduce apparent height of the dwelling.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title, specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

**Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right of Way (SRW) for the sanitary sewer across the entire north property line; which will not be impacted by the proposed rezoning. The applicant is aware that encroachment into this SRW is not permitted.

**Transportation and Site Access**

Vehicle access to Lot A is proposed from Craigflower Gate, and vehicle access to Lot B is proposed from Francis Road. Only one (1) vehicle access to each lot is permitted under Richmond Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The applicant is required to remove the existing driveway access from Francis Road.

Staff have agreed to allow a 5.0 m wide driveway from Francis Road with a turn-around area on site. This driveway location and configuration will facilitate retention of a large Pine tree on the south property line, shared with the City.

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate a 4 x 4 m corner cut for the City boulevard and sidewalk.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine (9) bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- One (1) 85 cm caliper Pine tree (Tag # 61) located on a shared property line between the development site and the City-owned sidewalk, is in good condition. Staff assessment differs from the Arborist recommendation in this respect, as the existing structural defects do not make this tree a high hazard. This is a significant tree located along the street and should be retained and protected.
- One (1) 45 cm caliper Cypress tree (Tag # 60) located on the development site is in good condition and should be retained and protected.
- One (1) 50 cm caliper Oak tree (Tag # 64) located on the development site is in good condition and should be retained and protected.
- Six (6) trees (Tag # 56, 57, 58, 59, 62, and 63) between 25-88 cm DBH, located on the development site are in poor condition; they have been infected with Bronze Birch Borer and/or historically topped, and as a result, exhibit significant structural defects such as

primary and secondary stem unions and co-dominant stems with inclusions. These trees are not good candidates for retention and should be replaced.

- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Protection*

Two (2) trees located on the development site and one (1) tree shared with the City are to be retained and protected (Tag # 60, 61, and 64). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$30,000 (\$10,000 per tree) for the three (3) trees to be retained. This security value is based on the size and condition of the retained trees.
- The existing dwelling has been demolished. Tree protection fencing was installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03, and was inspected on April 29, 2016. Tree protection fencing must remain in place until construction and landscaping on-site is completed.

#### *Tree Replacement*

The applicant wishes to remove six (6) on-site trees (Tag # 56, 57, 58, 59, 62, and 63). The 2:1 replacement ratio would require a total of 12 replacement trees. The applicant has agreed to plant two (3) trees on each lot proposed; for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m
2	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000 to the City's Tree Compensation Fund in lieu of the remaining six (6) trees that cannot be accommodated on the subject property after redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan for both lots, prepared by a Registered Landscape Architect, along with a Landscape Security based



on 100% of the cost estimate provided by the Landscape Architect for the proposed planting, including a 10% contingency; which will include the six (6) required replacement trees. The Landscape Plan must comply with the regulations for coach house and compact lot development contained in the Arterial Road Policy in the OCP. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

The applicant proposes to build a secondary suite on one (1) of the two (2) new lots, and will provide a \$5,690.72 contribution to the City's Affordable Housing Reserve Fund for the remaining lot (2,845.36 ft<sup>2</sup> buildable area at \$2/ft<sup>2</sup>). This proposal is consistent with the Affordable Housing Policy.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title, to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to complete the following:

- Payment of the year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements described in Attachment 8.

### **Financial Impact**

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

### **Conclusion**

The purpose of this application is to rezone 4271 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone; to permit the property to be subdivided to create two (2) lots, one (1) with vehicle access to Craigflower Gate and one (1) with vehicle access to Francis Road.

This application complies with the land use designations and applicable policies for the subject site contained in the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, be introduced and given first reading.



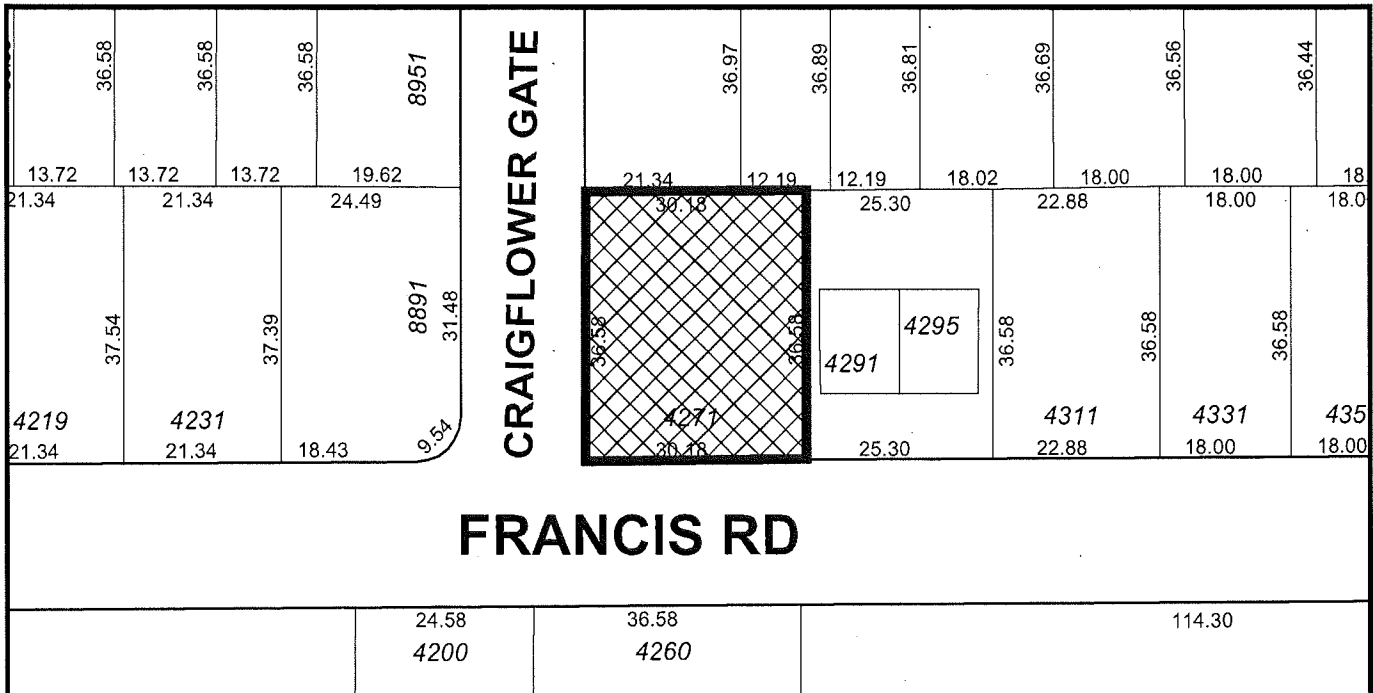
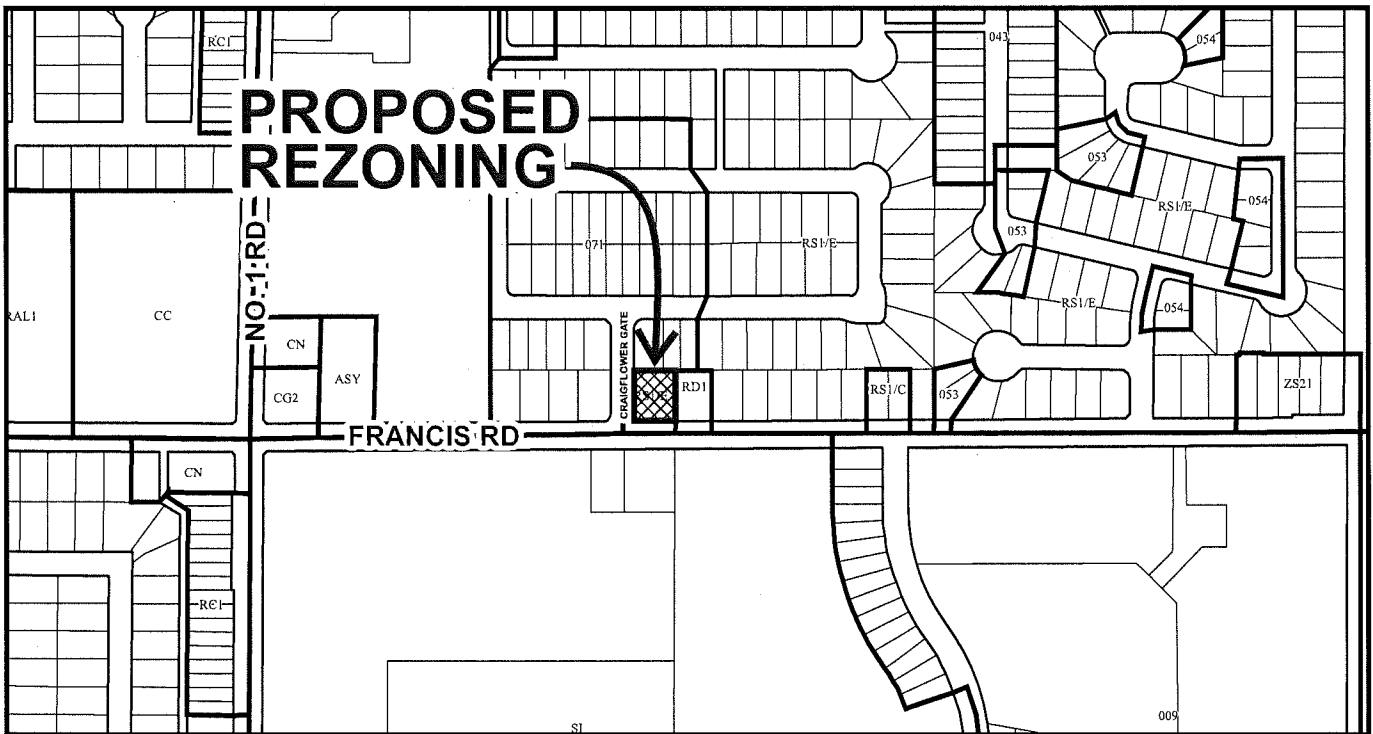
Jordan Rockerbie  
Planning Technician  
(602-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Land Use Map
- Attachment 5: Single-Family Lot Size Policy 5467
- Attachment 6: Conceptual Development Plans
- Attachment 7: Tree Protection Plan
- Attachment 8: Rezoning Considerations



City of  
Richmond



# RZ 14-659770

Original Date: 04/02/14

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond

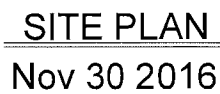


RZ 14-659770

Original Date: 04/02/14

Revision Date:

Note: Dimensions are in METRES







**RZ 14-659770**

**Attachment 3**

Address: 4271 Francis Road

Applicant: 1015553 BC Ltd.

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	1015553 BC Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,103.5 m <sup>2</sup>	Lot A: 601.62 m <sup>2</sup> (after road dedication) Lot B: 494.06 m <sup>2</sup> Corner dedication: 8 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	Single Detached (RS2/C)	Single Detached (RS2/C)
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 296.611 m <sup>2</sup> (3,192.69 ft <sup>2</sup> ) Lot B: Max. 264.343 m <sup>2</sup> (2,845.36 ft <sup>2</sup> )	Lot A: Max. 296.611 m <sup>2</sup> (3,192.69 ft <sup>2</sup> ) Lot B: Max. 264.343 m <sup>2</sup> (2,845.36 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	360.0 m <sup>2</sup>	Lot A: 601.62 m <sup>2</sup> Lot B: 494.06 m <sup>2</sup>	none
Lot Dimensions (m):	Lot A Width: 15.5 m Lot B Width: 13.5 m Depth: 24.0 m	Lot A Width: 16.67 m Lot B Width: 13.51 m Depth: 36.57 m	none
Setbacks (m):	Lot A Front: Min. 6.0 m Lot B Front: Min. 9.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Lot A Front: Min. 6.0 m Lot B Front: Min. 9.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

### 3. Seafair



SUBJECT  
PROPERTY





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: March 15, 1999  
 Amended by Council: December 17, 2012

POLICY 5467

File Ref: 4430-00

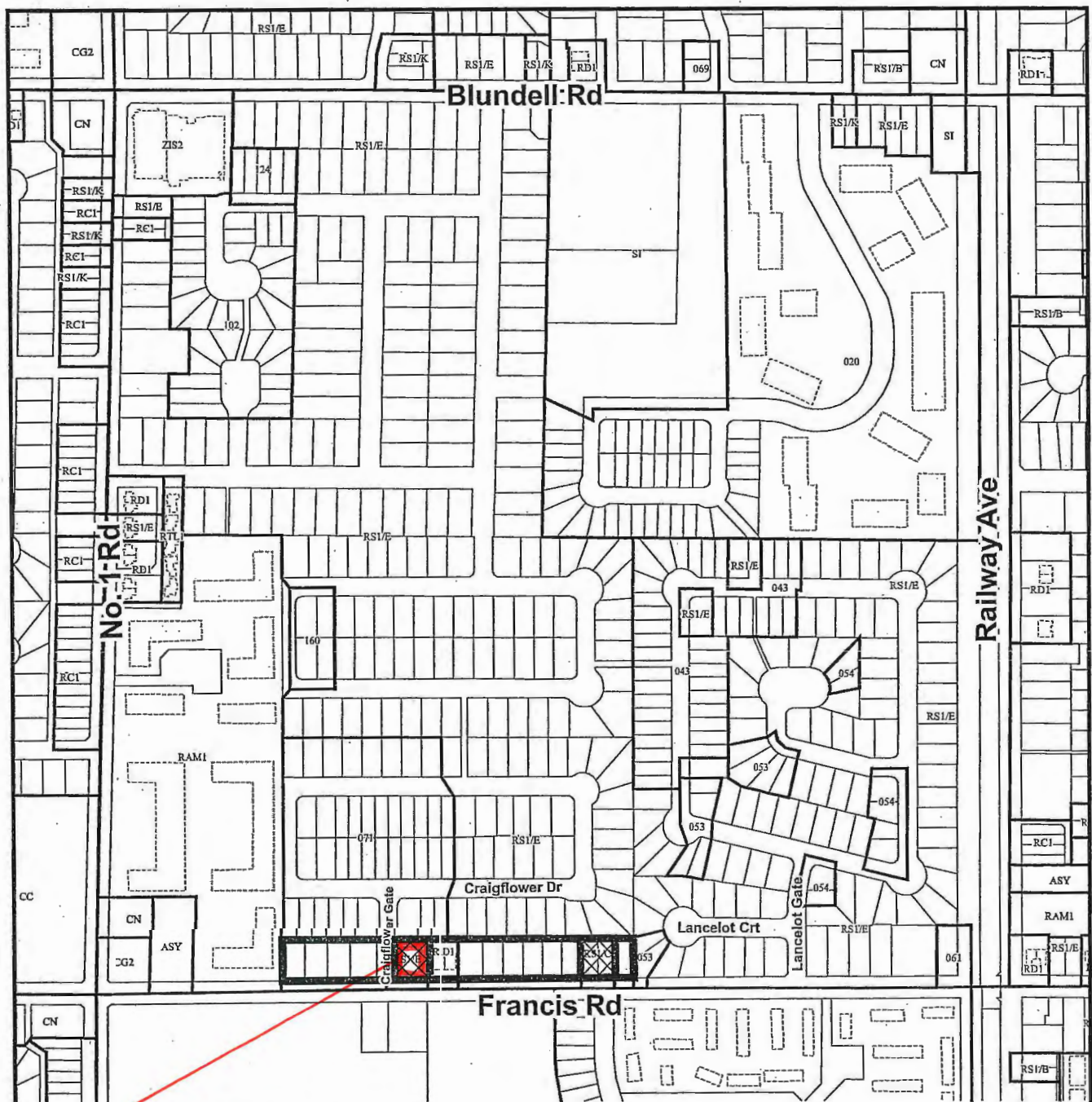
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-4-7

## POLICY 5467:

The following policy establishes lot sizes in Section 23-4-7, located in the area **fronting the north side of Francis Road, between Railway Avenue and No. 1 Road**:

1. That the properties fronting the north side of Francis Road, between Railway Avenue and No. 1 Road in Section 23-4-7, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the exception:
  - (a) that two lots, as shown cross-hatched on the accompanying plan, be permitted to rezone and subdivide as per Single Detached (RS2/C); and
  - (b) that existing duplexes be eligible to split into two lots provided that each new lot meets the requirement of Single Detached (RS2/B), and there is a lane or internal road access.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



**SUBJECT  
PROPERTY**



Rezoning and subdivision permitted as per **RS2/E**



Rezoning and subdivision permitted as per **RS2/C**

Duplexes are eligible to be split into two lots as per **RS2/B**  
**provided** there is a lane or internal road access

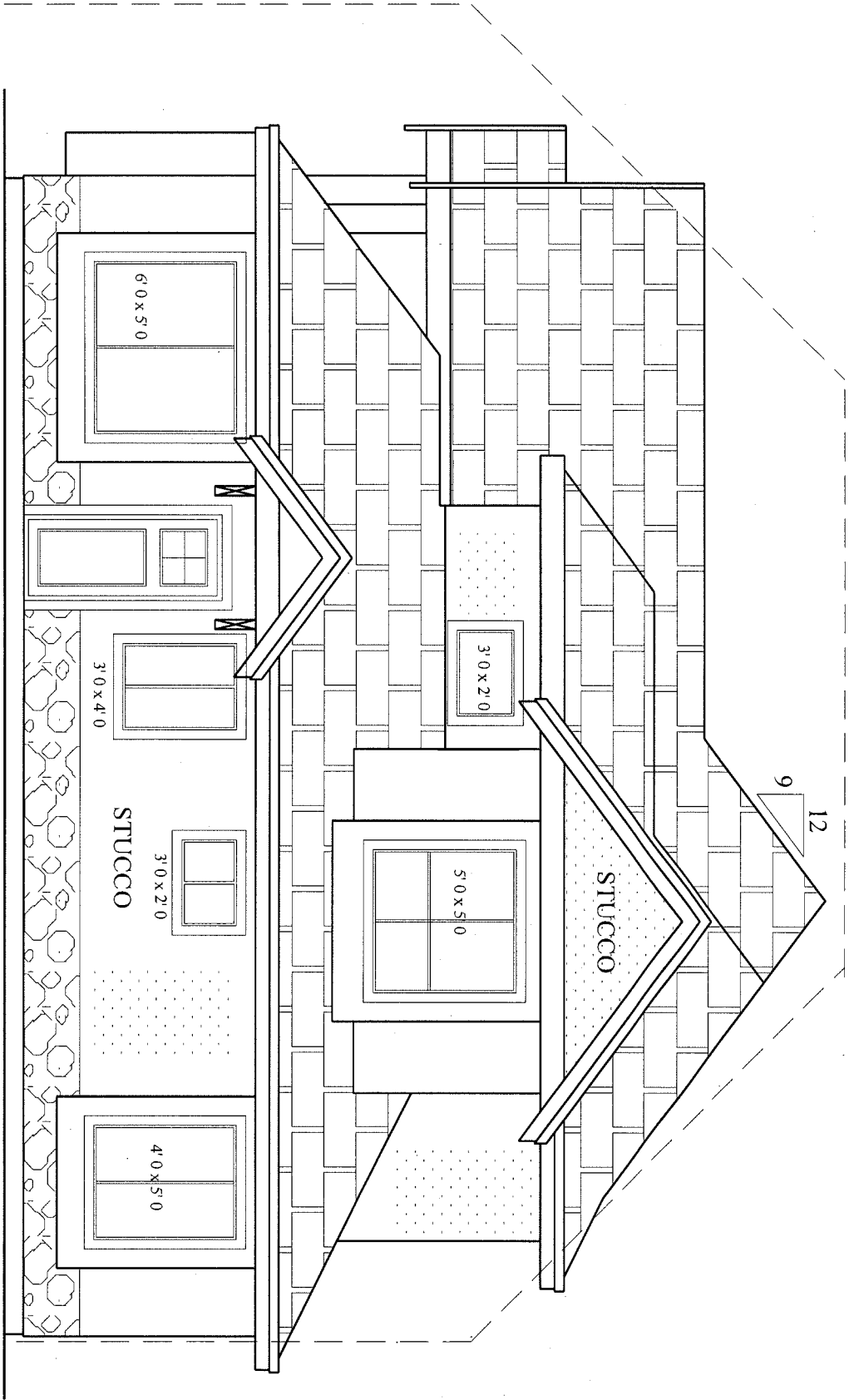


## Policy 5467 Section 23, 4-7

Adopted Date: 03/15/99

Amended Date: 12/17/12

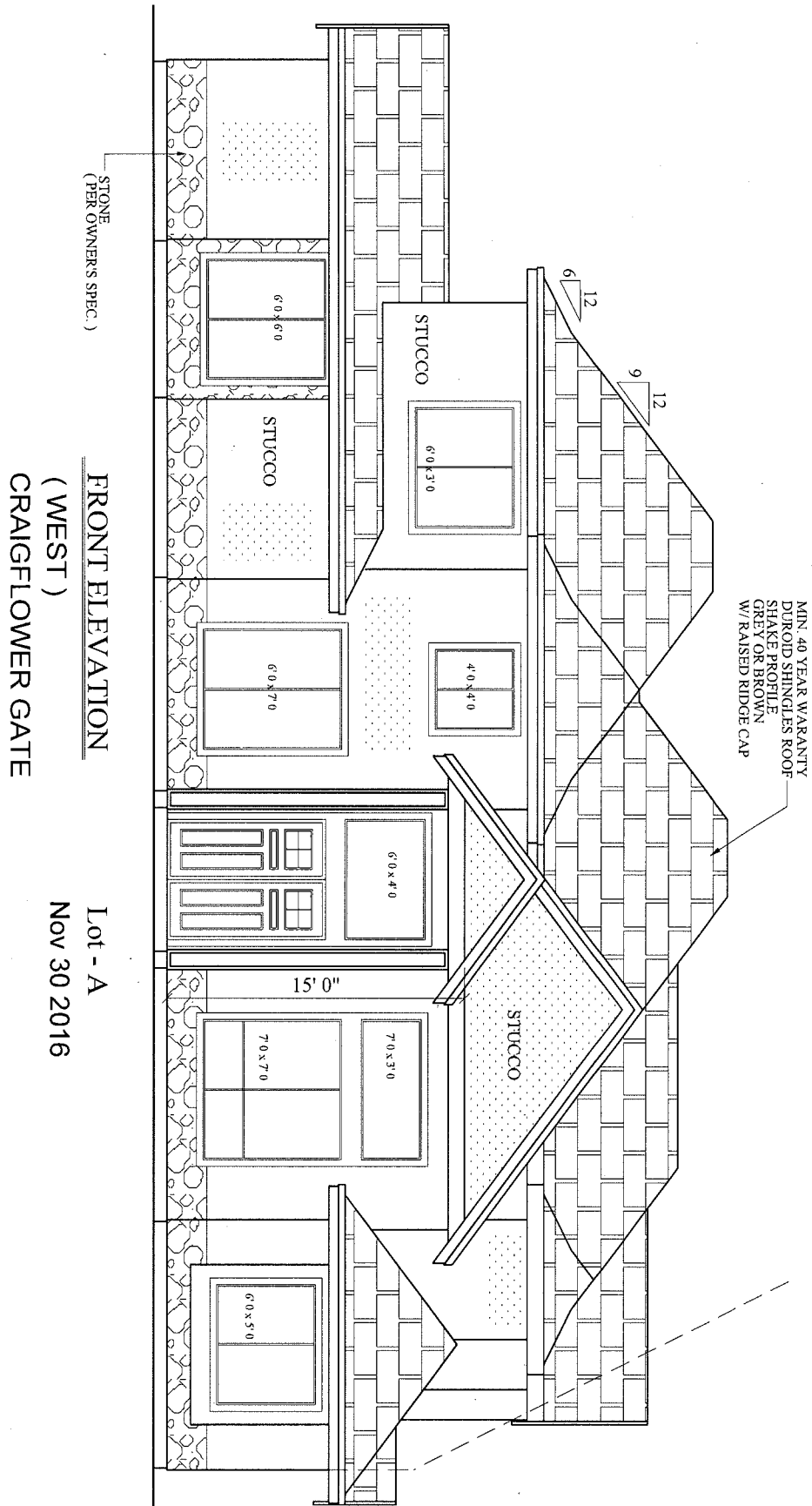


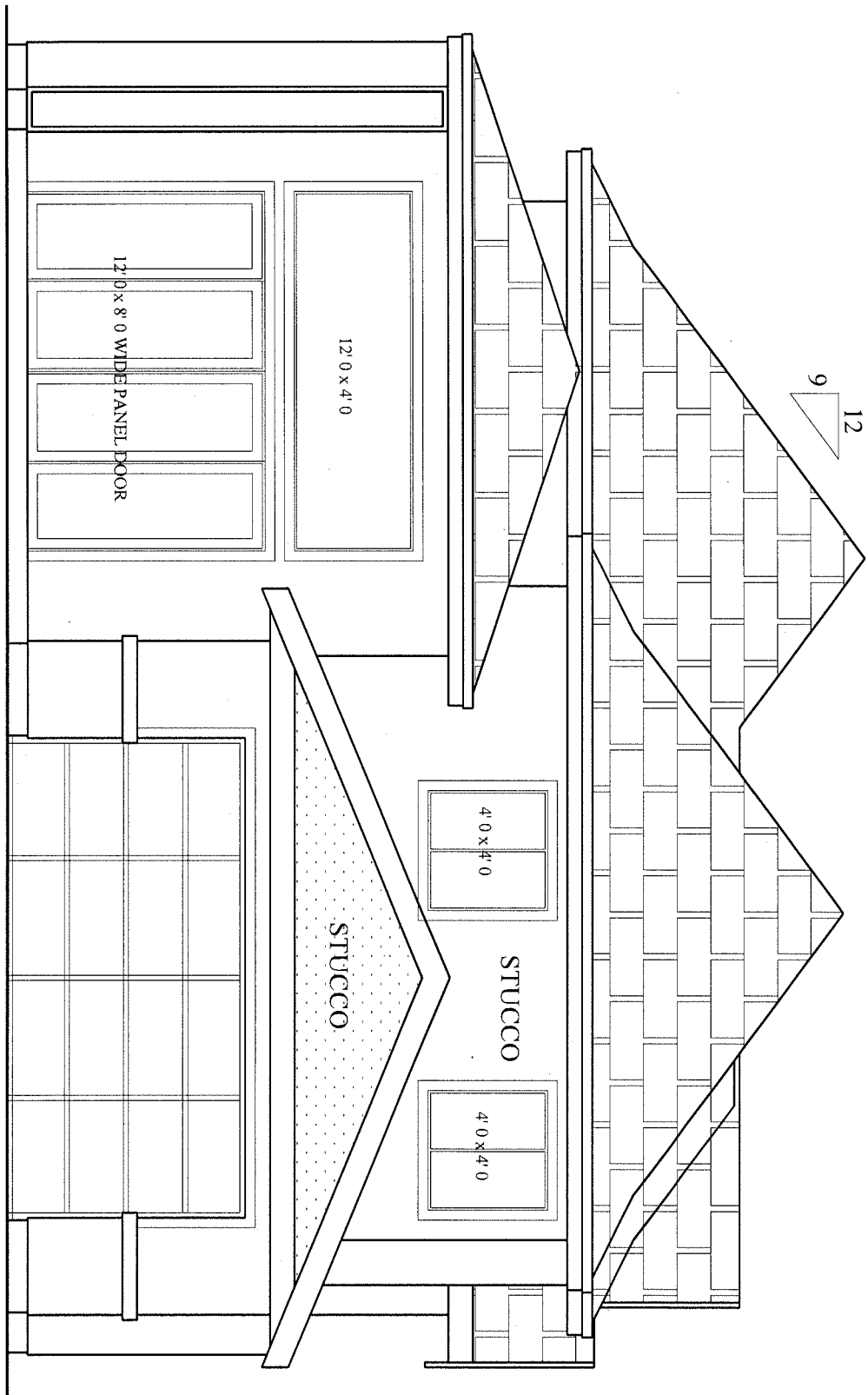


RIGHT SIDE ELEVATION  
( SOUTH )  
FRANCIS ROAD

Lot - A  
Nov 30 2016

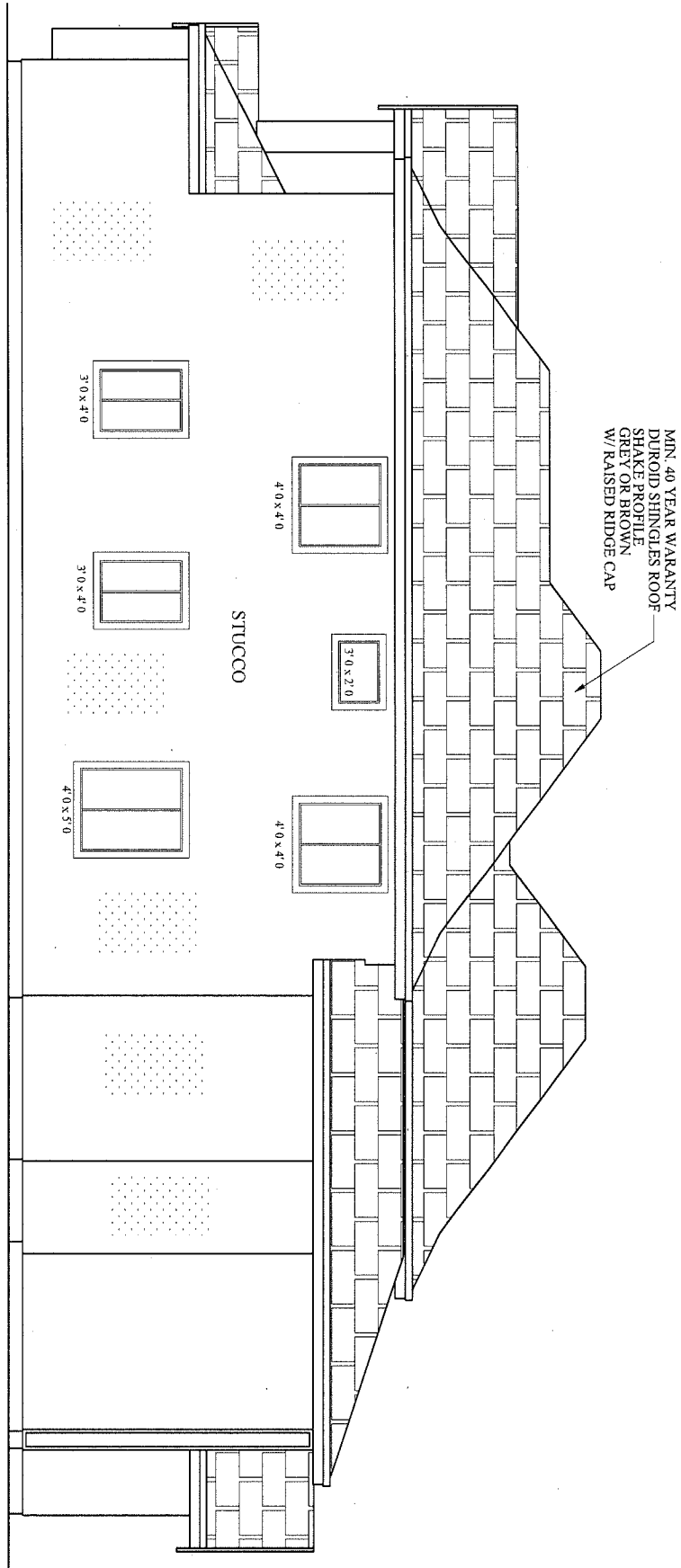






LEFT SIDE ELEVATION  
( NORTH )

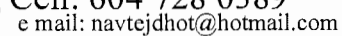
Lot - A  
Nov 30 2016

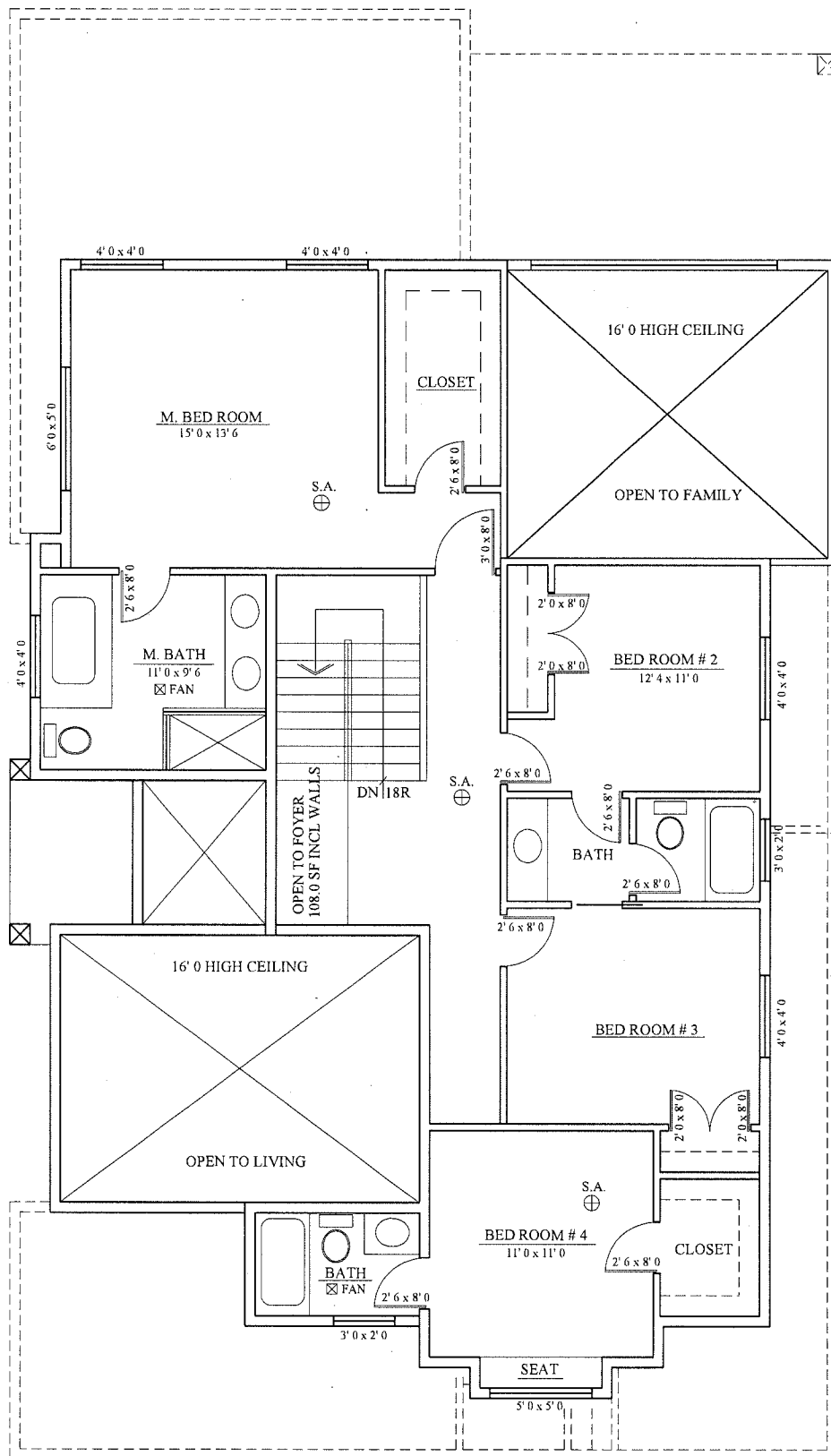


REAR ELEVATION  
( EAST )

Lot - A

Nov 30 2016





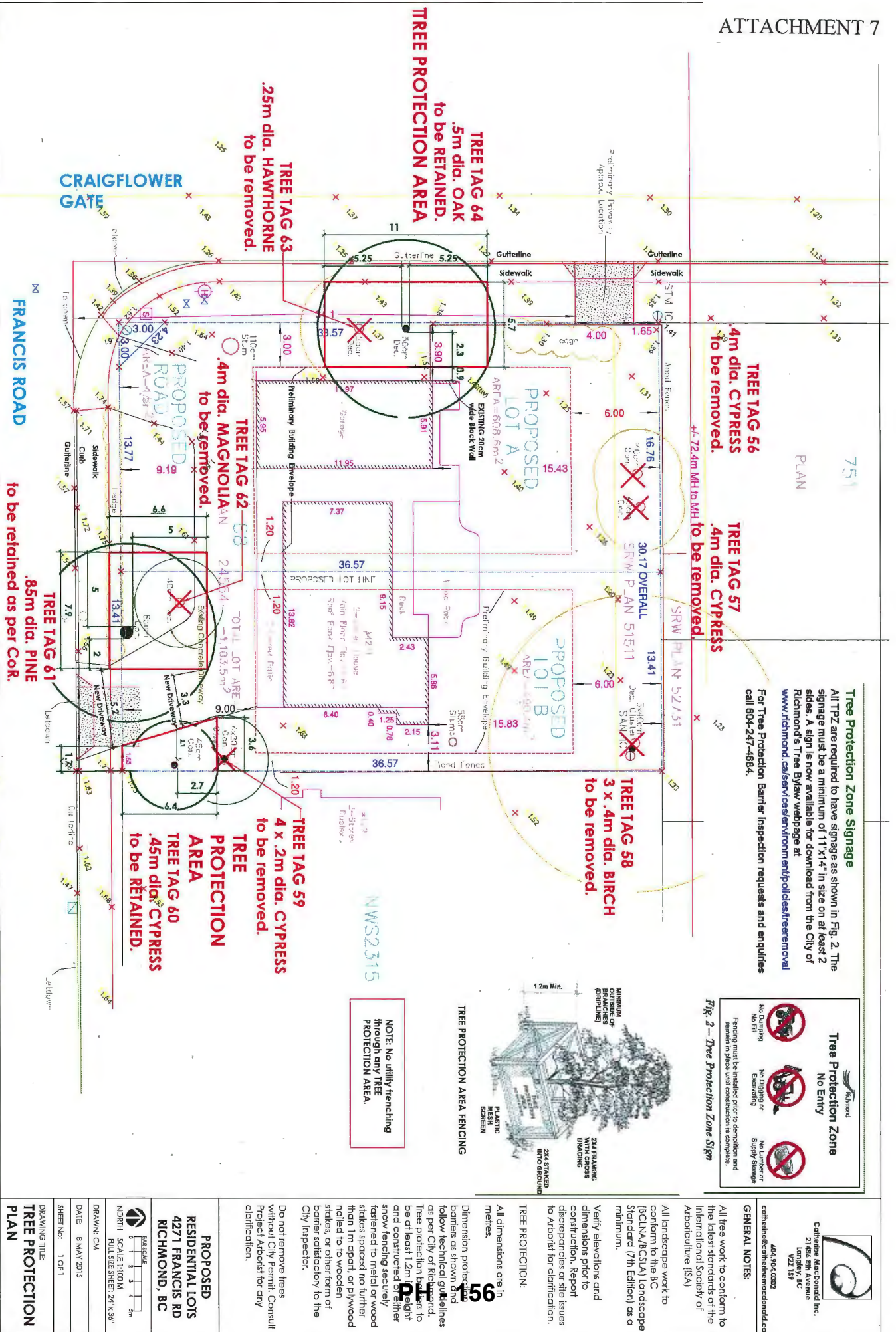
Lot - A  
SECOND FLOOR PLAN  
 (9' 0" HIGH CEILING)

AREA = 1296 - 107 = 1189.0

PH - 155

**Astonish Designs**  
 Cell: 604 728 0389  
 e mail: navtejdh@hotmail.com







**Address:** 4271 Francis Road

**File No.:** RZ 14-659770

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9660, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
  - Include a mix of coniferous and deciduous trees.
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
  - Include the six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
2	10 cm	5.5 m
2	9 cm	5 m

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

2. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$30,000 for the three (3) trees to be retained.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,690.72) to the City's Affordable Housing Reserve Fund.
8. Dedication of a 4.0 x 4.0 m corner cut at the intersection of Craigflower Gate and Francis Road.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**At Subdivision\* or Building Permit\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through either a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 241 L/s of water available at a 20 psi residual at the hydrant at the frontage of Craigflower Gate. Based on your proposed rezoning, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- At Developers cost, the City is to:
  - Disconnect existing water service at Francis Road frontage and cap connection at main.
  - Provide two (2) new water service connections, complete with individual meters and meter boxes as per Waterworks and Water Rate Bylaw 5637, from the existing 350 mm diameter AC water main at the Francis Road frontage.

*Storm Sewer Works:*

- The Developer is required to:
  - Check the existing storm inspection chamber STIC51668 at the common property line of the newly subdivided lots and confirm the material, capacity, and condition. If deemed acceptable by the City, the existing inspection chamber may be retained. In the case that the inspection chamber is not in a condition to be re-used, the service connection and inspection chamber shall be replaced by the City at the Developer's cost.
  - Provide, at no cost to the City, a new 3.0 x 3.0 m statutory right-of-way at the adjoining property line of the newly subdivided lots for the existing storm inspection chamber STIC51668 if it is to be retained.
- At Developers cost, the City is to:
  - If the existing inspection chamber is of a condition to be reused, retain the existing storm inspection chamber STIC51668 at the common property line of the newly subdivided lots and reconnect to the existing 250 mm storm sewer in Francis Road. Install two (2) new service laterals off of the existing inspection chamber to service the lots. If the existing inspection chamber is not in a condition to be re-used, install two (2) new storm service connections, complete with inspection chambers.
  - Cut, cap, and remove existing storm connection and inspection chamber STIC55151 at the southwest corner of the development site.

*Sanitary Sewer Works:*

- At Developers cost, the City is to:
  - Install a new sanitary service connection, complete with inspection chamber and dual service leads, from the existing 200 mm diameter PVC sanitary sewer main at the north end of common property line, within the existing 3.0 m utility right-of-way.
  - Cut and cap, at inspection chamber, existing sanitary connection at the northeast corner of the eastern lot and abandon.

*General Items:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
  - Design and construct the driveways such that:
    - It does not conflict with existing aboveground structures.
    - It does not conflict with any existing or proposed rights-of-ways. The preliminary driveway location for the western lot extends into the City's sanitary right of way. No concrete shall be poured over the City's right of way.
    - It does not conflict with required tree retention shown in the Tree Protection Plan.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9660 (RZ 14-659770)  
4271 Francis Road**

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

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

P.I.D. 009-343-997

Lot 88 Section 23 Block 4 North Range 7 West New Westminster District Plan 24554

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9660"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 21 2016

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>hl</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER