



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

Monday, October 15, 2012 – 7 p.m.

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

OPENING STATEMENT

Page

PH-7

1. **Zoning Amendment Bylaw 8928 (RZ 11-595579)**
(File Ref. No. 12-8060-20-8928, RZ 11-595579) (REDMS No. 3517078, 3218459, 3627887, 12-8060-20-7902, RZ 11-595579)

See Page **PH-7** for full report

Location: 7088 Heather Street

Applicant: Jessie Tsai

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “High Density Townhouses (RTH2)”, to permit the creation of a 6 unit Townhouse complex.

First Reading: September 24, 2012

Order of Business:

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

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- (a) Rev. Jeffrey Ku, Associate Pastor, North Richmond Alliance Church, 9140 Granville Avenue
3. Submissions from the floor.

Page

Council Consideration:

1. Action on second and third readings of Bylaw 8928.



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2. **Zoning Amendment Bylaw 8930 (RZ 12-610058)**

(File Ref. No. 12-8060-20-8930, RZ 12-610058) (REDMS No. 3602857, 3605260, 1791415)

See Page **PH-29** for full report

Location: 10180 Williams Road

Applicant: Pritpal Singh Randhawa

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two (2) lots, with vehicle access to the rear lane.

First Reading: September 10, 2012

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 Bylaw 8930.



PH-45

3. **Zoning Amendment Bylaw 8931 (RZ 12-610097)**

(File Ref. No. 12-8060-20-8931, RZ 12-610097) (REDMS No. 3606033, 3607351)

See Page **PH-45** for full report

Location: 10471 No. 1 Road

Applicant: Anwer Kamal

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

Page

First Reading: September 10, 2012

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 Bylaw 8931.



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4. **Zoning Amendment Bylaw 8934 (RZ 09-496160)**

(File Ref. No. 12-8060-20-8934, RZ 09-496160) (REDMS No. 3150670, 3610670, 2443199)

See Page **PH-57** for full report

Location: 7451 and 7491 Bridge Street

Applicant: Joseph Yang

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, to permit development of seven (7) single-family lots fronting onto Breden Avenue.

First Reading: September 10, 2012

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 Bylaw 8934.



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- PH-75** 5. **Zoning Amendment Bylaw 8938 (ZT 12 - 617447)**
(File Ref. No. 12-8060-20-8938, ZT 12-617447) (REDMS No. 3630375, 3617787)

See Page **PH-75** for full report

Location: 10011, 10111, 10199 and 10311 River Drive

Applicant: Oris Consulting Ltd.

Purpose: To amend the Residential Mixed Use Commercial (ZMU17) – River Drive / No. 4 Road (Bridgeport) Zoning District to limit the portions of the site where commercial uses can be located.

First Reading: September 24, 2012

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 Bylaw 8938.

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2. Adoption of Bylaw 8938.

☐

- PH-85** 6. **Zoning Amendment Bylaw 8939 (ZT 12 - 617644)**
(File Ref. No. 12-8060-20-8939, ZT 12-617644) (REDMS No. 3629719, 3618566)

See Page **PH-85** for full report

Location: 10780, 10820 and 10880 No. 5 Road, and 12339 and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Purpose: To amend the Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District to limit the portions of the site where commercial uses can be located.

First Reading: September 24, 2012

Order of Business:

1. Presentation from the applicant.

Page

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 Bylaw 8939.
2. Adoption of Bylaw 8939.

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- PH-93** 7. **Zoning Amendment Bylaw 8942 (RZ 10-540839)**
(File Ref. No. 12-8060-20-8942, RZ 10-540839) (REDMS No. 3614786, 3634275)

See Page **PH-93** for full report

Location: 9980 Gilbert Road, 7011 and 7031 Williams Road

Applicant: Yamamoto Architecture Inc.

Purpose: To rezone the subject property from “Two-Unit Dwellings” and “Single Detached (RS1/E) to “Low Density Townhouses (RTL4)”, to permit development of 9 Townhouse Units.

First Reading: September 24, 2012

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 Bylaw 8942.

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- PH-113** 8. **Official Community Plan Amendment Bylaw 8945**
(File Ref. No. 12-8060-20-8945) (REDMS No. 3643470, 2002280, 3646760)

See Page **PH-113** for full report

Location: 9540, 9560, 9580, 9600, 9620, 9626, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4771 No. 4 Road

Applicant: City of Richmond

Purpose: To amend the Official Community Plan Bylaw 7100 and 9000 maps to accommodate the land use redesignation of the subject properties, from “Public and Open Space Use” and “Park” respectively to “Neighbourhood Residential”; and

To amend the West Cambie Area Plan (OCP Schedule 2.11A) by changing the Alexandra Neighbourhood Land Use Map and subsequent maps to redesignate the subject properties from “Park ” to “Townhouses”, and revise the text within the plan accordingly.

First Reading: September 24, 2012

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 Bylaw 8945.

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2. Adoption of Bylaw 8945.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee
From: Joe Erceg
General Manager, Planning and Development
Date: August 30, 2012
File: RZ 11-595579
Re: JESSIE TSAI has applied to the City of Richmond for permission to rezone 7088 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)" in order to develop a 6 unit, 3 Storey Townhouse development.

Staff Recommendation

1. That Bylaw No. 8928 for the rezoning of 7088 Heather Street from "Single Detached, (RS1/F)" to "High Density Townhouses (RTH2)", be introduced and given first reading; and
2. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7902 be abandoned.

Joe Erceg
General Manager, Planning and Development
(604-276-4083)

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing Y ☒ N ☐

Staff Report

Origin

Jesse Tsai has applied to rezone 7800 Heather Street (**Attachment 1**) from “Single Detached, (RS1/F)” to a “High Density Townhouses (RTH2)” to permit the construction of six (6) residential townhouse units (**Attachment 2**).

This property is located at the eastern corner of Heather Street and Granville Avenue and is one of two properties left undeveloped from a 59 unit townhouse complex located at 9333 Sills Avenue.

The owner of the subject site was not successful in acquiring the neighbouring property to the east at 9240 Granville Avenue to participate in redeveloping their lot, but the applicant has provided a conceptual layout of the neighbouring property by using the same access point off Heather Street. The conceptual drawing shows the property can redevelop at the same density as what is being proposed on the subject site.

This site did have a rezoning application (RZ 04-287669) and a Development Permit application (DP 04-287673) to develop a six (6) unit townhouse. The rezoning application did receive third reading and covenants were registered on the property but the application was withdrawn in 2010 due to inactivity. Ownership changes have resulted in this application.

Findings of Fact

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

Surrounding Development

To the North: Across Granville Avenue, Garden City Park zoned “School and Institutional Use (SI)”.

To the East: Single Detached bungalow at 9240 Granville Avenue zoned “Single Detached (RS1/F)”.

To the South: A 59 unit, 3 storey townhouse complex at 9333 Sills Avenue zoned “Town Housing (ZT50) – South McLennan (City Centre)”.

To the West: Across Heather Street, the North Richmond Alliance Church at 9140 Granville Avenue zoned “Assembly (ASY)”.

Related Policies and Studies

Official Community Plan

OCP designation: City Centre Area, McLennan South Sub-Area Plan, Schedule 2.10D (complies).

McLennan South Sub-Area Plan

Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR (**Attachment 4**) (complies).

The applicant is proposing a density of 0.80 FAR, above the base density of 0.75 FAR as indicated in the OCP. To qualify for the additional density and to satisfy the requirements of the RTH2 zone, the applicant is providing frontage improvements to both Heather Street and Granville Avenue, and a voluntary contribution to the Affordable Housing Strategy reserve fund.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is not located within policy area of the ANSD map and is not subject to noise mitigation measures or the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comment has been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

Transportation and Site Access

- Vehicular access to and from the site is off Heather Street.
- Off-street parking for the proposal is provided in each unit by a combination of side-by-side two-car garages in four (4) of the six (6) units, with the remaining providing tandem garages. Visitor parking is supplied by two (2) visitor stalls located by the eastern edge of the site. The number of stalls meets the requirements of Zoning Bylaw 8500.
- Pedestrian access to the units is provided by Granville Avenue and a walkway from Heather Street that provides direct access to the south units.
- To support the possible development of future townhouses to the east, a legal agreement is to be registered on the subject property to secure access along the internal driveway for the benefit of 9420 Granville Avenue.
- A triangular corner cut already exists at the north west corner of the site and no further dedication is necessary for the purpose of road development.
- There is an existing bus stop at the front of the subject site fronting Granville Avenue. The stop is exposed to the elements and in need of improvement. To facilitate the installation of a new concrete parking pad and shelter for this stop, the registration of a 1.5 m x 9.0 m Right-of-Way (ROW) is to be registered. The exact location will be determined by the City's Transportation Department and Coast Mountain bus company.
- To assist with the installation of the concrete pad and the bus shelter on the ROW above, the applicant is making a voluntary contribution of \$22,000.00.

Proposed Site Assembly and Site Design

This development proposal falls short of the minimum lot size requirements of 2,000m² as outlined in the neighbourhood plan. An application may proceed should the applicant demonstrate that attempts have been made to acquire enough land to meet the requirements and provide that no undue hardship on any leftover or orphaned lots is done due to the development

of the subject site. This can be satisfied by submitting a conceptual plan for any leftover lots that they can be developed at the same density as what is being proposed.

As previously mentioned, the applicant has made attempts to acquire the adjacent property to the east at 9420 Granville Avenue but was unsuccessful. The City has a letter on file from the applicant stating such, as well has provided a conceptual outline of the neighbouring property to show that it can be developed at the same density as this proposal. The registration of an access easement to the benefit of this site allows vehicles to access the site from Heather Street, avoiding a separate access from the busier Granville Avenue.

The proposed site plan is arranged by two (2) tri-plex building clusters, separated by the internal drive aisle that provides access to all the units (**Attachment 2**).

Trees

The subject site contains no on-site trees that would affect the proposed development application. A review of the property's history could not find any information of tree removal prior to or after the approval of the City's Tree Protection Bylaw (Bylaw 8057) in May of 2006 which requires a permit to remove trees of a certain size. There are two street trees located between the property line and the edge of Granville Avenue which are in good condition and are to be retained.

While the City's replacement policy of 2:1 would not apply in this situation, it is anticipated that the forthcoming Development Permit for this townhouse proposal will contain new tree plantings in its landscaping plan to compliment the project.

Amenity Space

The outdoor amenity space is located in a highly visible location along the western edge of the site and meets the minimum area requirements. The space is intended for a common outdoor area, to promote neighbour interaction but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when it is anticipated that landscaping drawings will be submitted with more detailed information.

No indoor space is being proposed, but a voluntary cash-in-lieu contribution of \$6,000.00 will be paid prior to final adoption of this application.

Analysis

Proposed Zoning to High Density Townhouses (RTH2)

The proposed rezoning from RS1/F to RTH2 represents an increase to density, which is in keeping with the South McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the South McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map ('Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR) (**Attachment 4**).

The proposed increase in density from a 0.75 FAR base to the proposed 0.80 FAR in RTH2 is supported through a voluntary contribution to the affordable housing reserve fund, as well as frontage improvements to both Heather Street and Granville Avenue that affects the site.

Design

The three-storey proposal meets the intent and basic requirements of the neighbourhood plan. More detail regarding the form and character of the proposal will follow during the Development Permit application process.

Affordable Housing

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

With respect to townhouse developments, the strategy specifies that a voluntary cash contribution of two dollars (\$2.00) per buildable square foot, based on allowable FAR will be welcomed to the affordable housing reserve fund. The total payable contribution in this 6 unit proposal would come to \$17,326.00.

Abandonment of Bylaw 7902

City staff processed two applications back in 2004 for a townhouse development, but has now been withdrawn. The rezoning application (RZ 04-287669) did receive third reading but was never adopted. With the requisite Bylaw 7902 attached to the rezoning application still in effect, this will now need to be abandoned in favour of the current application.

Covenants to be Discharged

The rezoning considerations from the previous application (RZ 04-287669) required the registration of covenants that are now outdated. Three (3) covenants were filed on title are to be discharged prior to the adoption of this rezoning application:

- A flood indemnity covenant (BA213523 and BA213524) does not meet the current requirements of Flood Protection Bylaw 8024. A new covenant will replace the one registered which will provide the current requirements.
- An access easement covenant (BX162737 and BX162738) identifies the location of the easement which does not match what is being proposed. A new covenant will replace this one to correspond with the proposed drive aisle location.
- A new tandem parking covenant will replace the one currently registered (BA213522) as it meets today's needs.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department on the following items:

- Upgrades to the existing storm system along Heather Street are required. This consists of:
 - Remove 21 metres of the existing storm sewer and existing manholes (STMH 1378, 9497, 1380) along Heather Street, starting from 16 metres south of the north property line to Granville Avenue;
 - Replace this by installing a 600mm diameter storm sewer and 2 new manholes along Heather Street to Granville Avenue on the same alignment as the upstream storm sewer (10m offset); and
 - Site to connect to the existing storm sewer on Granville Street or the new 600mm storm sewer on Heather Street.
- No upgrades to the existing sanitary system are required; and
- No upgrades to the existing water system are required, but confirmation on the requirement of an additional fire hydrant to achieve 75m spacing for multi-family areas is required prior to issuance of Building Permit.

Servicing Agreement

A Servicing agreement will be required prior to the adoption of the rezoning application to ensure utility works listed above are to be installed by the developer; in addition to the frontage

works along the front of both Heather Street and Granville Avenue are done to City standards. The agreement will also identify how the site will be serviced to accommodate the six (6) townhouse units.

Requested Variances to Zoning Bylaw 8500

The proposed site design shows two (2) instances that will require a variance to Zoning Bylaw 8500. From the submitted plans, the following variances may be required at the Development Permit stage:

- Front yard setback along Heather Street to be reduced from 4.5 metres to 3.75 metres is supported as long as the requested improvements to the Heather Street elevations are met to the satisfaction of the Director of Development; and
- Tandem parking for two (2) of the six (6) units.

Development Permit

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

1. Design of the outdoor amenity area.
2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
3. Form and Character of the townhouse units and how they address adjacent properties, including improvements to the Heather Street front.

Financial Impact

None.

Conclusion

The proposed six (6) unit townhouse rezoning meets the intent of the OCP as well as the zoning requirements set out in the High Density Townhouses (RTH2) zone for the South McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 11-595579 proceed to first reading.

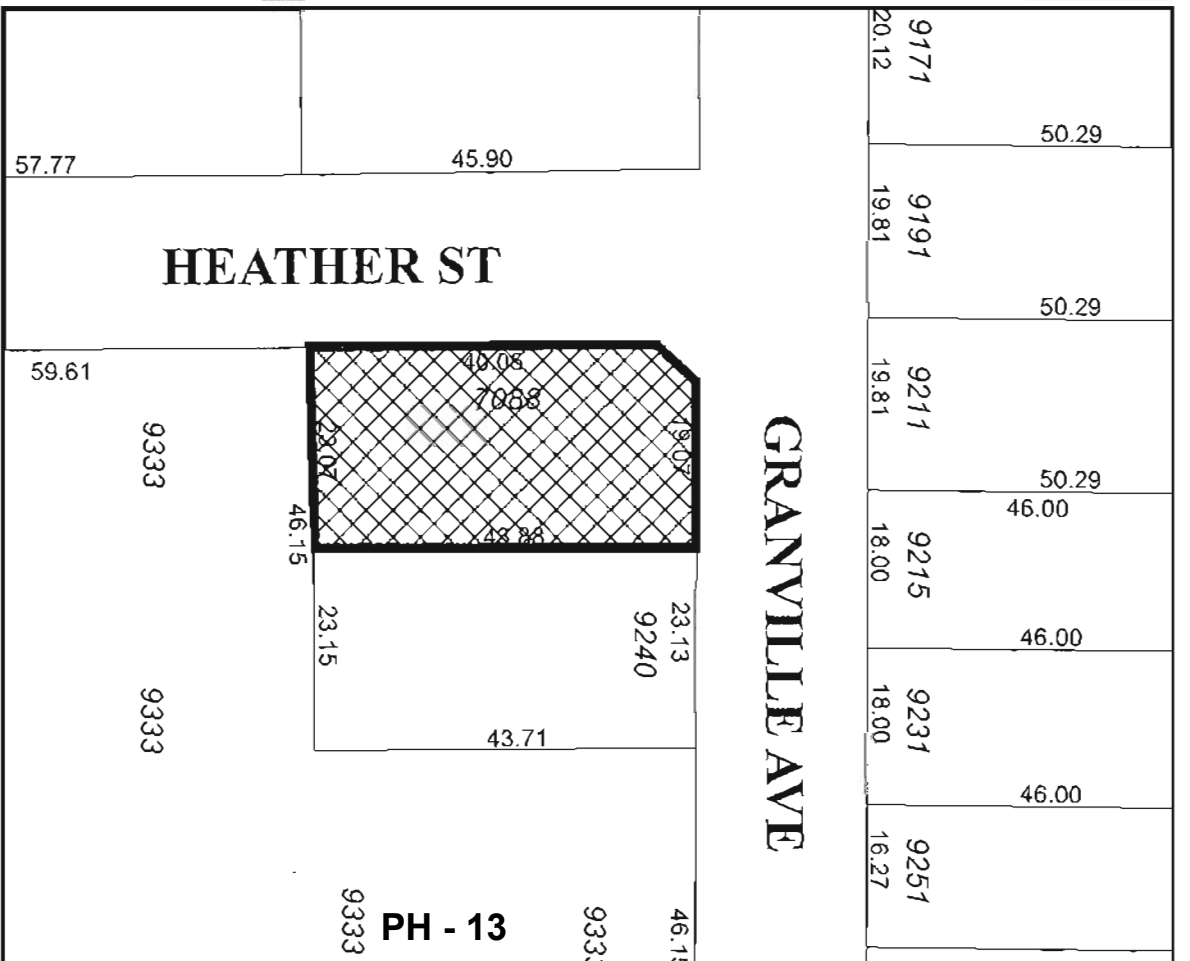


David Johnson
Planner
(604-276-4193)

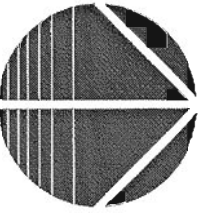
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List of Attachments

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



RZ 11-595579



Note: Dimensions are in METRES



RZ 11-595579

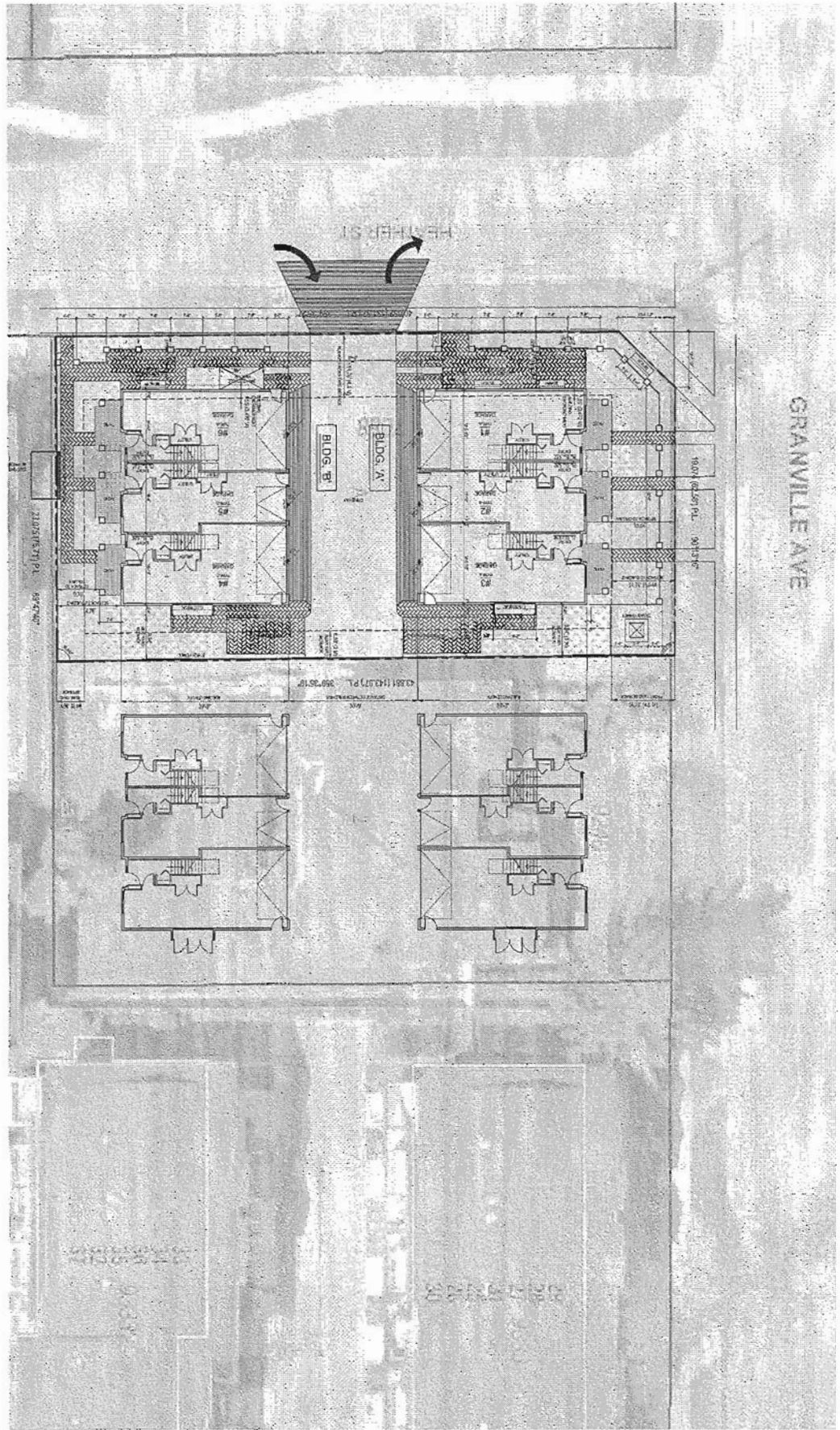
PH - 14

Original Date: 12/13/11

Amended Date:

Note: Dimensions are in METRES

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



SITE PLAN & ZONING SYNOPSIS

6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST
RICHMOND, **PH - 15**

Gerry Bloneti

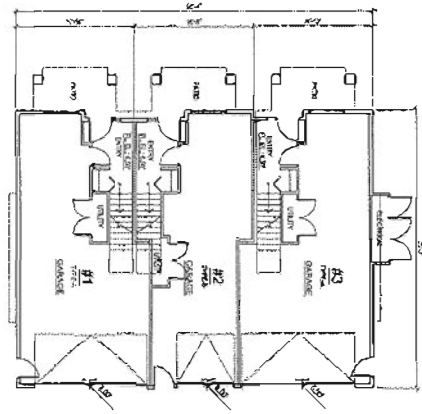
Architectural
1000 14th Ave., Suite 100, V5W 2E7
Tel: 604-681-1111
Fax: 604-681-1112
www.gerrybloneti.com

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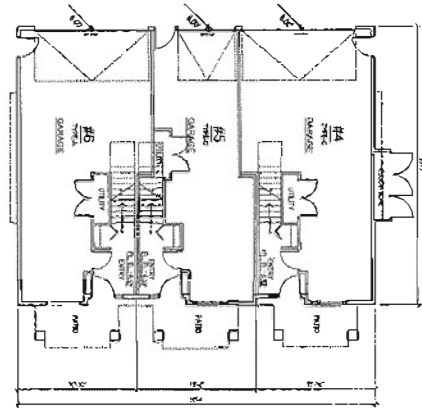
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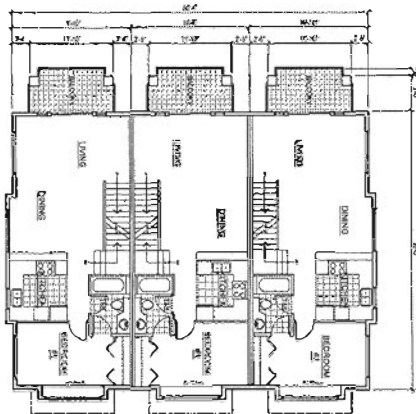


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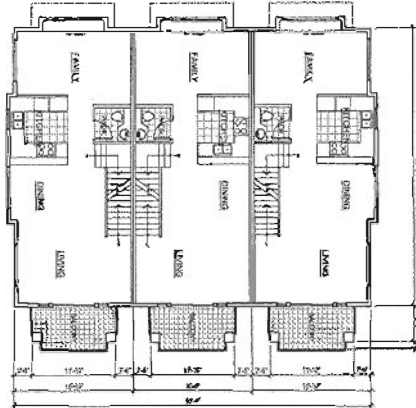


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SECOND FLOOR
SCALE: 1/8" = 1'-0"



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SUBMITTED FOR DEVELOPMENT PERMIT

A3

BUILDING PLANS

JOB NO. 11-77

JULY 24, 2012

6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, PH - 17

Gerry Blonset
architect m.a.d.b.e.

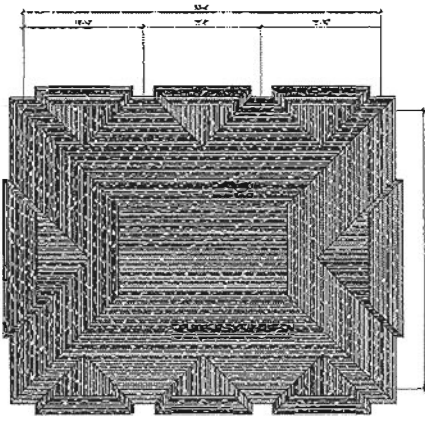
Suite 1A 13448-Bell Ave., Surrey, B.C. V3W 3B5

PH: 372-3608
Fax: 372-3700

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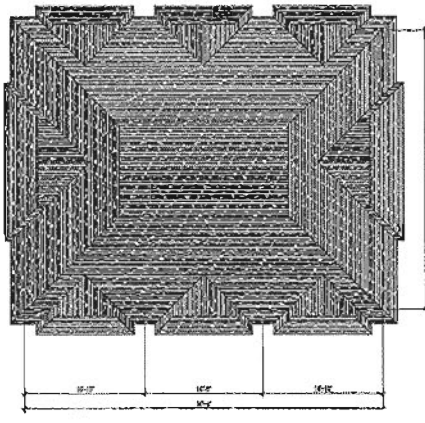
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MARKING

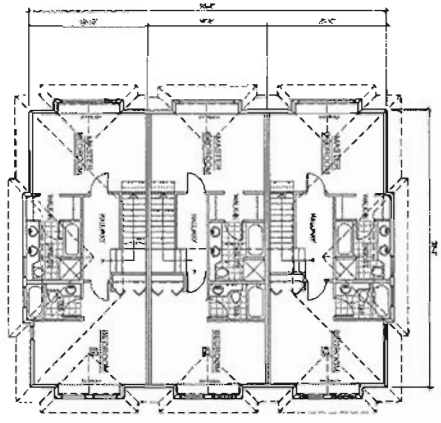
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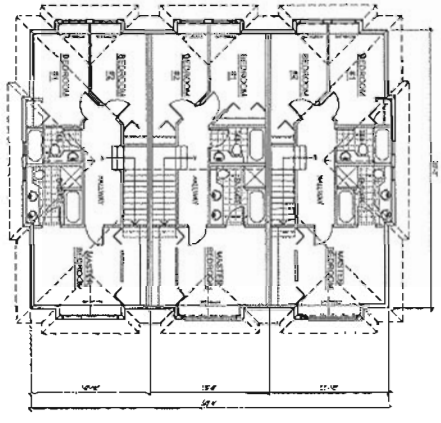
THIRD FLOOR
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MARKING

BLDG. 'B'



SUBMITTED FOR DEVELOPMENT PERMIT

A4

BUILDING PLANS

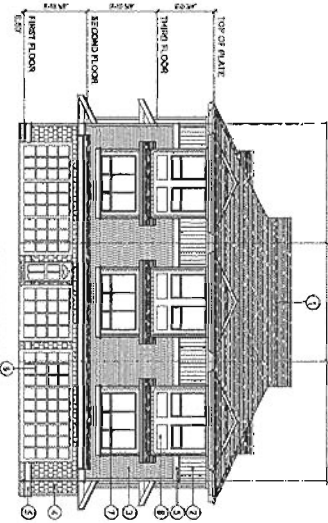
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JULY 24, 2017

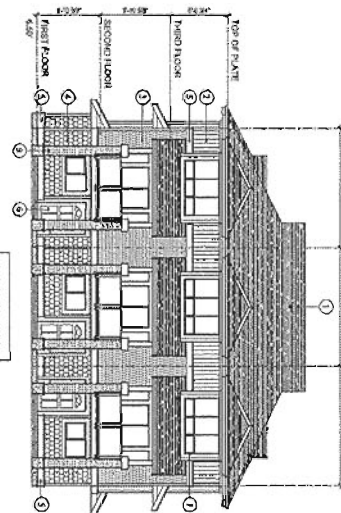
6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, BC
PH - 18

Cerry Blonski

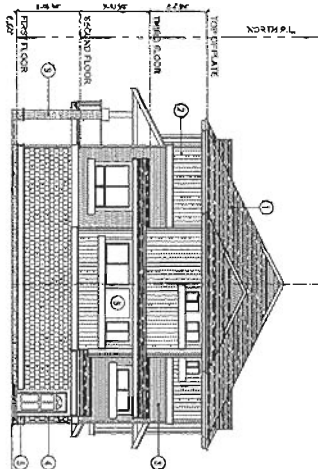
anderson.alba
Suite 1A, 1240 - 12nd Ave., Surrey, B.C. V0V 3B8
Ph: 672-3008
Fax: 672-3700



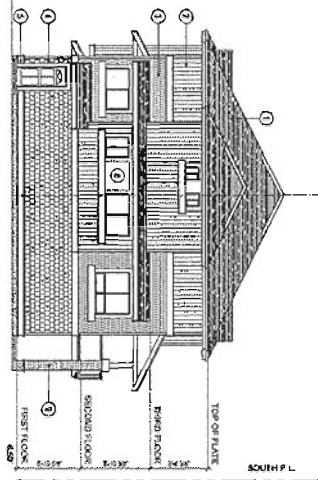
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2 NORTH
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3 WEST
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BLDG. 'B'

EXTERIOR COLOUR SCHEDULE			
LOCATION	NOTATION	COLOUR	REMARKS
ROOF	1	BLACK	ASPH/FLT SHINGLES
WALLS	2	WHITE	WALLS
WALLS	3	WHITE	WALLS
WALLS	4	WHITE	WALLS
WALLS	5	WHITE	WALLS
WALLS	6	WHITE	WALLS
WALLS	7	WHITE	WALLS
WALLS	8	WHITE	WALLS
WALLS	9	WHITE	WALLS
WALLS	10	WHITE	WALLS



SUBMITTED FOR DEVELOPMENT PERMIT

A5

BUILDING ELEVATIONS

JUL 24, 2012

JUL 24, 2012

6 UNIT TOWNHOUSE DEVELOPMENT
7088 HEATHER ST.
RICHMOND, B.C.

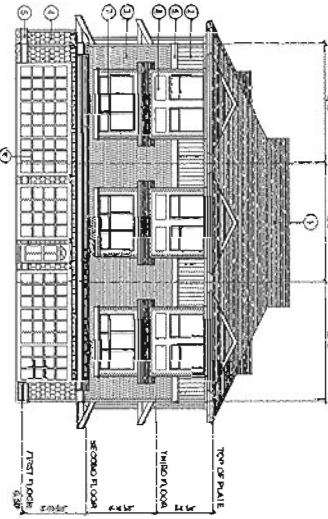
PH - 19

Garry Blonski
architect m.a.s.b.c.

Suite 111 - 12404 - 24th Ave., Surrey, B.C. V3W 3G8

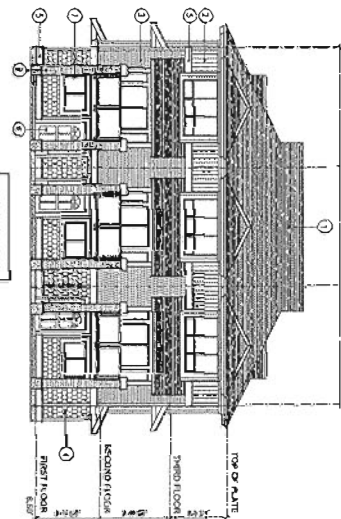
Ph: 672-9606

Fax: 672-3766



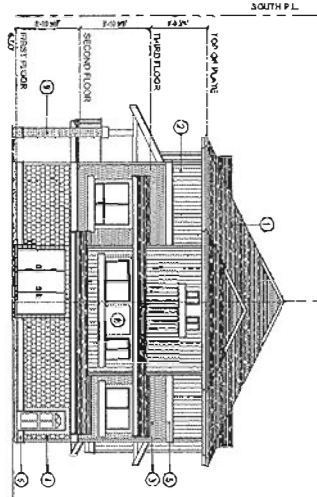
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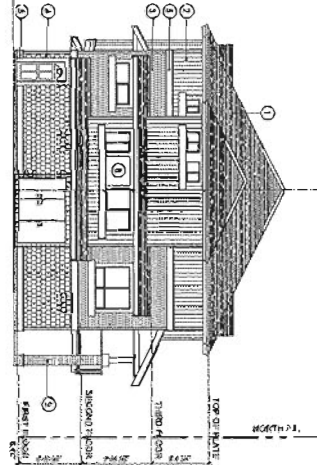
2 SOUTH
SCALE 1/8" = 1'-0"

BLDG. 'B'



3 EAST
SCALE 1/8" = 1'-0"

BLDG. 'B'



BLDG. 'A'

EXTERIOR COLOUR SCHEDULE			
LOCATION	MATERIAL	COLOUR	REMARKS
1 ROOF	ASPHALT SHINGLES	BROWN	
2 WALLS	BRICK	RED	
3 WALLS	BRICK	RED	
4 WALLS	BRICK	RED	
5 WALLS	BRICK	RED	
6 WALLS	BRICK	RED	
7 WALLS	BRICK	RED	
8 WALLS	BRICK	RED	
9 WALLS	BRICK	RED	





City of Richmond

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

Development Application Data Sheet

RZ 11-595579

Address: 7088 Heather Street

Applicant: Jesse Tsai

Planning

Area(s): City Centre – McLennan South Sub-Area (Schedule 2.10D)

	Existing	Proposed
Civic Address:	7088 Heather Street	To Be Determined
Owner or Applicant:	Jessie Tsai	No Change
Site Size (m²):	1,006.0m ²	No Change
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single Family. 0.75 base FAR	No Change
Zoning:	Residential Single Detached (RS1/F)	High Density Townhouses (RTH2) Permits Townhouses at 0.80 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	6 Townhouse Units

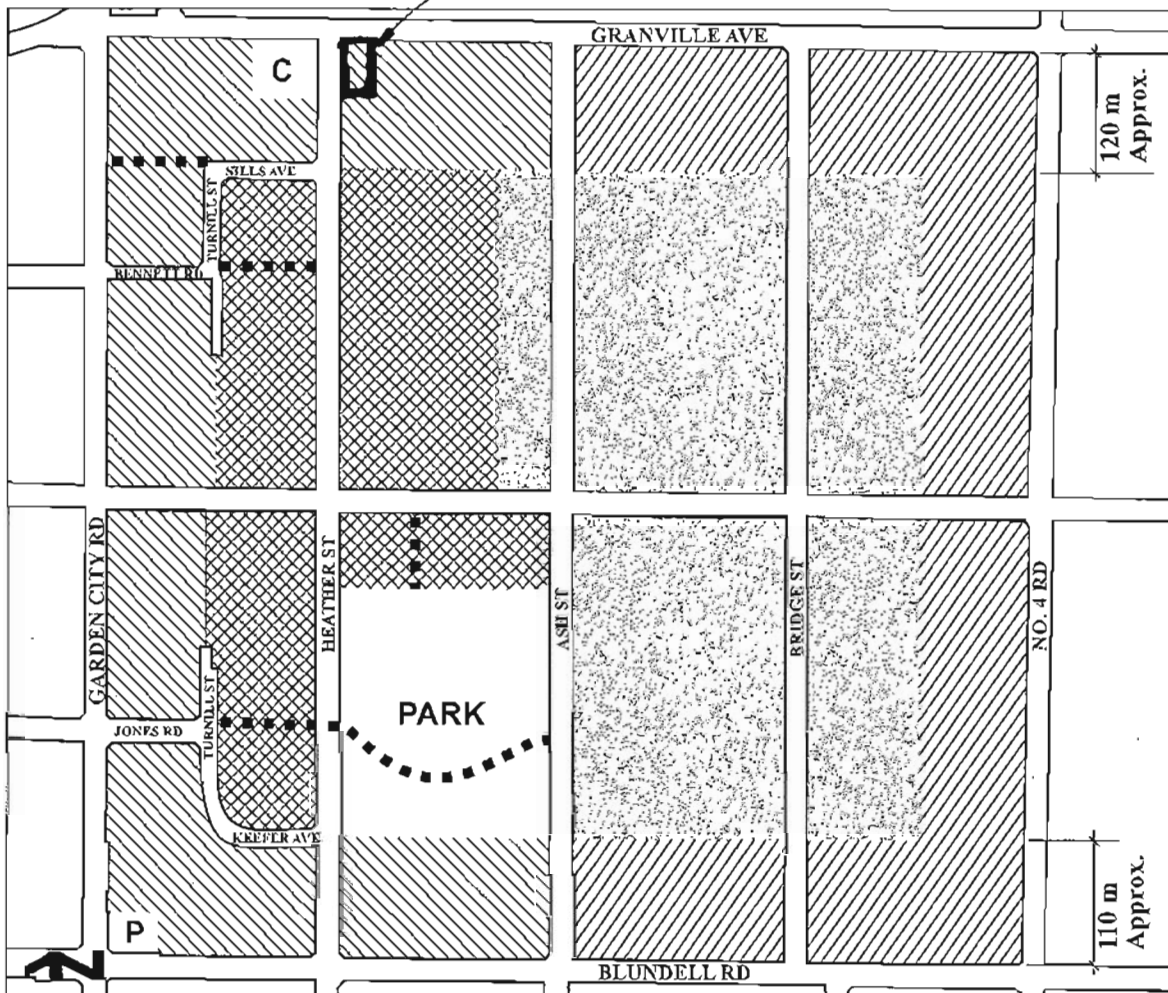
	Bylaw 8500 Requirements	Proposed	Variance
Density (FAR):	Site Area = 1,006.0m ² (0.80) = 804.8m ² Max.	804.8m ² (0.80 FAR)	none permitted
Lot Coverage – Building:	45% Max.	39.7%	none
Lot Width (Granville Avenue):	20.0m	23.7m	none
Lot Depth (Heather Street):	30.0m	43.88m	none
Lot Area:	1,800m ²	600.0m ²	none
Setback: Granville Avenue:	4.5m Min.	4.76m	none
Setback: Heather Street:	4.5m Min.	3.72m	0.78m
Setback (east)	1.2m Min.	3.0m	none
Setback (south)	1.2m Min.	3.0m	none


	Bylaw 8500 Requirements	Proposed	Variance
Height:	12.0m and no more than 3 stories maximum	11.2m and 3 stories	none
Minimum off-street Parking Requirements:	10 Resident <i>plus</i> 2 Visitor 12 spaces minimum	10 Resident <i>plus</i> 2 Visitor 12 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	2 tandem stalls (4 parking stalls)	2 tandem stalls (4 parking stalls)
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment totalling \$6,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 6 units = 36.0m ²	36.6m ²	none


City of Richmond


SUBJECT SITE


Land Use Map

Bylaw 7892
2005/04/18

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

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

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

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

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

Elsewhere:

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

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

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

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

**Conditional Zoning Requirements,
7088 Heather Street
RZ 11-595579**

Prior to adoption of Zoning Amendment Bylaw 8928, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Registration of a flood indemnity covenant on title.
2. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9420 Granville Avenue.
3. Registration of a 1.5m x 9.0m Right-of-Way (ROW) along the Granville Avenue frontage for the purpose of installing a bus pad and shelter. The exact location will be determined by the City's Transportation Department and the Coast Mountain Bus Company.
4. City acceptance of the developer's offer to voluntarily contribute \$22,000.00 towards the installation of a bus pad and shelter listed in the above ROW (account number 1051-40-000-00000-0000).
5. The City's acceptance of the developer's voluntary contribution of \$1,000.00 per dwelling unit (e.g. \$6,000.00) in-lieu of on-site indoor amenity space to go towards development of indoor public amenity space as determined by the Parks and Recreation Department.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$17,326.00) to the City's affordable housing fund.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development. Included with the standard submission, the drawings should provide information specific to:
 - a) Design of the outdoor amenity area.
 - b) Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three on-site trees that are to be retained.
 - c) Form and Character of the townhouse units and how they address adjacent properties, including improvements to the Heather Street front.
8. Discharge of existing covenants BA213522, BA213523, BA213524, BX162737 and BX162738 currently registered on title.
9. Enter into a Servicing Agreement* for the design and construction of off-site improvements along the entire Granville Avenue and Heather Street frontage to the limits of the subject site. Works include, but may not be limited to:
 - a) Granville Avenue road widening to 11.2 meters curb to curb.
 - b) Curb and gutter along the south edge of road widening noted above.
 - c) A 3.3 meter wide grass and treed boulevard (Willow Oaks), complete with Type 3 decorative street lights 150 watt HP sodium without banner arms, flower pot holders or receptacles, powder coated black.
 - d) A 1.75 meter wide concrete sidewalk is to be placed 1.25 meters north of the property line, permitting room for the existing pole line.
 - e) All utilities servicing the site are to ensure they do not interfere with a street tree that is to be retained along Granville Avenue.
 - f) Heather Street storm sewer upgrade through the removal of the existing 450mm diameter line and manholes starting 16 metres south of the north property line to Granville Avenue and replace with a 600mm diameter line near the centreline of Heather Street, connecting to Granville Avenue line.
 - g) Heather Street frontage improvements, consisting of the continuation of the 1.75m wide sidewalk from the property to the south (SA 04-267791) to Granville Avenue. Grassed and treed

boulevard running parallel to the continued sidewalk with the installation of Zed streetlights. Curb and gutter installation with the road surfacing connecting with existing.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
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 Division at 604-276-4285.

Note:

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

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8928
7088 HEATHER STREET
(RZ 11-595579)**

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 and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH2)**.

P.I.D. 026-352-567

LOT A SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN BCP18787

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8928".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 24 2012



MAYOR

CORPORATE OFFICER



North Richmond Alliance Church

9140 Granville Avenue, Richmond, B.C. V6Y 1P8
Tel: (604) 244-7004 Fax: (604) 244-7024 Email: office@nrac.ca

October 4, 2012.

David Johnson
Planning and Development Department
City of Richmond
6911 No. 3 Road
Richmond, BC. V6Y 2C1

To Public Hearing	
Date:	OCT. 15/2012
Item #	1
Re:	RZ 11-595579



Dear Mr. Johnson

Re: Objection to Development Plan RZ11-595579

On behalf of the members of the North Richmond Alliance Church at 9140 Granville Avenue, the Board of Elders would like to express our objection to the City of Richmond concerning the development plan (file number RZ11-595579) submitted by Jessie Tsai to change the existing site at 7088 Heather Street from "Single Detached (RS1/F)" to "High Density Townhouses (RTH2)" to permit the creation of a 6 unit Townhouse complex.

The Board would like to raise our concerns for the traffic safety of motorists and pedestrians in our neighbourhood as well as access of emergency vehicles when these 6 new townhouses bring on additional traffic and parking demands on the already narrow Heather Street. When we moved in to our current location 20 years ago, Heather Street was mainly a single housing residential area. The building projects of recent years have transformed this neighbourhood into a high density residential area which severely limits street parking and access of emergency vehicles.

The representatives from the nearby strata councils for Barrington Walk, Jasmine Lane, Leighton Green and Wellington Court also had met with our church in the past to express their concerns over the traffic hazards on Heather Street. Our Board felt that this new development plan of adding 6 more townhouses will certainly worsen the existing crowded situation along Heather Street.

We hope this objection will meet with your kind consideration.

Yours sincerely,

Rev. Jeffrey Ku
Associate Pastor



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Joe Erceg
General Manager, Planning and Development
Date: August 13, 2012
File: RZ 12-610058
Re: Application by Pritpal Singh Randhawa for Rezoning at 10180 Williams Road
from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Bylaw No. 8930, for the rezoning of 10180 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Joe Erceg
General Manager, Planning and Development

CL:rg
Att.

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

Staff Report

Origin

Pritpal Singh Randhawa has applied to the City of Richmond for permission to rezone 10180 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to the rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between No. 4 Road and Aquila Road. In recent years, the south side of this block of Williams Road has undergone considerable redevelopment to smaller lots through rezoning and subdivision.

To the north of the subject site, directly across Williams Road, are two (2) dwellings that are currently under construction on lots recently zoned “Compact Single Detached (RC2)”;

To the east and west, are older character dwellings on a large lot zoned “Single Detached (RS1/E)”;

To the south, directly across the rear lane, are dwellings on large lots zoned “Single Detached (RS1/E)”;

Related Policies & Studies

Official Community Plan (OCP) Designation

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

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with “Compact Single Detached (RC2)” or “Coach

House (RCH)” provided there is access to an operational rear lane (**Attachment 3**). This redevelopment proposal would allow for the creation of two (2) lots, each approximately 10 m wide and 336 m² in area, which is consistent with the Lot Size Policy.

Affordable Housing Strategy

Richmond Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City’s Affordable Housing Reserve Fund for single-family rezoning applications.

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

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City’s Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to rezoning adoption, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$4,340)

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

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

Staff Comments

Background

Numerous similar applications to rezone and subdivide properties to smaller lot sizes have been approved in recent years on both sides of this block of Williams Road, between No. 4 Road and Aquila Road. Other lots on the south side of this block have redevelopment potential under the Arterial Road Redevelopment Policy and the existing Lots Size Policy.

Trees & Landscaping

A tree survey submitted by the applicant shows the location of three (3) bylaw-sized trees on the subject property, one (1) bylaw-sized tree on the adjacent property to the west (10160 Williams Rd), and two (2) street trees in the boulevard on City-owned property (**Attachment 4**).

A Certified Arborist's Report was submitted by the applicant, which identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends retention of the bylaw-sized tree on the adjacent property to the west (Tree # 2), and to prune encroaching roots at the shared property line prior to raising the grade of the subject site. The Report recommends removal of the three (3) bylaw-sized trees on the subject site due to previous topping, poor structure and condition (Trees # 1, 3, and 4).

The City's Tree Preservation Coordinator and City's Parks Arborist have reviewed the Arborist's Report and conducted Visual Tree Assessments (VTAs).

The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the removal of the three (3) on-site trees based on their fair to poor condition as a result of previous topping due to hydro line clearance (Trees # 1, 3, and 4). The on-site trees are not good candidates for retention and should be removed and replaced. Concurrence is also given for the retention of the neighbouring Tree # 2 as recommended by the Arborist.

The City's Parks Arborist recommends that the two (2) street trees in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site.

The Tree Retention Plan is reflected in **Attachment 4**.

Tree Protection Fencing for the off-site Tree # 2 and the two (2) street trees in the boulevard on City-owned property must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Contract with a Certified Arborist to supervise on-site works such as excavation and pruning of encroaching roots at the shared west property line prior to raising the grade on the subject site, as recommended. The Contract must include the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of six (6) replacement trees are required to be planted and maintained on the future lots, 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	8 cm		4 m
2	10 cm		5.5 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the guidelines of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing operational rear lane. The potential exists for other lots on this side of Williams Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to "Compact Single Detached (RC2)". This rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

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

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

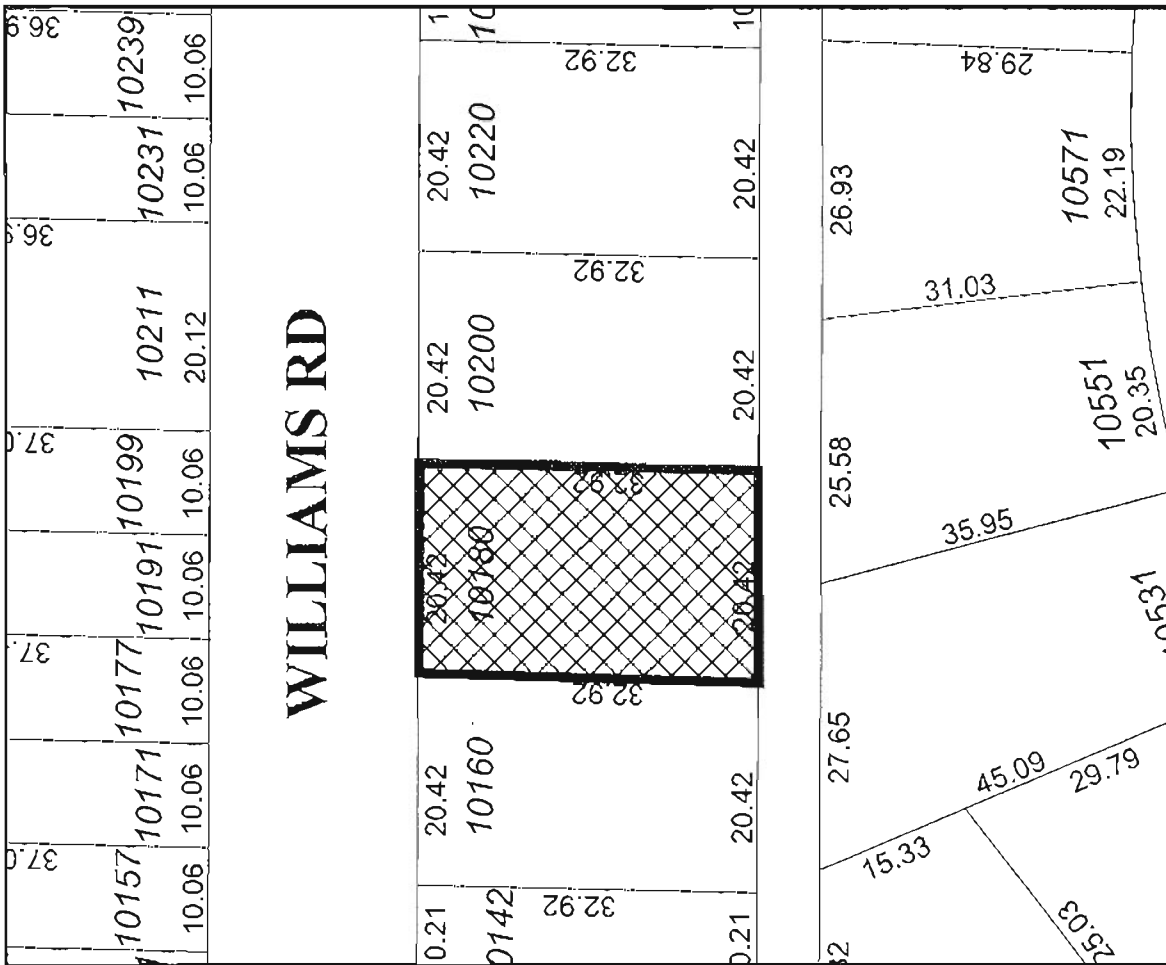
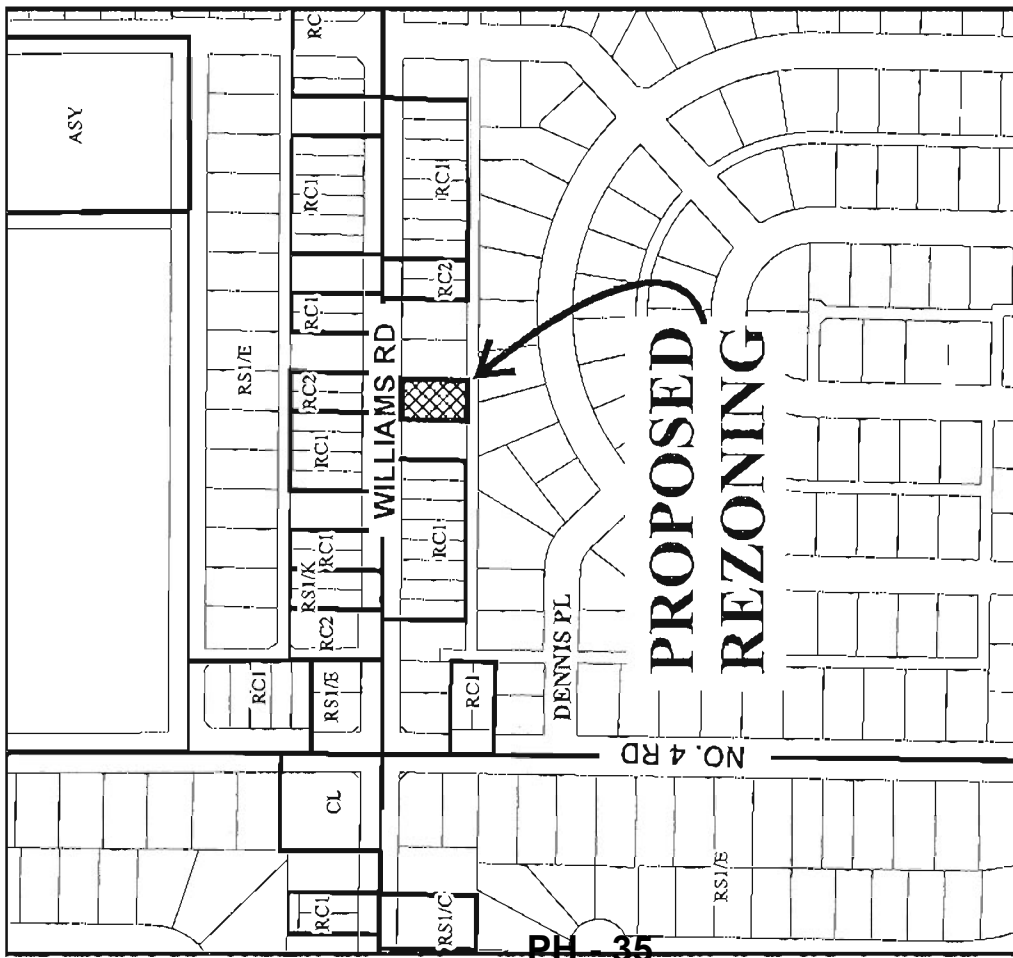
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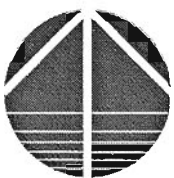
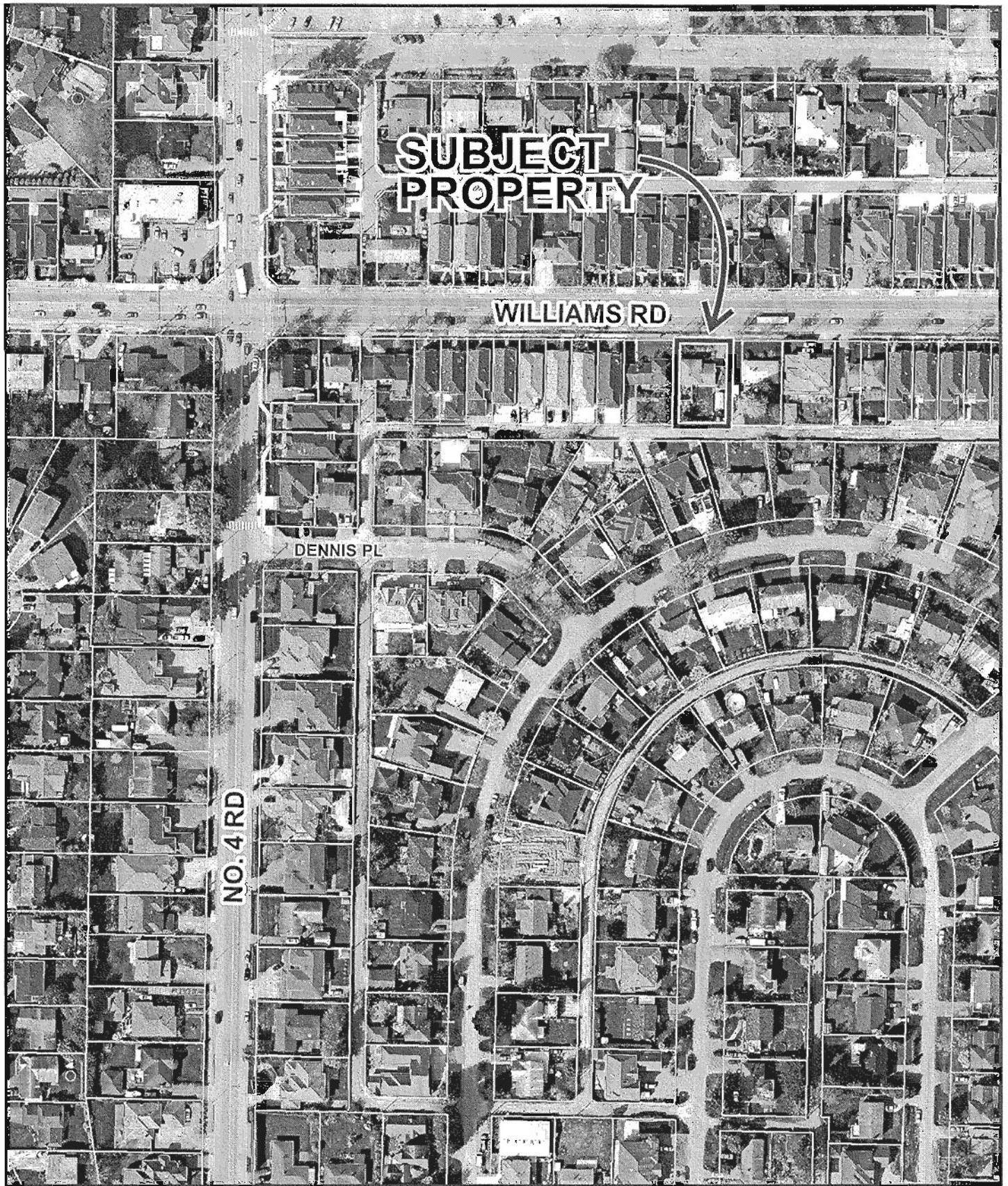
Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Tree Retention Plan
Attachment 5: Rezoning Considerations Concurrence

RZ 12-610058



City of Richmond





RZ 12-610058

PH - 36

Original Date: 05/23/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610058

Attachment 2

Address: 10180 Williams Road

Applicant: Pritpal Singh Randhawa

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pritpal Singh Randhawa Sukhpreet Kaur Randhawa Varinderjit Kaur Padda	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two (2) lots, each approximately 336 m ² (3,617 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – "Neighbourhood Residential" Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the south side of this section of Williams Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	336 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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

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

Page 1 of 2

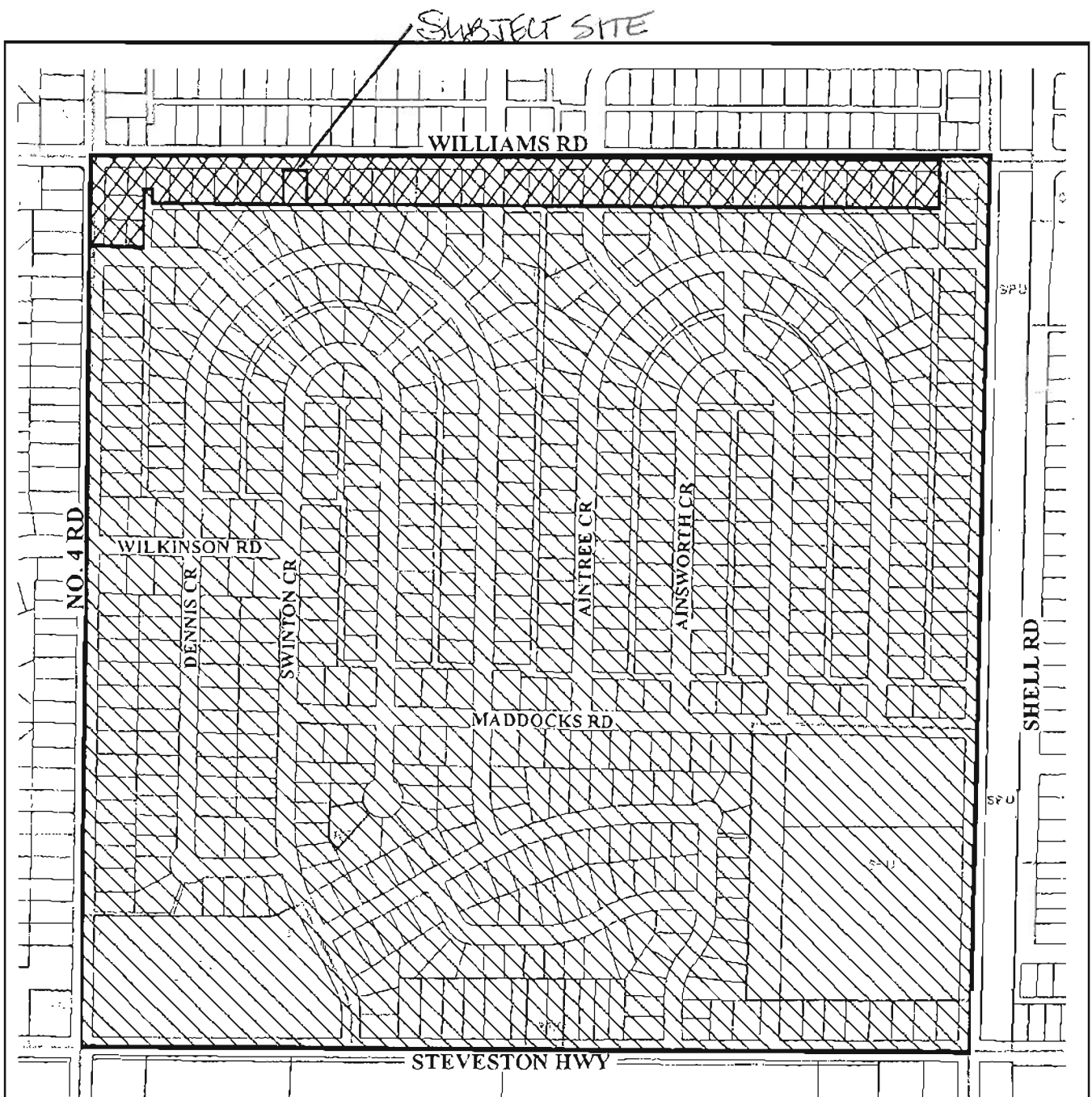
Adopted by Council: December 17, 1990
Amended by Council: December 18, 2006**POLICY 5443**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6**POLICY 5443:**

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443

Section 35, 4-6

Adopted Date: 12/17/90

Amended Date: 12/18/06

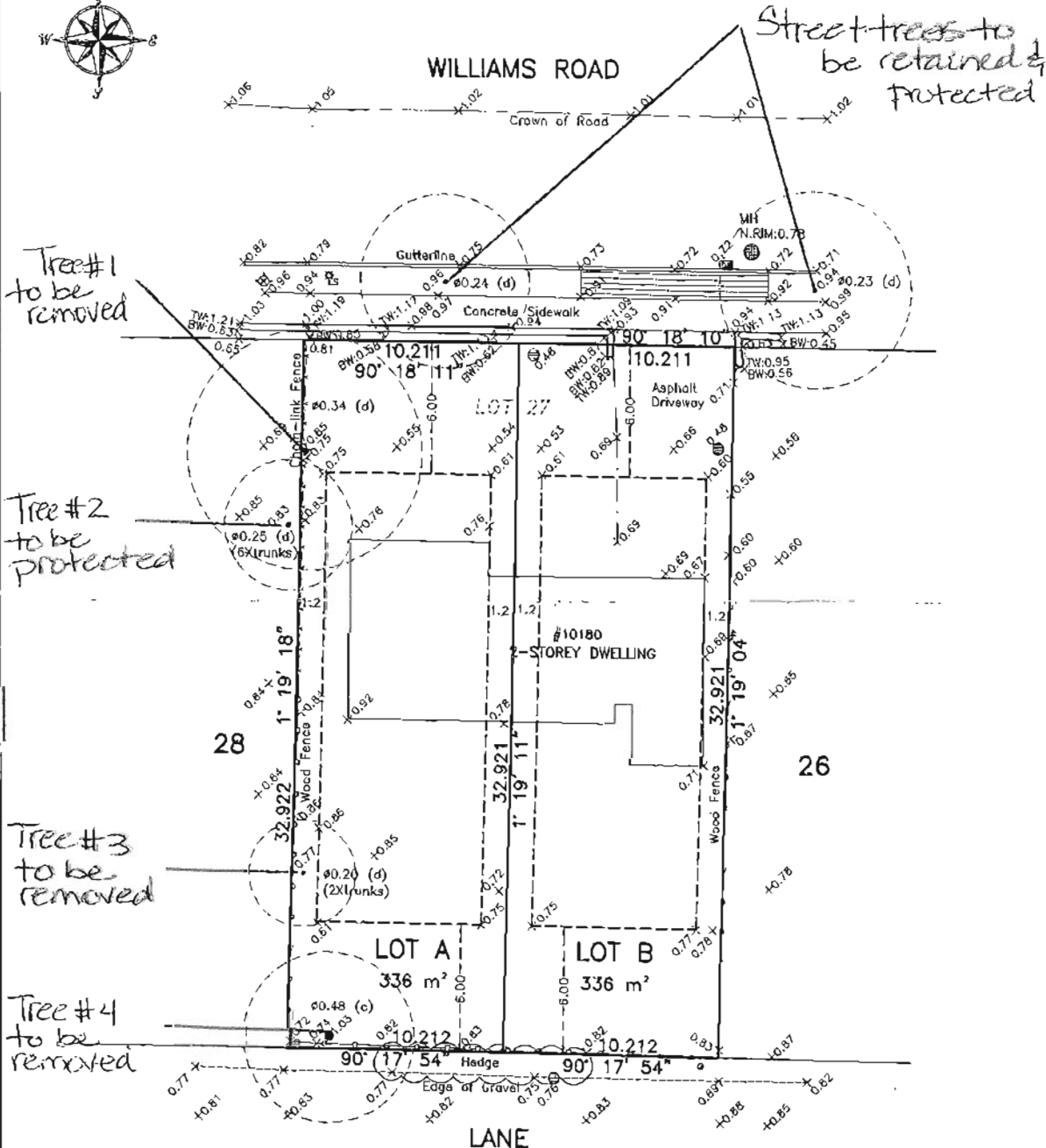
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27 BLOCK 1
SECTIONS 26 AND 35 BLOCK 4 NORTH RANGE WEST
NEW WESTMINSTER DISTRICT PLAN 18549**

#10180 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 000-658-073

SCALE: 1:200

0 5 10 15

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. 4846
FB-203 P37-38
Drawn By: TH

LEGEND:

(d) denotes deciduous
● denotes power pole
○ denotes round catch basin
⊙ denotes manhole
⊞ denotes catch basin
⊠ denotes inspection chamber
⊡ denotes fire hydrant
CD denotes cleanout
LS denotes lamp standard
TW denotes top of retaining wall
BW denotes bottom of retaining wall

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Located at S edge traffic island
③ Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
APRIL 20th, 2012

PH - 40

DWG No. 4846-TOPO



Address: 10180 Williams Road

File No.: RZ12-610058

Prior to final adoption of Zoning Amendment Bylaw 8930 , 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 Lane Establishment and Arterial Road Redevelopment Policies 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; and
 - include the required six (6) replacement trees 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	8 cm		4 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 will be accepted.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works such as excavation and pruning of encroaching roots of Tree # 2 (located at 10160 Williams Rd) along the shared west property line prior to raising the grade of the subject site, as recommended. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,340) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Subdivision stage*, the applicant is required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs including the cost of closing the existing driveway crossing on Williams Road.

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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8930 (RZ 12-610058)
10180 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 000-658-073

Lot 27 Block 1 Sections 26 and 35 Block 4 North Range 6 West New Westminster District
Plan 18549

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8930".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 10 2012



MAYOR

CORPORATE OFFICER




City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Date: August 8, 2012
File: RZ 12-610097
Re: Application by Anwer Kamal for Rezoning at 10471 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH)

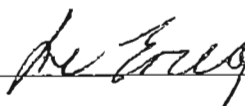
Staff Recommendation

That Bylaw No. 8931, for the rezoning of 10471 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.



Joe Erceg, MCIP
General Manager, Planning and Development

CL:rg
Att.

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

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to rezone 10471 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RC2)”, to permit a subdivision to create two (2) lots, each with a principal dwelling and coach house above a garage, with vehicle access to the rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 1 Road, between Springfield Drive and Shuswap Avenue, in the Steveston Planning Area. In recent years, the west side of this block of No. 1 Road has undergone some redevelopment to smaller lots through rezoning and subdivision.

To the north of the subject site is an existing non-conforming duplex on a large lot zoned “Single Detached (RS1/E);

To the east, across No. 1 Road, are older character dwellings on medium-sized lots under Land Use Contract 148;

To the south, is an older character dwelling on a large lot zoned “Single Detached (RS1/E), with recently created compact lots zoned “Coach Houses (RCH)” beyond that;

To the west, across the rear lane, are older character dwellings on large lots zoned “Single Detached (RS1/E)” fronting Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located within the Steveston Planning Area. The Generalized Land Use Map designation for this site is “Neighbourhood Residential”. The Steveston Area Plan Land Use Map designation for this site is “Single-Family. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along this section of No. 1 Road due to the existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

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

Affordable Housing Strategy

Richmond Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

This rezoning application to permit a subdivision to create two (2) lots, each with a principal dwelling and accessory coach house above a garage, conforms to the Affordable Housing Strategy.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

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

Staff CommentsBackground

Two (2) similar applications to rezone and subdivide properties to smaller lot sizes with coach houses have been approved in recent years on the west side of this block of No. 1 Road. Other lots on this side of the block have redevelopment potential under the Arterial Road Redevelopment Policy due to the existing operational rear lane.

Trees & Landscaping

A Certified Arborist's Report submitted by the applicant shows the location of 10 bylaw-sized trees and one (1) undersized tree on the subject property, and one (1) bylaw-sized tree shared with the adjacent property to the north (Tree A at 10451/10453 No. 1 Road). The Report identified tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends removal of three (3) bylaw-sized trees from the subject property based on their poor condition, severe structural impairments and limited remaining lifespan (Trees # 376, 379, and 385). Also recommended, is the removal of seven (7) poor-rated trees on-site and one (1) off-site Tree A due to conflict with the proposed building construction. The undersized Holly tree is also proposed to be removed from the site due to its existing condition as an understory tree and its location within the limited side yard of the future lots.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). He concurs with the Arborist's recommendations for removal of a total of 10 bylaw-sized trees from the subject property. All of these trees are in poor condition, have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union and co-dominant stems with inclusions. These are not good candidates for retention and should be removed and replaced. In addition, the existing lot grade is approximately 1 m below the highest crown of the road and any required grade changes to meet the required flood construction level would further limit the viability of these trees.

The City's Tree Preservation Coordinator also concurs with removal of the off-site Tree A on the adjacent property to the north (10451/10453 No. 1 Road) due to its existing poor condition and conflict with proposed construction. Prior to removal, the applicant must obtain written authorization from the adjacent property owners with whom the tree is shared, and obtain a valid tree removal permit. Written authorization has been obtained by the applicant and is on file.

The Tree Retention Plan is included as **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 20 replacement trees are required. Due to the small size of the future lots and the limited space available to accommodate replacement trees, the applicant has agreed to planting and maintaining a total of six (6) replacement trees [three (3) per lot], and to providing a voluntary contribution of \$7,000 to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site (14 x \$500). Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the following sizes are required for the six (6) replacement trees:

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

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be consistent with the guidelines of the Arterial Road Redevelopment Policy and must include the required six (6) replacement trees. The Landscaping Security is required to ensure that the replacement trees will be planted and maintained, and that the front yards of the future lots will be enhanced.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to No. 1 Road is not permitted in accordance with Bylaw No. 7222. Vehicular access to the site at development stage will be from the existing rear lane only.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is an infill development proposal on an arterial road with vehicle access to and from the existing operational rear lane. The potential exists for other lots on the west side of this block on No. 1 Road to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies contained within the OCP. This rezoning application is consistent with the pattern of redevelopment that has recently begun in the neighbourhood.

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

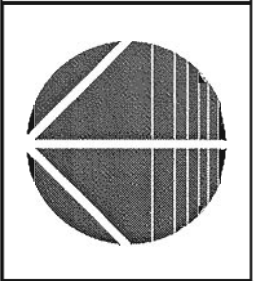
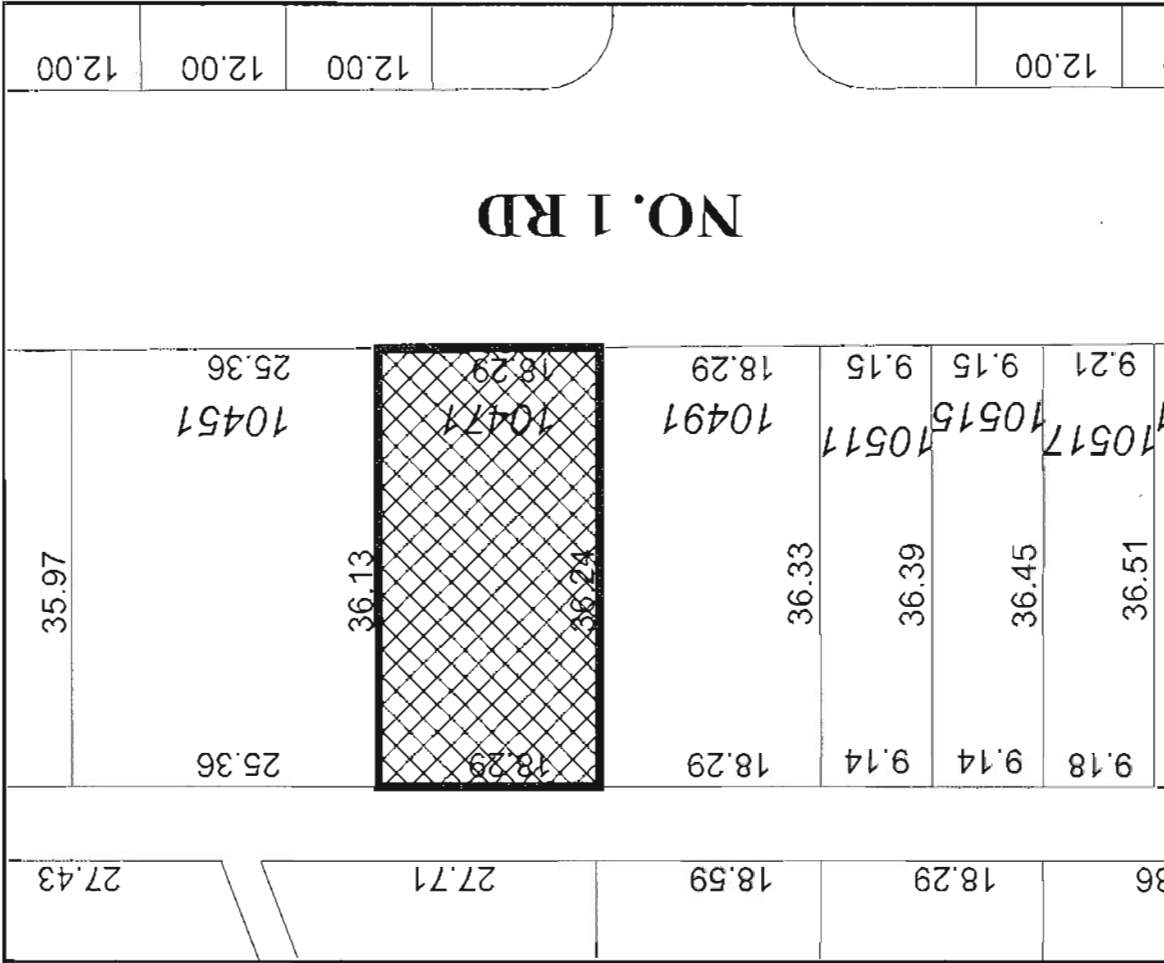
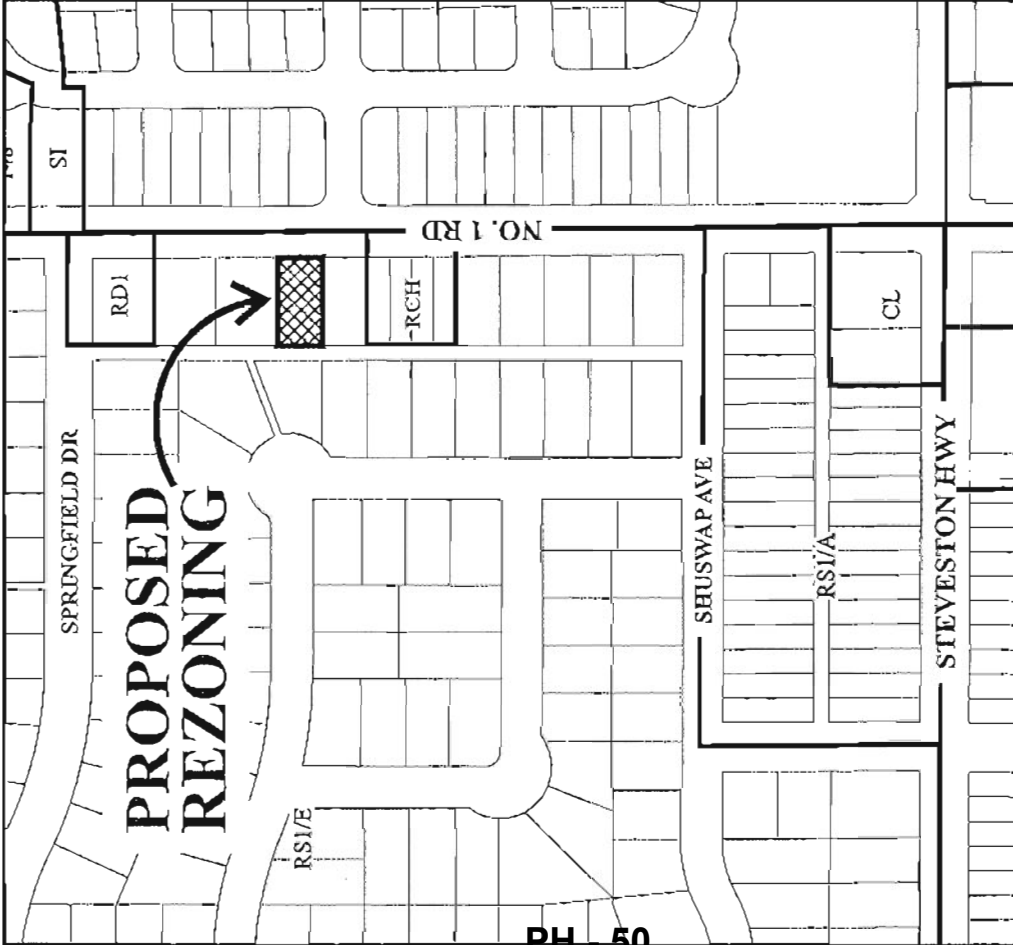
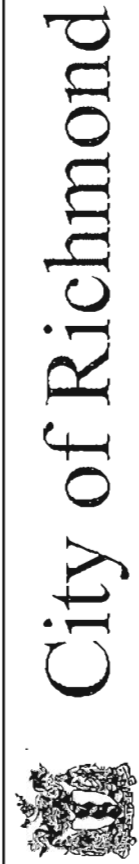
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:rg

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



RZ 12-610097

Original Date: 05/29/12

Revision Date:

Note: Dimensions are in METRES



RZ 12-610097

PH - 51

Original Date: 05/29/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-610097

Attachment 2

Address: 10471 No. 1 Road

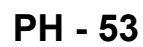
Applicant: Anwer Kamal

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Anwer Kamal	To be determined
Site Size (m ²):	662 m ² (7,126 ft ²)	Two (2) lots, each approximately 331 m ² (3,563 ft ²)
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units:	1	2
Other Designations:	The OCP Lane Establishment and Arterial Road Redevelopment Policies permit rezoning and subdivision to smaller lots along the west side of this section of No. 1 Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Two (2) lots, each 331 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	<ul style="list-style-type: none"> Principal dwelling - max. 2.5 storeys Accessory building containing the coach house – max. 2 storeys or 7.4 m, whichever is less 	none

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





Address: 10471 No. 1 Road

File No.: RZ 12-610097

Prior to final adoption of Zoning Amendment Bylaw 8931, the applicant 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 Lane Establishment and Arterial Road Redevelopment Policies 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; and
 - include the six (6) required replacement trees with the following minimum sizes:

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

2. City acceptance of the developer's offer to voluntarily contribute \$7,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
3. Registration of a flood indemnity covenant on title.

At Subdivision stage*, the applicant is required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge for future lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8931 (RZ 12-610097)
10471 No. 1 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 (RCH)**.

P.I.D. 003-953-505

Lot 477 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8931"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 10 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



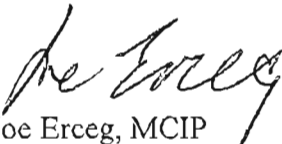
City of Richmond
Planning and Development Department

Report to Committee

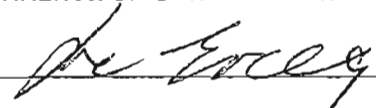
To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning & Development
Date: August 7, 2012
File: RZ 09-496160
Re: Application by Joseph Yang for Rezoning at 7451 and 7491 Bridge Street from Single Detached (RS1/F) to Single Detached (ZS14) – South McLennan (City Centre)

Staff Recommendation

That Bylaw No. 8934, for the rezoning of 7451 and 7491 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.


Joe Erceg, MCIP
General Manager, Planning & Development

EL:rg
Att.

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

Staff Report

Origin

Joseph Yang has applied to rezone 7451 and 7491 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a seven (7) lot single-family subdivision fronting onto Breden Avenue, connecting Bridge Street to Armstrong Street along the southern edge of the subject site (**Attachment 2**).

The development will dedicate lands to facilitate the completion of this section of Breden Avenue and extend Armstrong Street.

Findings of Fact

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

Surrounding Development

To the North: Existing single-family home on a lot zoned "Single Detached (RS1/F)" at 7411 Bridge Street.

To the South: Across Breden Avenue, seven (7) recently development single-family lots zoned "Single Detached (ZS14) – South McLennan (City Centre)".

To the East: Across Bridge Street, existing single-family homes on lots zoned "Single Detached (RS1/F)".

To the West: Existing single-family homes on lots zoned "Single Detached (RS1/F)" fronting Ash Street.

Related Policies & Studies

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan, Schedule 2.10D of the Official Community Plan (OCP). The Land Use Map in the McLennan South Sub-Area Plan (**Attachment 4**) designates the subject property for "Residential, Historic Single-Family," which allows for medium sized lots (e.g. 11.3 m frontage and 320 m² min area) with access from new roads, a maximum density of 0.55 F.A.R., and a maximum height of two and a half storeys.

Affordable Housing

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

The applicants are proposing to provide a legal secondary suite on four (4) of the seven (7) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until the

secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the three (3) lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$15,388.75).

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Public Input

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

Staff Comments

Transportation and Site Access

The proposal includes land dedication from both the southern and western edges of the subject site to facilitate the road network in accordance with the Area Plan. The land requirement to complete the ultimate urban standard of Breden Avenue is 7 m along the entire southern edge of the subject site, combined with a further 9 m off the western edge of the property to extend the existing Armstrong Street. In addition to these dedications, 4 m by 4 m corner cuts are required at the corners of Breden Avenue where it intersects Bridge Street and Armstrong Street (**Attachment 2**). Vehicular access to the individual lots is proposed to be from Breden Avenue. Confirmation on the exact location of the driveways will be done as part of the upcoming servicing agreement.

Frontage Improvements

Prior to final adoption, the developer is required to enter into a standard Servicing Agreement for the design and construction of the following upgrades on the frontages; works include, but are not limited to:

Bridge Street: completion of the road widening with curb & gutter, a 3.85 m treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and a utility boulevard with a 1.5 m sidewalk 0.3 m off the property line;

Breden Avenue: completion of the 8.5 m wide road with curb & gutter, a 2.05 m grass & treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and a 1.5 m sidewalk 1 m from the new property line; and

Armstrong Street: construction of a functioning half road including 4.85 m of asphalt, a 2 m grass & treed boulevard, and a 1.5 m sidewalk at the property line.

Site Servicing

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

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 58 bylaw-sized trees were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve eight (8) trees and remove 50 bylaw-sized trees (see below for a Tree Summary Table and **Attachment 6** for a Tree Preservation Plan).

Tree Summary Table

Location of Bylaw-Sized Trees	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-Site	38	0	38	13 European Birch (ranging in size from 20 cm to 45 cm cal) are in various stages of decline due to Bronze Birch Borer infestation and should be removed. 25 trees are in poor condition and should be removed due to structural defects as a result of previous topping, inclusions, severe lean, visible decline, low live crown ratio (dying) or are standing dead trees.
On Existing City Boulevard	2	0	2	A 90 cm cal English Oak tree is noted in Fair/Good condition, but is located at the proposed road intersection. Parks concurred with the proposed removal; \$8,450 compensation is required. A 20 cm cal English Oak tree is noted in very poor condition as it has been previously topped. Parks concurred with the proposed removal; no compensation is required.

Location of Bylaw-Sized Trees	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
Within Proposed Road Dedication Area	12	1	11	Trees located within the road dedication area are to be removed. Compensation for trees within the road dedication area is not being sought as Armstrong Street and Breden Avenue are identified in the Area Plan. It is noted a 20 cm cal Western Red Cedar is in good condition and is located within the proposed city boulevard along Breden Avenue; tree protection should be specified at a minimum distance of 1.5 m out from the base of the tree.
On Adjacent Properties	6	6	0	Tree protection fencing on site around the driplines of all trees to be retained on the neighbouring properties will be required. It is noted that one neighbouring tree located along the west property line is dead and thus no tree protection fencing for that tree is required.
Total	58	8	50	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 76 replacement trees are required for the removal of 38 bylaw sized trees on site. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# of replacement trees required	Min. calliper of deciduous tree	or	Min. height of coniferous tree
14	20-30 cm	28	6 cm		3.5 m
16	31-40 cm	32	8 cm		4.0 m
4	41-50 cm	8	9 cm		5.0 m
2	51-60 cm	4	10 cm		5.5 m
1	60 cm +	2	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only 28 replacement trees can be planted on site. This works out to be an average of four (4) replacement trees per lot. The applicant has agreed to provide a voluntary contribution of \$24,000 to the City's Tree Compensation Fund in-lieu of planting the remaining 48 replacement trees. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$14,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the

applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit the landscape security and tree compensation cash-in-lieu (i.e. \$38,000) to ensure the replacement planting will be provided.

The applicant has agreed to retain a Western Red Cedar (tree #76) on the proposed city boulevard along Breden Avenue. Frontage improvements along Breden Avenue will be designed to meander around this protected tree. The applicant has also agreed to protect five (5) trees on the adjacent property to the north (7411 Bridge Street) and one (1) tree on the adjacent to the west (7520 Ash Street). In order to ensure that the protected off-site trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw.

Subdivision

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

Analysis

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The Sub-Area Plan permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements as per the Sub-Area Plan.

Financial Impact

None.

Conclusion

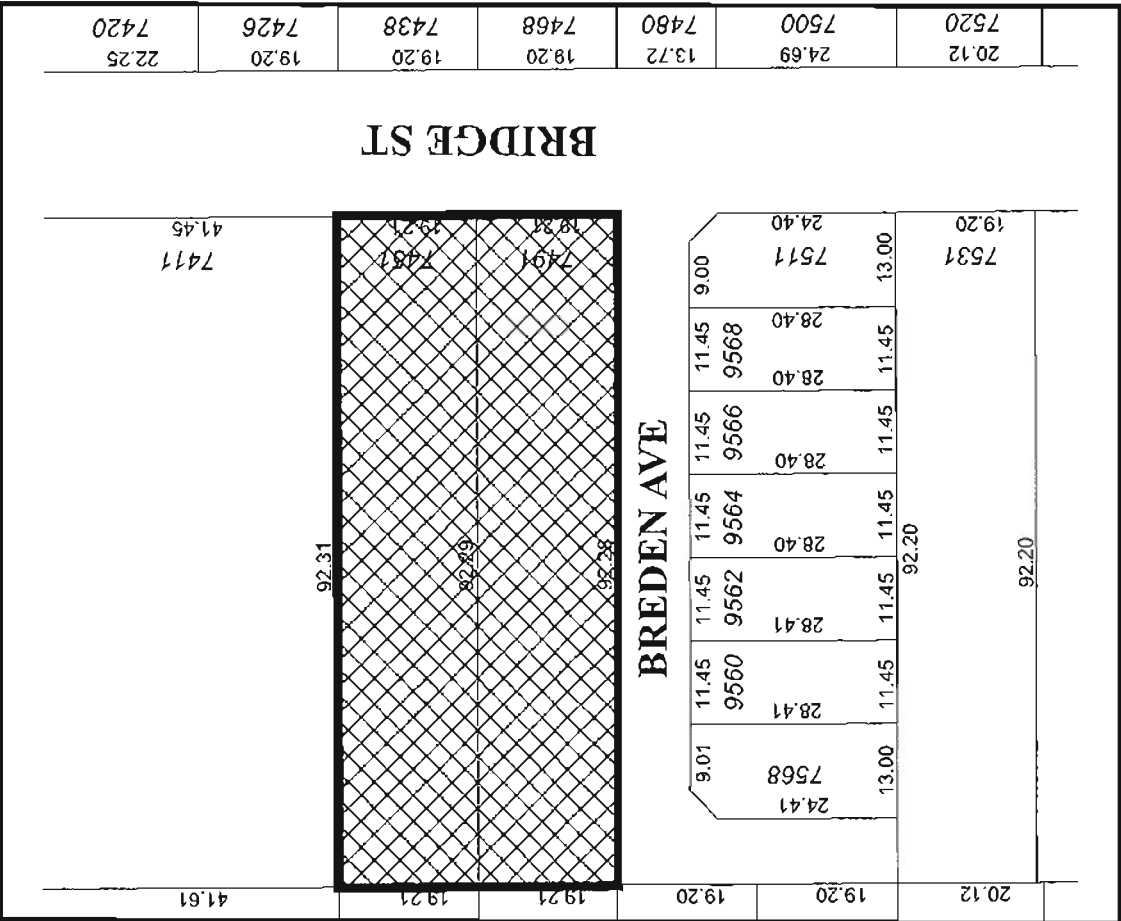
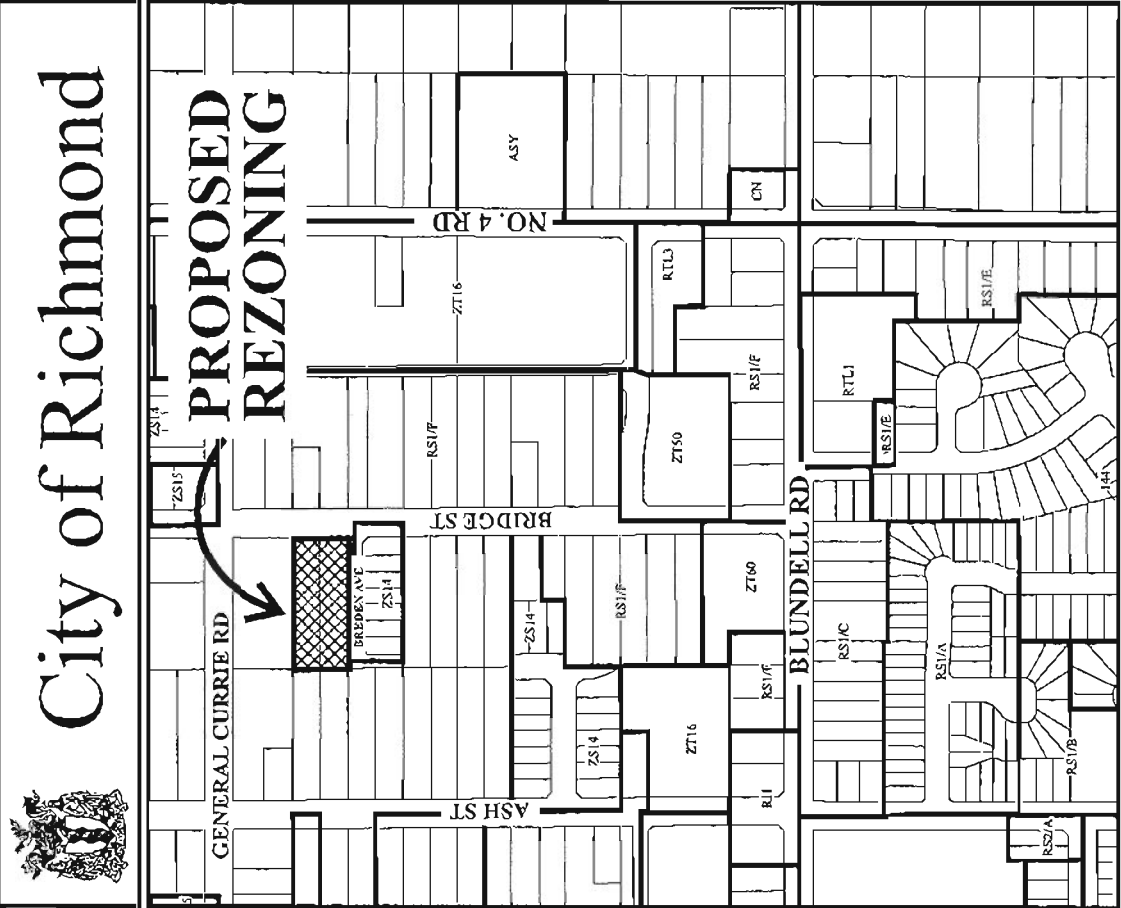
The proposed rezoning for the seven (7) lot subdivision meets the requirements of the OCP (McLennan South Sub-Area Plan) as well as the zoning requirements set out in the Single Detached (ZS14) – South McLennan (City Centre). The proposed road configuration is consistent with the Area Plan. On this basis, staff recommend that rezoning application be approved.




Edwin Lee
Planner 1
(604-276-4121)

EL:rg


Attachment 1: Location Map
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: McLennan South Sub-Area Land Use Map
Attachment 5: Conditional Rezoning Requirements
Attachment 6: Tree Protection Plan





City of Richmond

RZ 09-496160



Original Date: 10/23/09

Revision Date: 08/08/12

Note: Dimensions are in METRES

PH - 64



RZ 09-496160

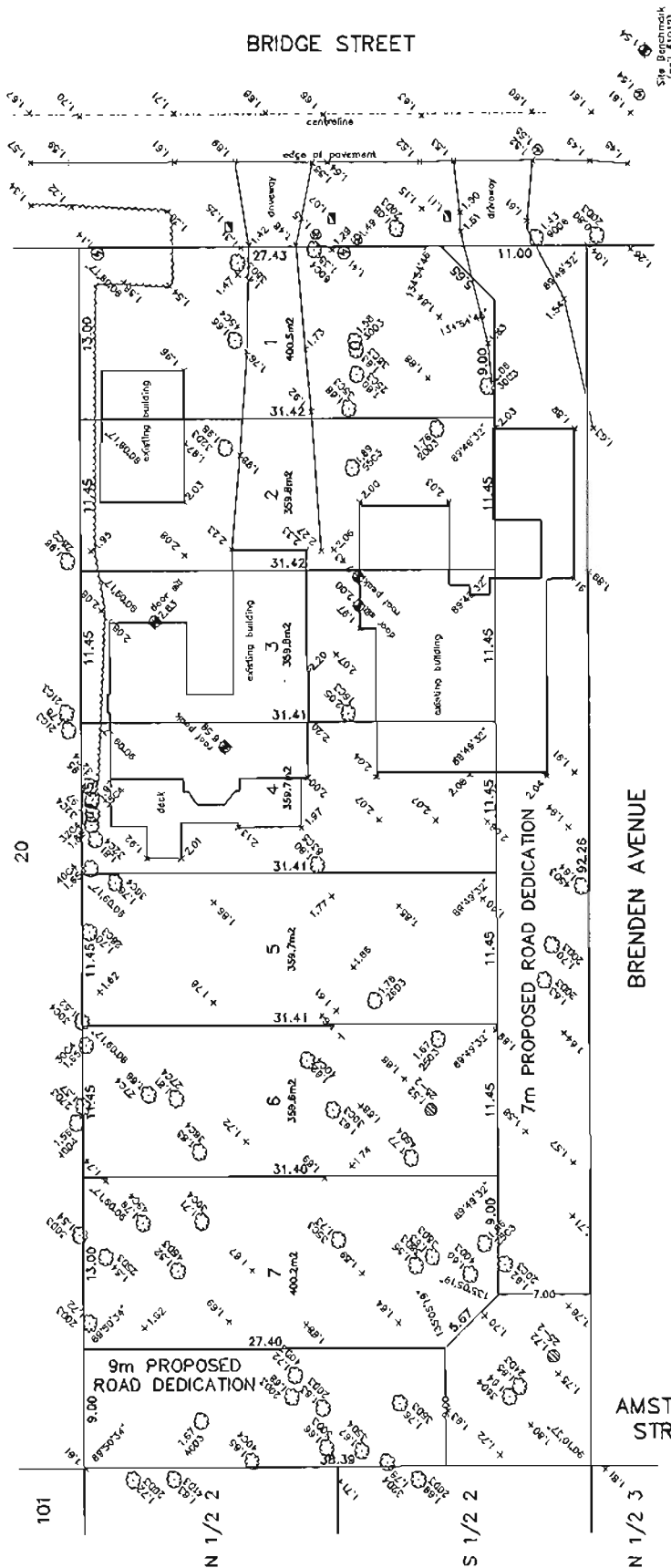
Original Date: 10/23/09

Amended Date: 08/08/12

Note: Dimensions are in METRES

SURVEY PLAN OF PROPOSED SUBDIVISION OF LOTS 78 AND 79
SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT, PLAN 47295

SCALE 1 : 250
0 5 10
All distances are in metres.



AMSTRONG STREET

BRENDEN AVENUE

BRIDGE STREET

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Metro Vancouver Datum and are derived from the permanent PBM (444624) situated at the intersection of the 15th Street and Burnaby Avenue. Elevation = 2.153 m.
- All trees and shrubs have been planted as required by Tree Protection Bylaw.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.

- ⊙ denotes hydro pole.
- ⊞ denotes catch basin.
- ⊞ denotes manhole.
- ⊞ denotes inspection chamber.
- ⊞ denotes tree stump.
- ⊞ height (cm).
- ⊞ diameter (cm).
- ⊞ denotes tree.
- ⊞ drip line radius (m).
- ⊞ crown spread (m).
- ⊞ diameter (cm).

CIVIC ADDRESS
7451 & 7491 BRIDGE STREET
RICHMOND, B.C.

ZONING:

BRENDEN AVE. DEDICATION REVISED
DATED THIS 27TH DAY OF APR., 2011
CERTIFIED CORRECT.
DATED THIS 24TH DAY OF AUG., 2008

MULIYAN KOESOEMA B.C.L.S.

LOUIS NGAN LAND SURVEYING
4938 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3T6
(604) 327-1535

PIDS:
004-238-486 (Lot 78)
003-532-836 (Lot 79)
FILE: RBR-7451TP



City of Richmond

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

Development Application Data Sheet

RZ 09-496160

Attachment 3

Address: 7451 and 7491 Bridge Street

Applicant: Joseph Yang

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

	Existing	Proposed
Owner:	Tsung-Hua Yang, Su-Chen Susan Wu Yang, Kuo Fu Yang	No Change
Site Size (m ²): (by applicant)	3,540.0 m ²	2,599.3 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 7.0 m wide dedicated right-of-way (Breden Avenue) along the site's south edge for road, complete with a 4m x 4m corner cut at Bridge Street; and 9.0m wide dedicated right-of-way (Armstrong Street) along the site's east edge for road, complete with a 4m x 4m corner cut at Breden Avenue.
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 base FAR	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	2 single-family dwellings	7 single-family dwellings

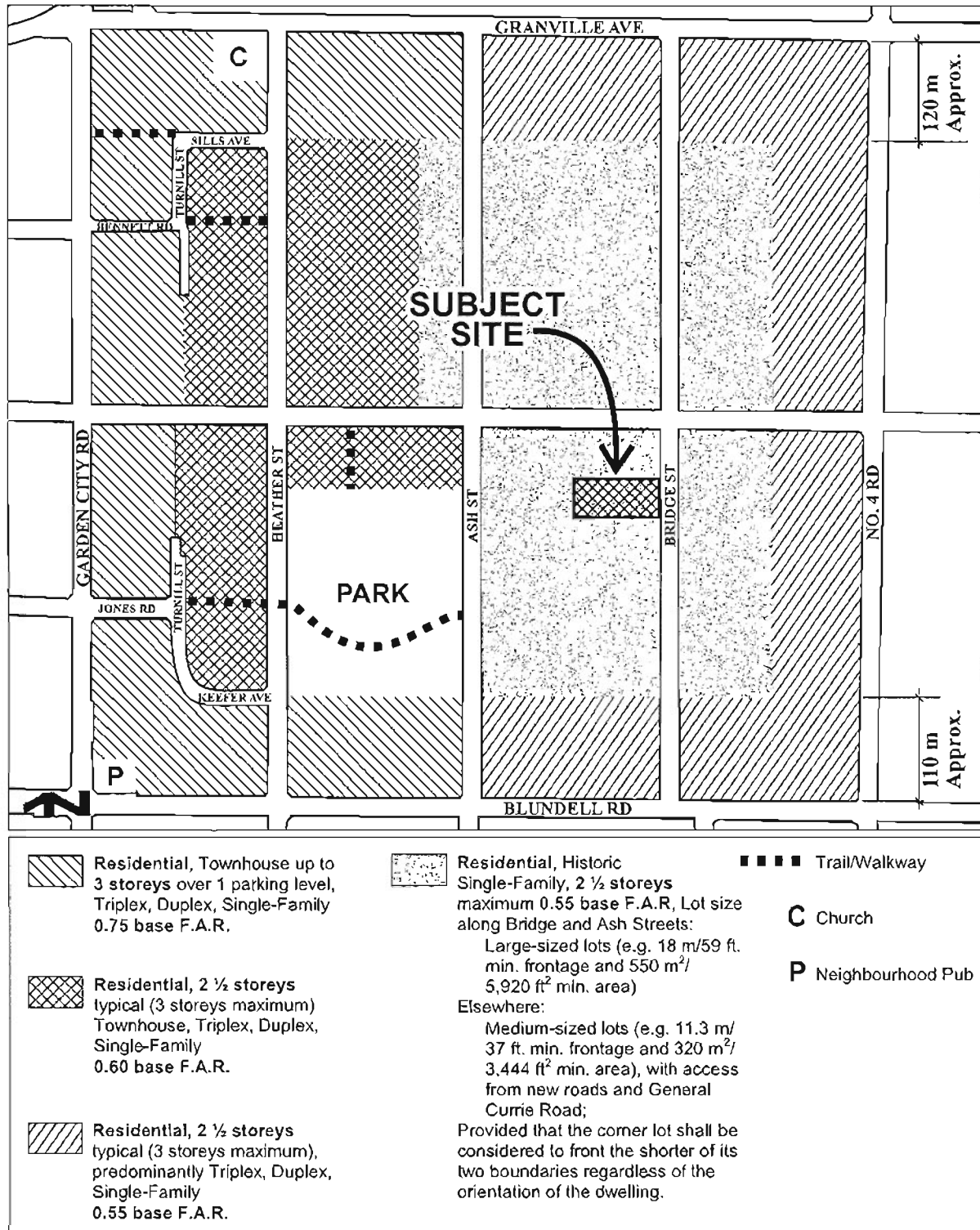
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front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

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side Yards (m):	Min. 4.0 m	Min. 4.0 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (area)	Min. 320.0 m ²	range from 359.8 m ² to 400.5 m ²	none
Lot Size (width)	11.3 m 13.0 m at corner lot	5 lots at 11.45 m 2 corner lots at 13.0 m	none

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

City of Richmond

Land Use Map



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

Conditional Rezoning Requirements

7451 and 7491 Bridge Street

RZ 09-496160

Prior to final adoption of Zoning Amendment Bylaw 8934, the developer is required to complete the following requirements:

1. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on four (4) of the seven (7) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicants change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$15,388.75) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Registration of a Flood Indemnity Covenant on title.
4. 7.0m road dedication along the entire south property line (Breden Avenue) and 9.0m road dedication along the entire west property line (Armstrong Street) with 4m x 4m corner cuts at both southern intersections.
5. Enter into the City's standard Servicing Agreement*. Works include, but may not be limited to, the design and construction of:

Bridge Street: per the capacity analysis results, upgrade the storm sewer to 600mm from Breden to General Currie. Frontage works include, completing the road widening c/w curb & gutter, a 3.85m treed boulevard, Type 1 decorative luminaire lighting (spec L12.5), and utility boulevard with a 1.5m sidewalk 0.3m off the property line.

Breden Avenue: complete 8.5m wide road, c/w curb & gutter, a 2.05m grass & treed boulevard with Type 1 decorative luminaire lighting (spec L12.5), a 1.5m sidewalk 1m from the new property line (this corridor for the single family service connections). Frontage improvements along Breden Avenue will be designed to meander around the protected Western Red Cedar on the proposed city boulevard.

Armstrong Street: construct a functioning half road including 4.85m of asphalt, a 2m grass & treed boulevard and a 1.5m sidewalk at the property line.

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

6. City acceptance of the developer's offer to voluntarily contribute \$8,450 to the City's Tree Compensation Fund for the compensation of city tree removal.
7. City acceptance of the developer's offer to voluntarily contribute \$24,000 to the City's Tree Compensation Fund for the planting of 48 replacement trees within the City.
8. Submission of a Landscaping Security to the City of Richmond in the amount of \$14,000 (\$500/tree) for the planting and maintenance of 28 replacement trees (in a mix of coniferous and deciduous trees) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
14	8 cm		4.0 m
8	9 cm		5.0 m
4	10 cm		5.5 m
2	11 cm		6.0 m

Note: 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.

Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$38,000) to ensure the replacement planting will be provided.

9. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site, on adjacent properties to the north (7411 Bridge Street) and west (7520 Ash Street), and on city boulevard. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

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

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

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

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

1. Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on

Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570
(<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.

Signed

Date

CATHERINE MACDONALD INC.
1398 Paisley Road
North Vancouver, BC
V7R 1C3
604.904.0302
catherine@cathe/macdonald.ca

ISSUED: 27 APRIL 2011
Original ARBORIST REPORT Issue: 7 January 2011

SCALE: 1:300m
11" x 17" SHEET @ 100%



DO NOT SCALE PLAN.

REFER TO DIMENSIONS. DIMENSION
TREE PROTECTION BARRIERS AS
SHOWN AND BUILD AS PER CITY TREE
BYLAW.

FENCING AND SIGNAGE EXAMPLES
ARE ATTACHED TO PDF ARBORIST
REPORT AND ARE AVAILABLE ON CITY
WEBSITE.

NO ENTRY OF ANY KIND SHALL
OCCUR WITHIN THE TPZ. THIS
INCLUDES PEOPLE, MATERIALS OR
EQUIPMENT STORAGE OF ANY KIND,
VEHICLE TRAFFIC OR PARKING.

REFER TO ARBORIST REPORT.

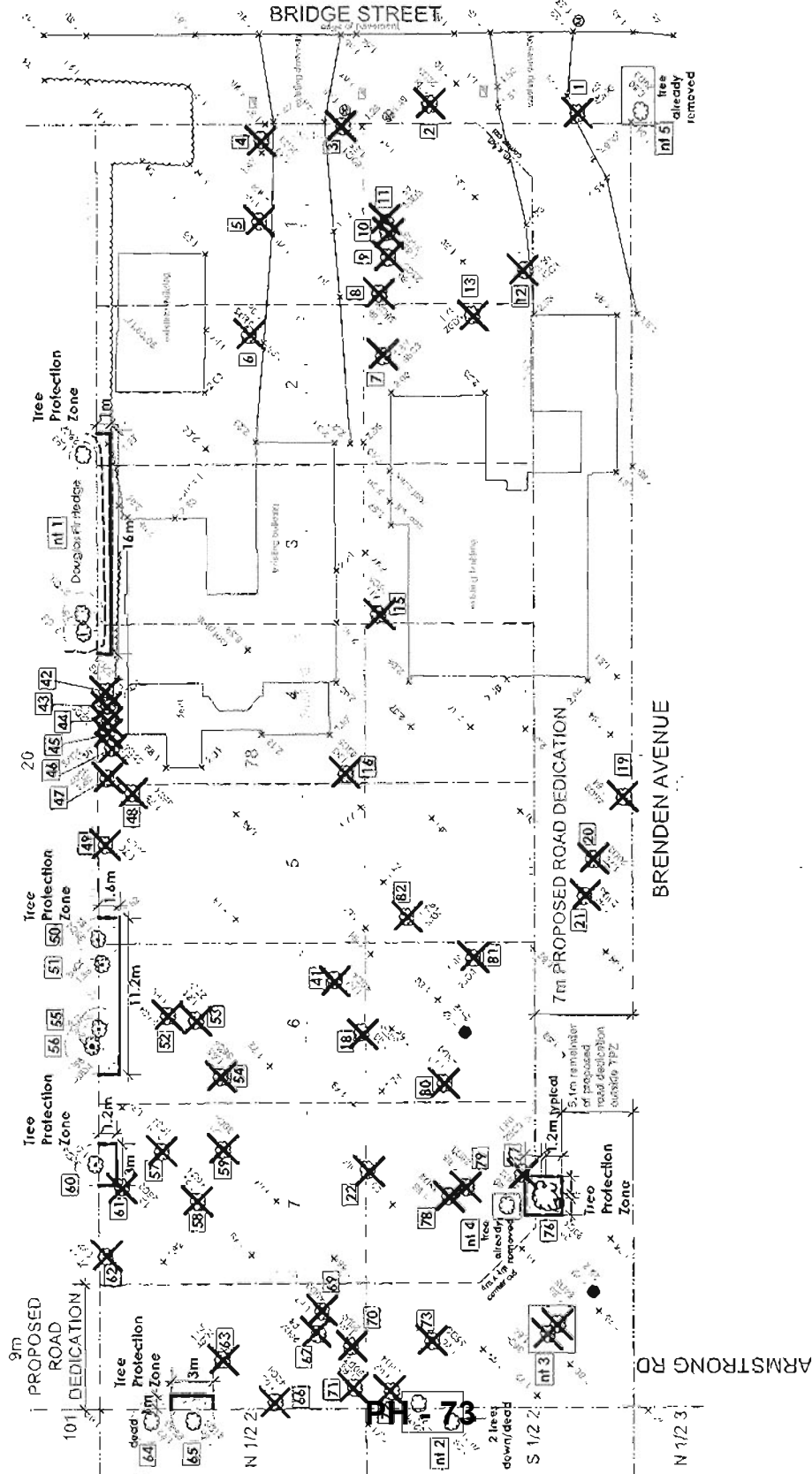
CONSULT PROJECT ARBORIST IF IN
DOUBT ABOUT ANY TREE ISSUE.

ALL LANDSCAPE/TREE WORK TO
CONFORM TO THE BC LANDSCAPE
STANDARD (7TH EDITION) AS A
MINIMUM. ALL TREE WORK TO
CONFORM TO THE STANDARDS OF THE
(ISA) INTERNATIONAL SOCIETY OF
ARBORICULTURE.



DENOTES TREE
REMOVAL.
SEE ARBORIST REPORT.
NO TREES TO BE REMOVED
WITHOUT CITY PERMIT.

TREE PROTECTION PLAN
7451 & 7491 Bridge St
Richmond, BC





Richmond Zoning Bylaw 8500
Amendment Bylaw 8934 (RZ 09-496160)
7451 and 7491 Bridge 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 (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 004-238-486

Lot 78 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

and

P.I.D. 003-532-836

Lot 79 Section 15 Block 4 North Range 6 West New Westminster District Plan 47295

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8934”.

FIRST READING

SEP 10 2012

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>EL.</i>
APPROVED by Director or Solicitor
<i>hl</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 22, 2012
From: Wayne Craig **File:** ZT 12 - 617447
Program Coordinator Development
Re: **ORIS CONSULTING LTD. has applied to the City of Richmond for a Zoning Text Amendment to the Residential Mixed Use Commercial (ZMU17) – River Drive / No. 4 Road (Bridgeport) Zoning District at 10011, 10111, 10199 and 10311 River Drive, to limit the portions of the site where commercial uses can be accommodated.**

Staff Recommendation

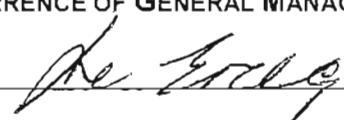
That Bylaw No. 8938 to amend the “Residential Mixed Use Commercial (ZMU 17) – River Drive / No.4 Road (Bridgeport)” zoning district be introduced and given first reading.



Joe Erceg
General Manager, Planning & Development

Att. 2

WC:bk

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

This report:

Oris Consulting Ltd. has applied for several minor text amendments to the existing Residential Mixed Use Commercial (ZMU17) – River Drive / No. 4 Road (Bridgeport) zoning district (**Attachment 1**) to limit the portions of the development site (known as Parc Riviera Project 2) where commercial activity is permitted, and to where child care can be located (**Attachment 2**).

Findings of Fact

Background

The Parc Riviera development site received final Official Community Plan and rezoning adoption on October 11, 2011. The development proposal approved by Council is intended to create a vibrant waterfront community along the North arm of the Fraser River.

The Phase I Development Permit for the site was issued by Council on July 24, 2012. The Phase I Development Permit was issued for five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase 1) at 10011 and 10111 River Drive and a portion of 10199 River Drive. The six (6) residential buildings contain a total of 383 residential units and the amenity/commercial building includes 236 m² (2,540 ft²) of commercial-retail uses at ground level, 291 m² (3,132 ft²) office space on the second level and 412 m² (4,435 ft²) of indoor amenity space for resident use. Building “A” at the corner of No. 4 Road and River Road contains 67 units of affordable housing, 426 m² (4,585 ft²) of restaurant use and 541 m² (5,823 ft²) of office space.

Surrounding Development

To the North: Fraser River

To the South: Across River Drive, thirty-seven (37) single family residential lots, zoned “Single Detached RS1-B”, “Single Detached RS1-C”, and “Single Detached RS1-D”

To the East: At 10611 River Drive, light industrial building, zoned “Industrial Storage (IS).

To the West: Across No. 4 Road, at 9971 River Drive, industrial site, (truck and container storage) zoned “Light Industrial (IL)”.

Related Policies and Studies

Official Community Plan

OCP designation: Mixed Use, Bridgeport Area Plan, Tait Sub-Area Plan, Schedule 2.12 - **Complies**

Tait Sub-Area Plan

Residential Mixed-use, up to six storeys, maximum 1.45 FAR - **Complies**

Public Input

Should this application receive first reading, a public hearing will be scheduled.

Staff Comments**Previous Development Applications**

The site has seen previous application for both an Official Community Plan amendment and Rezoning (RZ 07-380169) for the purpose of developing a mixed-use commercial/residential project. The bylaws for the development (Bylaw Nos. 8521 and 8522) were adopted by Council on October 11, 2011.

AnalysisProposed Text Amendments

The proposed text amendments to the Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) Zone in Richmond Zoning Bylaw No. 8500 have been requested to fine-tune the location of the allowed commercial land uses on the site. The current form of the ZMU17 Zone does not clearly delineate specific location of these uses.

The owner has been in discussions with the BC Assessment Authority regarding property valuations, and is concerned that the overall mixed-use property has been assessed at the highest and best use – residential and commercial uses, including those portions of the site which will not feature commercial uses.

In order to better identify the area of the site that can be used for commercial activities, the owner has requested the following specific amendments:

1. Allow commercial uses on Lot 2 (10111 River Drive / PID 028-792-301) only (**Attachment 2**);
2. Delete the reference to live/work from Section 20.17.2 as a permitted use;
3. Delete Section 20.17.10(1)(b) – which is the parking regulations for live/work units;
4. Delete Section 20.17.11(1) to remove the specific regulations for live/work units; and
5. Allow child care use on Lot 6 (10311 River Drive / PID 028-792-343) only.

The proposed text amendments do not substantially alter the intended vision for the area. The Phase I Development Permit that was issued by Council on July 24, 2012 also provided for the anticipated commercial uses long the western edge of the site. The deletion of live work from the permitted uses will have little material change to the ultimate configuration of the site, as the work component of live/work was intended as an optional use, and not a requirement of the area.

The original rezoning secured the construction of a City-owned child care space as part of the proposed development. The proposed text amendment to clearly indicate that the child care space will be provided on Lot 6 is in keeping with the original rezoning as approved by Council.

Conclusion

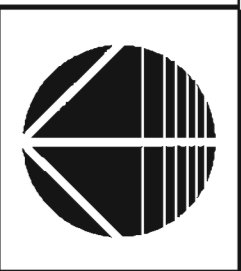
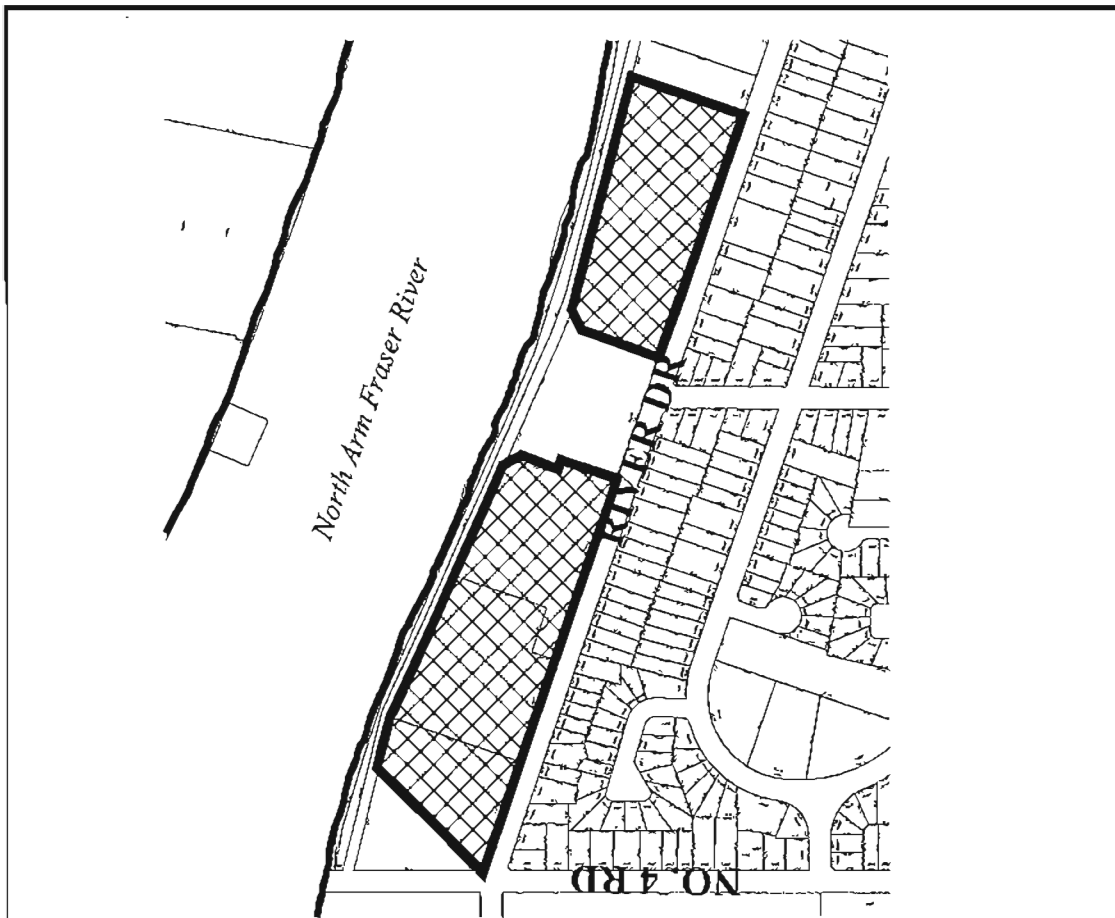
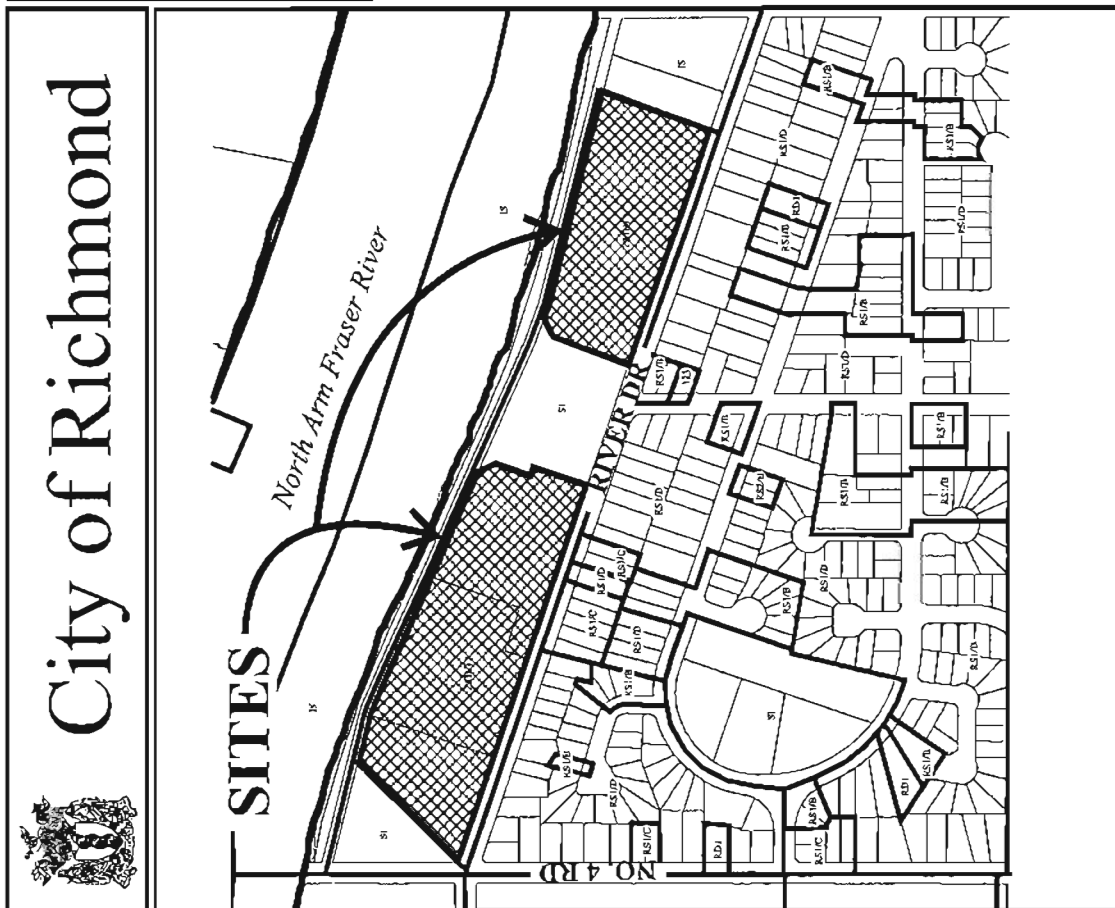
The proposed text amendment would be a fine-tuning of the Residential Mixed Use Commercial (ZMU17) zoning district, to clearly identify the portion of the site where the commercial floor area permitted under the zone would be located. Staff contend that the proposed text amendments meet the original intent of the zone and should have no material impacts on the development of the site. Staff recommends that text amendment application ZT 12 – 617447 proceed to first reading.



Barry Konkin
Planner II
(604-276-4279)

BK:cas
List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Proposed Location of Commercial Uses and Child Care Uses



ZT 12-617447

Original Date: 08/14/12

Revision Date: 08/30/12

Note: Dimensions are in METRES

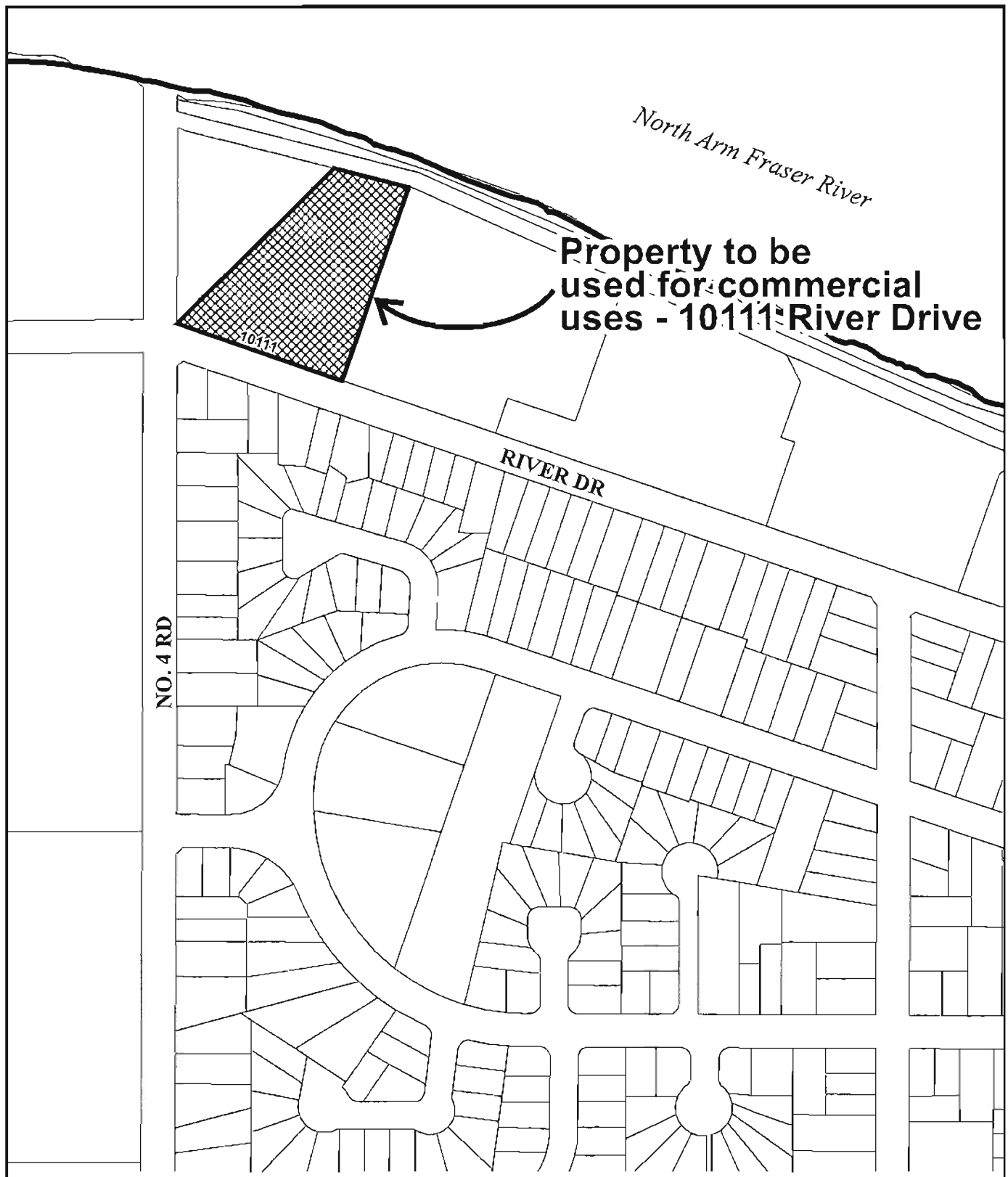


ZT 12-617447

Original Date: 08/14/12

Amended Date: 08/30/12

Note: Dimensions are in METRES

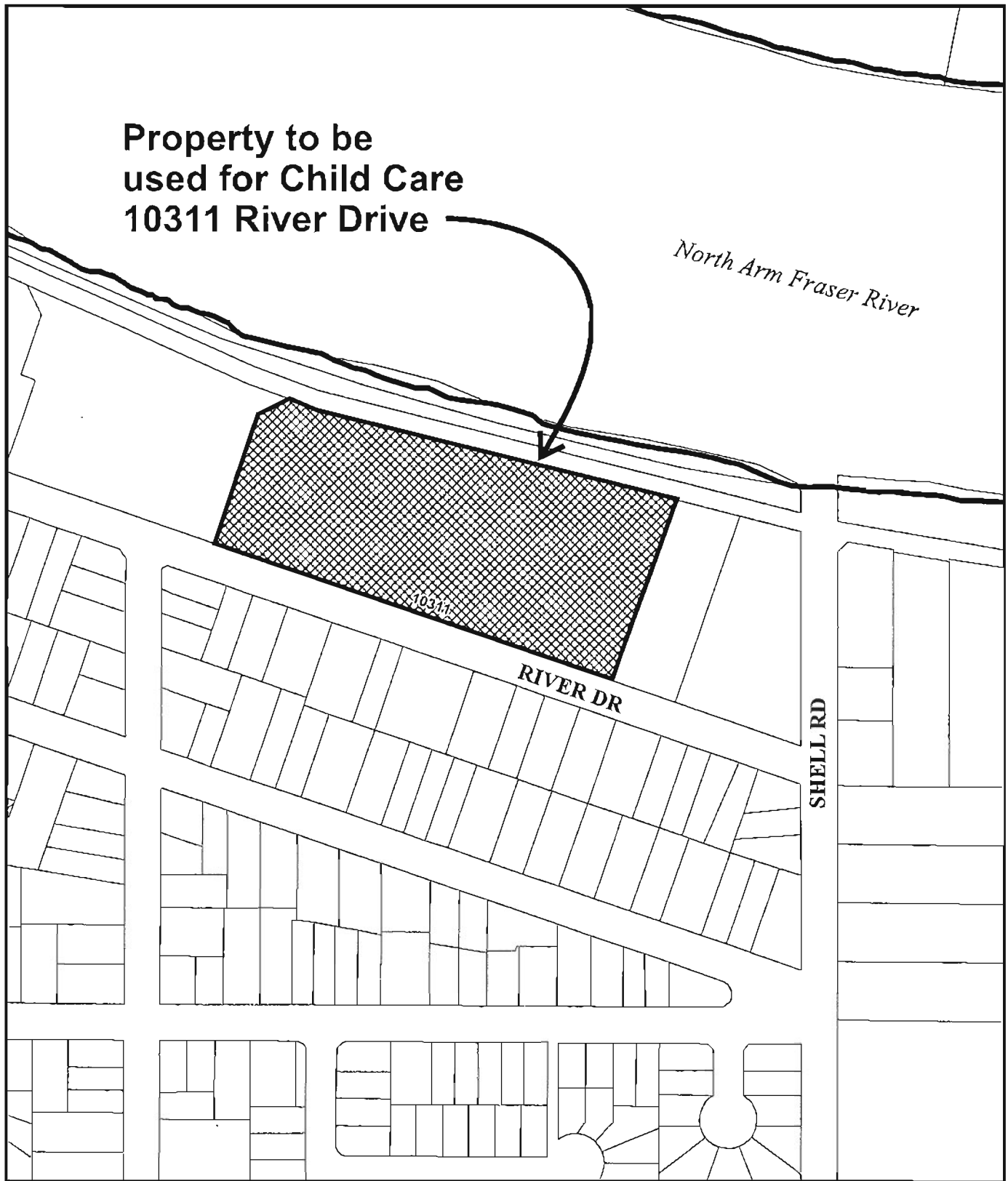


River Drive & No. 4 Road

Original Date: 08/21/12

Revision Date: 08/22/12

Note: Dimensions are in METRES



River Drive & Shell Road

Original Date: 08/30/12

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8938 (ZT 12-617447)
10011, 10111, 10199 and 10311 RIVER DRIVE**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Deleting the words “live/work dwellings” in Section 20.17.2 – Permitted Uses, immediately following the words “housing, town”.
 - ii. Deleting Section 20.17.10 (1)(b) in its entirety.
 - iii. Deleting Section 20.17.11 (1) in its entirety and renumbering the remaining sections accordingly.
 - iv. Deleting Section 20.17.11 (3) in its entirety and replacing it with the following:
 - “3. The following **uses** shall be located on the **first storey** or second **storey** of a **building**:
 - a) **education, commercial**;
 - b) **manufacturing, custom indoor**;
 - c) **office**;
 - d) **recreation, indoor**;
 - e) **restaurant**;
 - f) **retail, convenience**;
 - g) **retail, general**; and
 - h) **studio**.”

and are only permitted on the following **site**:

10011 River Drive

(PID 028-792-301)

Lot 2 Section 14 and 23 Block 5 North Range 6 West New Westminster
District Plan BCP49352.”

- v. Inserting the following, and renumbering the remaining subsections in Section 20.17.11 accordingly:

“5. A **child care** facility is only permitted on the following site:

10311 River Drive

(PID 028-792-343)

Lot 6 Section 23 Block 5 North Range 6 West New Westminster District
Plan BCP49352.”

This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8938**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

SEP 24 2012

CITY OF RICHMOND
APPROVED by <i>BYC</i>
APPROVED by Director or Spillitor <i>W</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 21, 2012
From: Joe Erceg,
General Manager, Planning & Development **File:** ZT 12 - 617644
Re: **TOWNLINE GARDENS INC.** has applied to the City of Richmond for a Zoning Text Amendment to Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) Zoning District at 10780, 10820 and 10880 No.5 Road, and 12339 and 12733 Steveston Highway, to limit the portions of the site where commercial uses can be located.

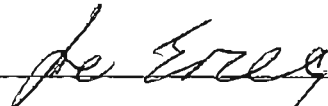
Staff Recommendation

That Bylaw No. 8939 to amend the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” zoning district be introduced and given first reading.


Joe Erceg
General Manager, Planning & Development
(604-276-4087)

Att. 2

WC:bk

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Townline Gardens Inc. has applied for a minor text amendment to the existing Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district to identify the portions of the development site (known as The Gardens) (**Attachment 1**) where commercial activity will not be permitted (**Attachment 2**).

Findings of Fact

Background

The Gardens development site received final rezoning adoption on July 25 11, 2011 (RZ 08-450659). A Development Permit (DP 10 – 5444504) for Phase 1 of the project at 10880 No. 5 Road (Lot 1) was issued by Council on July 25, 2011.

The owner previously applied to amend the ZMU18 zoning district under application ZT 11-593771 to introduce commercial floor area maximums and increase the number of storeys from 4 to 5 within the 20 m overall height. Public Hearing for Bylaw No. 8891 to make these amendments was held on May 22, 2012. Council passed third reading for the bylaw on that date.

A Development Permit (DP 12 – 599057) for Phase II of the project – at 10820 No. 5 Road was presented to the Development Permit Panel (DPP) on August 22, 2012. The DPP endorsed the staff recommendation that the development permit be issued. The development permit will be forwarded to Council for consideration once the noted development permit conditions have been satisfied.

The proposed commercial floor area maximum under the previous zoning text amendment was requested by the owner in order to assist in accurately assessing the land for taxation purposes by the BC Assessment Authority (BCAA). Subsequent to that application, the owner has advised staff that while the commercial floor area maximums address some of the assessment concerns, they wish to further restrict the location of potential commercial uses to two of the subject properties fronting Steveston Highway and No. 5 Road - 10820 and 10880 No. 5 Road.

Surrounding Development

To the North: At 10640 No. Road, property zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood Area)” and “Assembly (ASY)”.

To the South: Across Steveston Highway at 11000 No. 5 Road, commercial retail zoned “Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area”, at 11188 Featherstone Way, Light industrial zoned “Industrial Business Park (IB1)” and at 12100 Featherstone Way, car sales lot zoned “Vehicle Sales Commercial (ZC28) – Ironwood Area”.

To the East: Across Highway 99 at 12871 Steveston Highway, farmland, zoned “Agriculture (AG1)”.

To the West: Across No. 5 Road, at 10711 No. 5 Road, townhouse site zoned “Low Density Townhouses (RTL4)”, at 10731 No. 5 Road, single family residential zoned “Single Detached (RS1-E), and at 11991 Steveston Highway, gas station zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area”.

Relate Policies and Studies

Official Community Plan

OCP designation: Mixed Use, Shellmont Plan, Ironwood Sub-Area Plan, Schedule 2.8A - **Complies**

Ironwood Sub-Area Plan

Mixed-use - **Complies**

Public Input

Should this application receive first reading, a public hearing will be scheduled.

Analysis

Proposed Text Amendments

The proposed text amendments to the Commercial Mixed use (ZMU18) – The Gardens (Shellmont) zoning district of the Richmond Zoning Bylaw No. 8500 have been requested to fine-tune the location of the allowed commercial land uses on the site. The current form of the ZMU18 zoning district does not define a specific location of these uses and commercial uses could be located anywhere on the site.

The owner has been in discussions with the BC Assessment Authority regarding property valuations, and is concerned that the wording of the zoning district results in the overall mixed-use site being assessed as allowing commercial uses, including those portions of the site which are not proposed for commercial activity.

In order to better identify the area of the site that can be used for commercial activities, the owner has requested the following specific amendments:

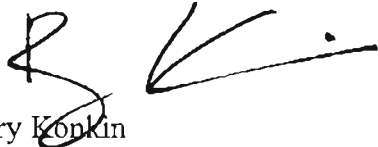
1. Specify that the two lots at 10780 No. 5 Road and 12733 Steveston Highway be used for residential purposes only.

The proposed text amendment does not substantially alter the uses permitted on the property or the intent of the zoning district. The amendment identifies which properties would be used for residential purposes only. It is anticipated that this will assist the Assessment Authority in their valuation work.

Staff support the proposed amendment as Mixed-Use projects are proposed as part of the Phase I and Phase II Development Permits, which ensure at-grade commercial uses will be provided along No. 5 Road and Steveston Highway as was envisioned in the original rezoning.

Conclusion

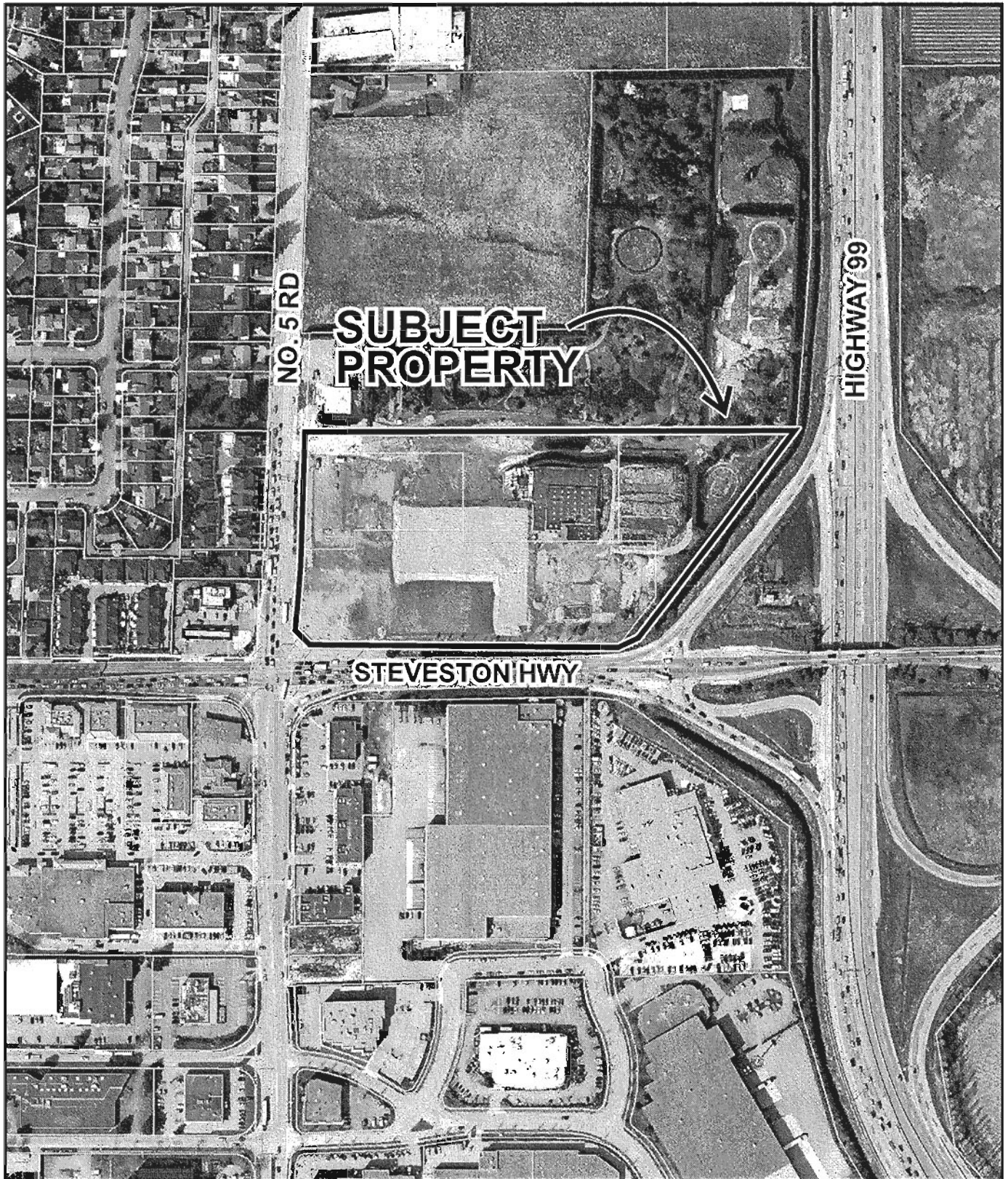
The proposed text amendment would be a fine-tuning of the Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) zoning district, to limit the permitted uses on two of the subject properties to residential only. Staff contend that the proposed text amendment meets the original intent of the zoning district and should have no material impacts on the development of the site. Staff recommends that text amendment application ZT 12 – 617644 proceed to first reading.



Barry Konkin
Planner II
(604-276-4279)

BK:cas
List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Location of Commercial Uses

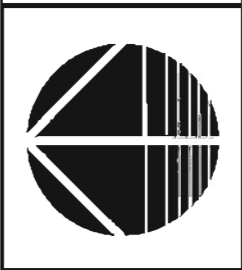
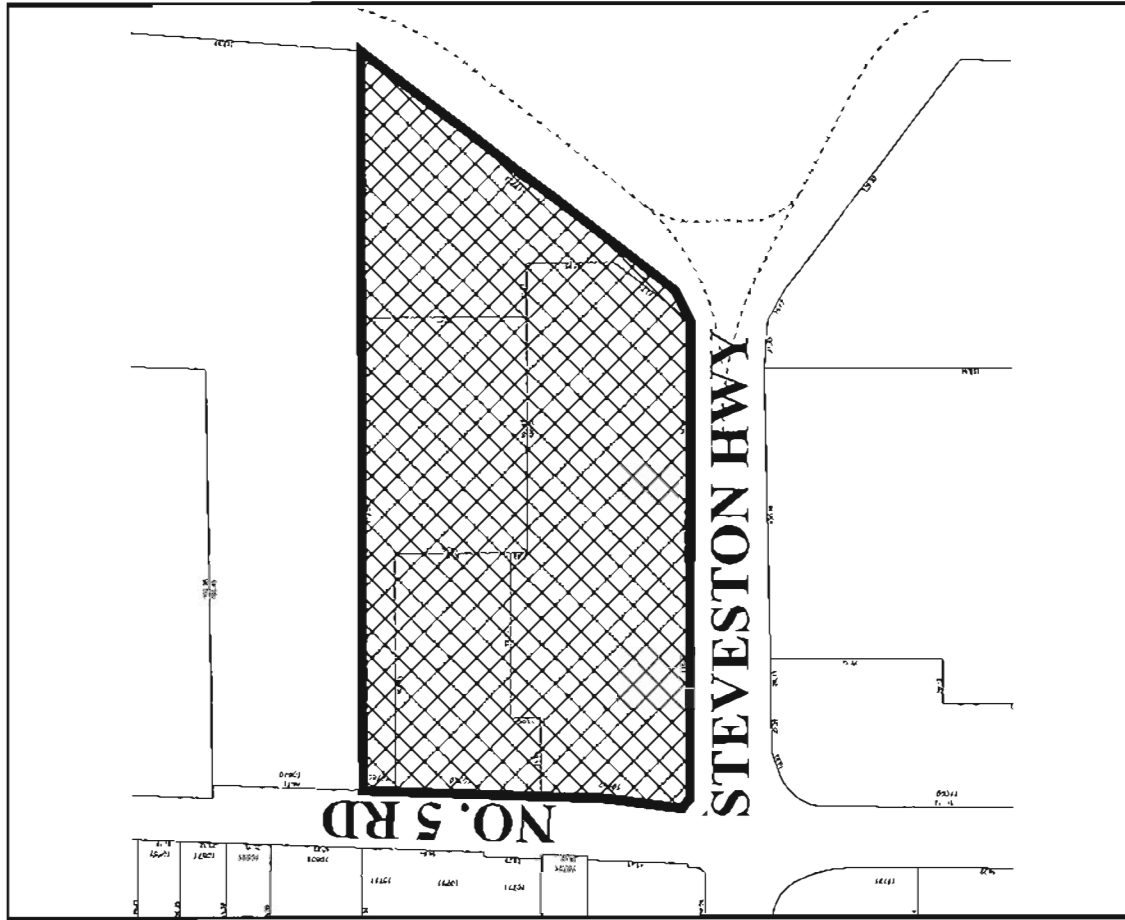
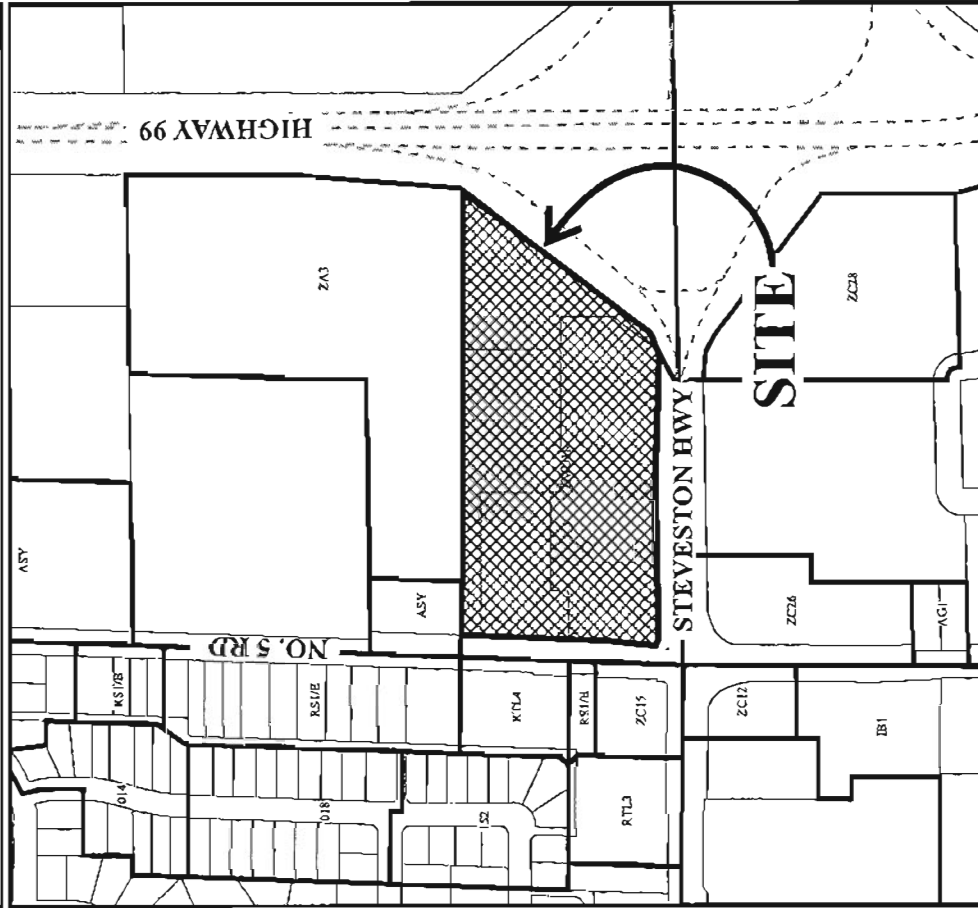


ZT 12-617644

Original Date: 08/14/12

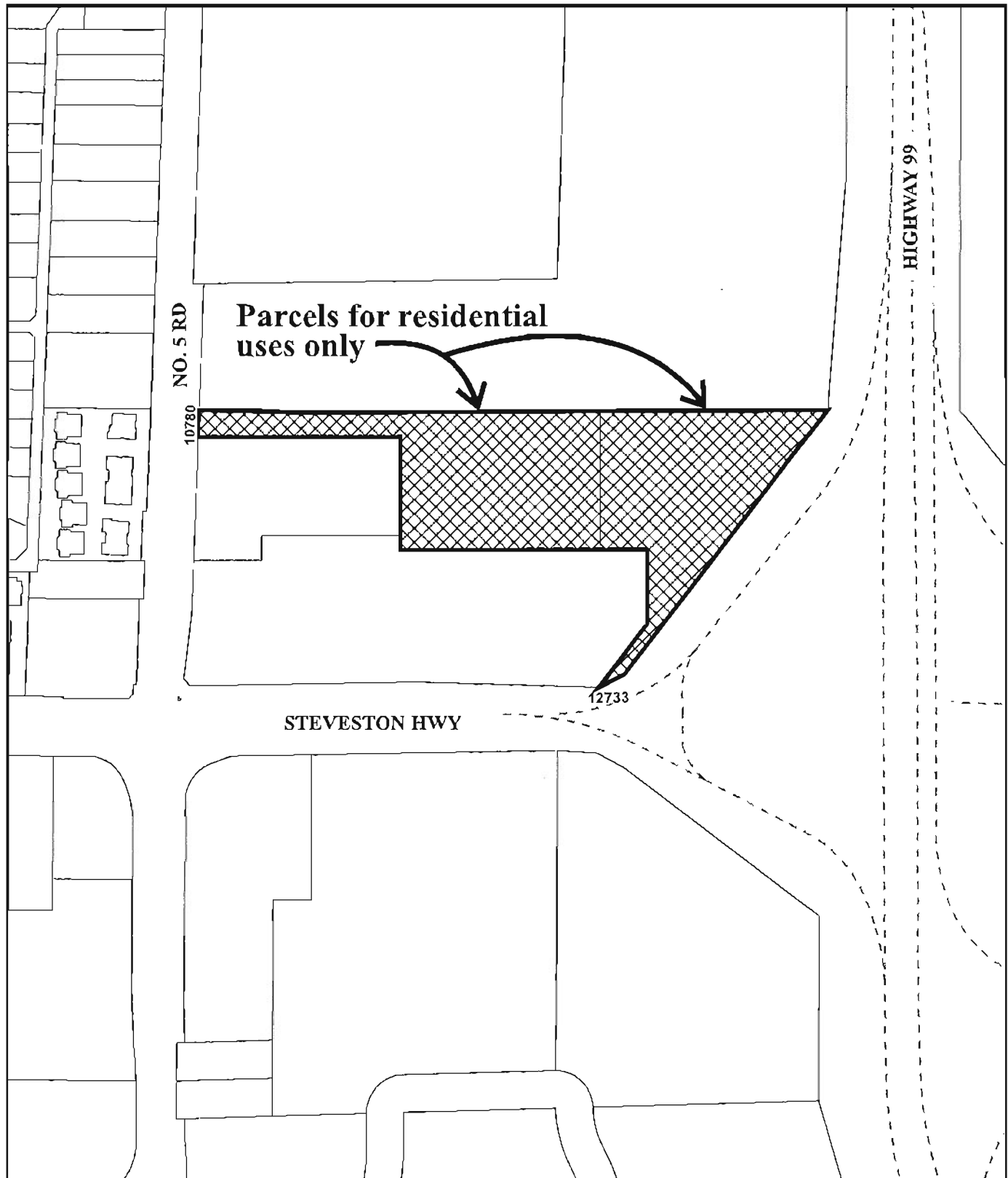
Amended Date: 08/30/12

Note: Dimensions are in METRES



ZT 12-617644

Original Date: 08/14/12
 Revision Date: 08/30/12
 Note: Dimensions are in METRES



No. 5 Rd & Steveston Hwy
ZT 12-617644

Original Date: 08/22/12

Revision Date: 08/30/12

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8939 (ZT 12 - 617644)
10780, 10820 & 10880 No. 5 Road, AND
12339 & 12733 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, as being amended by Bylaw No. 8891, is amended by:
 - i. Inserting new Subsection 3 in Section 20.18.11, and renumbering the remaining sections accordingly:
 - “3. The following sites shall be limited to residential uses only:

10780 No 5 Road
(PID 028-631-579)
Lot D Section 31 Block 4 North Range West 5 New Westminster District
Plan EPP12978

12733 Steveston Highway
(PID 028-631-587)
Lot E Section 31 Block 4 North Range 5 West New Westminster District
Plan EPP12978
2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8939”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

SEP 17 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



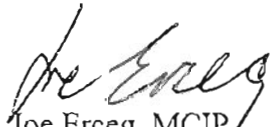
City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** August 27, 2012
From: Joe Erceg, MCIP **File:** RZ 10-540839
General Manager, Planning and Development
Re: **Application by Yamamoto Architecture Inc. for Rezoning at 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

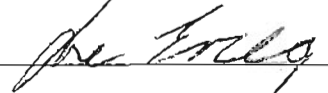
Staff Recommendation

That Bylaw No. 8942, for the rezoning of 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4), be introduced and given first reading.



Joe Erceg, MCIP
General Manager, Planning and Development

SB:blg
Att.

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

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9980 Gilbert Road and 7011 Williams Road (**Attachment 1**) from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (R1S/E) to Low Density Townhouses (RTL4) zone to develop nine (9) townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: Existing single-family dwellings fronting onto Gilbert Road and Gilhurst Crescent on lots zoned Single Detached (RS1/E);

To the East: A newer single-family dwelling and existing single-family dwellings fronting onto Williams Road on lots zoned Single Detached (RS1/E);

To the South and Southeast: Across Williams Road, a two-family dwelling on a lot zoned Two-Unit Dwellings (RD1), a single-family dwelling on a lot zoned Single Detached (RS1/E) and a 34-unit townhouse complex on a lot zoned Low Density Townhouses (RTL1); and

To the West: Across Gilbert Road, existing single-family dwellings fronting onto frontage road Gilbert Crescent on lots under land use contract (LUC 063).

Related Policies & Studies

The Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along major arterial roads. Although the subject lot is not explicitly identified on the conceptual map for Multiple-Family Residential Development, the subject site meets the location criteria set out in the policy through its corner location on the Williams local arterial road and Gilbert major arterial road, access to public transit, proximity to a Neighbourhood Service Centre (Broadmoor), and redevelopment potential in the block.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy (e.g. \$21,946).

Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 dwelling units. The proposed nine (9) unit development will not participate in the City's Public Art Program.

Public Input

Informational signage has been installed on the property and no correspondence has been received regarding the subject rezoning application.

Staff Comments

Tree Retention and Replacement

	Existing	To be Retained	Compensation
On-site Trees	42	3	Combination of retention and replacement
Off-site on neighbouring properties	6 trees 1 hedge	6 trees 1 hedge	Retain and protect

- A Tree Survey and a Certified Arborist's report were submitted in support of the application; 43 bylaw-sized trees on site, six (6) trees located on neighbouring properties, and one (1) significant hedge were identified and assessed.
- The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the arborist's recommendations to remove 39 bylaw-sized trees onsite, including:
 - 34 trees have all been previously topped;
 - 12 trees have all been previously significantly pruned for BC Hydro clearance, including some that have also been previously topped;
 - One (1) fruit tree is in poor condition with decay;
 - Two (2) trees lean over; and
 - Two (2) trees are in conflict with the proposed site layout.
- Six (6) trees on the adjacent properties to the north and south are to be retained and protected, as well as the significant hedge at the southeast corner of the site (see Tree Preservation Plan in **Attachment 4**).
- The developers have agreed to retain and protect three (3) trees onsite: a Big Leaf Maple (#6705) in the amenity area at northeast corner of the site; a Golden Western Red Cedar (#6721) at the southwest corner of the site; and a western Red Cedar (#6700) in the northwest corner of the site. All three (3) trees are significant and will enhance the Gilbert Road and Williams Road streetscapes.

- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 78 replacement trees are required for the removal of 39 bylaw-sized trees. Considering the effort made by the applicant to retain 3 existing trees on site, staff recommend 6 replacement trees be exempted, for a total requirement of 72 replacement trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant approximately 22 replacement trees on site to supplement the 3 retention trees. If the 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 (e.g. \$25,000 for 50 trees). The landscape plan will be further refined through the required Development Permit process.
- The Certified Arborist has been working with the Architect, Landscape Architect and Civil Engineer to ensure the design accommodates the tree and hedge protection. The design will be further reviewed and refined at the Development Permit stage.
- Tree protection fencing is required to be installed to City standards prior to any construction activities occurring on site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is a requirement of rezoning.

Site Servicing

An independent review of servicing requirements has concluded an upgrade to the storm sewer along Williams Road is required to support the proposed development. No upgrade is required to the sanitary sewer at the rear.

An upgrade to the existing storm sewer along Williams Road is required. Approximately 50 m of existing pipe will be upgraded from 600 mm to 900 mm diameter from Gilbert Road (STMH 2258) to the east property line of the subject site (STMH 2301). This includes the removal of the manhole (STMH 2301) from its current location in the middle of the site and replacement with the installation of a new 1500 mm diameter manhole at the east property line of the subject site.

Transportation

One (1) driveway off Williams Road at the eastern edge of the development site is proposed for this small development. When future redevelopment occurs to the east, driveways for future development sites will be located further away from the Williams Road and Gilbert Road intersection.

Road dedication and frontage improvements are a requirement of rezoning. The developer is required to dedicate a 2.0 m wide strip of property along the entire Williams Road frontage and Gilbert Road frontage, along with a 4.0 m by 4.0 m corner cut. The developer is also required to enter into a Servicing Agreement for the design and construction of frontage improvements along the entire Williams Road frontage and Gilbert Road frontage. The improvements include, but are not limited to: new 1.5 m wide concrete sidewalks at the new Williams Road and Gilbert Road property lines with grass boulevards and street trees between the new sidewalks and the existing curbs, and a new bus stop pad at the existing Gilbert Road bus stop.

The applicant proposes to contribute \$12,000 towards the upgrade of the traffic signal at Williams Road and Gilbert Road intersection to an enhanced accessible signal.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

The proposed outdoor amenity space size significantly exceeds the Official Community Plan (OCP) guidelines. The proposed location supports tree retention and provides a buffer to the existing neighbouring single-family home to the east. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

The proposal is also generally in compliance with the development guidelines for multiple family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All units immediately adjacent to the neighbouring single-family dwellings to the north have been reduced in height to two (2) storeys. The building along Williams Road has been stepped down from three (3) storeys to 2½ storeys at the corner and the entry driveway. The building height and massing will be controlled through the Development Permit process.

Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTL4) zone. The applicant is requesting the following variances for the project:

- Reduced minimum front yard and exterior side yard setbacks to Gilbert Road and Williams Road from 6.0 m to 4.5 m;
- Reduced minimum lot width on major arterial roads (Gilbert Road) from 50.0 m to 37.6 m;
- Allow tandem parking spaces in two (2) of the units; and
- Allow one (1) small car parking stall in each of the side-by-side garages.

The reduced setbacks to Gilbert Road and Williams Road can be considered as they are a direct result of the required road dedication and are consistent with arterial road redevelopment.

The minimum lot width variance can be considered as it is a result of the corner lot configuration. After the required road dedications, the site configuration provides 45.3 m along local arterial Williams Road and 37.6 m along major arterial road. Although the project has been designed to primarily front onto Williams Road, technically the lot width is measured along the narrower side of a corner lot, which is Gilbert Road for this site. The site meets the minimum 40 m width requirement for a local arterial road (Williams Road), but does not meet the minimum 50 m width requirement for a major arterial road (Gilbert Road).

Transportation Division staff have reviewed the variance requested related to parking arrangement and have no concerns. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is a requirement of rezoning.

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

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated into the neighbourhood. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form, architectural character and landscaping design;
- Review of the convertible unit and other accessibility/aging in place features; and
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed nine (9) unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along minor arterial roads. With the noted variances above, the proposal generally meets the zoning requirements set out in the Low Density Townhouses (RTL4) zone. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

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

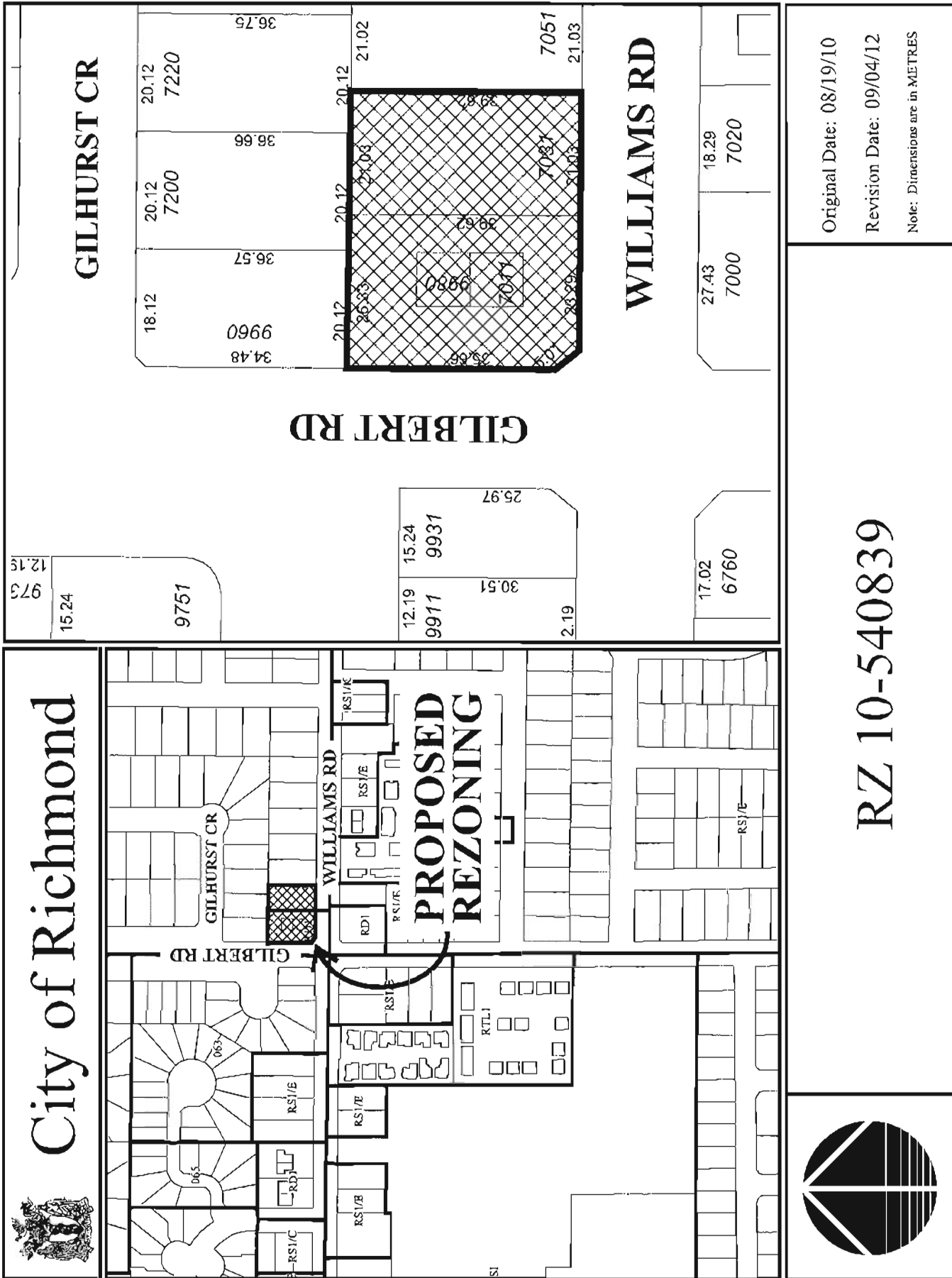
On this basis, staff recommends support for the rezoning application.

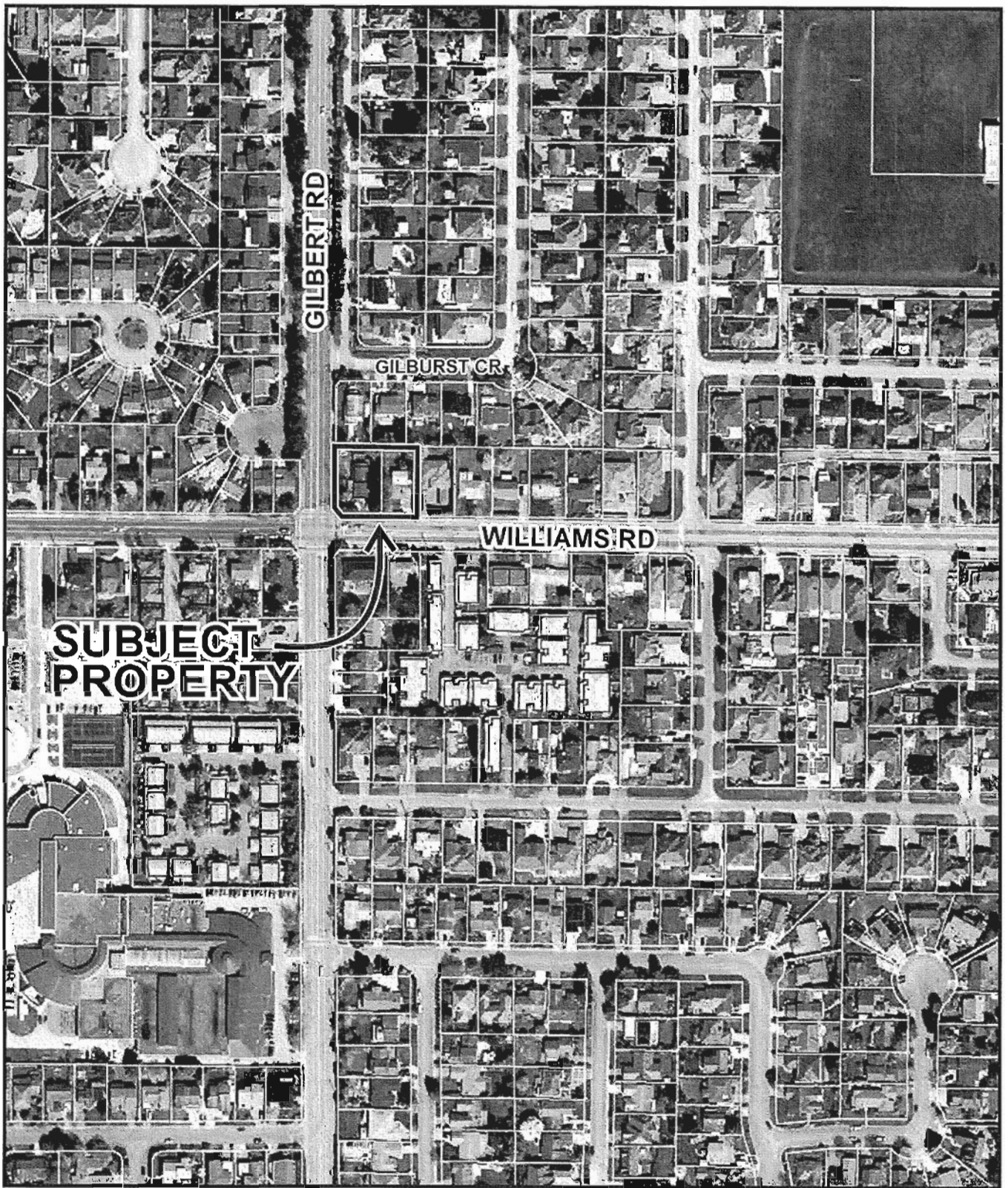


Sara Badyal, M. Arch, MCIP, RPP
Planner 2

Attachments

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



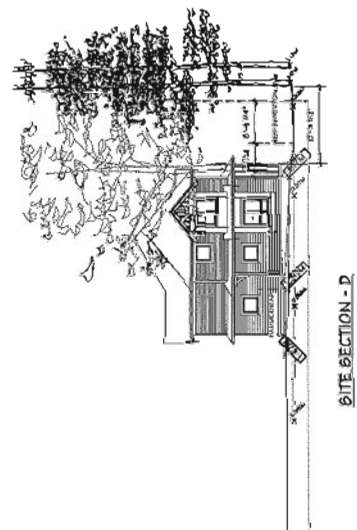
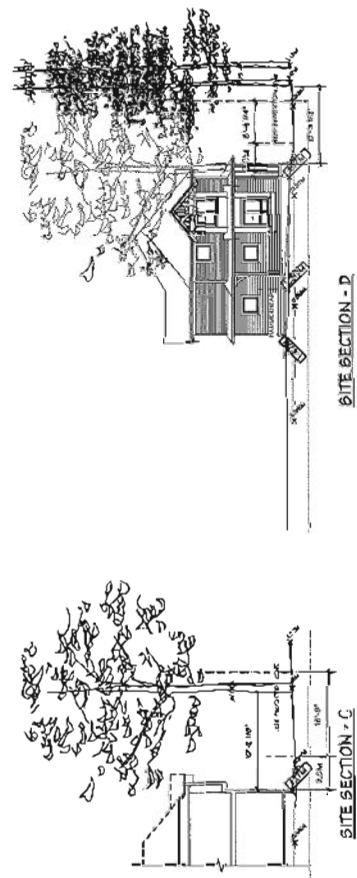
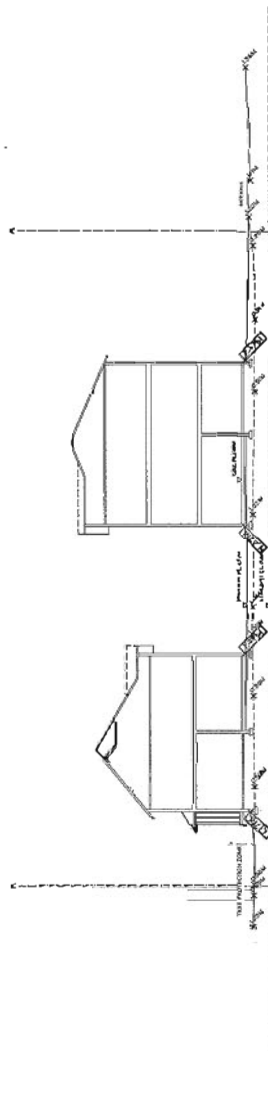


RZ 10-540839

Original Date: 08/19/10

Amended Date: 09/04/12

Note: Dimensions are in METRES

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100 SOUTH DEARBORN STREET

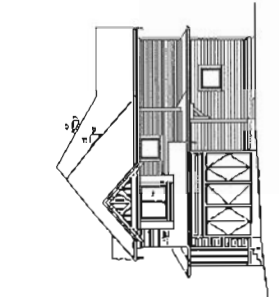
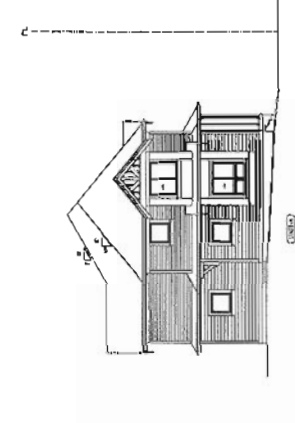
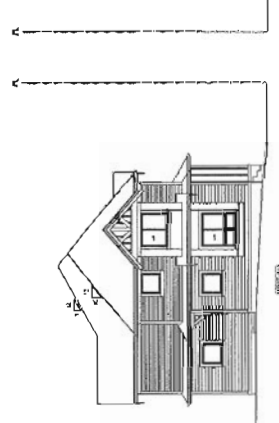
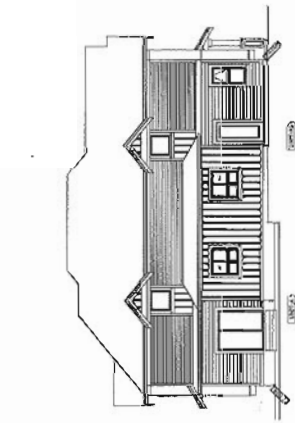
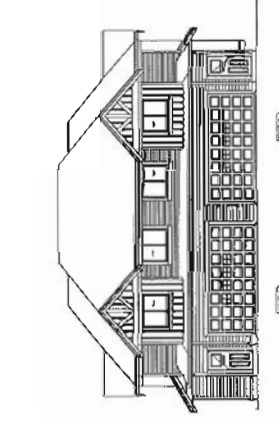
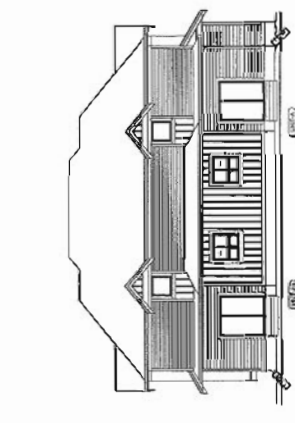
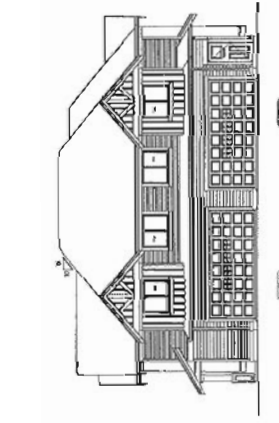
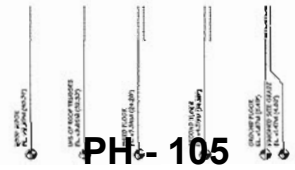
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Yamamoto
Architecture Inc.

A. Kishimoto 1987-9
2008 vol 44 no 1, pp. 1-6.
DOI: 10.1017/S0022278X07003290

SITE SECTIONS

DATE	11/24/11	CHG/REV
ALSO KNOWN AS	AKA	ALIASES
	REG. NO. BIRTH	DOB
DECEASED	2111/11	F/204



BUILDING NO. 2
WEST ELEVATION

BUILDING NO. 1
EAST ELEVATION

SOUTH ELEVATION
BUILDING NO.3

INLAND NO. 2
SOUTH ELEVATION

BUILDING NO. 2
EAST ELEVATION

BUILDING NO. 2
NORTH ELEVATION

PULLING NO.3

DATE		DESCRIPTION
APR. 10, 1922	RECEIVED FROM	
MAY 1, 1921	RECEIVED FROM	
JUL. 18, 1921	RECEIVED FROM	
AUG. 10, 1921	RECEIVED FROM	
SEP. 10, 1921	RECEIVED FROM	
OCT. 10, 1921	RECEIVED FROM	
NOV. 10, 1921	RECEIVED FROM	
DEC. 10, 1921	RECEIVED FROM	
JAN. 10, 1922	RECEIVED FROM	
FEB. 10, 1922	RECEIVED FROM	
MAR. 10, 1922	RECEIVED FROM	
APR. 10, 1922	RECEIVED FROM	
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9. WHAT TOPICS WOULD YOU LIKE TO DEVELOP NEXT?

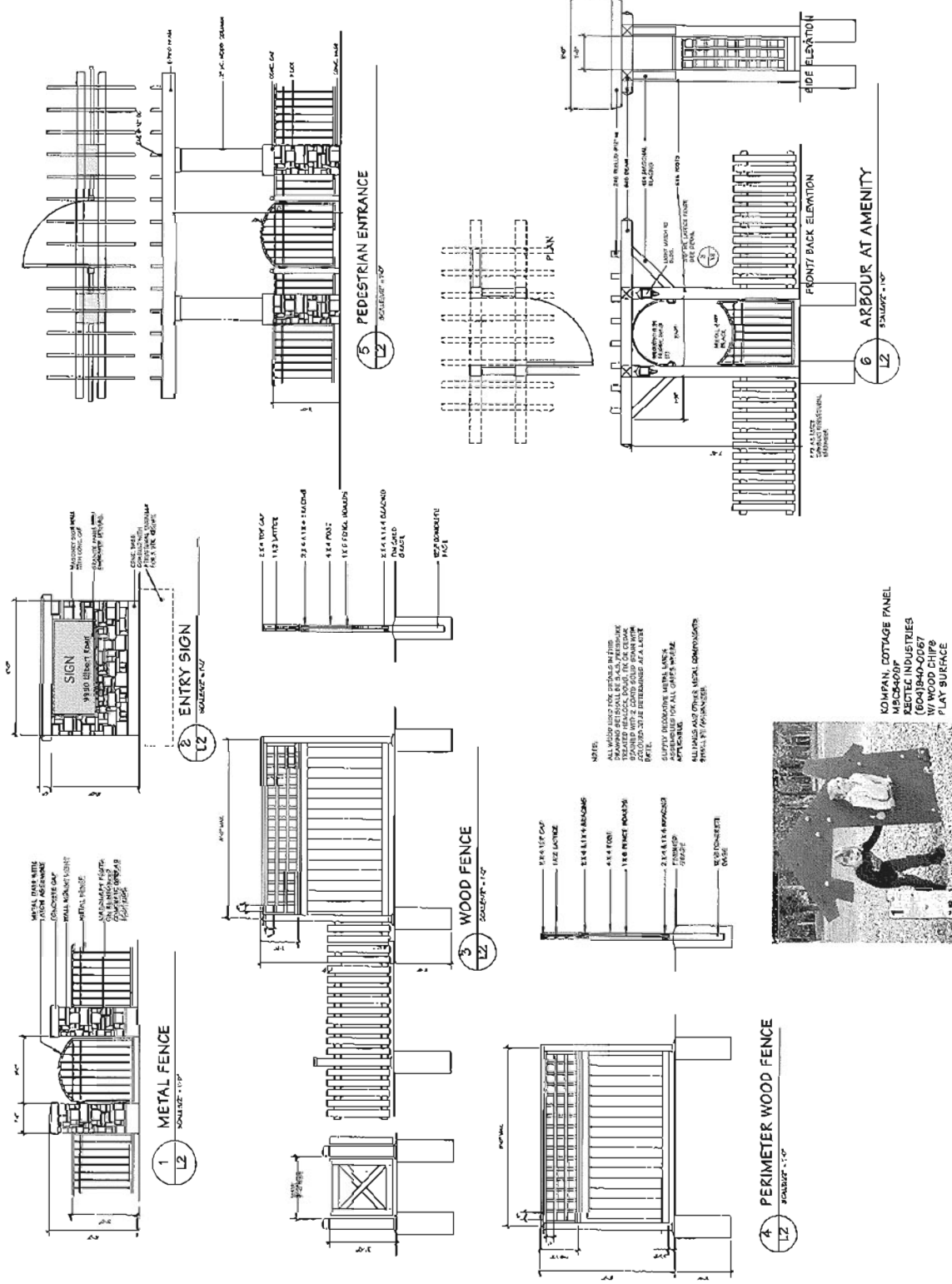
THEY ARE THE ONLY PEOPLE WHO CAN
GIVE US THE ANSWERS WE NEED

**Yamamoto
Architecture Inc.**

ELEVATIONS

DATE	10/10/2014	TIME	10:10	DATE	10/10/2014
NAME	JOHN DOE	NAME	JOHN DOE	NAME	JOHN DOE
ADDRESS	12345 MAIN ST	ADDRESS	12345 MAIN ST	ADDRESS	12345 MAIN ST
CITY	ANYTOWN	CITY	ANYTOWN	CITY	ANYTOWN
STATE	CA	STATE	CA	STATE	CA
ZIP	90210	ZIP	90210	ZIP	90210

PLAN #5





RZ 10-540839

Attachment 3

Address: 9980 Gilbert Road, 7011 and 7031 Williams Road

Applicant: Yamamoto Architecture Inc.

Owners: Max World Enterprises Ltd. & Yuen Ching Wu

Planning Area(s): Broadmoor

	Existing	Proposed
Site Size (Approx.):	9980 Gilbert/ 7011 Williams 1,038 m ² 7031 Williams 833 m ² Total 1,871 m ²	Development site 1,699 m ² Road dedication 172 m ² Total 1,871 m ²
Land Uses:	Single-family & Two-family dwelling Residential	Multi-family Residential
OCP Designation:	Low Density Residential	Complies
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (R1S/E)	Low Density Townhouses (RTL4)
Number of Units:	3 dwelling units	9 dwelling units

On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Building:	Max. 40%	35%	None
Lot Size:	Min. 40 m width (Williams) Min. 50 m width (Gilbert) Min. 35 m depth	45.3 m 37.6 m 45.3 m	None 12.4 m reduction None
Setback: Gilbert Rd Williams Rd Side Yard (north) Rear Yard (west)	Min. 6 m Min. 6 m Min. 3 m Min. 3 m	Min. 4.5 m Min. 4.5 m Min. 3.75 m Min. 7.5 m	1.5 m reduction 1.5 m reduction None None
Height (m):	12 m (3 storeys)	11 m (3 storeys)	None
Off-street Parking Spaces:			
Resident	18	18	
Visitor	2	2	
Accessible	(1)	(1)	
Total	20	20	None
Tandem Parking Spaces:	Not permitted	4 spaces in 2 units	4 tandem spaces
Small Car Parking Spaces:	Not permitted	7 spaces in 7 units	7 Small Car spaces
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 54 m ²	87 m ²	None



Address: 9980 Gilbert Road, 7011 and 7031 Williams Road

File No.: RZ10-540839

Prior to final adoption of Zoning Amendment Bylaw 8942 , the developer is required to complete the following:

1. 2 m wide road dedication along the entire Williams Road and Gilbert Road frontages, with 4 m x 4 m corner cut.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Granting of 1 m wide by 9 m long public-rights-of-passage statutory-right-of-way along the Gilbert Road frontage at the existing bus stop location to accommodate a bus stop pad, to the satisfaction of the Director of Transportation.
4. Registration of a flood indemnity covenant on title (Area A).
5. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. Dissolve Strata Corporation pertaining to two-family dwelling at 7011 Williams Road and 9980 Gilbert Road.
7. Discharge two-family covenant registered on Title to 7011 Williams Road and 9980 Gilbert Road (RD29390)
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$21,946) to the City's affordable housing fund.
9. City acceptance of the developer's offer to voluntarily contribute \$12,000 to go towards the upgrade of the existing traffic signal at Williams Rd. and Gilbert Rd. intersection to an enhanced accessible signal (Account 1051-40-000-00000-0000).
10. Provision of on-site indoor amenity space or contribution of cash-in-lieu (e.g. \$9,000 for 9 townhouses).
11. Provision of replacement trees for trees removed from the site at a 2:1 replacement ratio as per the OCP, but with a reduction of 6 replacement trees in consideration of efforts made to retain 3 existing trees (e.g. 72 new replacement trees to compensate for the removal of 39 trees) or contribution of cash-in-lieu for the planting of replacement trees within the City (e.g. \$500 for each replacement tree not planted onsite).
12. 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.
13. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Williams Road and Gilbert Road frontages. Works include, but may not be limited to:
 - a) Gilbert Road frontage: Provide a new 1.5 m wide sidewalk at the new property line and grass boulevard with street trees behind the existing curb. Provide a 3 m wide x 9 m long concrete bus pad at the existing bus stop location on Gilbert Road (eastern portion of bus pad located onsite in required 1 m by 9 m SRW).
 - b) Williams Road frontage: Provide a new 1.5 m wide sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
 - c) Storm sewer upgrade: Upgrade the existing 600 mm diameter storm sewer to 900 mm diameter along Williams Road, from Gilbert Road to manhole STMH 2301 at the east property line of the subject site. This includes the relocation of manhole STMH 2301 from its current location (approximately 30 meters east of STMH 2258) to the east property line of the subject site, with a new 1500 mm diameter manhole.
 - d) Capacity analysis calculations for storm and sanitary sewers.

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

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

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8942 (RZ 10-540839)
9980 Gilbert Road, 7011 and 7031 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 001-806-131

Strata Lot 1 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW1471 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-806-301

Strata Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW1471 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 005-350-760

Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Plan 15612

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8942**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

SEP 24 2012



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

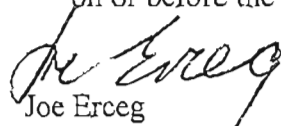
To: Planning Committee
From: Joe Erceg
General Manager, Planning & Development
Re: West Cambie Natural Park Re-designation

Date: September 7, 2012

File:

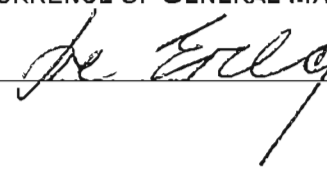


Staff Recommendation

- 1) That Bylaw 8945, to amend the Richmond Official Community Plan as amended, to re-designate the West Cambie Natural Park area for residential purposes and amend the OCP Aircraft Noise Sensitive Development (ANSD) Map, be introduced and given first reading.
- 2) That Bylaw 8945, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act.
- 3) That Bylaw 8945, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:
 - Vancouver International Airport Authority for comment; and
 - Board of Education, School District No. 38 (Richmond) for informationon or before the Public Hearing on October 15, 2012.



Joe Erceg
General Manager, Planning and Development
(604-276-4083)

Att 5

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
	Engineering	<input checked="" type="checkbox"/>	
	Transportation	<input checked="" type="checkbox"/>	
	Parks Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On March 12, 2012, Council passed the following resolution:

R12/4-5: It was moved and seconded;

- (1) That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations", Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road; and*
- (2) That staff provide further information on the designation of the lots on the east side of Garden City Road between Alexandra and Cambie Roads.*

Purpose of the Report

The purpose of this staff report is to address this referral.

2011 – 2014 Council Term goals

The report addresses the following 2011 -2014 Council Term Goal:

- 7. Managing Growth and Development

Background

General

On March 12, 2012, Council directed the Planning and Parks staff to lead a planning process to bring forth an Area Plan amendment to remove the Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4771 No. 4 Road. The report also noted that staff would consult with the Province regarding on whether or not a DCC program amendment would be required.

The 2006 West Cambie Area Plan

Adopted in 2006, the West Cambie Area Plan outlines the goal of having the Alexandra neighbourhood as a "Complete and Balanced Neighbourhood", providing a mixture of opportunities for residents to live, work and play. For open space and recreational use, the Area Plan provides for one park (approximately 5.8 acres), an elementary school and a Natural Park (4.86 hectares; 12 acres) which are to be connected by a pedestrian greenway, connecting Cambie Road and Alderbridge Way.

Status of Proposed West Cambie Natural Park

The properties identified in this referral are currently intended for a proposed Natural Park in the south-east corner of the Alexandra quarter section. As the properties are all privately owned, a mechanism in the Area Plan was established to raise funds, from developers during rezonings to acquire the land. In 2006, the value established for the Natural Park acquisition was \$23.6 million.

The City has been acquiring land in the Area for park use, but to date, none of the lands designated for proposed Natural Park have been purchased. Several of the property owners have approached the City willing to sell, as the properties have no development potential for other uses.

After the Area Plan was approved, in 2010, the City bought the 136 acre currently vacant, Garden City Lands (GCL), to the immediate south of the Alexandra quarter section, as a legacy, for long term City benefit. As the GCL are in the Provincial Agricultural Land Reserve (ALR), some of these lands may be available to West Cambie and City residents for a variety of open space and other needs which will be determined through a future City-directed planning and public consultation process.

Analysis

General

Based on Council's directive and the above information, on July 25, 2012, City staff presented two alternative land use options, at a public open house, at City Hall, for their comment.

Option 1 – Apartment and Townhouses

This option would allow for:

- Apartment uses along the western half of the subject area, adjacent to the realigned pedestrian parkway to the west;
- Townhouses would be located on the remaining half to the east, adjacent to No. 4 Road;
- Approximately 300 new apartment units and 150 new townhouse units may occur;
- Over 1,000 new residents may occur;
- There would be affordable housing contributions, as per the City's 2007 Affordable Housing Strategy (e.g., cash, or built units);
- A NE pedestrian parkway connection to the south GCLs;
- The existing Environmentally Sensitive Area must remain (e.g., by clustering development);
- OCP Aircraft noise mitigation measures must be provided for all new residential units;
- Geothermal opportunities must be provided for all apartment units; and
- The proposed pedestrian parkway connection.

Option 2: Townhouses Only

This option would allow for:

- Townhouses throughout the subject site, with the exception with the realigned pedestrian parkway to the west;
- Approximately 240 new townhouse units;
- Approximately 700 new residents;
- There would be affordable housing contributions, as per the City's 2007 Affordable Housing Strategy (e.g., cash, or built units);
- A NE pedestrian parkway connection to the south GCLs;
- The existing Environmentally Sensitive Area must remain (e.g., by clustering development);
- OCP Aircraft noise mitigation measures must be provided for all new residential units;
- There would be no geo-thermal opportunities as such is not practical; and
- The proposed pedestrian parkway connection.

Consultation Process - Public Open House

City staff hosted an Open House on July 25, 2012 at City Hall to receive public feedback on the two Land Use Options (**Attachment 1**). To advertise the event, public notices appeared in the July 18 and 20, 2012 editions of the Richmond Review newspaper, and invitations sent to owners of the affected properties. The owners included those of the Wishing Tree (9566 Tomicki Avenue and 9533 Tomicki Avenue) and Hennessy Green (9800 Odlin Road) townhouse complexes to the north.

At the Open House, City staff was available to clarify information and answer questions regarding the two proposed Options. Four (4) display boards were presented regarding background information, two possible land use Options, and a survey. Attendees were asked to fill out the survey on separate sheets (**Attachments 2 and 3**).

Survey Returns and Results

The Open House was attended by 12 people and staff received 21 survey results.

The survey responses were as follows:

Submitted Responses	
Surveys	21
On-line form	1
Direct e-mail	1
Total	23

Respondents who live within the study area	
Yes	0
No	22
Unknown	1
Total	23

Respondents who live in the Alexandra neighbourhood of West Cambie	
Yes	11
No	11
Unknown	1
Total	23

Choices	
Option 1 (apartment and townhouse)	7
Option 2 (townhouse only)	13
Did not specify	3
Total	23

Survey Response Summary

The survey responses indicate that:

- 20 out of 23 (or 87%) accept change for either Option; and
- Of the 23 responses, 56% prefer Option 2 (townhouse use only).

Survey Comments Received

Of the 23 survey submissions, 19 comments were received and are summarized in the table below.

General Comments	Number of Comments
Change lands fronting Garden City Road to residential	5
Change lands fronting Garden City Road to mixed-use commercial/residential	4
Less traffic on Alexandra Road next to Walmart	2
Keep the area as park	1
The developer sold units at Wishing Tree townhouses based on this area remaining a park	1
Widen Alexandra Road and avoid shortcutting to Walmart	1
Park space in the area insufficient for resident needs	1
Consider commercial along the west side of the realigned pedestrian walkway	1
Animal Shelter	1
Change zoning on Garden City Road	1
Change land use designation on both sides of Garden City Road between Cambie Road and Alexandra Road to residential	1

Additional Survey Respondent and Staff Comments

- Retain The Natural Park: Staff note that the retention of the Natural Park is not an option for consideration.
- Wishing Tree Townhouse Comment: The one comment received from the Wishing Tree townhouse complex, directly north of the subject site, expressed concerns that many owners of the units adjacent to the subject lands were promised that the lands next to it would be protected as a natural park when they made their purchases.
- An Animal Shelter: An animal shelter is not considered to be the best use of these lands and the City is exploring alternate locations for this use.
- Change Other Parts Of The West Cambie Alexandra Community: There were several suggestions to change in the Alexandra quarter, the current Area Plan “Business / Office” which allows office over retail uses (up to 1.25 FAR), to residential use, or residential over commercial uses. Making changes to other parts of the Alexandra quarter were not part of the study referral. The Business / Office area involves 6.43 hectares (16 acres) of land in the north-west portion of the Alexandra quarter along Garden City Road. Since 2006, when the Area Plan was approved, this area has been recognized and designated for a future business park, to provide needed employment lands to assist in achieving a “Complete Community”, where residents can live, work and play in the same neighbourhood. As well, these lands are needed to meet the City’s 2041 long term employment land needs. If this area were to change to residential, or residential and commercial use:
 - (1) the accepted Alexandra “Complete Community Concept would be jeopardized;
 - (2) the displaced business park lands (6.43 hectares; 16 acres) would need to be replaced nearby in the West Cambie area to provide the intended community benefits (e.g., enable business and office uses at attractive and rents; close by jobs and services for residents.

- (3) in keeping with City and YVR co-operation regarding the management of OCP ANSD (e.g., residential, school, hospital, day care uses) lands, the OCP ANSD designation in the business park area which prohibits residential development would need to be removed. In addition, it would need to be replaced elsewhere with an equivalent OCP ANSD area prohibiting residential uses, to achieve a no-net-loss of prohibited OCP ANSD (residential) area; and
- (4) the engineering and financial implication of the change would need to be reviewed.

As well, it is to be noted that, as business park uses may take longer to develop, the land should be retained for this use and not be converted to other uses (e.g., residential), as the City needs these lands to meet its long term 2041 employment lands needs.

For these reasons staff recommend maintaining the Business / Office designation.

Recommended Option 2 - All Townhouses

Based on the survey findings and the above analysis, staff recommend that the West Cambie Area Plan "Park" designation in the south east corner be re-designated "Residential Area 2" which complements the existing residential designations to the north.

Implications of Option 2 – All Townhouses

The redesignation will have the following implications on the subject lands.

Parks

With the removal of the park designation from the subject lands, the objective for Parks is to identify other land not currently included in the DCC program of equivalent size and quality (e.g., ecological value) elsewhere in the City. Until an alternative location is identified, the value of the Alexandra properties will be transferred from the West Cambie Area to the General Category in the City-wide DCC Program. There will be no change to the value of the City-wide DCC program associated with this transfer. Alternative locations to the Alexandra Natural Park will be provided for Council's consideration in the future Park Land Acquisition Strategy update.

Land that has been purchased to date in the Alexandra Neighbourhood for the purpose of park space was done through the borrowing of funds from the City-wide DCC funds. These funds will continue to be replenished by the local DCC funds raised through development projects in the West Cambie Area.

Transportation

Alexandra Road:

The West Cambie Area Plan identifies the existing Alexandra Road north of the Park as an interim road, which would be downgraded to a service road/lane when the Park was established. However, with the re-designation of the subject lands to accommodate townhouses, it is recommended that Alexandra Road be retained as a local road, to provide access to the proposed townhouses. It is also recommended that vehicular access to the proposed townhouses be restricted to Alexandra Road and not from other fronting roads, such as No. 4 Road, Alderbridge Way, and the future May Drive.

To minimize this section of Alexandra Road being used as a short-cutting route to/from the future commercial/retail uses west of the future May Drive, the following traffic-calming measures are recommended as part of the Alexandra Road upgrades:

- Alexandra Road / future May Drive intersection: a right-in-right-out diverter at the future intersection to permit westbound travel on Alexandra Road to northbound May Drive, and northbound travel on May Drive from Alderbridge Way to eastbound on Alexandra Road, bypassing any opportunity to access the commercial/retail site.
- Alexandra Road / No. 4 Road:
 - South bound traffic on No 4 Road will have a right in access to Alexandra Road;
 - East bound traffic on Alexandra Road:
 - will have right out access to No 4 Road, but
 - will not have a north bound access to No. 4 Road (a raised centre median with landscaping will restrict left turns from Alexandra Road to northbound on No. 4 Road);

As the road and frontage upgrades of the subject section of Alexandra Road are not on the Alexandra Area Roads DCC Program, it is recommended that the Alexandra Road upgrades and frontage improvements be the responsibility of the developer of the subject lands. Such improvements would include:

- sidewalk;
- grassed and treed boulevard;
- curb and gutter; and
- road widening to ensure on street parking and 2-way traffic.

This would not result in any changes to the current Roads DCC program.

Additional frontage improvements along No. 4 Road between Alexandra Way and Alderbridge Way, as well as the frontage along Alderbridge Way between No. 4 Road and the future May Drive intersection will still be required. As these improvements are already listed in the current Roads DCC program, no changes would be required.

Engineering

All services to this area were planned with the subject lands being used as park. The redesignation of the park to townhouses will result in an increase to both sanitary and storm flows from the area as well as require additional fire flow requirements to the developed site. Preliminary reviews indicate that existing infrastructure has the capacity to accommodate townhouse use; however a detailed developer assessment will be required to confirm the capacity. Plans for future infrastructure will require updating to include demands from the site.

Sanitary Service: The subject lands do not currently have sanitary service and significant work will be required to connect the site to existing sanitary infrastructure.

Water Service: The site does have water service, and watermain upgrades will be required to achieve the fire flows required for townhouse land use.

Drainage Service: Local storm water system improvements will be required to connect the site and its frontage to the existing storm water system on No. 4 Road.

As the infrastructure to connect these utilities to the subject site will be at the sole cost to the developer, no changes to the Engineering DCC program would be required.

Aircraft Noise Mitigation Implications

The land re-designation from park to townhouse use will require an amendment to the OCP Aircraft Noise Sensitive Development (ANSD) Map. ANSD uses include residential, school, hospital and day care uses and are to be either, prohibited on some areas and allowed with noise mitigation measure in other areas.

The proposal to develop townhouses on the former park site requires the following OCP ANSD designating changes.

- For the proposed townhouse area, the OCP ANSD map designation will be changed from Area 1A which prohibits residential uses, to OCP ANSD Area 2 which will enable townhouse uses (**Attachment 4, Site 1**). Many recent multi-family residential developments in the Alexandra area have the same Area 2 designation. Townhouse developers will be required to mitigate aircraft noise, submit acoustic reports during the Development Permit process to ensure that the building envelope will be designed to meet CMHC indoor noise levels, and register aircraft noise covenants on title.
- As a consideration to YVR, who have expressed concerns over allowing residential units in the OCP ANSD areas, staff recommend following an OCP ANSD “no-net-loss” policy by replacing the above removed ANSD Area 1A designation with an equivalent site which would prohibit residential development. To achieve this no net loss policy, staff propose the site east of the Oak Street Bridge along River Drive which is OCP ANSD designated Area 2 which enables residential uses, be re-designated OCP ANSD Area 1A, to prohibit residential uses. The specific site includes: 9111, 9180, 9211, 9291, 9331 9400, 9460 and 9500 River Drive; and 9851 Van Horne Way (**Attachment 4, Site 2**). Currently, these lands are used for industrial purposes and while they could be OCP designated and rezoned to allow residential uses, recent long term OCP studies indicate that they need to be retained for long term industrial uses to assist in meeting the City’s 2041 employment land needs.

Bylaws Requiring Amendment

The following bylaws will require amendment:

1. OCP (Schedule 1), Aircraft Noise Sensitive Development (ANSD) Map:
 - a.) Removing the ANSD requirement (Area A1) which prohibits residential uses in the proposed West Cambie Park area; and
 - b.) Replacing it by redesignating an equivalent area in the north City Centre area as ANSD Area A1.
2. OCP (Schedule 2.11A), West Cambie Area Plan:
 - a.) Removing the Park designation from the Alexandra Neighbourhood Land Use Map; and
 - b.) Replacing it with Residential Area 2 designation to allow townhouses;
3. OCP (Schedule 2.11A), West Cambie Area Plan :
 - a.) Text amendment to Section 5.2(d), to the remove the wording “particularly for the south-east corner”;
 - b.) Text amendment to Section 8.2.5, to the remove the words “natural park” from the fourth bullet point;

- c.) Text amendment to Section 8.2.5, to the replace the words “natural park” with “environmentally sensitive areas”; and
- d.) Replace the other Area Plan maps to reflect the above changes:

West Cambie Area Plan	Section/Map to be amended
9	Section 4.3 - Alexandra Neighbourhood Road Systems Map
13	Section 5.3 - Alexandra Neighbourhood Open Space Systems Map
22	Section 8.2 - Alexandra Neighbourhood Character Areas Map
26	Section 8.2.2 - Character Area 2 – Mixed-Use Map
31	Section 8.2.3 - Character Area 3 – The High Street Map
33	Section 8.2.4 -Character Area 4 – Medium Density Housing Map
36	Section 8.2.5 - Character Area 5 – Low Density Housing Map

DCC Bylaw Implications

Upon consultation with the Province there is no requirement to amend the current DCC Bylaw since the change from park to townhouse use does not appear to require any amendments to the current rates. However, this does not infer that staff will not conduct an overall assessment of DCC rates later.

Amenity Contribution Implication

No changes are required to Policy 5044 (West Cambie - Alexandra Interim Amenity Guidelines), (**Attachment 5**) that covers developer payments for amenities that complement the West Cambie Area Plan (i.e., affordable housing contributions, community and engineering planning costs, child care; and city beautification).

Consultation as per OCP Consultation Policy 5043

Staff have already discussed the Area Plan amendment with the School Board staff. The proposed amendment does not require formal School Board comment as the proposed number of townhouses is 240, and the OCP Consultation Policy 5043 requires formal School Board comment only on amendments which generate 295 or more residential units. Nevertheless, as a courtesy, a copy of the report will be forwarded to the School Board for their information.

Financial Impact

None

Conclusion

The West Cambie Area Plan proposed Park has been re-considered for two alternative residential land use options. After public consultation, Option 2 which enables townhouses to be developed in the former proposed park area is recommended as it provides the most public benefit.



David Johnson,
Planner 2 (4193)

DJ:cas



Terry Crowe,
Manager, Policy Planning (4139)

Attachment: 1	Open House Sign-In Sheet
Attachment: 2	Survey Sheet
Attachment: 3	Open House Display Boards
Attachment: 4	Maps showing OCP ANSD Re-designations: <ul style="list-style-type: none">– for Site 1 (Former Alexandra Park to enable townhouses)– for Site 2 (in the City Centre along River Drive to prohibit residential uses)
Attachment: 5	Amenity Program for West Cambie

West Cambie Land Use Amendment from Park

Purpose

The purpose of this initiative is to seek opinions on what new land use should occur on the following properties that are located at the North West corner of No. 4 Road and Alderbridge Way:

9540, 9560, 9580, 9600, 9626, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road; and 4711, 4731, 4751, and 4711 No. 4 Road.

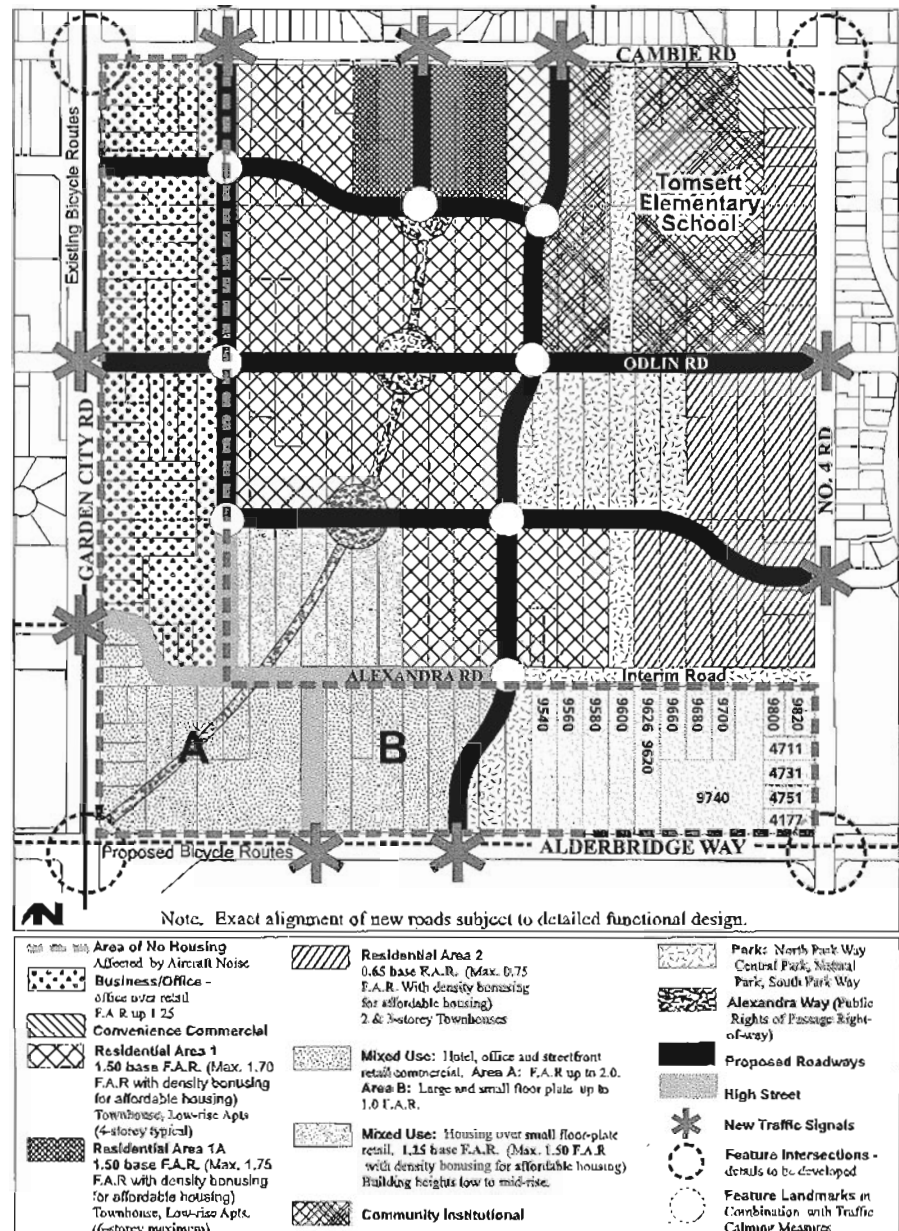
Background

On March 12, 2012, Council passed the following motion:

That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations", Planning and Parks Staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4711 No. 4 Road.

The current Area Plan land use designation of Park is to be removed from these properties and replaced with another. This is the subject of this consultation.

Alexandra Neighbourhood Land Use Map



Please Sign In

West Cambie Open House

July 25, 2012

Name

Address

Kitty Lui	49-9566 Tomicki Avenue
Vincent Ho	35-9566 Tomicki Ave
Graeme Bone	407-9288 Odlin Rd.
Felicity Zhou	402 6611 Eckenstepy Rd
RAE (Wong)	8208-8160 LANSBOW RD -
Gary Jim	# 410 - 9288 Odlin Rd
Sonia Tang	and 2nd
Peter Chan	40-9566 Tomicki Ave
Derek Lai	64-9566 Tomicki Ave
RAY BAINS	51-9566 Tomicki Ave
HARMEL BAINS	6128 RIVERDALE DRIVE
DEJAN CURCIN	4126 GARDEN CITY RD
	9800 ODLIN RD, RICHMOND



City of
Richmond

**Public Survey – West Cambie Natural Park
Study Area Redesignation**

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

Note: Only one survey per household please.

The purpose of this survey is to seek your opinion on which Land Use Option you prefer for the subject lands.

Name: _____

Address: _____ Postal Code: _____

1. Do you own property within the study area? (please see over)

☐ Yes ☐ No

If yes, please indicate which one(s):

☐ 9540, ☐ 9560, ☐ 9580, ☐ 9600, ☐ 9620, ☐ 9626, ☐ 9660, ☐ 9680, ☐ 9700, ☐ 9740, ☐ 9800, ☐ 9820 Alexandra Road

☐ 4711, ☐ 4731, ☐ 4751, ☐ 4711 No. 4 Road

2. Which Option do you prefer?

☐ Option 1 ☐ Option 2

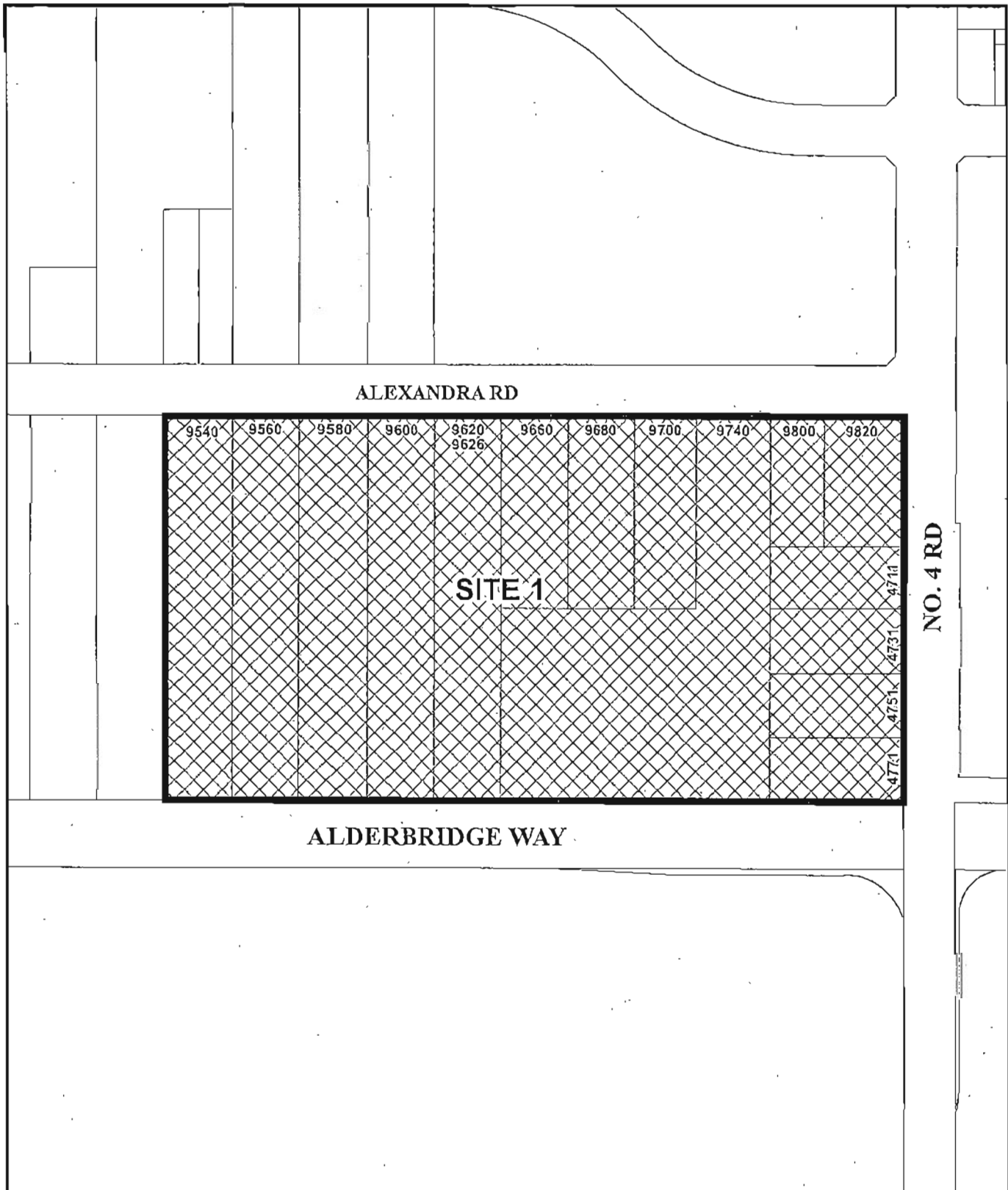
3. If you prefer another land use, please tell us:

Comments:

Thank you for your feedback. Your comments will be considered by Council.

Please submit your comments to us by **Thursday, August 2, 2012** at 3:00 p.m.

- Fax: 604-276-4052; or
- E-Mail: david.johnson@richmond.ca; or
- Mail or drop this form off at City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

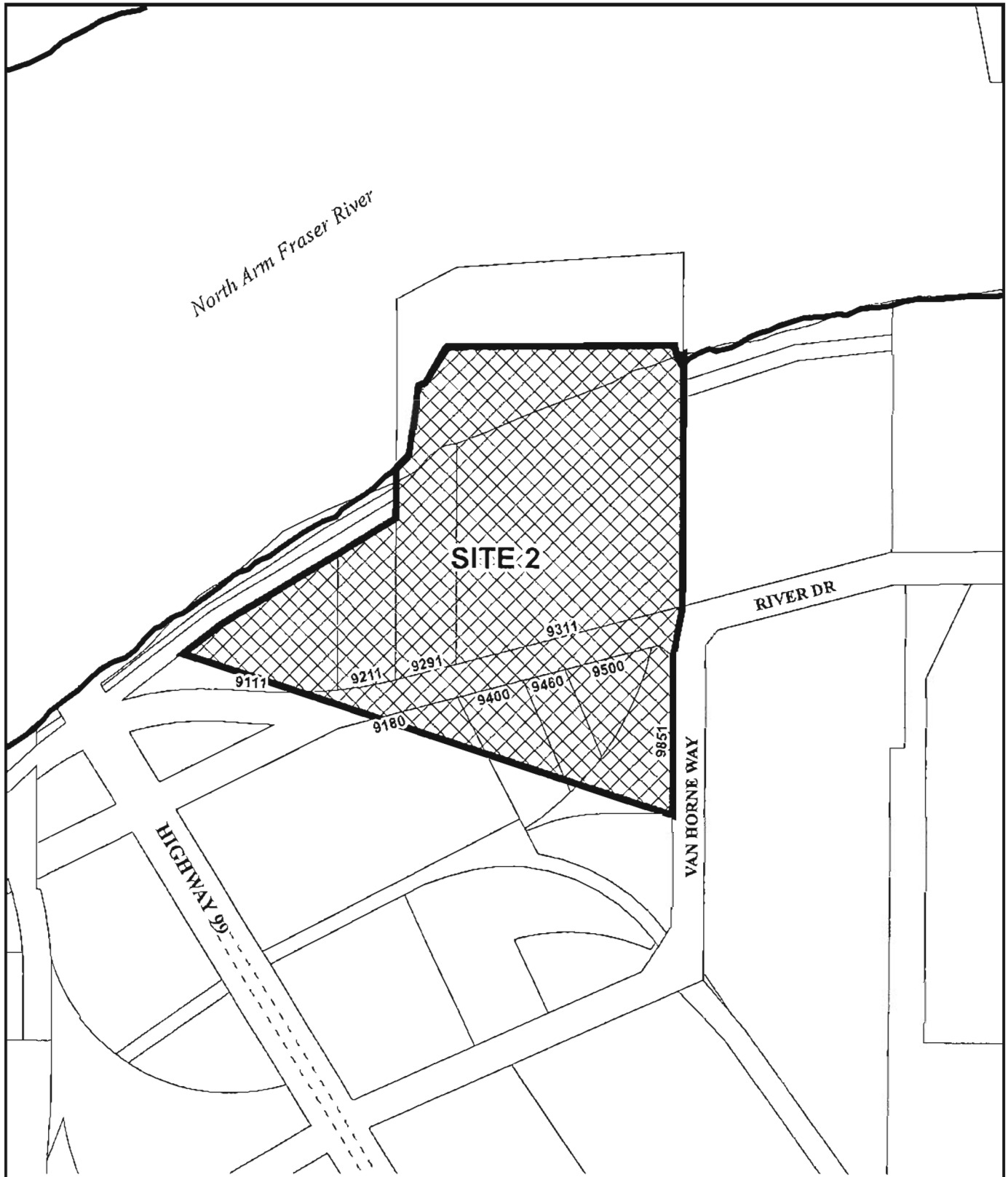


**Site 1 - To become OCP ANSD
Area 2 (Pink)**

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES



**Site 2 - To become OCP
ANSD Area 1A (Red)**

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES



Policy 5044:

West Cambie- Alexandra Interim Amenity Guidelines**(1.) Purpose**

- The purpose of the West Cambie- Alexandra Interim Amenity Guidelines is to establish guidelines for voluntary developer contributions (elements and rates), for certain non-DCC and other community amenities, to complement West Cambie Area Plan Bylaw No. 8029.
- The West Cambie Alexandra Interim Amenity Guidelines apply, until the City establishes more formal amenity bylaws and policies.

(2.) Applicable area

The West Cambie Area Plan - Alexandra neighbourhood, in Richmond.

(3.) Details**(a.) Affordable Housing [For rezonings involving residential uses]**

Target: Collected Contributions: \$16 Million.

Formulas:

1. In the Multi Family Housing Area (townhouses, apartments)

- If developers choose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.5 FAR.

2. In the Multi Family Housing Area (townhouses)

- If developers choose not to build affordable housing the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 0.65 FAR.

3. In the Mixed Use (housing over small floor plate retail)

- If developers chose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot, for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.25 FAR.

Notes:

- Staff will monitor the collected amount for affordable housing and advise Council of its options and ability to build affordable housing with any collected dollars.

(b.) Community and Engineering Planning Costs

Target: \$365,000

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.07, per buildable square foot, based on the proposed FAR in the development, to assist in paying for community planning and engineering costs to plan community land use, services and infrastructure.

(c.) Child Care

Target: \$1.8 Million - one child care facility (land and construction)

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for child care

(d.) City Beautification

Target: \$3.3 Million

Formula: For each buildable square foot the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for city beautification works [e.g. "High Street" streetscaping; public realm, walkways, plazas, feature landscaping].



**Richmond Official Community Plan Bylaw 7100 and Bylaw 9000
and West Cambie Area Plan (2.11A) Amendment Bylaw 8945**

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

1. Schedule 1 of Richmond Official Community Plan Bylaw 7100, as amended, is further amended:
 - (a) by designating that area shown as “Site 1” on Schedule A attached to and forming part of this bylaw as “Area 2” (Pink) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 7100; and
 - (b) by designating that area shown as “Site 2” on Schedule A attached to and forming part of this bylaw as “Area 1A” (Red) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 7100.
2. Upon adoption of Richmond Official Community Plan Bylaw 9000, Schedule 1 of Bylaw 9000 is amended:
 - (a) by designating that area shown as “Site 1” on Schedule A attached to and forming part of this bylaw as “Area 2” (Pink) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 9000; and
 - (b) by designating that area shown as “Site 2” on Schedule A attached to and forming part of this bylaw as “Area 1A” (Red) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 9000.
3. Attachment 1 (Generalized Land Use Map) of Schedule 1 of Richmond Official Community Plan Bylaw 7100, as amended, is further amended by repealing the existing land use designation of that area shown outlined in heavy black on Schedule B attached to and forming part of this bylaw and designating that area in accordance with the land use designations shown on Schedule B attached to and forming part of this bylaw.
4. Upon adoption of Richmond Official Community Plan Bylaw 9000, the City of Richmond 2041 OCP Land Use Map contained in Schedule 1 of Bylaw 9000 is amended by repealing the land use designation of that area shown outlined in heavy black on Schedule C attached to and forming part of this bylaw and designating that area in accordance with the land use designations shown on Schedule C attached to and forming part of this bylaw.
5. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100, as amended, is further amended:

- (a) by repealing the existing “Alexandra Neighbourhood Land Use Map” and replacing it with the map included in Schedule D attached to and forming part of this bylaw;
- (b) by repealing the following maps and replacing them with the corresponding maps included in Schedule E attached to and forming part of this bylaw:

Area Plan Page #	Section/Map to be amended
9	Section 4.3 - Alexandra Neighbourhood Road Systems Map
13	Section 5.3 - Alexandra Neighbourhood Open Space Systems Map
22	Section 8.2 - Alexandra Neighbourhood Character Areas Map
26	Section 8.2.2 - Character Area 2 – Mixed-Use Map
31	Section 8.2.3 - Character Area 3 – The High Street Map
33	Section 8.2.4 - Character Area 4 – Medium Density Housing Map
36	Section 8.2.5 - Character Area 5 – Low Density Housing Map

- (c) at Section 5.2(d) by deleting the words “particularly for the south-east corner”;
- (d) at Section 8.2.5 by deleting the words “natural park” from the fourth bullet point under the heading “Additional Site and Landscaping Considerations”; and
- (e) at Section 8.2.5 by replacing the words “natural park” with “environmentally sensitive areas” in the fifth bullet point under the heading “Additional Site and Landscaping Considerations”.
6. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100 and Bylaw 9000 and West Cambie Area Plan (2.11A) Amendment Bylaw 8945**”.

FIRST READING

PUBLIC HEARING

SECOND READING

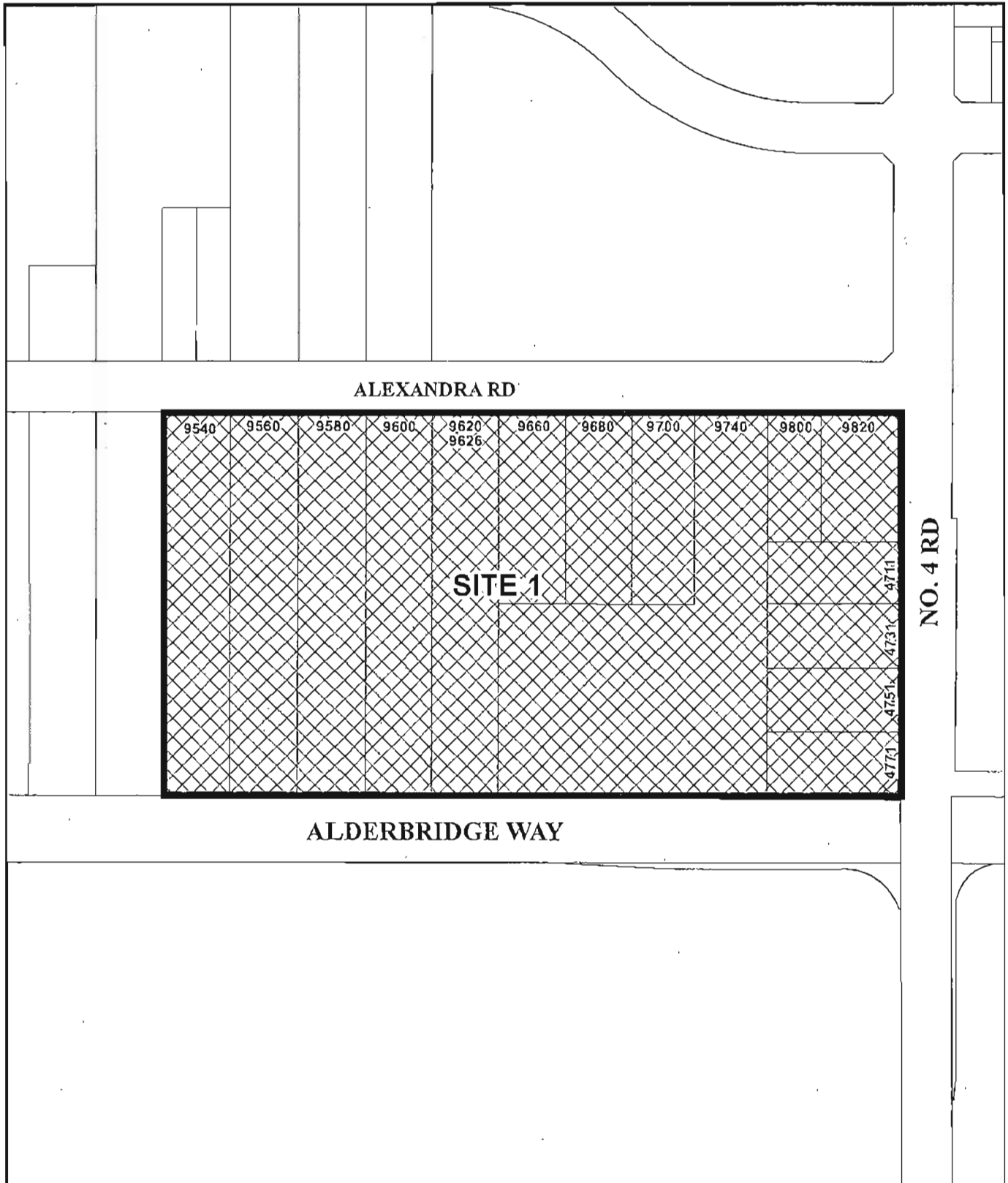
THIRD READING

ADOPTED

SEP 24 2012

MAYOR

CORPORATE OFFICER

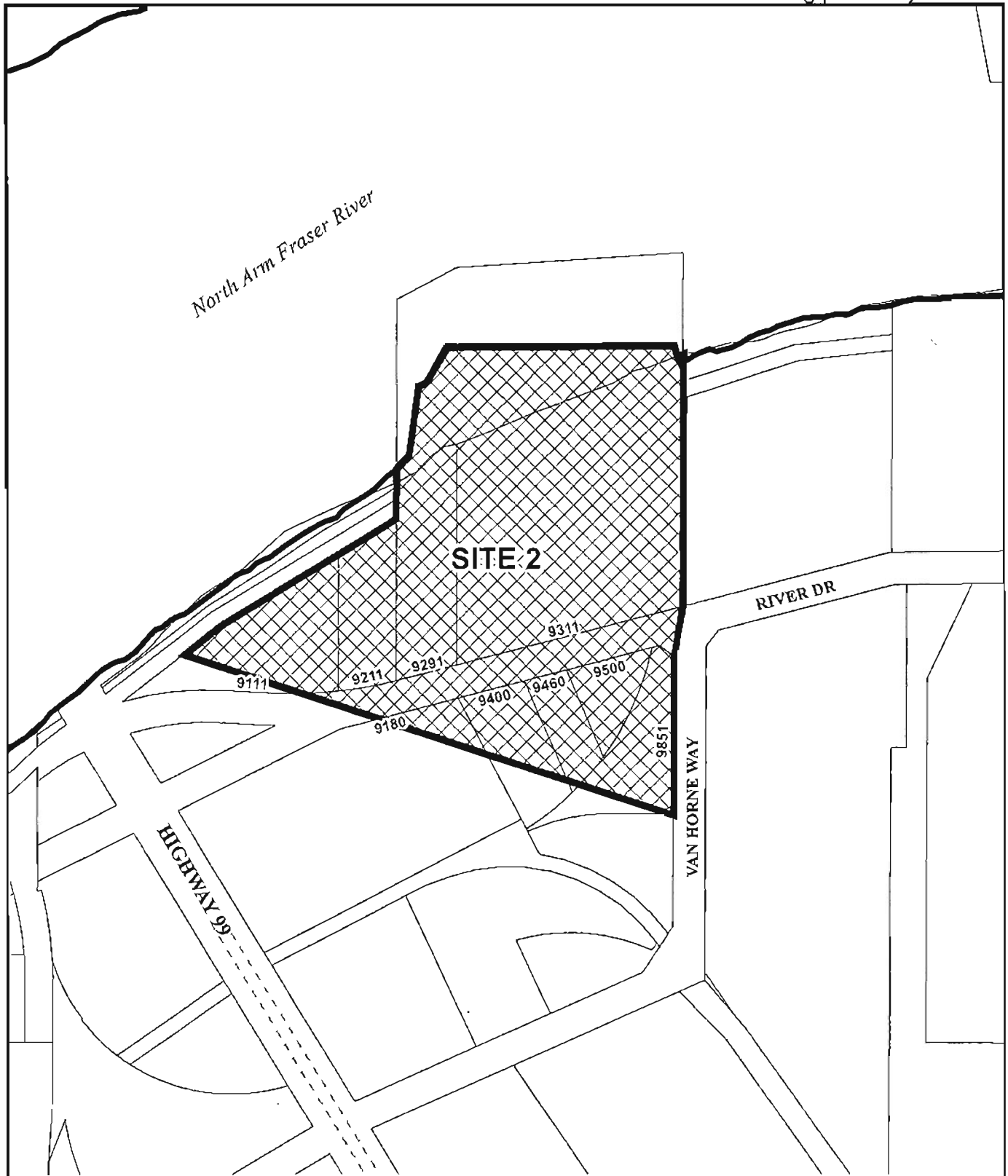


**Site 1 - To become OCP ANSD
Area 2 (Pink)**

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES

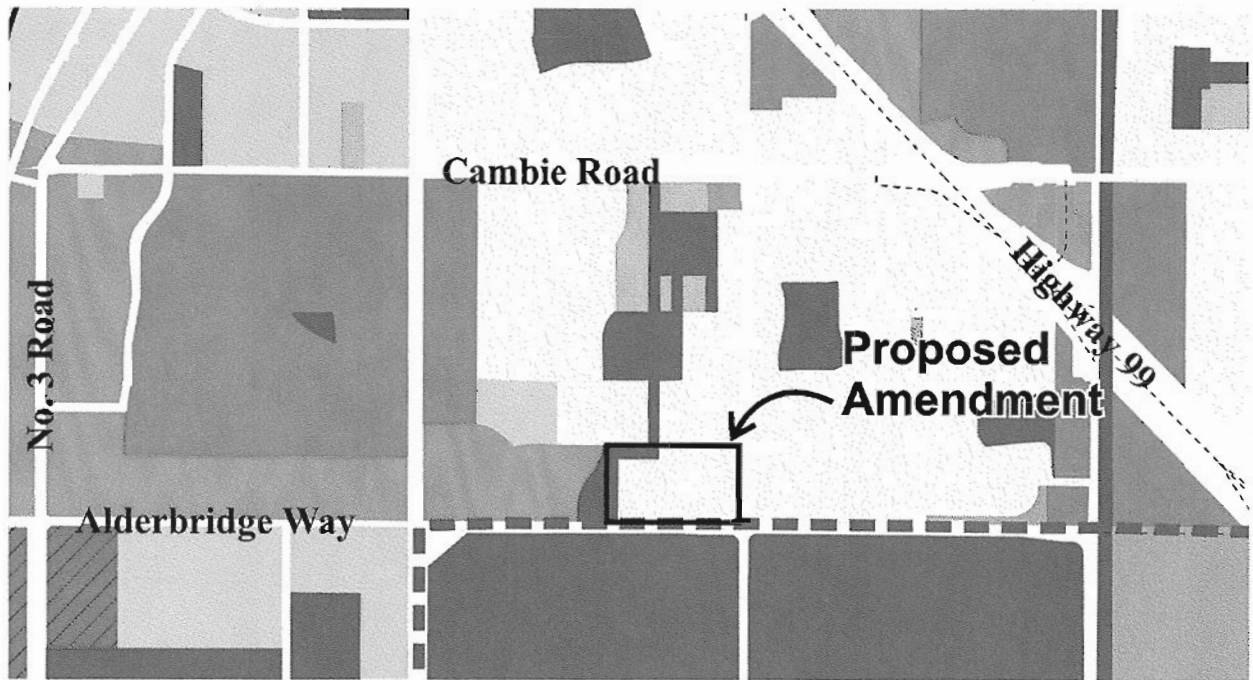


**Site 2 - To become OCP
ANSD Area 1A (Red)**

Original Date: 09/04/12

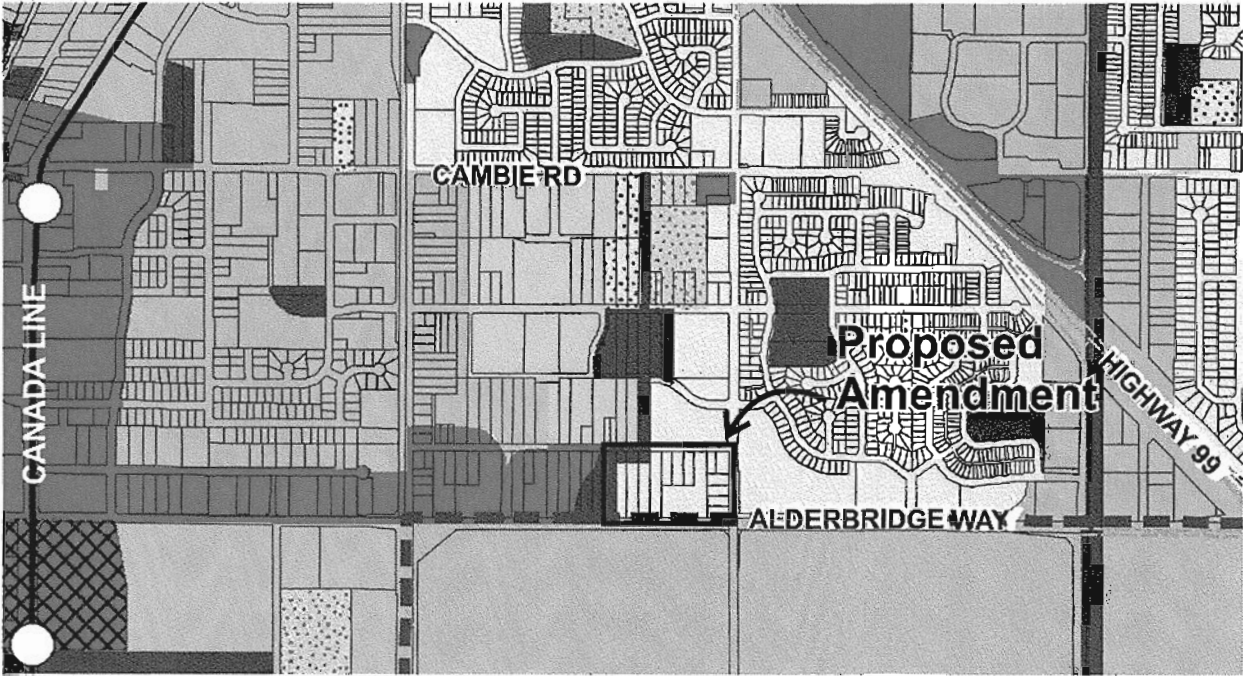
Revision Date: 09/07/12

Note: Dimensions are in METRES



Legend

■ ■ ■ Agricultural Land Reserve Boundary	Commercial
Agriculture	High-Density Mixed Use
Agriculture and Open Space	Mixed Use
Public and Open Space Use	Neighbourhood Service Centre
Conservation Area	Community Institutional
Airport	Neighbourhood Residential
Business and Industry	




Legend

 Agricultural Land Reserve Boundary

Land Use

 Agriculture

 Airport


 Apartment Residential

 Commercial

 Community Institutional


 Conservation Area


 Downtown Mixed Use

 Industrial

 Limited Mixed Use


 Mixed Employment

 Mixed Use

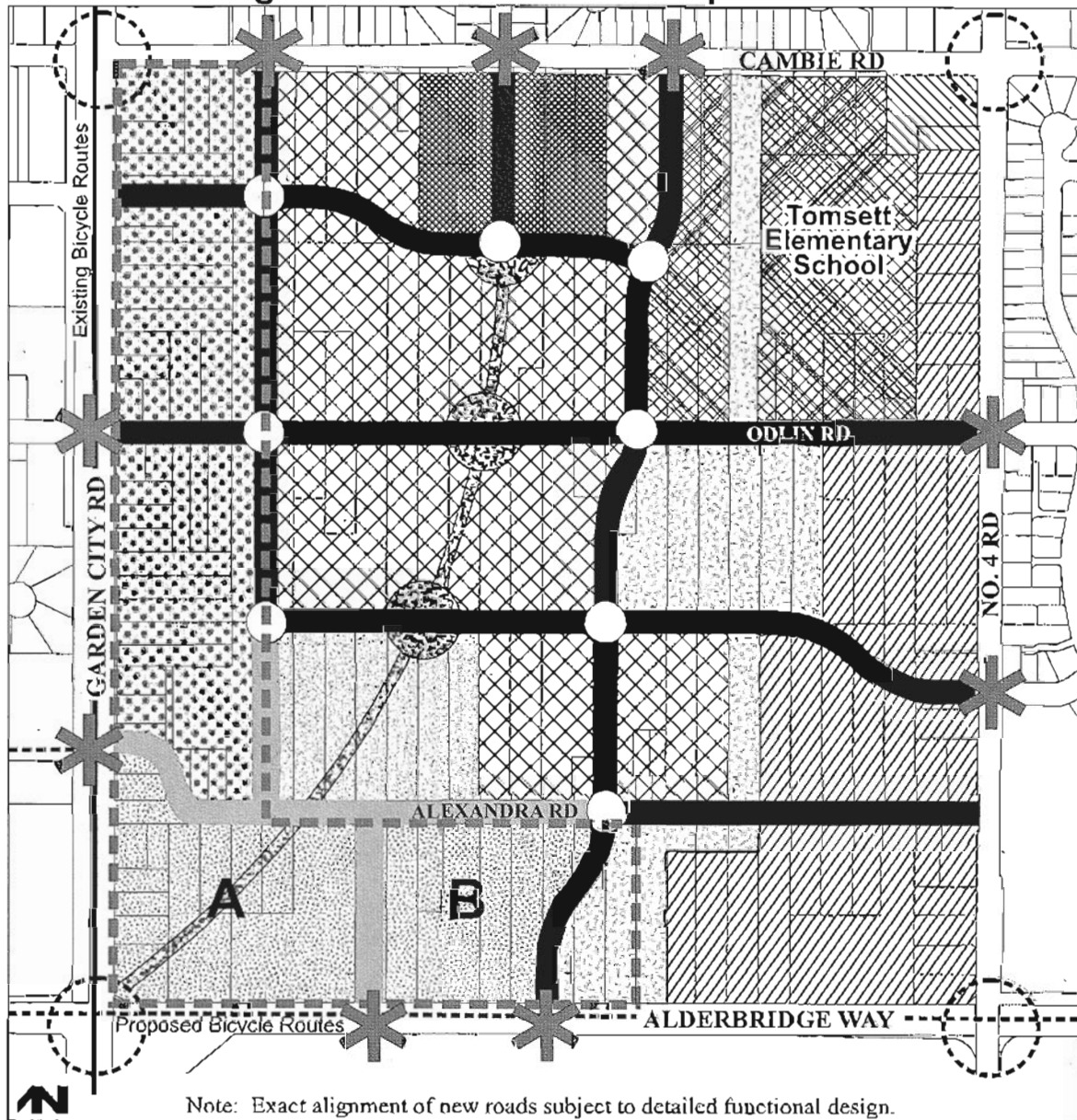
 Neighbourhood Residential

 Neighbourhood Service Centre

 Park

 School

Alexandra Neighbourhood Land Use Map

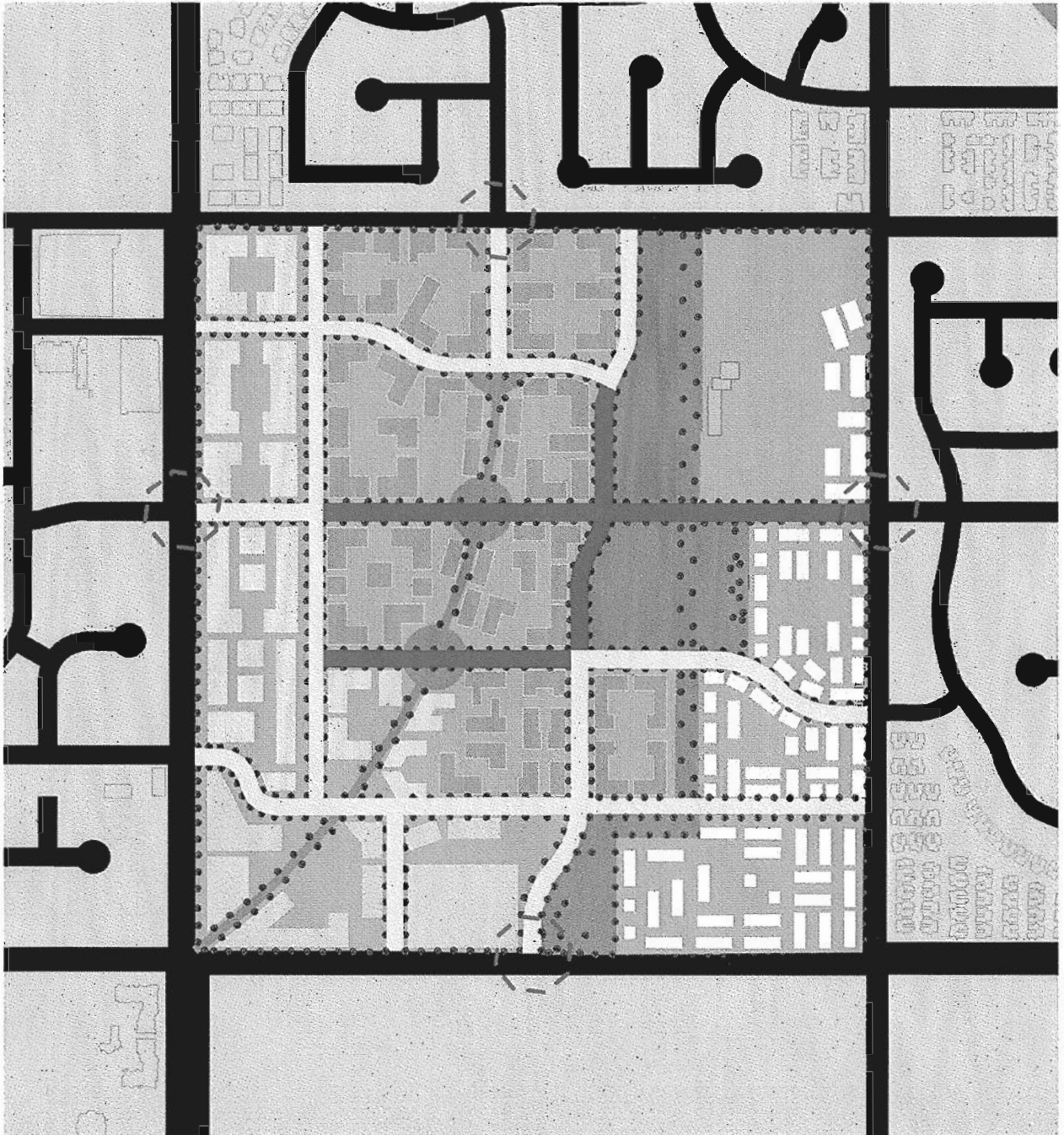


- Area of No Housing Affected by Aircraft Noise
- Business/Office - office over retail F.A.R. up to 1.25
- Convenience Commercial
- Residential Area 1
1.50 base F.A.R. (Max. 1.70 F.A.R. with density bonusing for affordable housing)
Townhouse, Low-rise Apts. (4-storey typical)
- Residential Area 1A
1.50 base F.A.R. (Max. 1.75 F.A.R. with density bonusing for affordable housing)
Townhouse, Low-rise Apts. (6-storey maximum)

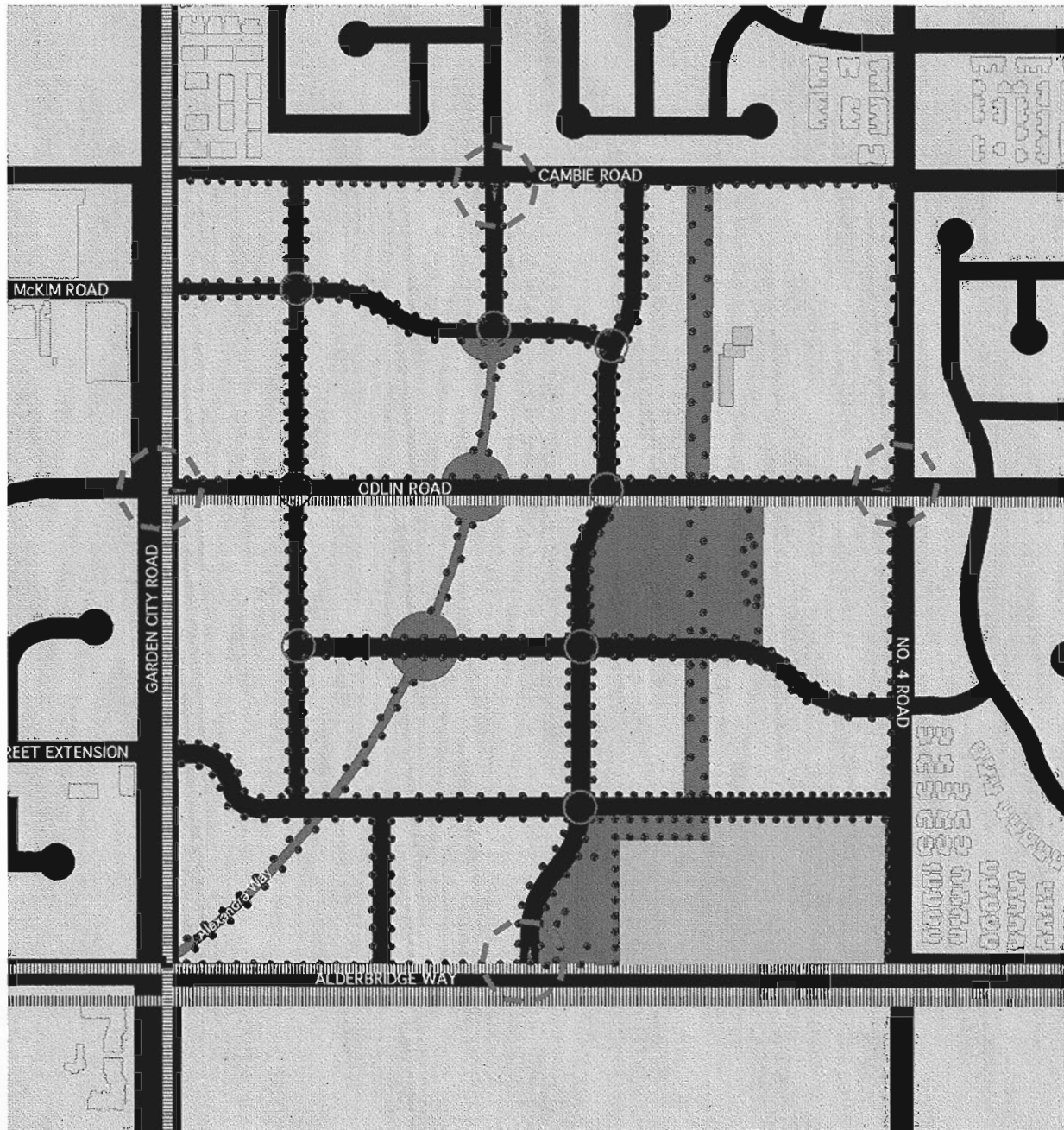
- Residential Area 2
0.65 base F.A.R. (Max. 0.75 F.A.R. With density bonusing for affordable housing)
2 & 3-storey Townhouses
- Mixed Use: Hotel, office and streetfront retail commercial. Area A: F.A.R. up to 2.0. Area B: Large and small floor plate up to 1.0 F.A.R.
- Mixed Use: Housing over small floor-plate retail. 1.25 base F.A.R. (Max. 1.50 F.A.R. with density bonusing for affordable housing) Building heights low to mid-rise.
- Community Institutional

- Park: North Park Way Central Park, South Park Way
- Alexandra Way (Public Rights of Passage Right-of-way)
- Proposed Roadways
- High Street
- New Traffic Signals
- Feature Intersections - details to be developed
- Feature Landmarks in Combination with Traffic Calming Measures

Section 4.3 - Alexandra Neighbourhood Road Systems Map



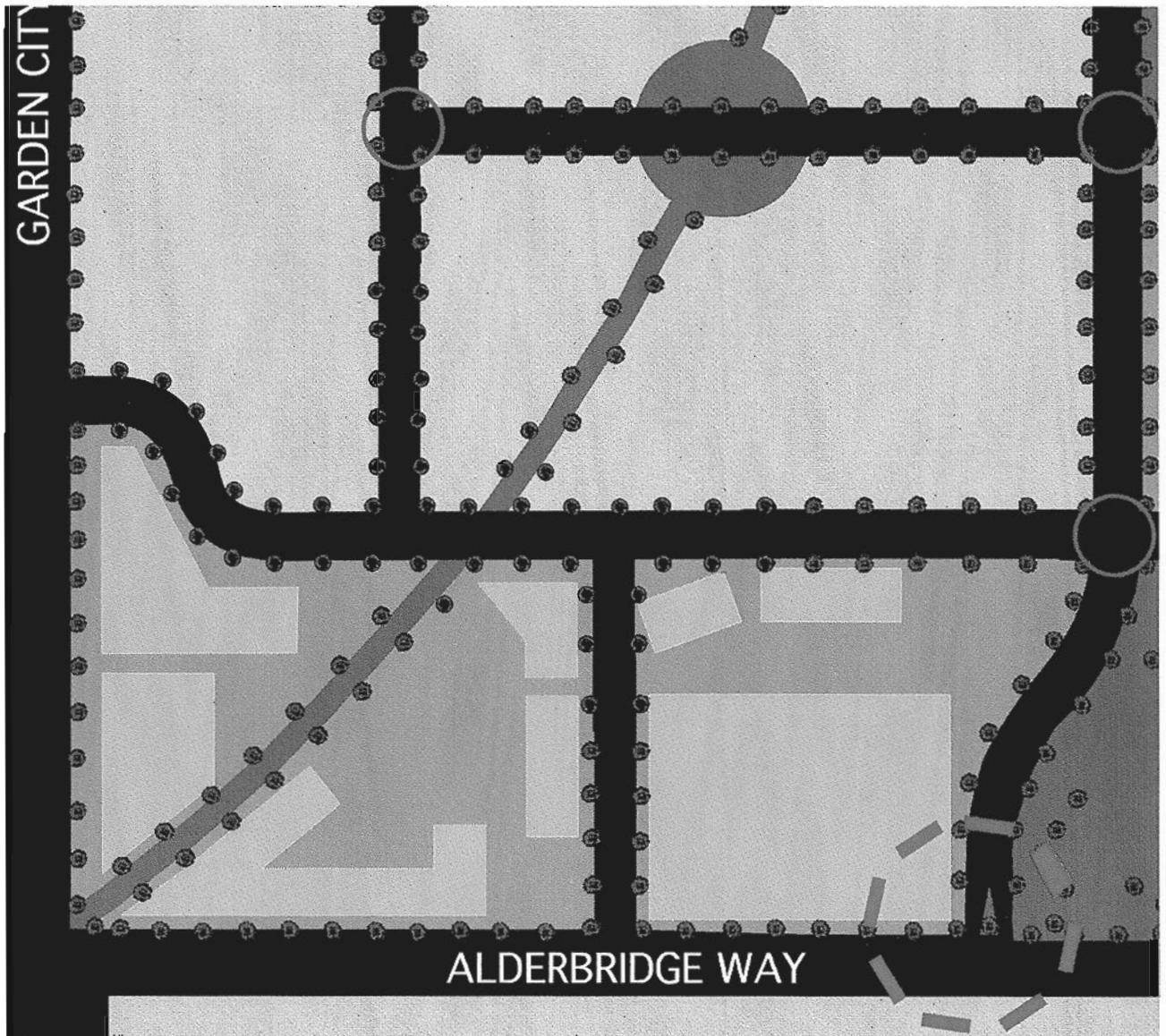
Section 5.3 - Alexandra Neighbourhood Open Space Systems Map



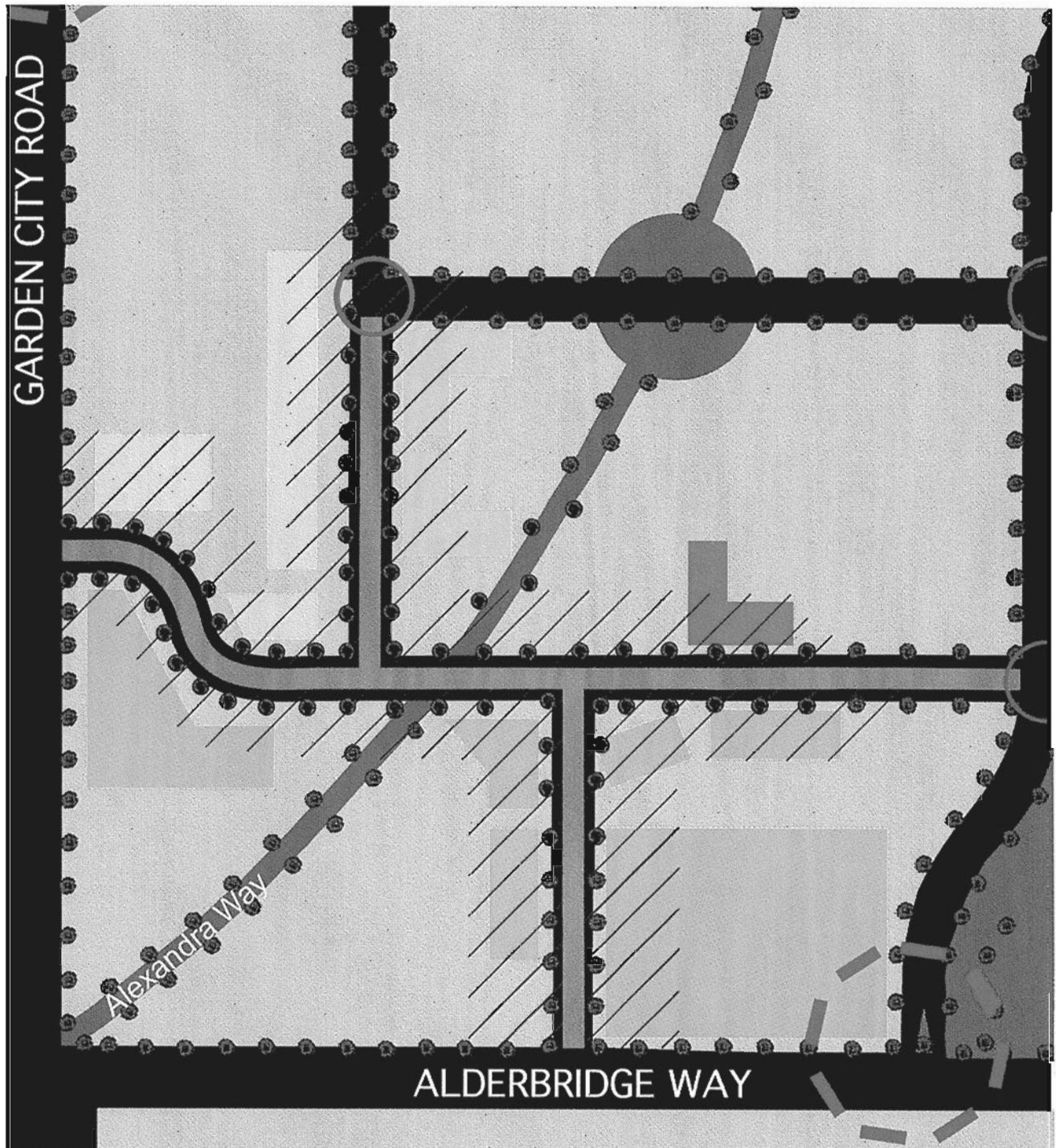
Section 8.2 - Alexandra Neighbourhood Character Areas Map



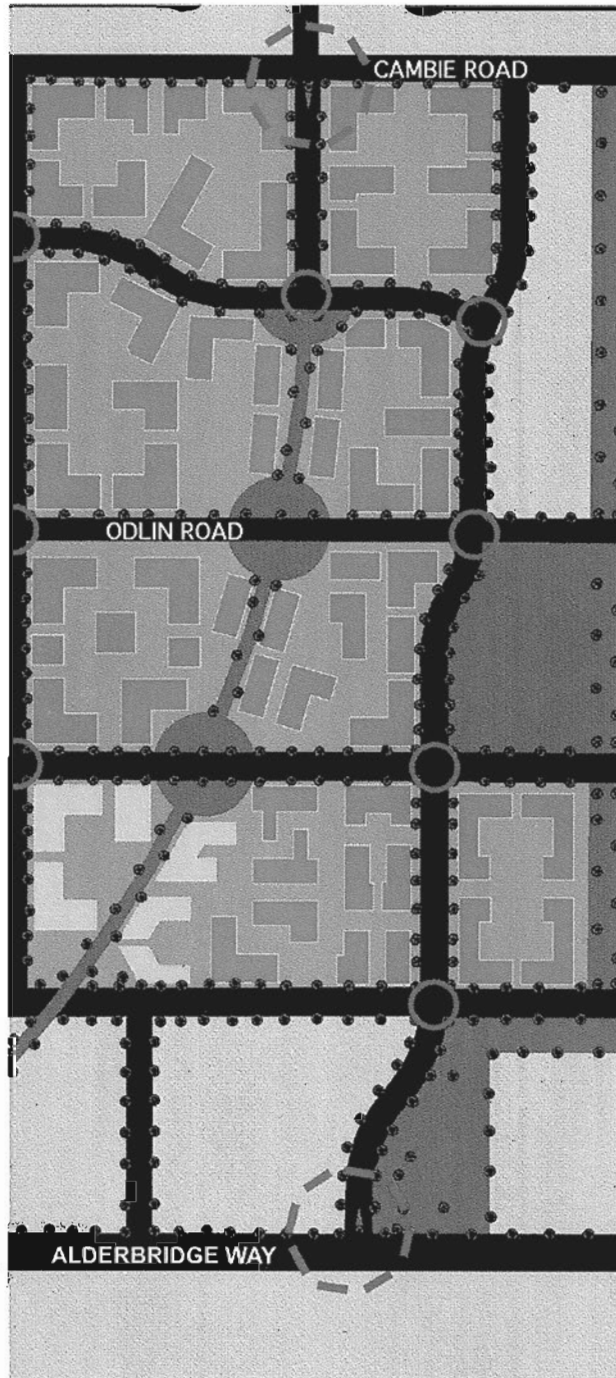
Section 8.2.2 - Character Area 2 – Mixed-Use Map



Section 8.2.3 - Character Area 3 – The High Street Map



Section 8.2.4 -Character Area 4 – Medium Density Housing Map



Section 8.2.5 - Character Area 5 – Low Density Housing Map

