



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

Monday, December 22, 2014 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9181 (RZ 14-660396)**
(File Ref. No. 12-8060-20-009181; RZ 14-660396) (REDMS No. 4381916)

PH-5

See Page PH-5 for full report

Location: 9680 Railway Avenue

Applicant: Raman Kooner and Ajit Thaliwal

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

First Reading: November 10, 2014

Order of Business:

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

PH-21

- (a) Jean and Peter de Souza, 5431 Mytko Crescent

3. Submissions from the floor.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9181.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9189 (RZ 14-658284)**

(File Ref. No. 12-8060-20-009189; RZ 14-658284) (REDMS No. 4204746 v.4)

PH-22

See Page PH-22 for full report

Location: 7571 and 7591 St. Albans Road

Applicant: Western Gardenia Garden Holdings Ltd.

Purpose: To rezone the subject properties from “Single Detached (RS1/E)” to “High Density Townhouse (RTH4)”, to permit development of 16 townhouses in a three-storey structure (two storeys over enclosed parking).

First Reading: November 10, 2014

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9189.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9194 (RZ 14-666142)**

(File Ref. No. 12-8060-20-009194; RZ 14-666142) (REDMS No. 4398541 v.2)

PH-46

See Page PH-46 for full report

Location: 5440 Moncton Street

Applicant: Oris Consulting Ltd./Citimark Properties

Page

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, to permit the property to be subdivided to create three (3) lots fronting Trites Road.

First Reading: November 24, 2014

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9194.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9196 (RZ 14-663343)**

(File Ref. No. 12-8060-20-009196; RZ 14-663343) (REDMS No. 4408486)

PH-65

See Page PH-65 for full report

Location: 10726 Hollybank Drive

Applicant: Li Qin Chen

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit subdivision into two (2) lots, with access from Hollybank Drive.

First Reading: November 24, 2014

Order of Business:

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

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9196.

☐

ADJOURNMENT

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City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: October 29, 2014

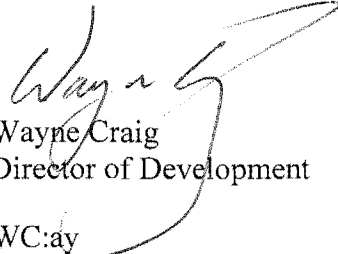
From: Wayne Craig
Director of Development

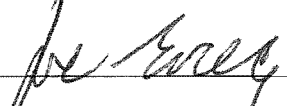
File: RZ 14-660396

Re: Application by Raman Kooner and Ajit Thaliwal for Rezoning at 9680 Railway Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, for the rezoning of 9680 Railway Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:ay

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

Staff Report

Origin

Raman Kooner and Ajit Thaliwal have applied to the City of Richmond to rezone the property at 9680 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit subdivision of the property into two (2) lots each approximately 13 m wide and 503 m² in area. Existing buildings on the property (a one-storey dwelling and an accessory detached garage) will be demolished in order to accommodate a single detached dwelling on each proposed lot with vehicle access from Mytko Crescent (**Attachment 1**). A preliminary subdivision plan of the property is provided in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North are two (2) single-family dwellings zoned “Single Detached (RS1/B)” with vehicle access from Mytko Crescent.

To the East, directly across Mytko Crescent, are single-family dwellings zoned “Single Detached (RS1/B)”.

To the South are single-family dwellings zoned “Single Detached (RS1/E)” with vehicle access from Mytko Crescent.

To the West, across Railway Avenue and the Railway Greenway, are single-family dwellings under Land Use Contract No.117.

Related Policies & Studies

2041 Richmond Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

Affordable Housing Strategy

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

The applicants propose to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction

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

Note: Should the applicants change their minds about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,748.00).

Public Input

City staff has not been notified of any concerns from the public regarding the redevelopment proposal in response to the installation of the rezoning information sign on the subject site.

Staff Comments

Background

The subject site is located on the east side of Railway Avenue and is double-fronting, with a property line on Mytko Crescent as well as Railway Avenue. The site is located in a well-established residential area in the Blundell neighbourhood. The area consists of a diverse mix of single detached homes, duplexes, low to medium-density townhouses, and Jessie Wowk School. Several surrounding sites along Williams Road, No. 2 Road and Woodward Road have undergone redevelopment in the recent past through subdivision and rezoning.

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The report and survey identify two (2) existing bylaw-sized trees on-site (marked Tag#'s 131 and 132) to be removed. One (1) bylaw-sized tree located on City property (marked Tag# 130) to be retained and three (3) bylaw-sized trees located on the neighbouring west property (marked Tag A, B and C) to be retained. The proposed Tree Retention Plan is shown in **Attachment 4**.

The City's Tree Preservation Coordinator has reviewed the Arborist's report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove both trees on-site and retain the tree on City property and three (3) trees on the adjacent property, as follows:

- Two (2) trees located on site (Tag# 131 and 132) have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

- Three (3) trees located on neighbouring property (Tag A, B and C) to be protected as per the Arborist Report recommendations.
- One (1) tree located on City property (Tag# 130) to be protected as per the Arborist Report recommendations.
- One (1) tree identified in the Arborist report as Tag# 133 is actually a hedging cedar and should not have been included in the report.

Tree protection fencing is to be installed on-site to City standard around the drip line of Tree Tag A, which encroaches onto the subject site, and around the drip line of Tree Tag# 130 located on City property. Tree fencing is to be installed to the satisfaction of City standards and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and structures and must remain in place until all construction and landscaping works are completed on-site. The Arborist's Report indicates that two (2) trees on neighbouring property (Tag B and C) do not require protection within the subject site as they are located at a higher elevation with a retaining wall above the property line.

Consistent with the 2:1 tree replacement ratio specified in the OCP, the applicant is required to plant four (4) new trees on the subdivided properties (two (2) per future lot). To ensure that the replacement trees are planted and maintained, and that the yards of the two (2) future lots facing Railway Avenue will be enhanced, the applicants must submit a landscape plan (prepared by a registered Landscape Architect) to the satisfaction of the Director of Development prior to final adoption of the rezoning bylaw. The landscape plan must be submitted along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including the four [4] replacement trees, fencing, paving and installation costs). City staff have reviewed the proposed redevelopment and recommends that the two (2) rows of hedges located on City property adjacent to the subject site along Railway Avenue be retained.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the protection zone of Trees Tag A and Tag# 130. The contract must include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

To ensure the protection of the tree located on City property (Tag# 130), the applicant is required to submit:

- A security in the amount of \$1,000. Following completion of construction and landscaping activities on-site, the security will not be released until the applicants submit the post-construction impact assessment report.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicants are required to register a Flood Indemnity Covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of Mytko Crescent.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Mytko Crescent in order to match the frontage works on the properties immediately north and south of the subject site and to comply with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Prior to final adoption of the rezoning bylaw, road dedication to the City of approximately 6 m on Mytko Crescent will be required. A sidewalk is to be reinstated to City standard along the existing driveway located along the property line facing Railway Avenue.

Subdivision

At subdivision stage, the applicant will be required to pay servicing costs and enter into a standard Servicing Agreement for the design and construction of engineering infrastructure upgrades along Railway Avenue and Mytko Crescent described in **Attachment 5**, including the following:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicants have confirmed building design at the Building Permit stage, the applicants must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Install approx. 25 m of 150 mm diameter water main along the Mytko Crescent frontage and join up with the existing 150 mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.
- Disconnect the existing 20 mm diameter water connection from Railway Avenue and at the main. Install two (2) new 25 mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two (2) new lots. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100 mm diameter connections at the common property line for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).
- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.
- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150 mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100 mm diameter connections for servicing the two (2) new lots. Details to be finalized in the Servicing Agreement designs.

Analysis

The proposed rezoning and subdivision would comply with the OCP land use designation. The proposal is also consistent with the pattern of development on the properties immediately north and south of the subject site, as well as the primarily single-family form and character of its surrounding neighbourhood.

Financial Impact or Economic Impact

None.

Conclusion

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

The applicants have agreed to the list of rezoning considerations (signed concurrence on file) included in **Attachment 5**.

On this basis, City staff recommends support for this rezoning application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9181 be introduced and given first reading.



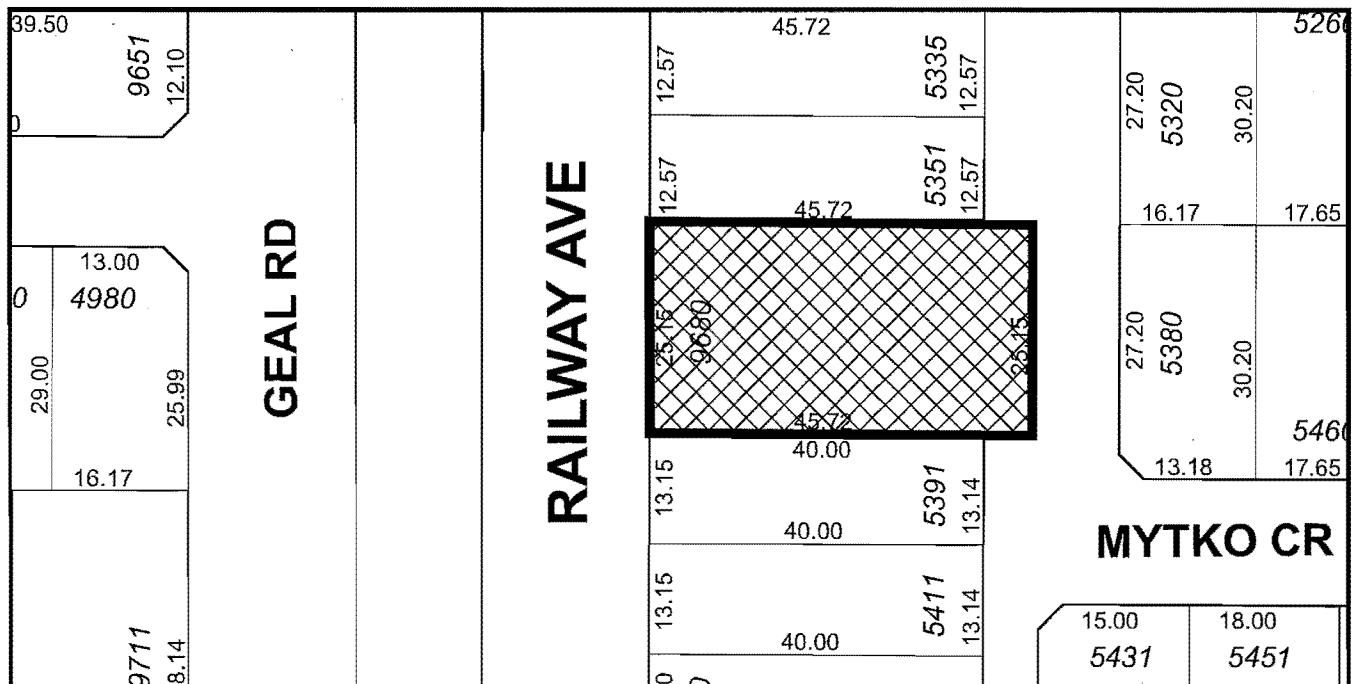
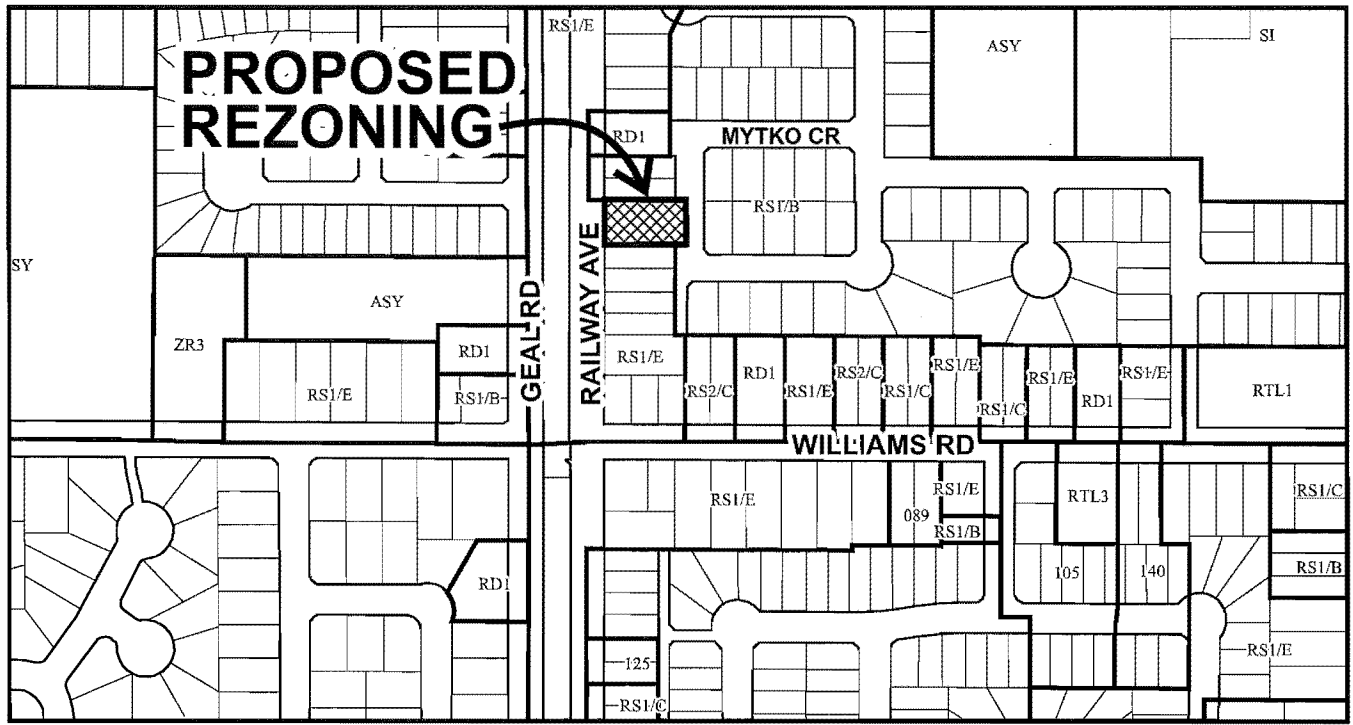
Andrew Yu
Planning Technician (Temp)

AY:rg

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



City of
Richmond



RZ 14-660396

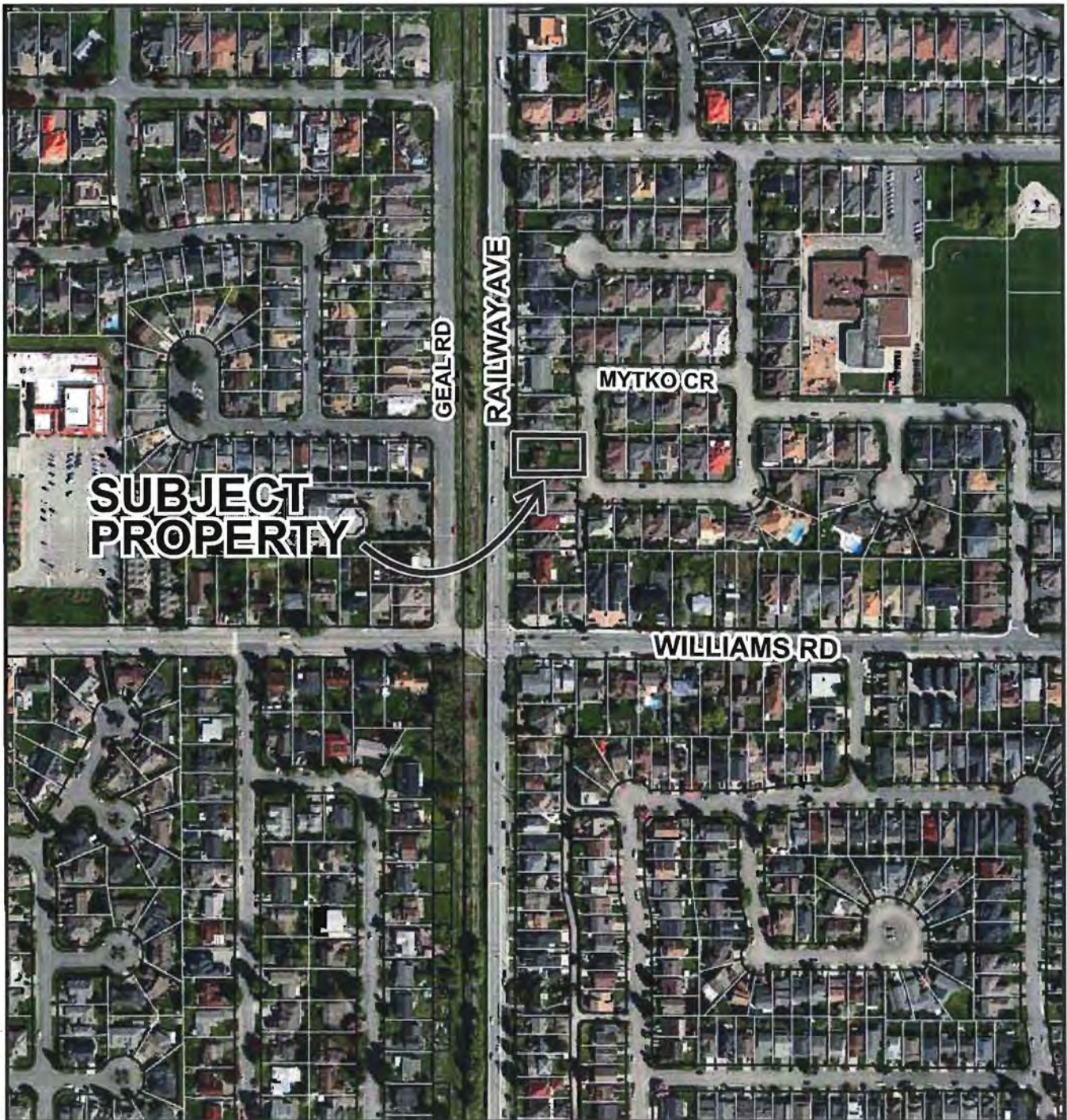
Original Date: 04/14/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-660396

Original Date: 04/15/14

Revision Date:

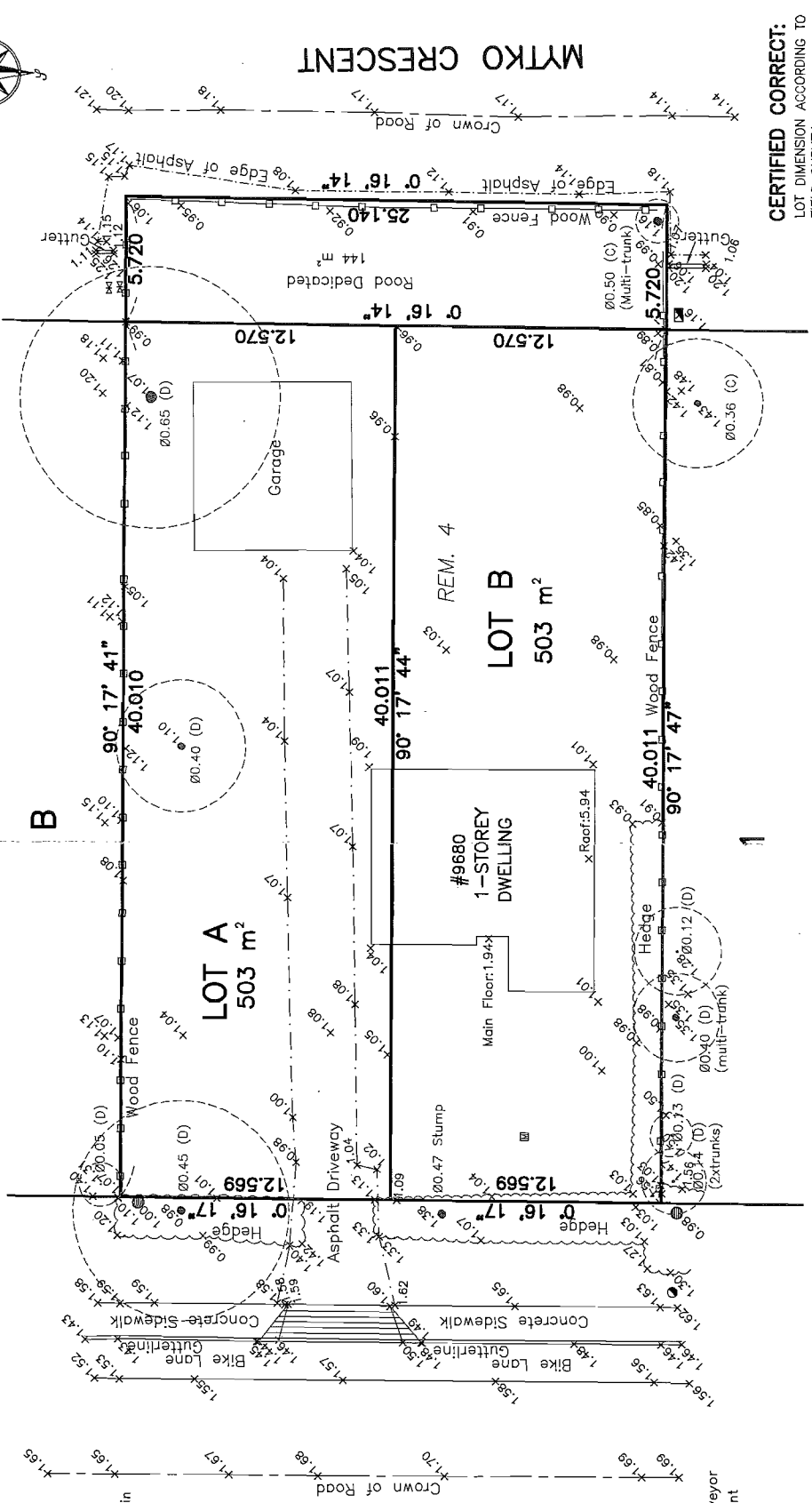
Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF THE SOUTH LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN 64533;
BLOCK C SECTION 25 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353**

#9680 RAILWAY AVENUE,
RICHMOND, B.C.
P.I.D 001-568-868

- LEGEND:**
- (c) denotes coniferous
 - (D) denotes deciduous
 - denotes power pole
 - denotes round catch basin
 - denotes catch basin
 - denotes water meter
 - denotes water valve

SCALE: 1:200
15 10 5
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. 5426
FB-240 P147-149
Drawn By: TH

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
FEBRUARY 11th, 2014

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234, Control Monument 77H4891
Located at Cl Gibbons Dr & Gamba Dr, E side of grass median
Elevation = 1.125 metres

DWG No. 5426-TOPO



RZ 14-660396

Attachment 3

Address: 9680 Railway Avenue

Applicant: Raman Kooner and Ajit Thaliwal

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Narwal & Narwal Enterprises Ltd. / 0992414 B.C. Ltd.	To be determined
Site Size (m²):	1,150 m ²	503 m ² (south lot) 503 m ² (north lot)
Land Uses:	One (1) single detached	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, Structures & non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front Yard & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	360 m ²	Proposed North Lot: 503 m ² Proposed South Lot: 503 m ²	none
Lot Width:	Min. 12 m	Proposed North Lot: 12.6 m Proposed South Lot: 12.6 m	none
Lot Depth:	Min. 24 m	Proposed North Lot: 40 m Proposed South Lot: 40 m	none

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



Rezoning Considerations

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

Address: 9680 Railway Avenue

File No.: RZ 14-660396

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9181, the developer is required to complete the following:

1. Six (6) metre road dedication along the entire east frontage (facing Mytko Crescent).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

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

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1000 for one (1) tree located on City property to be retained. Following the completion of all construction and landscaping activities on-site, the security will not be released until the applicants submit a post-construction impact assessment report from a Certified Arborist.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,748.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

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

At Subdivision* and Building Permit* Stage, 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 11.17.

Initial: _____

2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 218 L/s of water available at a 20 psi residual at the Railway Avenue frontage, and 74 L/s of water available at 20 psi residual at the Mytko Crescent frontage before the recommended upgrades as prescribed below. After the recommended upgrade there will be 119 L/s of water available at 20 psi residual at the Mytko Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Install approx. 25m of 150mm diameter water main along the Mytko Crescent frontage and join up with the existing 150mm diameter water main at the north and south property line following the same alignment. Details to be finalized in the Servicing Agreement designs.
- Disconnect the existing 20mm diameter water connection from Railway Avenue and at the main. Install two new 25mm diameter connections from Mytko Crescent complete with meter boxes at the new property line to service the two new lots. Meter boxes must be placed on grass boulevard outside of private fence at minimum 1m away from paved driveways and walkways.

Storm Sewer Works:

- Cut and cap the existing storm connection at the IC on Railway Avenue at the NW corner of the property. Install a new Type II IC at the common property line on Railway Avenue complete with two 100mm diameter connections at the common property line for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.
- Boulevard must be graded towards the ICs to prevent storm water from ponding on the boulevard, road, driveways and walkways.

Sanitary Sewer Works:

- In addition to the road dedication requirements by Transportation, provide a 3 m wide sanitary rights-of-way along the full frontage of the northern lot, and extend 1.5m into the frontage of the southern lot (at the NE corner).
- Upgrade the existing IC at the SE corner of 5351 Mytko Crescent to a manhole.
- Remove the existing sanitary IC near the NE corner of the property, and extend the existing 150mm diameter sanitary sewer lateral south to a new IC at the common property line complete with two 100mm diameter connections for servicing the two new lots. Details to be finalized in the Servicing Agreement designs.

Note:

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

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

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

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

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9181 (RZ 14-660396)
9680 Railway Avenue**

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

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

P.I.D. 001-568-868

The South Half Lot 4 Except: Part Subdivided by Plan 64533; Block C Section 25 Block 4
North Range 7 West New Westminster District Plan 1353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9181"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 10 2014



MAYOR

CORPORATE OFFICER

To Public Hearing	
Date:	Dec. 22 2014
Item #	1
No.	
BYLAW 9181	
RZ 14-660396	

		INT
	DW	
	NO	
	DB	
	HB	HB

CityClerk

From: Peter Paul desouza [peterpauldesouza@telus.net]
Sent: December 16, 2014 14:34
To: CityClerk
Cc: Peter Paul de Souza
Subject: Council Meeting 22 December 2014 - Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Importance: High

Categories: 12-8060-20-9181 - RZ 14-660396 - 9680 Railway Ave

Dear sir/madam,

Re: Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Location: 9680 Railway Avenue
Purpose: To rezone subject property from "Single detached (RS1/E) to Single detached (RS2/B) to permit the property to be subdivide into two (2) lots
With access from Mytko Crescent.

We the owners of the property located on 5431 Mytko Crescent, have no objection to the rezoning of the lot to (RS2/B).

However we do have very grave concerns about the access tom Mytko crescent – If the boundaries of the subject property remain the same.

The current East side boundary of the subject property juts into Mytko crescent , by some 5.72 meters.

Southside properties 5411 and 5391 Mytko crescent have an West to east depth of 40.00 ft – whereas the subject property extends to 45.72 feet.

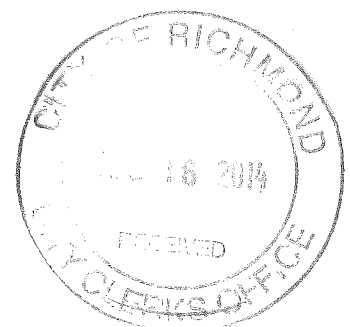
This extra 5.72 feet creates a very restrictive passage on Mytko Crescent at this point. Currently there is a fence at that boundary level, then cars parked

Leaving just enough space for one car to pass at a time

If Access to Mytko Crescent is granted is going to create enough further congestion.

We are unable to attend the meeting on Monday the 22nd, but would appreciate you raising this concern and objection to the Mytko Crescent access if the property boundaries remain as currently stated.

Jean A and Peter P de souza





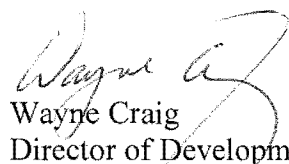
City of Richmond

Report to Committee Planning and Development Department

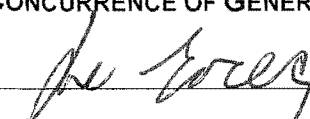
To: Planning Committee **Date:** October 27, 2014
From: Wayne Craig **File:** RZ 14-658284
Director of Development
Re: Application by Western Gardenia Garden Holdings Ltd. for Rezoning at 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, for the rezoning of 7571 and 7591 St Albans Road from "Single Detached (RS1/E)" to "High Density Townhouses (RTH4)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:db

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

Staff Report

Origin

Western Gardenia Garden Holdings Ltd. has applied to the City of Richmond for permission to rezone 7571 and 7591 St Albans Road from the "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH4)" zone in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated property. A location map is provided in Attachment 1.

Project Description

The proposed development site is located at the north-west corner of St. Albans Road and Jones Road in the City Centre area. The consolidated site will be approximately 0.475 acres in size.

The applicant's proposal is to build a 1,626.36 m² (17,506 ft² net) medium density, ground-oriented, 3 storey townhouse project on the consolidated lot. The development will contain 16 dwellings ranging in size from 97.5 m² (1,054 ft²) to 140.5 m² (1,512 ft²). The units are proposed to be a mix of two, three and four bedroom dwellings. All of the units will have private outdoor areas both at grade and on the elevated podium overtop the parking structure. A 114 m² shared outdoor amenity space will be located on the elevated podium. The parking area will be organized similar to an apartment parkade with a common gated vehicle entrance but each unit having its own garage space with individual garage doors inside the parkade.

Ten of the homes will have direct pedestrian access from either St. Albans Road or Jones Road. Six homes will have pedestrian access from an asphalt walkway that will run along the site's western property boundary leading to Jones Road. A single vehicle access will be provided from Jones Road.

The grade of the site will be kept close to the existing grade (i.e. approximately two feet below the adjacent public sidewalk) to facilitate the retention of a row of large trees within the St. Albans and Jones Road frontages partially on the lot and partially on City lands.

Conceptual development plans are provided in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: a two and a half storey townhouse development on an 823 m² sized lot zoned "Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)".

To the East: A new 23 unit three storey townhouse development (DP 11-585139 issued May 28, 2012) on a 3,408 m² sized lot zoned "High Density Townhouses (RTH4)".

To the South: an existing four storey apartment building on a large 6,059 m² lot zoned “Medium Density Low Rise Apartments (RAM1)” located on the south-western corner of Jones Road and St. Albans Road. On the south-eastern corner of Jones Road and St. Albans Road is a 3 storey, 10 unit townhouse complex (DP 00-175356 – issued May 14, 2001).

To the West: an existing four storey apartment building on a large 16,396 m² lot zoned “Medium Density Low Rise Apartments (RAM1)”. General Currie School and park space are located just to the west at 8191 Jones Road/8220 General Currie Road (approximately 400m away).

Related Policies & Studies

Official Community Plan and the St. Albans Sub-Area Plan

The Official Community Plan designates the subject properties as “Neighbourhood Residential” (i.e. areas where the principal uses are single family, two-family and multiple family housing [specifically townhouses]).

The St. Albans Sub-Area of the City Centre, designates the properties for "Multi-Family Low Rise (3 Storey apartments, Townhouses, Two-Family or Single-Family Dwellings)".

The proposed two storey over parking (effectively 3 storey) townhouse development will comply with both the OCP and the St. Albans Sub-Area Plan land use designations.

Flood Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel 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 will make a cash contribution of \$2.00 per buildable square foot as per the Strategy for a contribution of \$37,236.60. This amount has been included in the Rezoning Considerations to be met prior to Rezoning adoption.

Public Art

In response to the City’s Public Art Program (Policy 8703) the developer has advised that they will make a voluntary contribution to the City’s public art fund. A voluntary contribution of \$14,336.09 to the public art fund is included in the rezoning considerations.

Public Input

To time of writing, no comments have been received from the public on this application. Appropriate signage for the Rezoning application has been posted on the property.

Staff CommentsSite Servicing and Frontage Improvements

The development project will require a separate Servicing Agreement prior to Building Permit issuance to address anticipated engineering off-site servicing requirements. The off-site works include, but are not limited to, the following:

- Disconnection of two existing water service lines and capping the lines at the water main;
- Installation of a new water service;
- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
- Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
- Install a new storm inspection chamber, a service connection, and lawn basins as required;
- Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road; and
- Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.

The Rezoning Considerations (Attachment 4) include a requirement for the proponent to enter into a Servicing Agreement for the design and construction of the off-site works prior to Building Permit issuance.

Tree Impacts and Replacements

The Arborist's report (Michaels J. Mills Consulting, dated October 8, 2014) identifies 21 Bylaw sized trees found on the site. Of these, the report indicates that 14 will be removed due to either poor health or conflicts with the proposed development. In addition, Cedar hedge rows along the northern, western and southern property boundaries plus a hedge near the centre of the site will be removed. The hedge row was reviewed by the City's Tree Preservation Officer who has agreed that their removal is appropriate due to the conflict with the sewer right of way, their location approximately 1 meter below the adjacent road and the fact that they have been previously topped.

Seven significant trees, five along St. Albans Road and Jones Road and two along the west property line, will be retained. Because of their size (the largest being a 120 cm diameter Western Red Cedar) and their location (i.e. at or near the property line), special measures are proposed in consultation with the City to ensure the best chance for the survival of these retained trees. A tree management plan showing the location of the trees proposed for removal and retention is included in the plan submission accompanying this report.

The Rezoning Considerations include a required for a qualified Arborist to be retained and to work with the City Parks Arborists through the site development of this project. Tree replacements will be sought at two for one through the Development Permit review as per the Official Community Plan.

Traffic Movement Through the Site

A traffic impact analysis, inclusive of an internal vehicle movement assessment, was undertaken by Bunt & Associates Transportation Planning and Engineering. Their analysis (report dated March 6, 2014 with supplemental turning radius diagrams to October 2, 2014) indicates that clear two way vehicle movement can be accommodated on the site and within the proposed building parkade. No additional off-site traffic related requirements will be needed in order to accommodate the proposed development. Bunt's analysis also confirms that the proximity of the driveway access is within acceptable safety limits to the Jones Road - St. Albans Road intersection. The Transportation Division has reviewed and accepted this study and its findings.

With the noted exception of the variance request to accommodate seven small car stalls, the proposed design complies with the parking provisions of Zoning Bylaw 8500.

Analysis

Official Community Plan Compliance

The proposed development will conform to both the Official Community Plan "Neighbourhood Residential" land use designation and to the St. Albans Sub-Area Plan "Multi-Family Low Rise" land use designation. The site has good proximity to nearby schools (Garden City Elementary and R.C. Palmer Secondary School (a four to five minute walk).

Requested Variances

The proponent has identified three variances from the site's proposed "High Density Townhouses (RTH4)" zoning. The requested variances are as follows:

1. Reduce the minimum building side yard setback from 4.5 m to 3.9 m at the southeastern corner of the building. At that location the building comes closer to the 4 by 4 corner cut required adjacent to the St. Albans Road and Jones Road intersection.
2. Increase the maximum bay window projection from 0.6 m to 0.9 m at the southern side of the building adjacent to Jones Road. The Zoning Bylaw allows a 0.6 m projection into the exterior side yard.
3. Vary the Zoning Bylaw, to allow small car parking at the site. Under section 7.5.13 of the Zoning Bylaw no small car stalls would be permitted for a project of this size. The variance would allow 7 small car stalls. Staff's preliminary assessment of this variance request is that two of these stalls are surplus stalls as the proponent is proposing to provide more overall stalls than required by the Bylaw. The remaining 5 small stalls represents approximately 18% of the total parking which is significantly less than the 50% threshold for developments with 31 or more parking stalls.

More detailed analysis and staff commentary on these variance requests will be addressed through the Development Permit review.

Sustainability Features

On September 2, 2014, Council adopted Bylaw 9147 requiring all new townhouses to be designed to EnerGuide 82 standards or higher and to retain a certified energy advisor (CEA) to complete an evaluation report. An additional design requirement identified in the Bylaw is that new townhouses are to be solar hot water-ready. The applicant is aware of, and has committed to meeting, these requirements in this project as the site is not within a district energy utility area.

The Rezoning Considerations include requirements for registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Submission of the evaluation report will be required prior to the Development Permit application being submitted to the Development Permit Panel.

In addition to the EnerGuide 82 response, the proponent has identified a number of elements they proposed to incorporate into the development to improve the overall sustainability of the project including:

- construction of a green roof and open space over portions of the parkade;
- preservation of on-site mature trees (the building design and FCL have been adjusted to preserve these trees);
- low voc paints on interior spaces;
- use of durable, low maintenance surfaces on building exteriors;
- locating buildings and windows to maximize natural light and ventilation;
- use of permeable surfaces wherever possible (e.g., interlocking grass pave at the visitor parking area);
- enhancing an existing swale with native and naturalized planting;
- incorporating "energy star" appliances and light bulbs in each unit; and
- use of drought tolerant and native plants within the site's landscaping.

Amenity Space

Amenity space provisions under the City Centre Area Plan (section 3.1.8 Multiple-Family) seek to ensure adequate access to indoor and outdoor amenities in new multiple-family developments throughout the City Centre. The proposed project will provide additional outdoor amenity space equal to approximately 192 m² to comply with the Area Plan. Staff will review this provision through the Development Permit application as the project continues to be refined.

The Applicant proposes to address the indoor amenity space requirements through a cash in lieu contribution of \$1,000.00 per unit in accordance with Policy 5041. A voluntary contribution of \$16,000.00 is included in the rezoning considerations.

Development Permit Issues

The Rezoning Considerations include a requirement for substantive completion of a Development Permit prior to Rezoning adoption. Based on the submission to date, staff will be

monitoring to ensure that a number of design related issues are addressed through the forthcoming Development Permit review including:

- Confirmation that the proposed design generally meets the Development Permit guidelines
- Ensuring that the landscaping plan addresses all the tree replacement requirements as per the Official Community Plan;
- Submission of an acceptable report by a Certified Energy Advisor prior to the formal review by the Development Permit Panel;
- Confirmation of the site grading to allow preservation of the retained trees;
- Confirmation of the aging in place and convertible unit elements are incorporated into the Development Permit plans;
- Detailing of all sustainability measures incorporated into the design; and
- Additional issues as may be identified as part of the Development Permit review process.

Financial Impact or Economic Impact

None.

Conclusion

The proponent has put together a well developed and detailed proposal for rezoning of the subject properties in order to construct 16 townhouses in a three storey structure (2 storeys over enclosed parking) on the consolidated lot. Significant efforts were made to address staff concerns and prepare a plan that would be appropriate to the neighbourhood. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 be introduced and given first reading.



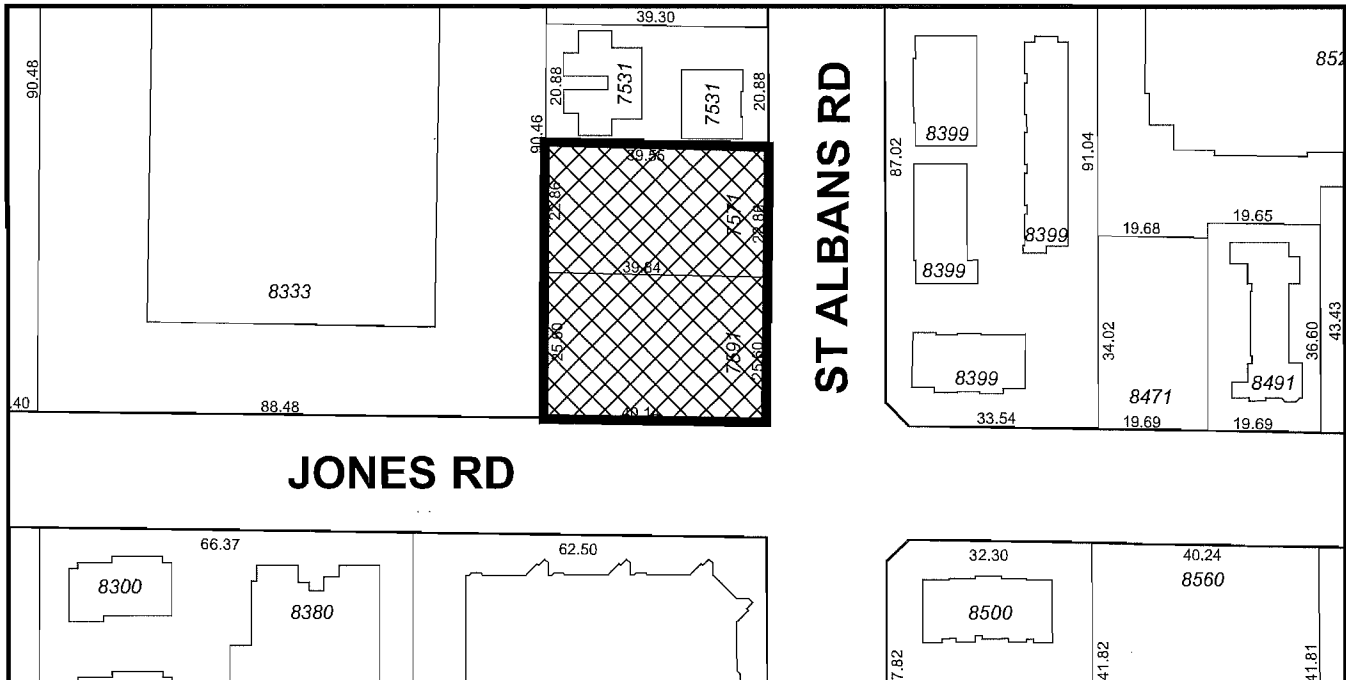
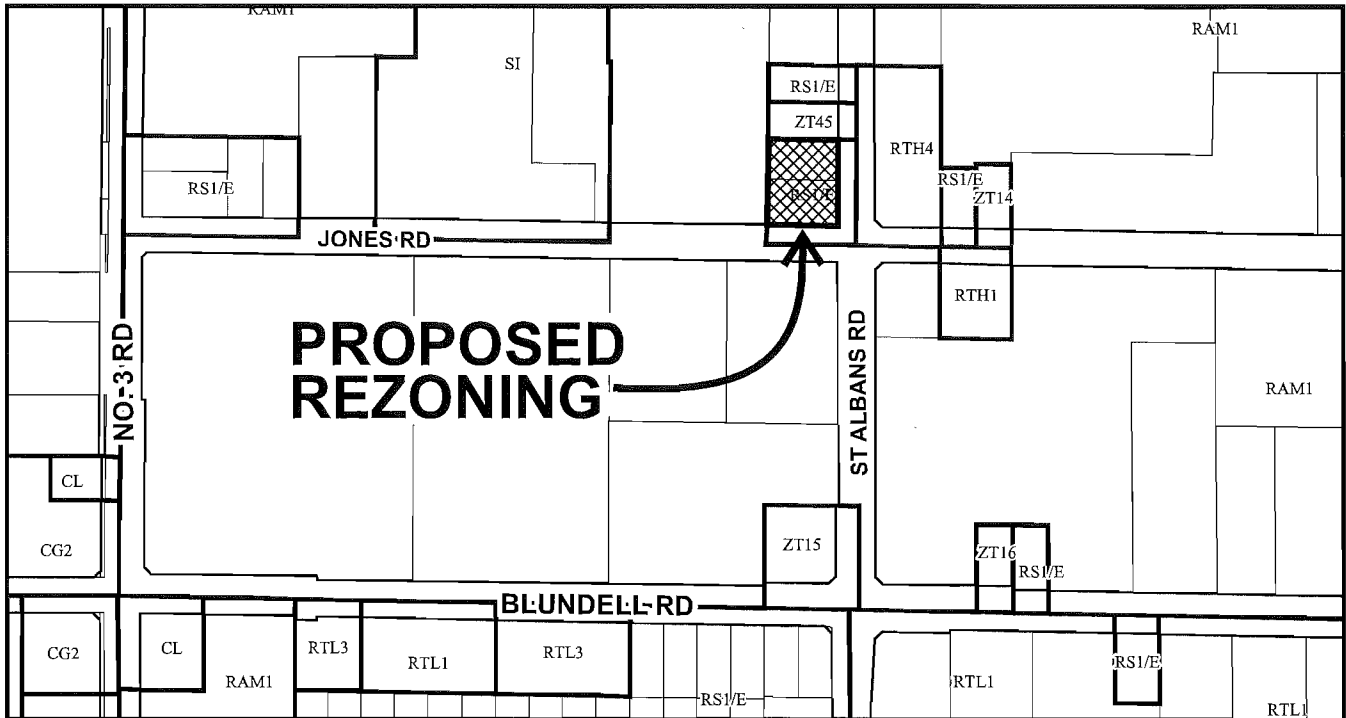
David Brownlee
Planner 2

DCB:cas

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



City of Richmond



RZ 14-658284

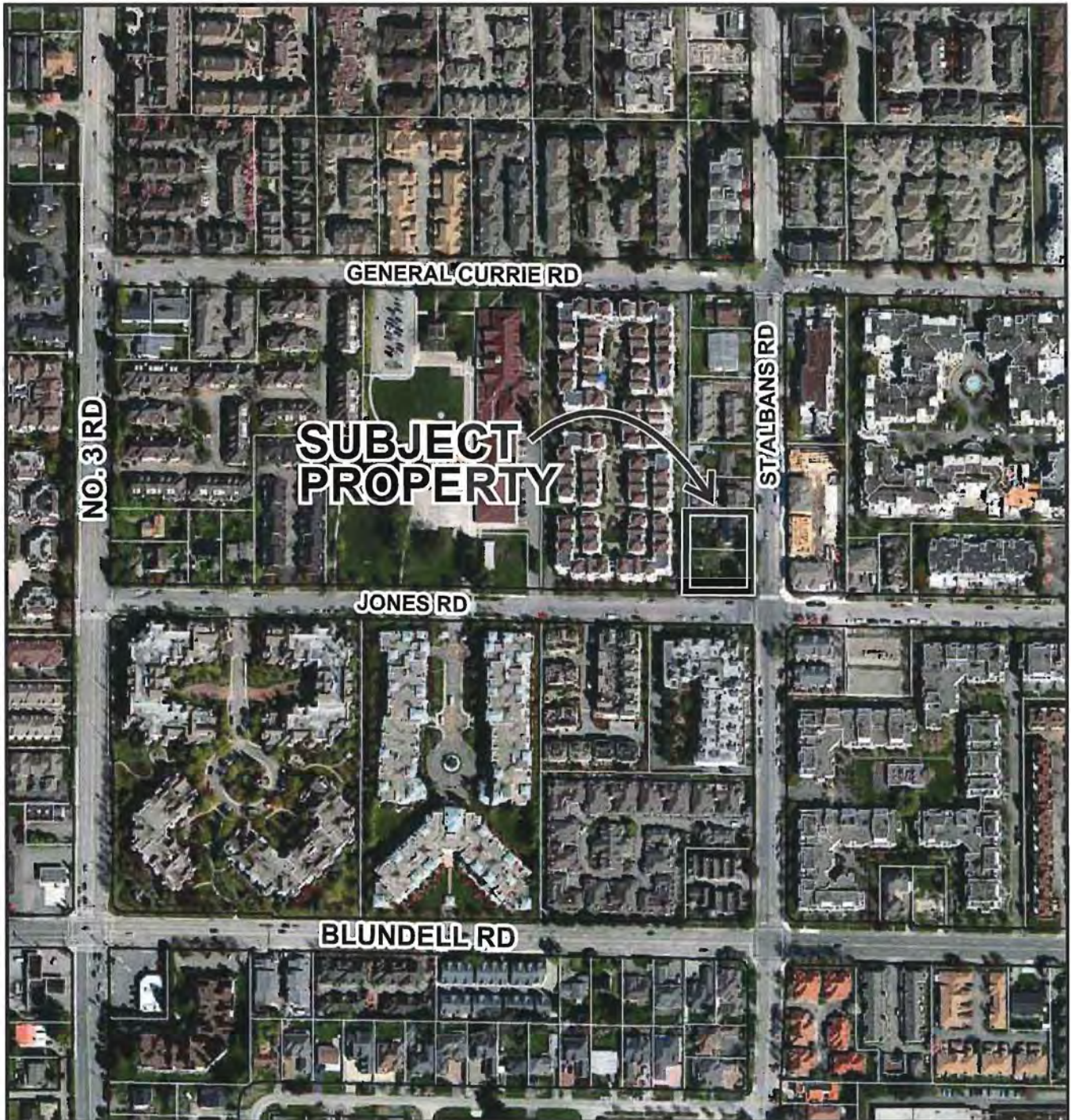
Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

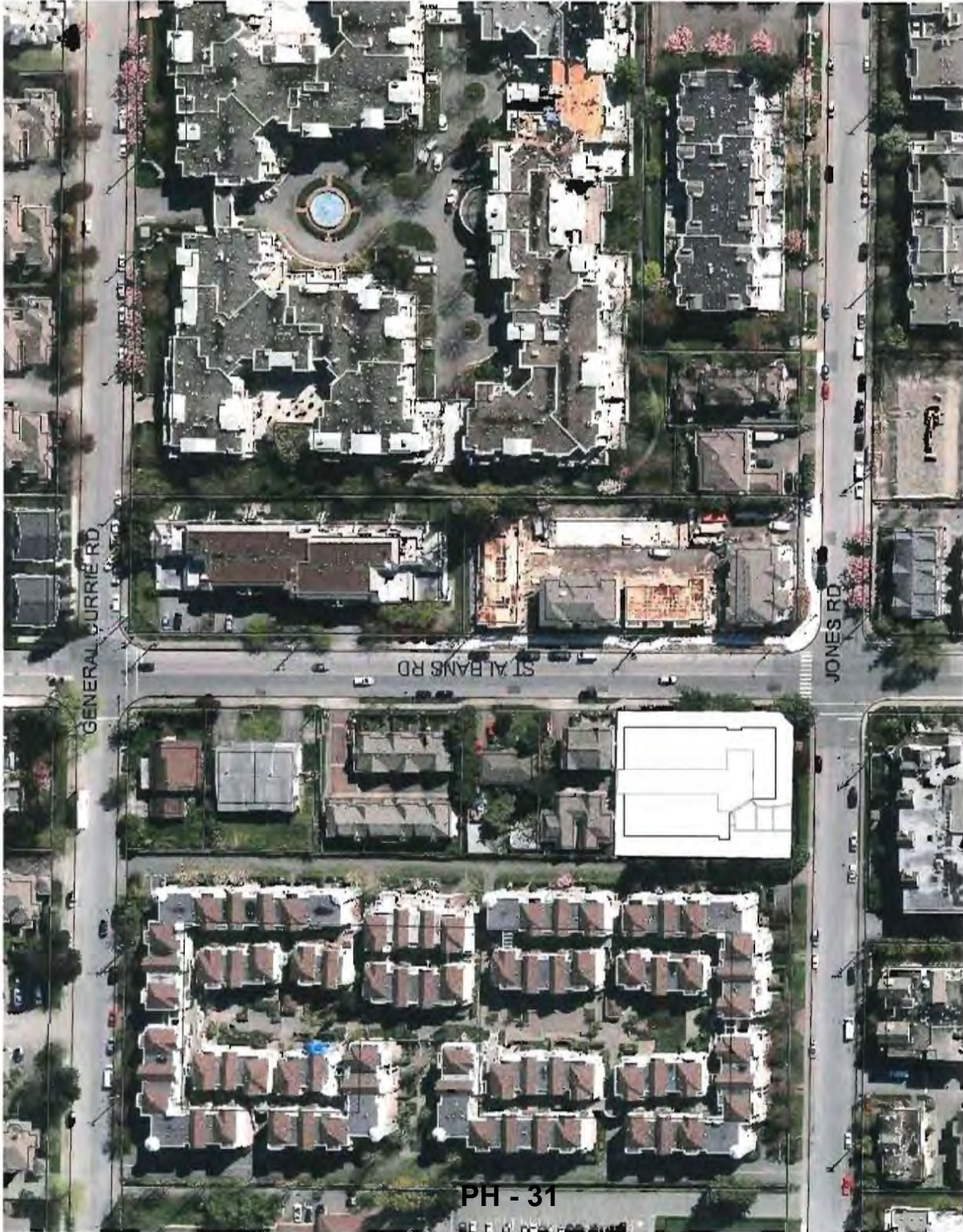


RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



PH - 31

Development Statistic

Gross Site Area	1,930 sqm (20,714 sq ft)
Dedication Site Area	8 sqm (87 sq ft)
Net Site Area	1,922 sqm (20,687 sq ft)
Zoning	RTH4
Proposed Net Floor Area	1609.09 sqm (17,220 sq ft)
Proposed FAR	0.837
No. of Units	16
Density (U/P)	33.7
Required Lot Coverage	45%
Proposed Lot Coverage	44.2%
Required Building Height	12.00 m
Proposed Building Height	11.03 m
Required Setback:	
Front Yard (St. Albans Road)	4.50m
Side Yard (St. Albans Road)	4.50m
Side Yard (Jones Road)	2.00m
Corner of St. Albans & Jones Road	4.50m
Proposed Setback:	
Front Yard (St. Albans Road)	4.50m
Side Yard (St. Albans Road)	3.50m
Side Yard (Jones Road)	4.54m
Corner of St. Albans & Jones Road	3.62m
Max. 0.6 m projection of bay window	2.00m
Max. 0.6 m projection of bay window	2.00m
Corner of St. Albans & Jones Road	3.90m
Parking requirement:	
Residential 1.4 car/unit (City Center Parking)	23
Visitor 0.2 car/unit	4
Total Required	27
Handicap Stall	1
Parking Provided: Standard Stall	18
Small Stall	7
Visitor Provided	4
Total Provided	29
On-site Bicycle Parking Requirements:	
Class 1: 1.25 per unit	20
Class 2: 0.2 per unit	4
Total Class 1 Stalls Provided	20
Total Class 2 Stalls Provided	4

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**GARDENIA
GARDENS**
7571-7591 St Albans Rd
82 14-55884 & 07 14-60285
07/2023 & 2014

FOUGERE
architecture inc.

200-1401 Dufferin Street
Scarborough, ON M1S 1B4



**CONTEXT
PLAN**

SCALE 1" = 40'-0"

ATTACHMENT 2

ZONING ANALYSIS

RTH4 Zoning District	Zoning Requirement	Our Design
8.8.1 Purpose	High Density town housing (City Center)	complies
8.8.2 Permitted uses	Housing, Town	complies
8.8.4.2.d) Permitted Density	0.90 FAR	complies
8.8.5 Lot Coverage	45% maximum	complies
1. buildings	70% maximum	complies
1. non-porous	20% minimum	complies
1. live plants	4.5 m	complies
8.8.6 Yards & Setbacks	variance required (3.9 m)	complies
1. front yard, exterior side yard or rear setback	4.5 m	complies
corner of St Albans & Jones Road	2.0 m	complies
2. interior side yard	1.2 m	complies
3. line setback	12.0 m (3 stories)	complies
8.8.7 Permitted Height	20.0 m	complies
8.8.8 Minimum Lot Size	30.0 m	complies
1.a. minimum lot width	800 sq	complies
2. minimum lot depth	23 stalls (1.4 car/unit)	complies
3.a. minimum lot size	4 stalls (0.2 car/unit)	complies
8.8.10 On-Site Parking and Loading	variance required (7 mail cars)	complies
7.7.2.1 residential	1 stall (2% of stalls)	complies
7.5.13 small car	1.25 spaces/unit	complies
7.5.14 handicap	33% of required	complies
7.14.10 On-site Bicycle	0.2 spaces/unit	complies
Class 1		
Class 2		
8.7.11 Other Regulations		
4.4.1. density calculation exclusion		
a. 10% of floor area for covered area		
b. maximum of 50 sq m for garage		
c. exclusion of 10 sq m of stairs & entry		
4.9.4. bay window projection		
front yard		
side or rear yard		
4.9.5. entry stairs projection		
front lot line		
side or rear lot line		
4.9.6. balconies & porches projection		
front, exterior side & rear yard		
4.9.7. gateways, pergolas		
4.11.3. cantilevered foot, eaves & gutters into the yard		
4.16. accessible unit		

FLOOR AREA CALCULATION											
Current Zoning			Proposed Zoning			Current Zoning			Proposed Zoning		
851F			RTH4			851F			RTH4		
Gross Site Area: 20,774 sf (1,910 m ²)			Net Site Area: 20,687 sf (1,922 m ²)			Gross Site Area: 20,774 sf (1,910 m ²)			Net Site Area: 20,687 sf (1,922 m ²)		
Unit Count	Unit Type	Gross Floor Area	Gross Floor Area	Unit	Gross Floor Area	Unit Count	Unit Type	Gross Floor Area	Gross Floor Area	Unit	Gross Floor Area
1	A1 (3 bedrooms)	105	554	603	1,802	1	A1 (3 bedrooms)	105	554	603	1,802
2	A2 (4 bedrooms)	273	554	603	1,802	2	A2 (4 bedrooms)	273	554	603	1,802
2	B1 (2 bedrooms)	91	464	506	1,061	2	B1 (2 bedrooms)	91	464	506	1,061
2	B2 (2 bedrooms)	182	468	512	1,163	2	B2 (2 bedrooms)	182	468	512	1,163
2	B3 (3 bedrooms)	334	469	512	1,315	2	B3 (3 bedrooms)	334	469	512	1,315
2	B4 (1 bedroom)	137	464	506	1,107	2	B4 (1 bedroom)	137	464	506	1,107
1	B5 (1 bedroom)	298	469	512	1,279	1	B5 (1 bedroom)	298	469	512	1,279
1	B6 (2 bedrooms)	79	464	506	1,049	1	B6 (2 bedrooms)	79	464	506	1,049
1	C (3 bedrooms)	332	565	615	1,512	1	C (3 bedrooms)	332	565	615	1,512
1	D (2 bedrooms)	47	467	500	1,054	1	D (2 bedrooms)	47	467	500	1,054
1	E (3 bedrooms)	104	565	599	1,268	1	E (3 bedrooms)	104	565	599	1,268
16					19,576	16					19,576

Minimum FAR	0.900
Proposed FAR	0.837

UNIT DENSITY			ACCESSORY CALC.	
Unit Count	Unit Type	Accessory Area	Accessory Area	Total Accessory Area
1	A1	383	383	383
2	A2	350	700	700
2	B1	417	834	834
2	B2	199	398	398
2	B3	363	726	726
2	B4	246	492	492
1	B5	333	333	333
1	B6	212	212	212
1	C	321	321	321
1	D	203	203	203
1	E	217	217	217
1	Elec / Mech	142	142	142
1	Garbage / Recycling	80	80	80
			5,041	5,041

Site Area	20,687 sf (1,922 m ²)	Maximum Accessory Area	477 sf
Proposed Density	38.7 sp/acre	Proposed Accessory Area	314 sf

Required Outdoor Assembly Space (6'x10')	96 sq
Required Additional Landscape Outdoor (10% of net site area)	192 sq
Required Open Space	96+192=288 sq
Proposed Open Space	114+195=310 sq

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GARDENIA GARDENS
7571-7591 St Albans Rd

42-14-64824.4 DP 14-02-URS
OCTOBER 8, 2014

FOUGERE
architecture inc.

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ALBANY, NY 12212
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fougere@fougere.ca

SITE DATA

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GARDENS**

GARDENS
7571-7591 St Albans Rd

ALZ 14-558064 & OP 14-658285

October 6, 2014

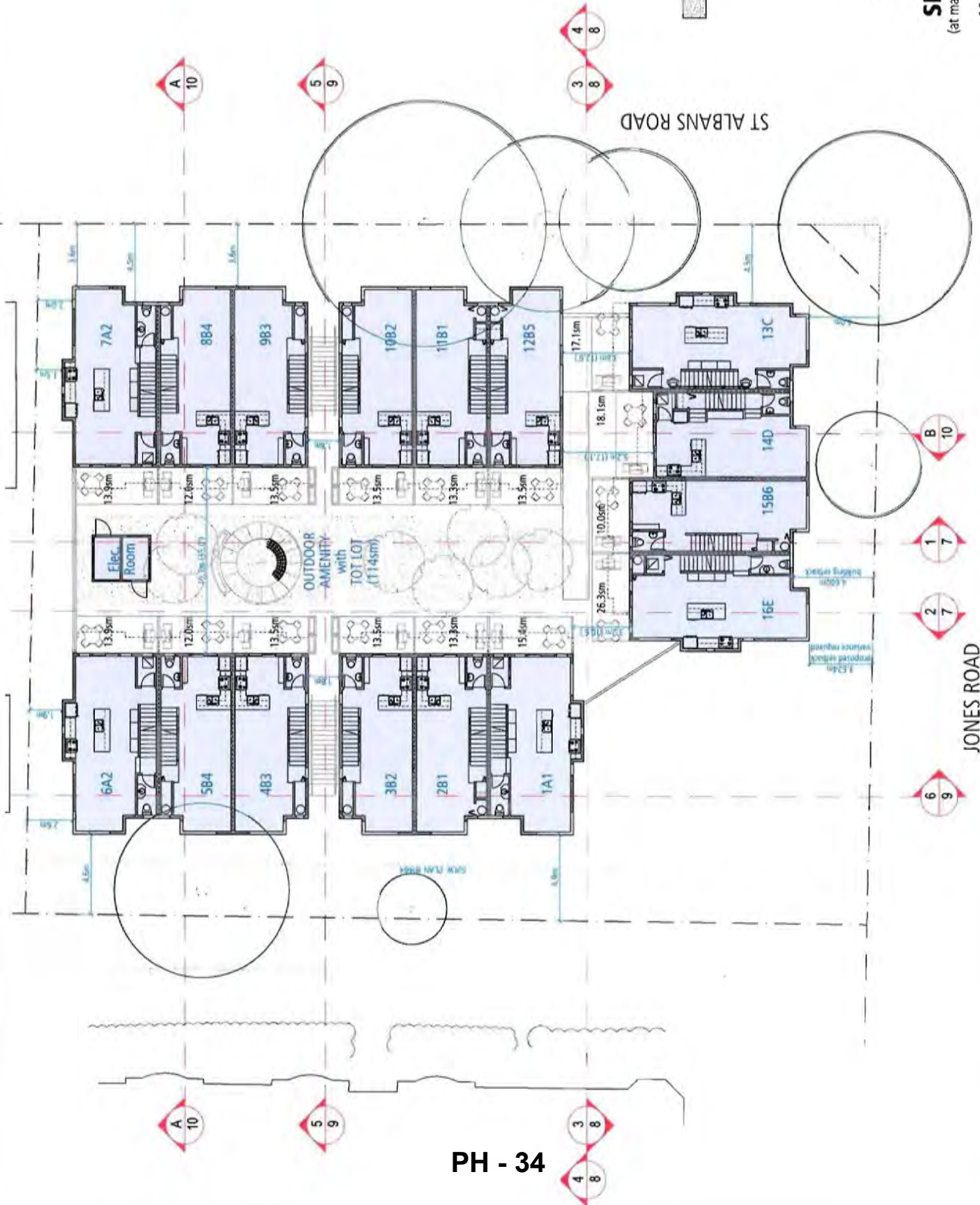


FOUGERE
architecture inc.

202 - 1425 Quebec Street
Vancouver, BC V6J 4J6
904.877.2303
bougrenarchitects.ca

1b

SITE PLAN
(at main floor - deck level)

SCALE $1/8" = 1'-0"$ 



PH - 35



STREETSCAPE Jones Road
SCALE 1/16" = 1'-0"

EXTERIOR FINISHES SCHEDULE	
1	WOOD SIDING
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3	WOOD SIDING
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ELEVATION

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**GARDENIA
GARDENS**
7571-7591 St Albans Rd
Rt 14-50894, 1P-14-50895
02/08/18, 2014

**FOUGERE
architecture inc.**

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FOUGERE@FOUGEREARCH.COM
FOUGEREARCH.COM



PH - 36



ELEVATION

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SCHEDULE	1	PARK - Asphalt Driveway - Asphalt Gray
2	WOOD SCHEDULE	2	WOOD SCHEDULE - 2x4x6 Douglas Fir
3	WOOD SCHEDULE	3	WOOD SCHEDULE - 2x4x6 Douglas Fir
4	WOOD SCHEDULE	4	WOOD SCHEDULE - 2x4x6 Douglas Fir
5	WOOD SCHEDULE	5	WOOD SCHEDULE - 2x4x6 Douglas Fir
6	WOOD SCHEDULE	6	WOOD SCHEDULE - 2x4x6 Douglas Fir
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8	WOOD SCHEDULE	8	WOOD SCHEDULE - 2x4x6 Douglas Fir
9	WOOD SCHEDULE	9	WOOD SCHEDULE - 2x4x6 Douglas Fir
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18	WOOD SCHEDULE	18	WOOD SCHEDULE - 2x4x6 Douglas Fir
19	WOOD SCHEDULE	19	WOOD SCHEDULE - 2x4x6 Douglas Fir
20	WOOD SCHEDULE	20	WOOD SCHEDULE - 2x4x6 Douglas Fir

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GARDENIA GARDENS
7574-7591 St Albans Rd

82 14-65888 & 82 14-65885
OCTOBER 8, 2014

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**GARDENIA
GARDENS**
7571-7591 St Albans Rd

RZ 14-658084 & CP 14-658285
OCTOBER 8, 2014

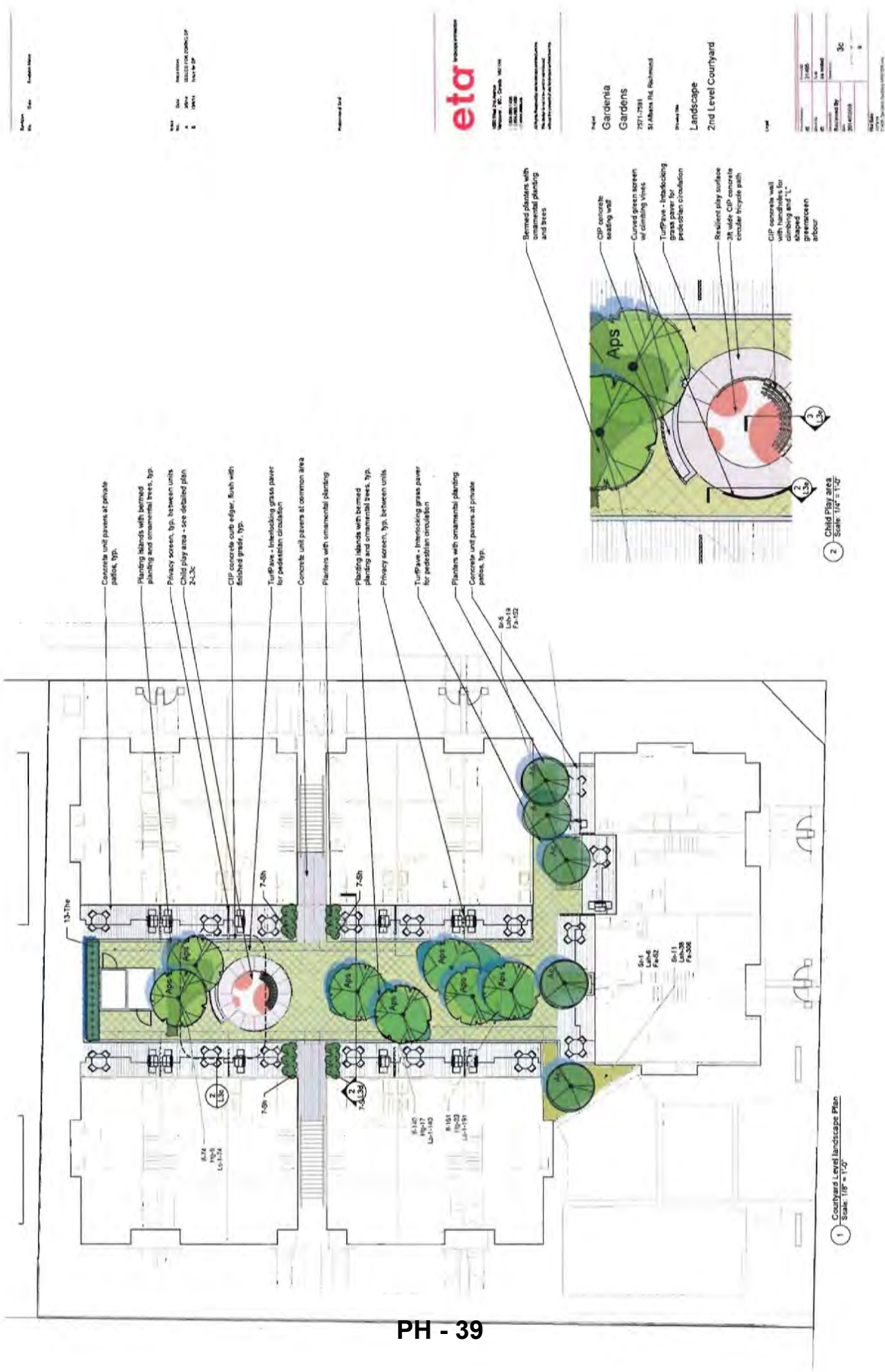


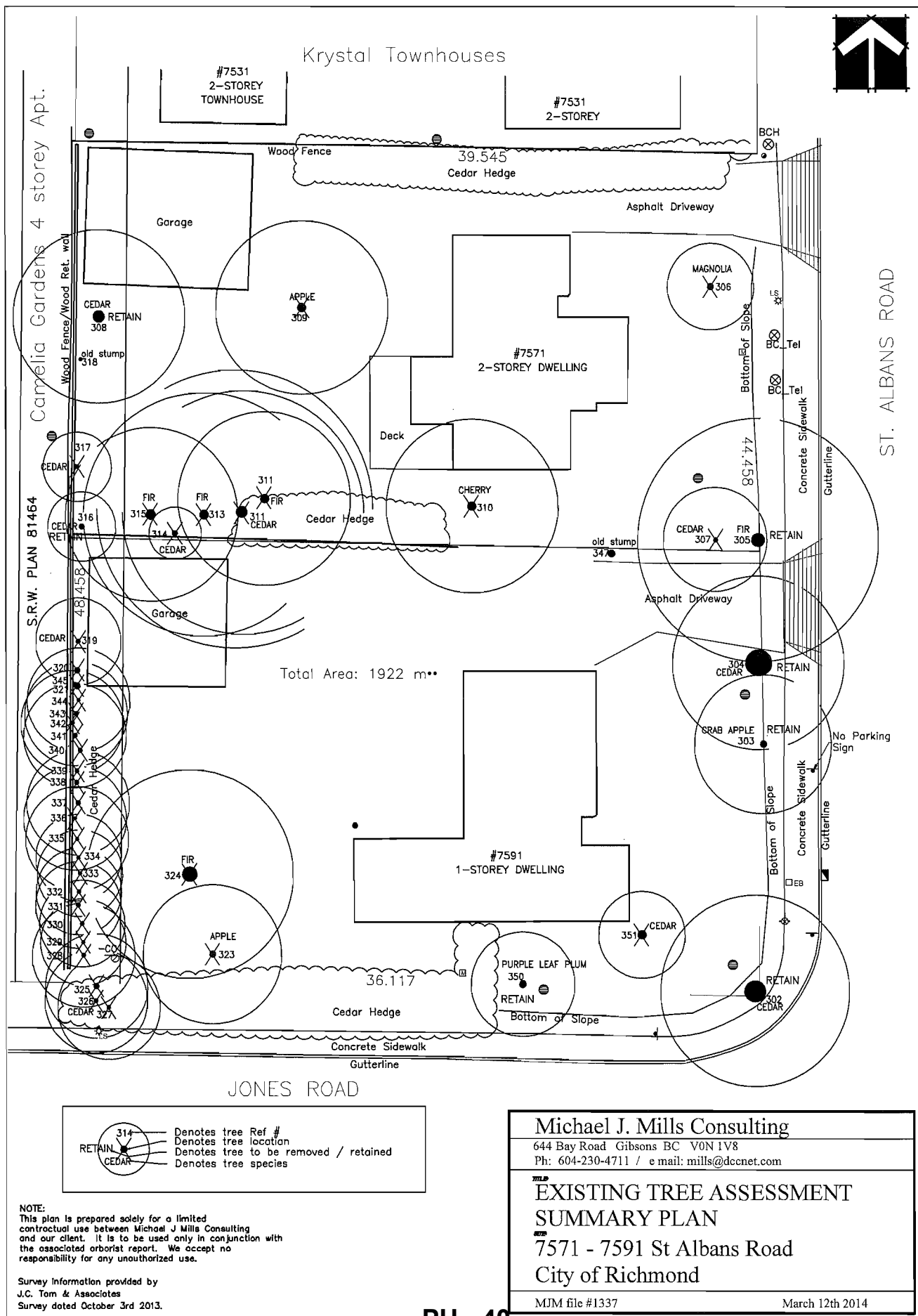
6 202 - 2425 Quebec Street
Vancouver, BC V5T 4L6
bougerearchitecture.ca
604.877.2907



EXTERIOR FINISHES SCHEDULE	
1	ASPHALT SURFACES - FINISH
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ELEVATION
SCALE 1/8" = 1'-0"







RZ 14-658284

Attachment 3

Address: 7571 and 7591 St Albans Road

Applicant: Western Gardenia Garden Holdings Ltd.

Planning Area(s): City Centre – St. Albans Sub Area Plan 2.10 A

Proposed Floorspace: 1,818.67 m² (19,576 ft²) gross 1,609.08 m² (17,320 ft²) net

	Existing	Proposed
Owner:	Western Gardenia Garden Holdings Ltd.	Western Gardenia Garden Holdings Ltd.
Site Size (m²):	1,930 m ² (20,774 ft ²)	1,922 m ² (20,687 ft ²) after corner cut dedication
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH4)
Number of Units:	2	16
Other Designations: FCL	2.9m GSC – or 0.3m above crown of adjacent road per Area A	Same. Proposed 1.59 m GSC.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	33.7 upa	none permitted
Floor Area Ratio:	Max. 0.90 with contribution to affordable housing reserve	0.84 with contribution to affordable housing reserve	none permitted
Lot Coverage – Building:	Max. 45%	44.2%	None
Lot Coverage – Non-Porous Surface	Max. 70%	68%	None
Lot Coverage – Landscaping live plant material	Min. 20%	22%	None
Lot Size (min. dimensions):	Min 20m wide x 30m deep Min. Area 600 m ²	40.12m wide by 48.46m deep Area 1,922 m ² (Net)	None
Setback – Front Yard (m): St. Albans Road	Min. 4.5 m Max. 1.0 m projection of bay window	3.9 m Min. to SE building corner. Rest of the building will be 4.5m; 3.58 to the bay window	Variance for SE building corner to 3.9m due to corner cut (RTH4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Exterior Side, Road setback : Jones Road (m):	Min. 4.5 m Max. 0.6m bay window projection	Min. 4.5 m to building 3.624 m to bay window	Variance for bay window projection (0.28m)
Setback – Interior Side Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	2.0 m to building 1.45 m to bay window	None
Setback – Rear Yard (m):	Min. 2.0 m Max. 0.6m bay window projection	5.5 m to building 4.59 m to bay window	None
Height (m):	12.0 m (3 storeys)	11.03 m (3 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (23 R) and 0.2 (4 V) per unit	1.625 (25 R) and 0.2 (4 V) per unit	None
Off-street Parking Spaces – Total:	27	29	None
Off-street Parking Spaces - Accessible	1	1	None
Tandem Parking Spaces:	Permitted	4 (2 units)	None
Small Car Parking Spaces	0	7	Variance to Sec 7.5.13
Onsite Bicycle Parking Facilities – Class 1	Class 1 (indoor) 1.25 per unit = 20 stalls	Class 1 (indoor) 1.25 per unit = 20 stalls (6 vertical & 14 horizontal stalls)	None
Onsite Bicycle Parking Facilities – Class 2	Class 1 (outdoor) 0.2 per unit = 4 stalls	Class 1 (outdoor) 0.2 per unit = 4 stalls	None
Amenity Space – Indoor:	50 m ²	\$16,000 Cash-in-lieu	None
Amenity Space – Outdoor:	6.0 m ² per unit	7.875 m ² per unit = 126 m ²	None
CCAP 10% Additional Landscaping Requirement	192 m ²	196 m ²	None

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



Rezoning Considerations

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

Address: 7571 and 7591 St Albans Road

File No.: RZ 14-658284

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9189, the developer is required to complete the following:

1. Registration of an 8 m² road dedication providing a corner cut at Jones Road and St. Albans Road.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. 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.
5. Registration of a flood indemnity covenant on title (Site is within Area A – City Centre).
6. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$14,336.09 based on 18,618.3 ft² buildable) to the City's public art reserve fund.
7. City acceptance of the developer's voluntary contribution in the amount of \$4,654.58 (i.e. \$0.25/ft² of buildable area of 18,618.3 ft², excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000) in-lieu of on-site indoor amenity space to go towards park development.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$37,236.60) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report (ie "Hot 2000") and recommendations prepared by a Certified Energy Advisor to the satisfaction of the Director of Development which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
2. Include notations on the Development Permit plans that all units will be designed to meet EnerGuide 82 and be pre-ducted for solar hot water.

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

1. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to the following:
 - Disconnection of two existing water service lines and capping the lines at the water main;
 - Installation of a new water service;

- Upgrade the existing 450mm diameter storm sewer to 600mm diameter along Jones Road from manhole STMH4607 to west approximately 40m and complete with a new 1200mm diameter manhole at the west property line;
 - Remove the existing storm inspection chambers, service connections and lawn basins along the St. Albans Road and Jones Road frontages;
 - Install a new storm inspection chamber, a service connection, and lawn basins as required;
 - Removal of the two existing sanitary inspection chambers and service connections in the west Statutory Right of Way, and cap the leads at the main. Install a new sanitary inspection chamber and a service connection at the south frontage, and tie-in to the sanitary sewer along Jones Road., and;
 - Under-grounding of the property's hydro service along the St. Albans Rd and Jones Rd frontages.
2. 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.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9189 (RZ 14-658284)
7571 and 7591 St. Albans Road**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **"HIGH DENSITY TOWNHOUSE (RTH4)"**.

P.I.D. 009-505-318

Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

P.I.D. 004-155-122

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9189"**.

FIRST READING

PUBLIC HEARING



SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 10 2014

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: October 30, 2014

From: Wayne Craig
Director of Development

File: RZ 14-666142

Citimark (corrected on December 8, 2014)


Re: **Application by Oris Consulting Ltd./Citimark Properties for Rezoning at
5440 Moncton Street from Single Detached (RS1/E) to Single Detached (RS2/A)**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, for the rezoning of 5440 Moncton Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Citimark (corrected on December 8, 2014)
Oris Consulting Ltd./Citimark Properties has applied to the City of Richmond for permission to rezone the property at 5440 Moncton Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create three (3) lots fronting Trites Road (Attachment 1). There is currently a single detached dwelling on the property, which will be demolished. A preliminary subdivision plan of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Moncton Street, is the S.U.C.C.E.S.S Austin Harris Residence, a multi-unit seniors' assisted living residence on a large lot zoned "Congregate Housing (ZR4) - Steveston" at 5411 Moncton Street.
- To the east, is a dwelling on a large lot zoned "Single Detached (RS1/E)" at 5460 Moncton Street, which is currently the subject of an application involving six (6) lots to rezone to a site-specific zone to create 30 single-family lots (RZ 14- 674749).
- To the south, is a dwelling on a large lot zoned "Single Detached (RS1/E)", which fronts Trites Road.
- To the west, immediately across Trites Road, is a dwelling on a large lot zoned "Single Detached (RS1/B)".

Related Policies & Studies

Official Community Plan (OCP) & Steveston Area Plan Designations

The OCP land use designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan's Trites Area Land Use Map designation for the subject site is "Single-Family Housing" (Attachment 4). The Trites Area Plan envisions single-family housing fronting Moncton Street, Trites Road, and a new east-west road off Trites Road. The existing properties to the south and east of the subject site have redevelopment potential consistent with the Area Plan and will be required to provide road dedication for the new east-west road. This redevelopment proposal is consistent with the OCP designations and it does not preclude the adjacent properties from redeveloping as envisioned in the Area Plan.

Affordable Housing Strategy

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

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the total buildable area to the City's Affordable Housing Reserve Fund prior to final adoption of the rezoning bylaw (i.e. \$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. In this case, to ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

The subject property is located on the south side of Moncton Street, between Trites Road and No. 2 Road, in an established residential area. The neighbourhood has undergone some redevelopment through rezoning and subdivision since the mid '80's, consistent with applicable land use policies.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are no bylaw-sized trees on the subject property.
- There are three (3) bylaw-sized Plum trees and one (1) undersized Japanese Maple tree located in the City of Richmond boulevard to the west of the subject property (Trees # 2-5).
- There are three (3) bylaw-sized trees on adjacent sites to the south and east (i.e., a Lebanon Cedar identified as Tree # 1, a Silver Birch identified as Tree # 6, and a Giant Sequoia identified as Tree # 7).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Removal and Retention Plan is shown in Attachment 5.

The Arborist recommends retention of Trees # 1, 6, and 7 on the adjacent sites to the east and south. Tree protection fencing is not required for Trees # 1 and 7, as the trees are located 4.0 m away from the shared property line, outside of the tree's Critical Root Zone, and are not anticipated to be impacted by the proposed development. To ensure protection of Tree # 6, the applicant is required to:

- Install tree protection fencing on-site at a minimum distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree location. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.
- Submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone. The contract must provide details on any building modifications that are necessary to protect the tree, and must include a provision for the Arborist to submit a post-construction impact assessment report to the City for review at future development stage. The contract is required to be submitted prior to rezoning approval.

The City's Tree Preservation Coordinator has reviewed the Arborist's tree protection recommendations with respect to the off-site trees, and has no concerns.

The applicant's Arborist recommends removal of Trees # 2 -5 on City-owned property. The trees are below the grade of the road; they have been previously topped and pruned for hydro line clearance, have buried root flare, and two (2) of the trees lean to the west. The recommendation to remove the trees is based on their current condition and the resulting impacts from the required frontage improvements along Trites Road (i.e., road widening, grade changes, sidewalk and grass boulevard installation, and new driveway crossings).

The City's Parks Operations Arborist has reviewed the applicant's Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove Trees # 2 -5 on City property for the reasons described. To compensate for removal of these trees, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$5,200 prior to rezoning approval.

Consistent with Council Policy 5032, which recognizes the many benefits derived from urban trees, the applicant has agreed to plant and maintain two (2) trees on each lot proposed (minimum 6 cm deciduous caliper or 3.5 m high conifer). To ensure that two (2) trees are planted and maintained on the proposed middle and south lots, the applicant is required to submit a security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface (at the intersection of Moncton Street and Trites Road) will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (Attachment 6). Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the attached building design.

The applicant has submitted a preliminary Landscape Plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). Prior to rezoning, the applicant is required to submit a final Landscape Plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces, and installation costs). The final Landscape Plan for the proposed corner lot should include the two (2) trees proposed to be planted and maintained by the applicant and should include suitable tree species, as described in the previous section.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown any road adjacent to the subject site (i.e., Trites Road).

Vehicle Access & Off-site Improvements

Vehicle access to all proposed lots is to be from Trites Road.

Prior to final adoption of the rezoning bylaw, a 4 m x 4 m corner cut road dedication is required at the northwest corner of the subject site.

Subdivision

Prior to subdivision approval, the applicant is required to:

1. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
2. Enter into a Servicing Agreement for the design and construction of off-site improvements along Moncton Street and Trites Road, such as road widening, sidewalk, treed/grass boulevard installation, and upgrading of the sewer systems. Further details about the required works are included in Attachment 8.

Analysis

This development proposal is consistent with the land use designations of the OCP, Steveston Area Plan, and applicable Council policies. The proposal is compatible with the established pattern of redevelopment to smaller single-family lot sizes in the immediate surrounding

neighbourhood. The applicant has satisfied all of the application requirements to be met at this time, as identified through the review process.

Financial Impact

None.

Conclusion

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9194 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan – Trites Area Land Use Map
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Architectural Elevation Plans (proposed corner lot)
- Attachment 7: Preliminary Landscape Plan (proposed corner lot)
- Attachment 8: Rezoning Considerations

PROPOSED REZONING

RD1

RS1/E

RS1/E

ZR4

032

031

036

RS1/C

RS1/C

RS1/E

RS1/E

RD1

RD1

RS1/E

RS1/E

MONCTON ST

E

RS1/C

RS1/E

RTL4

RS1/E

RTM1

IL

ZT48

TRITES RD

NO-2 RD

MONCTON ST

TRITES RD

5440

5351
17.62

5371
17.62

5411
60.35

5431
15.45

5451
14.73

5511
15.09

5515
15.09

5531
15.09

5551
15.09

20.73
5360

21.34

43.67

12151
43.67

21.34

32.81

10.00
13.72

12171
13.78

36.58
12260

36.58

73.15

27.86
5460

27.86
5480

27.86
5500

73.15

73.15

73.15

27.86
5440

36.58

36.58

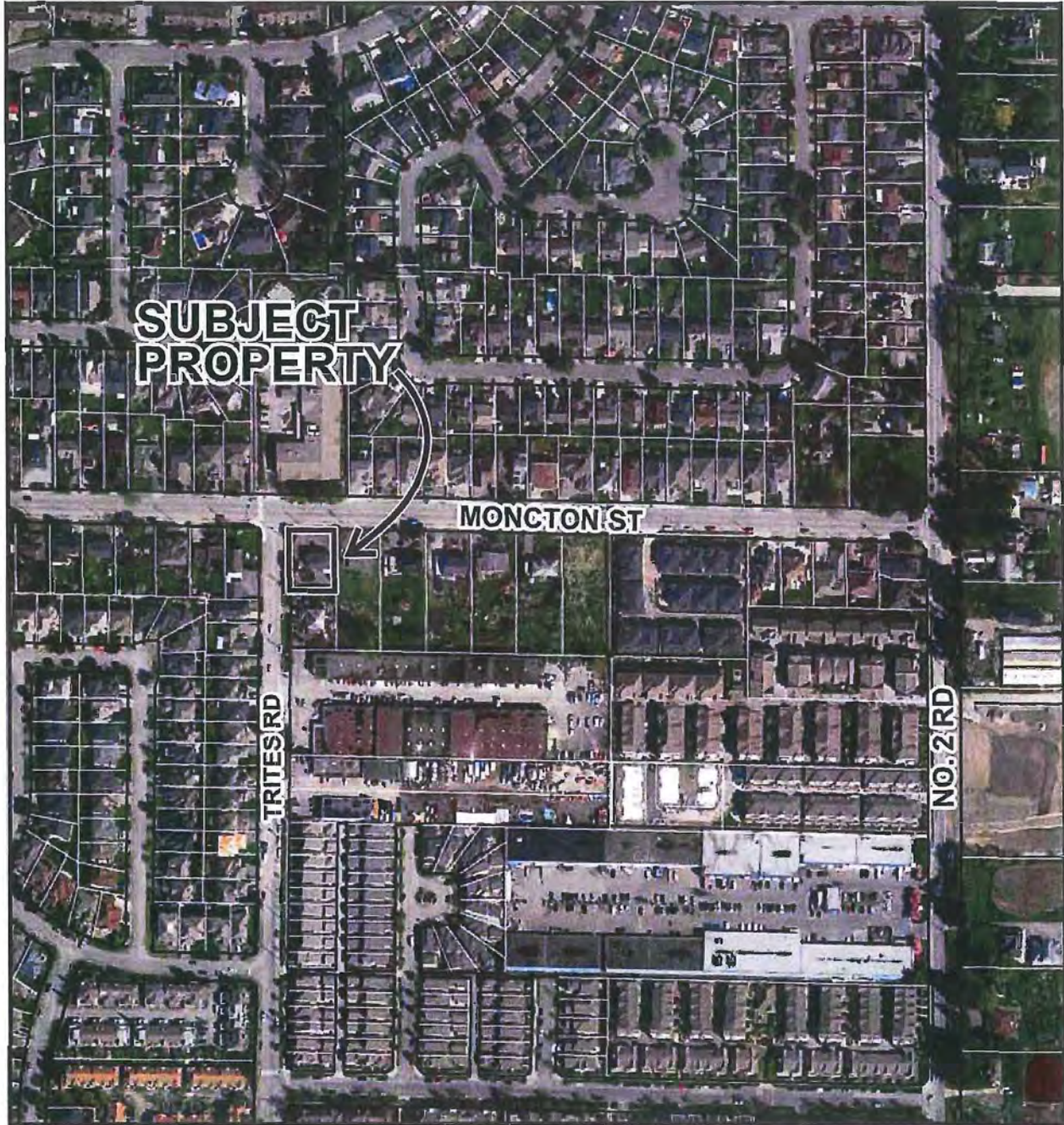


RZ 14-666142

Note: Dimensions are in METRES



City of
Richmond



RZ 14-666142

Original Date: 07/03/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF NORTH HALF LOT 15 SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21084

#5440 MONCTON STREET,
RICHMOND, B.C.
P.I.D 004-253-469

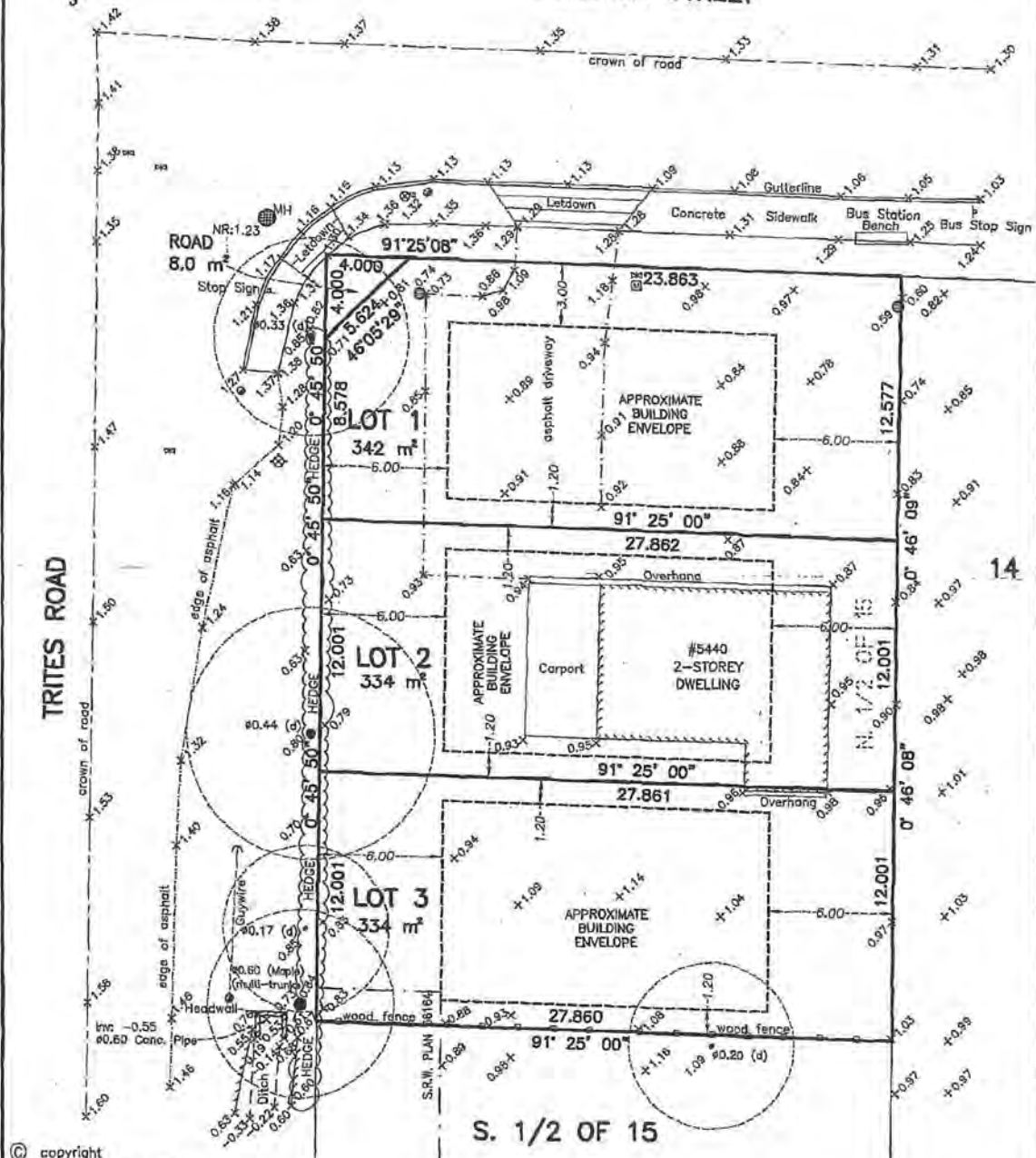
SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



TRITES ROAD

MONCTON STREET



© 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: offices@jctam.com
Website: www.jctam.com
Job No. 5614
FB-254 P122
Drawn By: MY

NOTE:
Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #205,
Control Monument 77H4827
Located at CL Railway Ave &
Garry St
Elevation = 1.044 metres

LEGEND:

- (d) denotes deciduous
- ⊙ denotes power pole
- ⊙ denotes round catch basin
- MH denotes manhole
- WV denotes water valve
- WM denotes water meter
- NR denotes north rim
- ⊙ denotes inspection chamber
- ⊙ denotes fire hydrant

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
June 17th, 2014.

DWG No. 5614-TOPO

PH - 54



City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-666142

Attachment 3

Address: 5440 Moncton Street

Applicant: Oris Consulting Ltd. / ~~Citymark Properties~~ ^{Citimark (corrected on December 8, 2014)}

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Joe Yosuke Nishi Itoko Akune Albert Fumitake Nishi	To be determined
Site Size (m ²):	1,018 m ² (10,957 ft ²)	Three (3) lots, each approximately 334 m ² (3,595 ft ²)
Land Uses:	One (1) single detached dwelling	Three (3) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family Housing	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

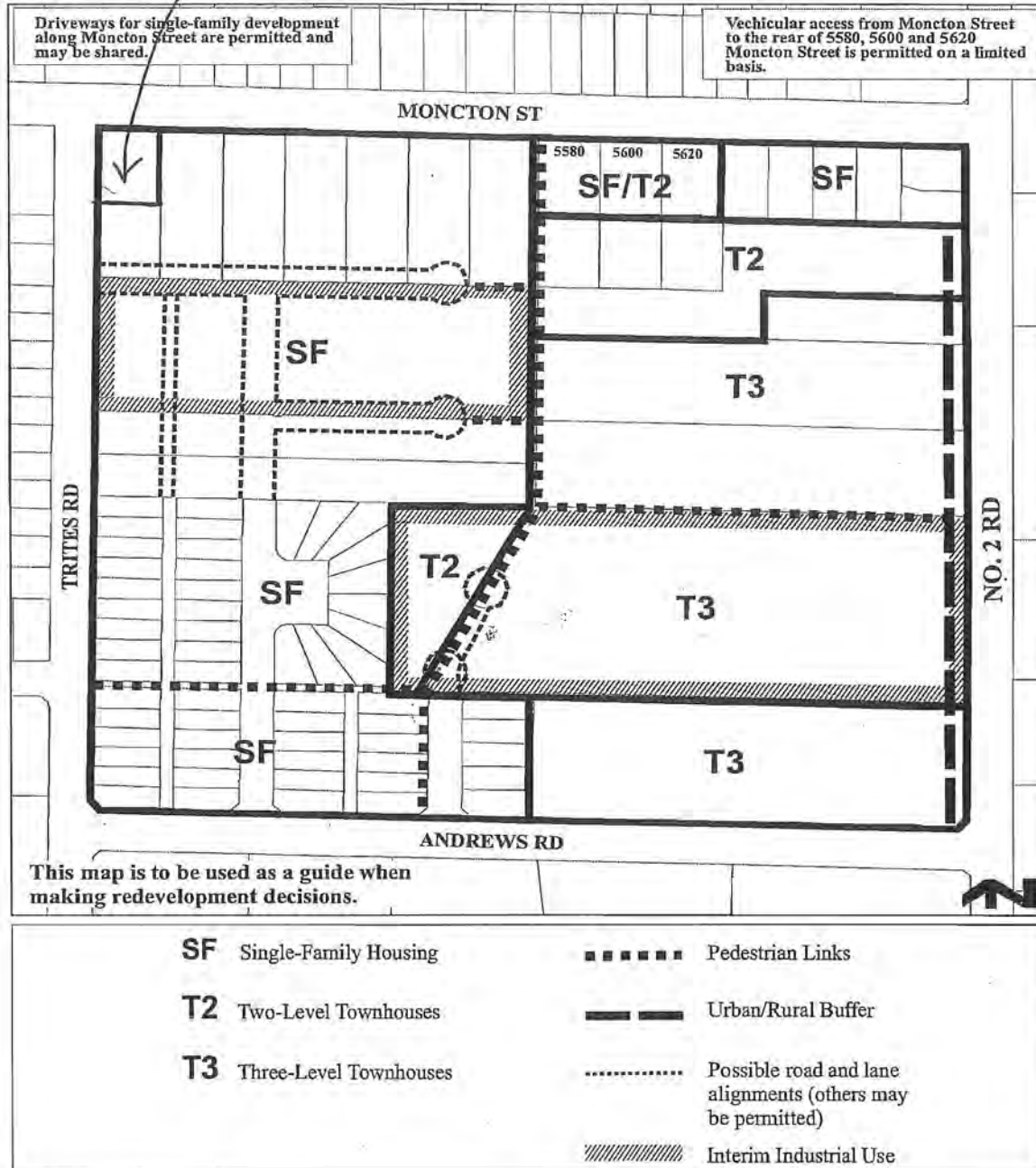
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	Min. 334 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

City of Richmond

SUBJECT SITE

Trites Area Land Use Map



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF NORTH HALF LOT 15
SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21084**

#5440 MONCTON STREET,
RICHMOND, B.C.
P.I.D. 004-253-469

SCALE: 1:200

0 6 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND



= retain & monitor; tree protection req'd



= removal is recommended

TRITES ROAD

© 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. 5614
FB-254 P122
Drawn By: MY

NOTE:

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

LEGEND:

(d) denotes deciduous
⊙ denotes power pole
⊙ denotes round catch basin
MH denotes manhole
WS denotes water valve

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]

SON C. TAM, B.C.L.S.

June 17th, 2014.

DWG No. 56

REMOVAL & RETENTION PLAN
5440 Moncton Street, Richmond

* Preliminary
(All plans to comply
with City Regulations
at Building Permit
Stage).

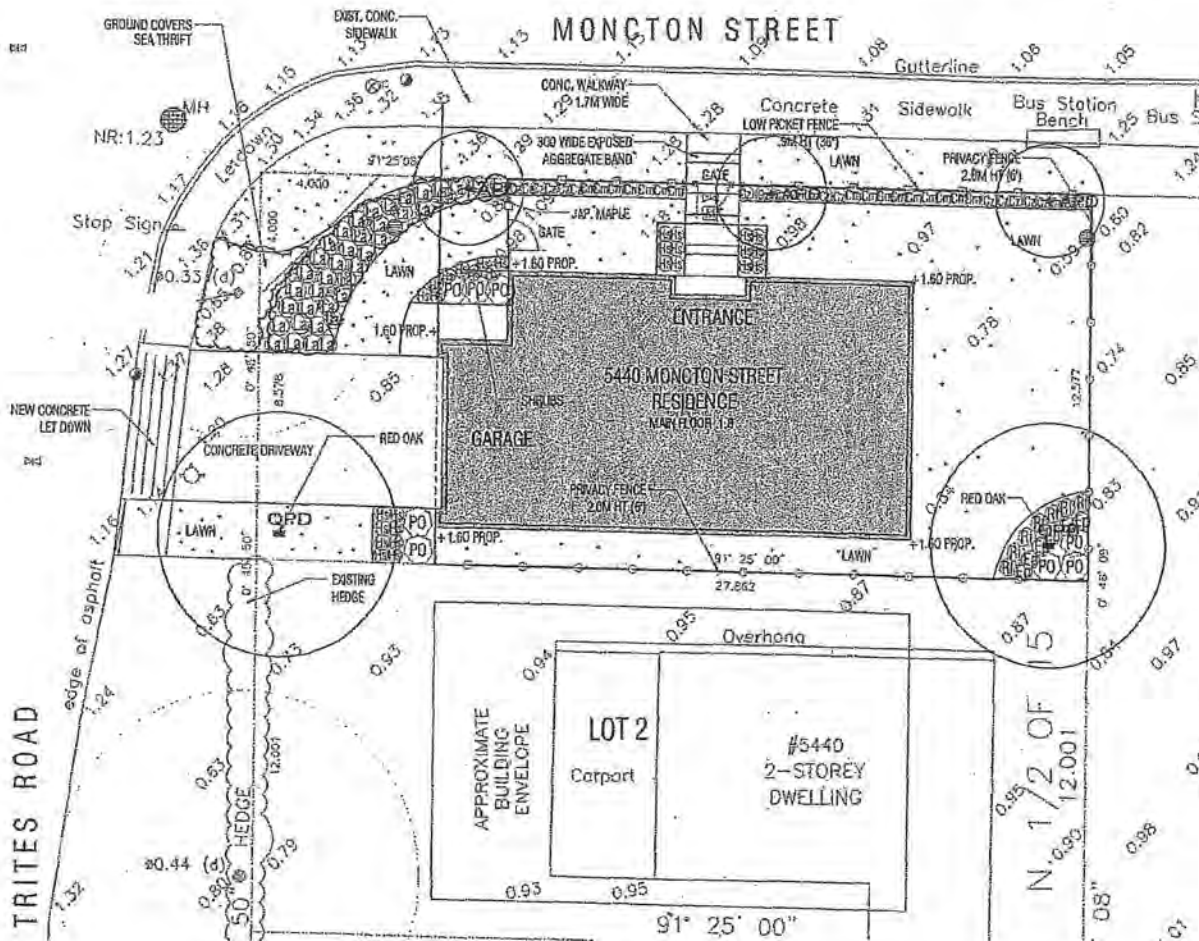


MONCTON STREET ELEVATION



TRITES ROAD ELEVATION

*Preliminary



SITE PLAN: LANDSCAPE

SCALE: 1:100 meters

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY DETA OR BCLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 8" (150MM) ON GRADE
 - B. GROUND COVERS: 12" (300MM)
 - C. SHRUBS: 18" (450MM)
 - D. TREE PITS: 36" (900MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SOED WITH #1 PREMIUM RESIDENTIAL SOD NON-MESHED.
6. 2" DEPTH OF 1" KERNEL COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
8. NEW DRIVEWAY AND STREET LET DOWN BY OTHERS. SEE ARCH. OR CIVIL DWGS.

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DO	2	QUERCUS RUBRA	RED OAK	50 CM CAL	8 & 8
AP	3	ACER PALMATUM	JAPANESE MAPLE	2.0 M HT.	8 & 8
PO	6	PRUNUS LAURICERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	#3	CONTAINER
EP	6	ECORINCEA PURPUREA	PURPLE CORNELIOW	#1	CONTAINER
CM	16	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM	#1	CONTAINER
CZ	21	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
HS	29	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	39	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
RF	7	REDROSA FULGIDA var 'GOLDSTRIUM'	BLACK EYED SUSAN	#1	CONTAINER
AM	88	APHERIA MARTINA	SEA THRIFT	30CM D.C.	

PROJECT

SINGLE FAMILY RESIDENTIAL
5440 MONCTON, RICHMOND, B.C.
FOR: ORIS CONSULTING LTD.



DATE	AUG. 16, 2011
DESIGN	DAVID
DRAWN	DAVID
CHECKED	DAVID
SCALE	AS SHOWN
JOB NO.	11111

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.

L-1



Rezoning Considerations

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

Address: 5440 Moncton Street

File No.: RZ 14-666142

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9194, the applicant is required to complete the following:

1. A 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the subject site.
2. Submission of a Landscape Plan for the proposed north lot, 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 fencing, hard surfaces, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along property lines abutting roads;
 - include a mix of coniferous and deciduous trees; and
 - include two (2) trees from a list of the following suitable species, as recommended by the project Arborist and the City's Tree Protection Division staff (min. 6 cm deciduous caliper or 3.5 m high conifer): Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
3. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that two (2) trees are planted and maintained on each of the proposed middle and south lots (min. 6 cm deciduous caliper or 3.5 m high conifer). Suitable tree species for the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
4. Submission of a contribution to the City's Tree Compensation Fund in the amount of \$5,200 for the planting of replacement trees within the City.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zone of the Silver Birch tree on the adjacent property to the south at 12260 Trites Rd (Tree # 6). The Contract should include: details on any building modifications that are necessary to protect the tree, the scope of work to be undertaken, the proposed number of monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments to the City's Affordable Housing Reserve Fund (\$5,980.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on two (2) of the three (3) lots proposed at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design shown in Attachment 6.

Prior to demolition*, the applicant must complete the following:

- Install tree protection fencing on-site around the dripline of the Silver Birch tree (Tree # 6) located on the adjacent property to the south at 12260 Trites Road, at a distance of 1.5 m north of the south property line and 2.0 m to the east and west of the tree. Tree protection fencing must be installed in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling, and must remain in place until construction and landscaping on the proposed lots is completed.

At subdivision* stage, the applicant must complete the following:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees.
- Enter into a Servicing Agreement* for:
 - a) Undergrounding private utility service lines/wires for the proposed three (3) lots. The applicant is to coordinate with private utility service providers to achieve these requirements. The same applies if the applicant wishes to relocate or modify any existing power poles and/or guy wires within the Moncton Street or Trites Road frontages.
 - b) The design and construction of frontage improvements on Moncton Street. The required work is to include, but is not limited to:
 - i. Removal of the existing driveway crossing on Moncton Street.
 - ii. A 1.5 m wide concrete sidewalk at the north property line of the subject site, with the remaining boulevard to the curb to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage).
 - iii. A concrete pad for an accessible bus stop at the existing eastbound bus stop in front of the northeast corner of the subject site on Moncton Street.
 - c) The design and construction of frontage improvements on Trites Road. The required work is to include, but is not limited to:
 - i. Road widening along the subject site frontage to provide 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works (20:1 taper) to connect to the existing pavement south of the subject site. A minimum offset of 0.9 m is to be achieved between the new east curb and any existing power poles.
 - ii. A 1.5 m wide concrete sidewalk at the west property line of the subject site, with the remaining boulevard to the new east curb on Trites Road to be a treed/grass boulevard (note: the exact boulevard width is to be determined at the Servicing Agreement review stage). The frontage works are to provide a transition to the existing frontage treatments south of the subject site.
 - iii. Installation of a single-shared driveway crossing to Trites Road, centered at the proposed common property line of the proposed north and middle lot (6.0 m wide at the property line, with 45 degree flares, and 0.9 m wide offsets at the curb).
 - iv. Installation of a driveway crossing to Trites Road for the proposed south lot (4.0 m wide at the property line, 0.9 m wide offsets at the curb, with no flares required).
 - d) The design and construction of the water, storm, and sanitary works and connections, as follows:

Water Works

 - i. No water main upgrade is required.
 - ii. The City is to disconnect the existing 20 mm water connection on Moncton Street, and install three (3) new 25 mm diameter water connections, complete with meter boxes at the property line fronting Trites Road.

Storm Sewer Works

- iii. Upgrade approximately 38 m of the existing 450 mm diameter storm sewer along the Trites Road frontage to 900 mm diameter. Details are to be finalized in Servicing Agreement designs.
- iv. The City is to cut and cap the existing storm inspection chamber and connection near the northwest corner of the subject property, and also cut and cap the existing storm inspection chamber and connection near the middle of the property line on Trites Road.
- v. The City is to relocate the existing storm inspection chamber at the northeast corner of the subject property onto the City boulevard and reconnect services for the proposed north lot and 5460 Moncton Street. The City is to install a new inspection chamber and two (2) new service connections at the common property line between the proposed middle and south lots.
- vi. Site drainage must be directed towards the existing and new inspection chambers fronting Moncton Street and Trites Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works

- vii. The applicant is to replace the existing inspection chamber in the statutory right-of-way (SRW) with a new manhole placed inside the development's property, install a new service connection for the proposed south lot, and reconnect service for 12260 Trites Road. From the new manhole, install a 150 mm diameter sanitary lateral to the common property line between the proposed north and middle lots, complete with a new inspection chamber and two (2) service connections. Details are to be finalized in Servicing Agreement designs.

Note: a new SRW is required along the west property line to 1.5 m north of the common property line between the proposed north and middle lots to accommodate the new sanitary infrastructures described above.

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

At Building Permit* stage, the applicant must complete the following:

- 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.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9194 (RZ 14-666142)
5440 Moncton Street**

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

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

P.I.D. 004-253-469

North Half Lot 15 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9194"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 24 2014



MAYOR

CORPORATE OFFICER



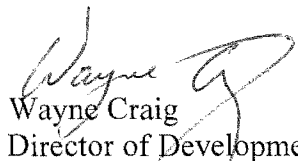
City of Richmond

Report to Committee Planning and Development Department

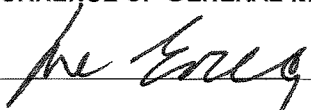
To: Planning Committee
From: Wayne Craig
Director of Development
Date: November 5, 2014
File: RZ 14-663343
Re: Application by Li Qin Chen for Rezoning at 10726 Hollybank Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, for the rezoning of 10726 Hollybank Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Li Qin Chen has applied to the City of Richmond for permission to rezone the property at 10726 Hollybank Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to allow subdivision of the property into two (2) lots; each approximately 16 m wide and 526 m² in area. An existing two-storey dwelling will be demolished to accommodate two (2) single-detached dwellings. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

- To the north, are lots zoned “Single Detached (RS1/E)” fronting Lassam Road. Northwest of the subject site is James McKinney School and Park.
- To the east, is a lot zoned “Single Detached (RS1/B)”. Originally part of the subject site, this lot was rezoned and subdivided into a separate property in 2004-2005. A development variance was approved to modify the required side yard setback of the existing house on the lot from 2 m to 1.7 m to accommodate the subdivision.
- To the south, directly across Hollybank Drive, are lots zoned “Single Detached (RS1/E)”.
- To the west, are lots under Land Use Contract No. 101 fronting Hollybank Drive.

Related Policies & Studies

2041 Official Community Plan (OCP) and Steveston Area Plan

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan designation of the subject site is “Single Family”. The proposed rezoning and subdivision is consistent with the OCP and Steveston Area Plan land use designations.

Single-Family Lot Size Policy 5420

The subject site is located in an area bounded by Lot Size Policy 5420, which was adopted by Council on October 16, 1989 and amended on August 17, 1992. A separate portion of the Lot Size Policy pertaining to properties fronting both sides of Lassam Road was adopted by Council on August 21, 1995 (see Attachment 4). The policy covers the area generally bounded by Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along

No. 2 Road. The proposed redevelopment is consistent with Lot Size Policy 5420, as it permits the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

Affordable Housing Strategy

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

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e., \$5,897) to the City’s Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning 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 proposal to build a secondary suite on one (1) of the two (2) future lots on the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City’s Zoning Bylaw.

Public Input

City staff have not been notified of any concerns from the public regarding the proposed redevelopment in response to the rezoning information sign installation on the subject site.

Staff Comments

Background

The subject site is located on the north side of Hollybank Drive, in between Hollymount Drive and Lassam Road, in a primarily residential area in the Steveston neighbourhood. The site was involved in a redevelopment process in 2004-2005, in which the corner lot at Lassam Road and Hollybank Drive was rezoned to the “Single Detached (RS1/B)” zone and subdivided from the subject site. A Development Variance Permit was granted to modify the required side yard setback of the existing house on the corner lot from 2.0 m to 1.7 m in order to accommodate the redevelopment.

The area surrounding the subject site consists mainly of single detached dwellings and has undergone limited redevelopment in the recent past through rezoning and subdivision.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The report identifies one (1) bylaw-sized tree on-site recommended for removal and six (6) bylaw-sized trees (one (1) located on-site and five (5) located on neighbouring property) recommended for retention. A proposed Tree Retention Plan is provided in Attachment 5.

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

- One (1) Norway spruce tree (28 cm DBH) located on-site along the north property line (Tag# 475) is in good condition and should be retained and protected.
- One (1) Cherry tree (29 cm DBH) located on-site at the northeast corner (Tag# 476) has been previously topped and is in poor condition. This tree is not a good candidate for retention and should be removed and replaced.
- The following five (5) trees located on neighbouring property near the west property line of the subject site (Tag#'s A, B, C, D and E) are to be protected as per the City of Richmond Bulletin TREE-03.
 - Tag A: One (1) Norway maple tree (41 cm DBH)
 - Tag B: One (1) Norway spruce tree (approximately 33 cm DBH)
 - Tag C: One (1) European birch tree (approximately 24+24+24 cm DBH)
 - Tag D & E: Two (2) Cherry trees (28 cm and 43 cm DBH)

Tree protection fencing is to be installed to City standard around the drip lines of Tree Tag# 475 located on-site and Tree Tag# A located on neighbouring property. Tree fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site.

According to the Arborist's Report, Trees Tag# B, C, D and E will not require on-site protection measures as a concrete footing located at the west property line of the subject site restricts tree root growth within the neighbouring property. However, if the concrete retaining wall is to be removed during future development stages, the project Arborist will be required to provide on-site supervision and direction to protect the trees, as noted in the proposed Tree Retention Plan in Attachment 5.

A contract must be entered into between the applicants and a Certified Arborist for the supervision of any works conducted within close proximity to the tree protection zones. The contract must 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 impact assessment to the City for review.

To ensure the protection of Tree Tag# 475 located on-site, the applicant must submit a security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. Following completion of

construction and landscaping activities on-site, the security will not be released until the applicant has submitted the post-construction impact assessment for review.

Consistent with the 2:1 tree replacement ratio specified in the OCP, as well as Council Policy 5032 – Tree Planting (Universal), the applicant has agreed to plant three (3) new trees on the subdivided properties (two (2) on the proposed west lot, one (1) on the proposed east lot). The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer. Suitable replacement tree species include the Paperbark Maple (*Acer Griseum*), Kousa Dogwood (*Cornus kousa*) and Purple Giant Filbert (*Corylus maxima var. Pupurea*). Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the three (3) replacement trees are planted and maintained on-site.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a Flood Indemnity Covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of Hollybank Drive.

Existing Utility Right-of-Ways (ROW)

An existing 3 m-wide utility right-of-way (ROW) runs north-south along the west property line of the subject site (Plan No. 55150). A second existing 3.5 m-wide utility ROW runs west-east along the south property line of the subject site (Plan No. BCP20578). Both existing utility ROW's will remain.

Site Servicing and Vehicle Access

There are no site servicing concerns with the proposed rezoning.

Vehicle access to both proposed lots will be from Hollybank Drive. New driveway locations and any paved driveways and walkways must not conflict with proposed servicing connections or the existing BC Hydro pole located at the southeast corner of the subject site.

Subdivision and Future Development Stage

At Subdivision stage, the applicant will be required to pay servicing costs.

At Building Permit Stage, the applicant will be required to complete the following service connection works through a work order:

Water Works:

- Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a

professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.

- City to install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the inspection chamber (IC) near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

- City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

Analysis

The proposed rezoning and subdivision would comply with the OCP and Steveston Area Plan land use designations. It is also consistent with the single-family character of the surrounding neighbourhood and the provisions of Lot Size Policy 5420, which allow the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

Financial Impact or Economic Impact

None.

Conclusion

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

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9196 be introduced and given first reading.

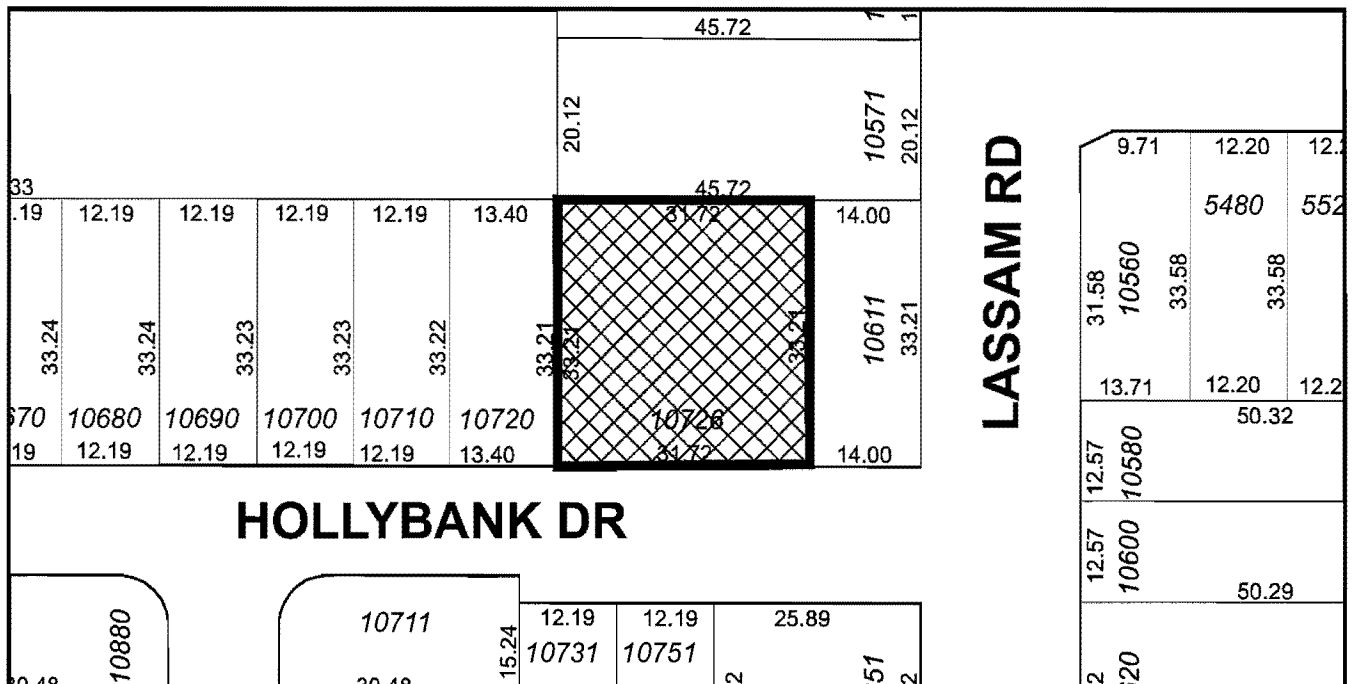


Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single Family Lot Size Policy 5420
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations

The map displays a residential area with several streets: Railway Ave to the west, Steveston Hwy to the south, and Lassam Rd to the east. Hollybank Dr runs horizontally across the upper middle. A large central area is designated for 'PROPOSED REZONING', indicated by a thick black arrow pointing from the text to a specific parcel. This parcel is currently zoned RS1/B and is highlighted with a cross-hatch pattern. Surrounding areas are zoned RS1/E, RS1/C, CP2, RTL1, RD1, and SI. The map also shows various lot numbers and street names like 090, 098, and 54.



Note: Dimensions are in METRES



City of
Richmond



RZ 14-663343

Original Date: 05/27/14

Revision Date:

Note: Dimensions are in METRES

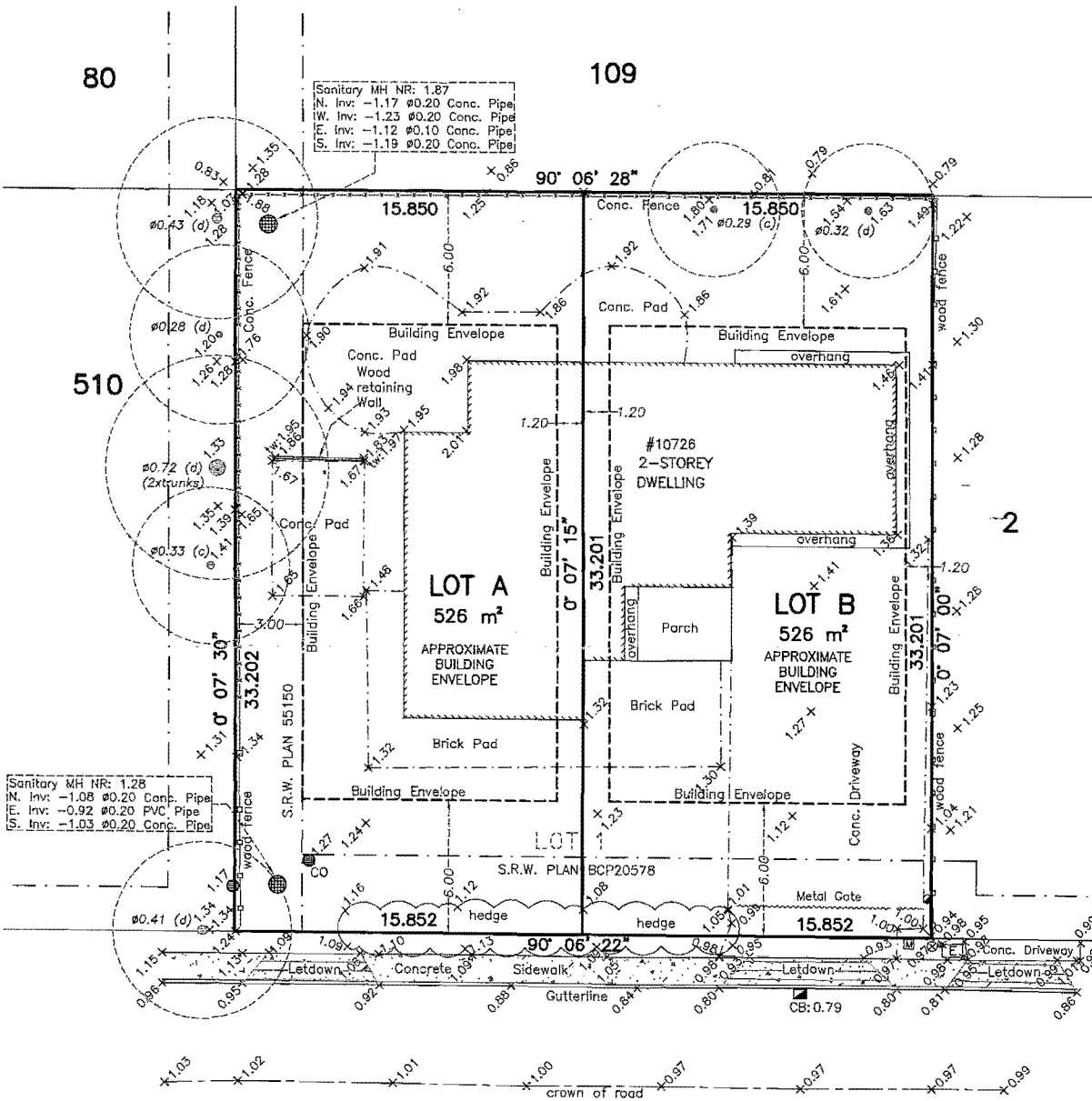
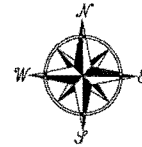
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 1 SECTION 36 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP20577

ATTACHMENT 2

#10726 HOLLYBANK DRIVE,
RICHMOND, B.C.
P.I.D. 026-487-667

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



HOLLYBANK DRIVE

© 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. 5492
FB-251 P66-67, 74-76
Drawn By: MY

LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- denotes power pole
- ⊙ denotes round catch basin
- ⊕ denotes manhole
- ⊞ denotes Telus electrical box
- ⊞ denotes water meter
- ⊞ denotes BCH inspection chamber
- CO denotes cleanout
- CB denotes catch basin
- tw denotes top of wall
- NR denotes north rim

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #205,
Control Monument 77H4827
Located at CL Railway Ave & Garry St
Elevation = 1.044 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

JOHNSON C. TAM, B.C.L.S.
APRIL 9th, 2014.

PH - 74

DWG No. 5492-TOPO



RZ 14-663343

Attachment 3

Address: 10726 Hollybank Drive

Applicant: Li Qin Chen

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Dai En Lin/Li Qin Chen	TBD
Site Size (m²):	1,052 m ²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Single-Family	Single-Family
702 Policy Designation:	Lot Size Policy 5420	Complies with Lot Size Policy 5420
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures & non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front and Rear Yards:	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Height:	2½ storeys	2½ storeys	none
Lot Size:	Min. 360 m ²	Proposed west lot: 526 m ² Proposed east lot: 526 m ²	none
Lot Width:	Min. 12 m	Proposed west lot: 15.9 m Proposed east lot: 15.9 m	none
Lot Depth:	Min. 24 m	Proposed west lot: 33.2 m Proposed east lot: 33.2 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.

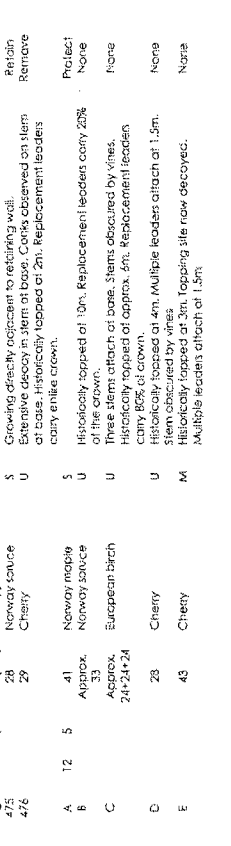
TREE PROTECTION GUIDELINES:

- TREE PROTECTION GUIDELINES:**
 - 1. **Tree Protection Zone (TPZ) Requirements:** The TPZ shall be established by the City of Richmond, BC, and shall be maintained throughout the project. The TPZ shall be established by the City of Richmond, BC, and shall be maintained throughout the project. The TPZ shall be established by the City of Richmond, BC, and shall be maintained throughout the project.
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TREE INVENTORY AND ASSESSMENT LIST:

Tag #	Ht	Sp	DBH (cm)	Tree type	Condition	Observations	Action
475	12	5	41	Norway spruce	U	Growing directly adjacent to retaining wall. Extensive decay in stem at base. Conks observed on stem at base. Historically topped at 2m. Replacement leaders carry entire crown.	Remove
476	12	5	41	Norway spruce	U	Historically topped at 10m. Replacement leaders carry 20% of crown. Three stems observed by vines. Historically topped at approx. 5m. Replacement leaders carry 80% of crown.	Protect
				European birch	U	Historically topped at 4m. Multiple leaders attach at 1.5m. Stem obscured by vines. Historically topped at 3m. Topping site now decayed. Multiple leaders attach at 1.5m.	None
				Cherry	U		None
				Cherry	M		None

TREE PROTECTION FENCE DETAIL - SAMPLE



PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL. PLANT SIZE MUST MEET MINIMUM REQUIREMENTS FOR MINIMUM SIZE AND SPECIES. PLANT SIZE MUST MEET MINIMUM REQUIREMENTS FOR MINIMUM SIZE AND SPECIES. PLANT SIZE MUST MEET MINIMUM REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.

ALL DISTANCES ARE IN METRES

IF CONCRETE FENCE/R/W IS TO BE REMOVED, THEN ON-SITE SUPERVISION & DIRECTION BY THE PROJECT ARBORIST IS REQUIRED

CONCRETE FOOTING RESTRICTS TREE ROOT GROWTH WITHIN THE SITE. NO ON-SITE PROTECTION MEASURES FOR THOSE TREES ARE REQUIRED

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ARBORTECH CONSULTING

adgroup.ca

ARBORTECH CONSULTING

HEAD OFFICE: SERVING METRO VANCOUVER

SUITE 200 - 3730 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3

PH: 604.275.3484

WWW.ARBORTECHCONSULTING.COM

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 2-Lot SUBDIVISION

ADDRESS: 10726 HOLLYBANK DRIVE, RICHMOND

CLIENT: HOMELAND REALTY

ACL FILE: 14300

SHEET: 1 OF 1



City of
Richmond

Rezoning Considerations

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

Address: 10726 Hollybank Drive

File No.: RZ 14-663343

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9196, the developer is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) tree to be retained on-site. Following completion of construction and landscaping activities on-site, the security will not be released until the applicant has submitted a post-construction impact assessment from a Certified Arborist for review by City staff.
3. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that three (3) trees are planted on the proposed lots (two [2] on proposed west lot, one [1] on proposed east lot, with a minimum size of 6 cm deciduous caliper or 3.5 m high conifer).
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,897) to the City's Affordable Housing Reserve Fund.

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

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

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

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

1. Payment of Servicing costs.
2. 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.
3. 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.
4. Complete the following service connection works:

Water Works:

- Using the OCP Model, there is 166 L/s of water available at 20 psi residual at the Hollybank Drive frontage. Based on the proposed rezoning, the site requires a minimum fire flow of 95 L/s. Once the applicant has

confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.

- City to install a new meter on the existing 25 mm diameter water connection near the southeast property corner for the east lot, and install a new 25 mm diameter connection complete with a meter box near the property line within the sanitary ROW for the west lot. New meter box must be placed on the grass boulevard outside of the private fence at a minimum of 1 m away from driveways and paved walkways.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the IC near the southwest property corner, and install two (2) new service connections with a new IC at the common property line and tie-in to the existing storm sewer along Hollybank Drive.

Sanitary Sewer Works:

- City to remove the existing sanitary IC at the southwest corner of 10611 Lassam Road, and install a new IC and a new service connection for the east lot of the proposed subdivision, and reconnect service for 10611 Lassam Road to the new IC.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9196 (RZ 14-663343)
10726 Hollybank Drive**

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

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

P.I.D. 026-487-667

Lot 1 Section 36 Block 4 North Range 7 West New Westminster District Plan BCP20577

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9196"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 24 2014



MAYOR

CORPORATE OFFICER