

Public Hearing Agenda

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

Monday, March 20, 2017 – 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 9624 (RZ 16-735119)

(File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511; 5176053; 5176007)

PH-9

See Page **PH-9** for full report

Location: 9320 Dixon Avenue

Applicants: Ajit Thaliwal and Raman Kooner

Purpose: To rezone 9320 Dixon Avenue from the "Single Detached

(RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create (2) single-

family lots with vehicle access from Dixon Avenue.

First Reading: February 14, 2017

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 9624.

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9659 (RZ 10-552879)

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375; 5243365; 5243365)

PH-25

See Page **PH-25** for full report

Location: 9851, 9891/9911 Steveston Highway & 10931 Southgate

Road

Applicant: 1002397 BC Ltd.

Purpose: To rezone the subject properties from the "Single Detached

(RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit development of 11 townhouse units on the subject property, with vehicle access to and from Steveston

Highway.

First Reading: February 14, 2017

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 9659.

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9668 (RZ 16-741244)

(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121; 5262680; 5261595)

PH-57

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

Location: 7140/7160 Marrington Road **Applicant:** Westmark Developments Ltd.

Purpose: To rezone the subject property from the "Two-Unit

Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Marrington

Road.

First Reading: February 14, 2017

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 9668.

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9670 (ZT 16-740866)

(File Ref. No. 12-8060-20-009670; ZT 16-740866) (REDMS No. 5210355 v. 4; 5210400; 5210430)

PH-77

See Page **PH-77** for full report

Location: 4331 and 4431 Vanguard Road **Applicant:** Christopher Bozyk Architects Ltd.

Purpose: To amend the "Industrial Retail (IR1)" zone to allow

"vehicle sale/rental" as an additional use at 4331 and 4431 Vanguard Road. The "vehicle sale/rental" use will be limited

to a maximum of 10% of the building gross floor area.

First Reading: February 27, 2017

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 9670.

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9673 (RZ 16-741547)

(File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478; 5283946; 5283965)

PH-107

See Page **PH-107** for full report

Location: 11660/11680 Montego Street

Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from the "Two-Unit

Dwellings (RD1)" zone to "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Montego Street.

First Reading: February 14, 2017

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 9673.

6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9680 (RZ 16-741423)

(File Ref. No. 12-8060-20-009680; 16-741423) (REDMS No. 5280131; 5303112; 5303106)

PH-124

See Page PH-124 for full report

Location: 9760 Sealily Place

Applicant: Focus Construction Ltd.

Purpose: To rezone the property from the "Single Detached (RS1/E)"

zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots

with vehicle access from Sealily Place.

First Reading: February 27, 2017

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 9680.

7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9681 (RZ 15-713048)

(File Ref. No. 12-8060-20-009681; RZ 15-713048) (REDMS No. 5304796 v. 3; 5324617; 5306617; 5301009)

PH-142

See Page PH-142 for memorandum from Director, Development

PH-172

See Page **PH-172** for full report

Location: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431

and 4451 Boundary Road

Applicant: Kaimanson Investments Ltd.

Purpose: To rezone the subject property from "Single Detached

(RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)" to allow for construction of a 120-unit townhouse development with access from Boundary

Road and Thompson Road.

First Reading: February 27, 2017

Order of Business:

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

PH-221 (a) Jose Gonzalez, 4340 Thompson Road

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681.

8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9682 (RZ 15-701939)

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5271445 v. 2; 5302497; 5302500)

PH-222

See Page PH-222 for full report

Location: 7760 Garden City Road **Applicant:** Incircle Projects Ltd.

Purpose: To rezone the subject property from "Single Detached

(RS1/F)" zone to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone, to permit development of four (4) three storey townhouse units with vehicle access from 7733 Turnill

Street.

First Reading: February 27, 2017

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 9682.

9. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9683 (RZ 15-716841)

(File Ref. No. 12-8060-20-009683; RZ 15-716841) (REDMS No. 5302073; 5302094; 5302116)

PH-245

See Page **PH-245** for full report

Location: 3411/3431 Lockhart Road

Applicant: Aman Hayer

Purpose: To rezone the subject property from the "Single Detached

> (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots

with vehicle access to Lockhart Road.

First Reading: February 27, 2017

Order of Business:

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

Council Consideration:

Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9683.

10. DEVELOPMENT PERMIT (DP 16-741981)

(File Ref. No. DP 16-741981) (REDMS No. 5217500; 5298017; 5341599 v. 1A)

PH-262

See Page PH-262 for memorandum from Director, Development

PH-295

See Page PH-295 for full report

Location: 10788 No. 5 Road

Applicant: Townline Gardens Inc.

Purpose of the

To permit the construction of one (1) 10-storey residential Permit: building and three (3) 3-storey residential buildings at 10788

No. 5 Road on a site zoned "Commercial Mixed Use

(ZMU18) – The Gardens (Shellmont)"; and

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	To vary the provisions of Richmond Zoning Bylaw 8500 to:
	 (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.
PH-380	Development Permit Panel Considered the application of November 30, 2016 (See Page PH-380 for minutes excerpt).
PH-383	Council referred the application to Public Hearing on January 9, 2017 (See Page PH-383 for minutes excerpt).
PH-384	Council referred the application to Public Hearing on February 20, 2017 (See Page PH-384 for minutes excerpt).
	DP 16-741981 was considered at the February 20, 2017 Public Hearing and referred to the March 20, 2017 Public Hearing for further review and discussion of options.
	Order of Business:
	1. Presentation from the applicant.
	2. Acknowledgement of written submissions received by the City Clerk since the February 20, 2017 Public Hearing.
	3. Submissions from the floor.
	Council Consideration:
	1. Action on Development Permit for 10788 No. 5 Road (also referred to as 10780 No. 5 Road and 12733 Steveston Highway) (16-741981).

ADJOURNMENT



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

January 25, 2017

From:

Wayne Craig

File:

RZ 16-735119

Re:

Application by Ajit Thaliwal and Raman Kooner for Rezoning at

9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached

(RS2/K)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

Wayne Craig

Director, Development

WC:blg Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	U	Je Gneg

Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Dixon Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Dixon Avenue: Two (2) single-family dwellings on lots zoned "Single Detached (RS1/B)," fronting Dixon Avenue.
- To the South: A townhouse complex on a lot zoned "Low Density Townhouses (RTL1)," with vehicle access from Dayton Avenue.
- To the East and West: Single-family dwellings on lots zoned "Single Detached (RS1/B)," fronting Dixon Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

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

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is "Low Density Residential" (Attachment 5). The proposed rezoning is consistent with this designation.

The Ash Street Sub-Area Plan permits development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City's normal development application process. Lots fronting Dixon Avenue on this block range from widths of 10.63 m to 22.60 m. The proposed rezoning and subdivision would result in lots 11.31 m wide; generally consistent with other properties in the area. There are six (6) existing lots zoned "Single Detached (RS1/K)" on this block to the east of the subject property. Two (2) additional properties across Dixon Avenue have similar subdivision potential.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) across the entire south property line for the sanitary sewer; which will not be impacted by this application. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed from Dixon Avenue via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property.

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

• One (1) 59 cm DBH Siberian Elm tree on the subject site (Tag # 999) has structural defects (linear crack in trunk, cavities developing where limb was removed) and 30% of the upper canopy is in conflict with an overhead hydro line. In addition, this tree is located 53 cm below exiting street grade, and will be impacted by required grade changes on City property for street improvements. The tree will be removed and replaced at a 2:1 ratio.

Tree Replacement

The applicant wishes to remove the one (1) on-site tree (Tag # 999). The 2:1 replacement ratio would require a total of two (2) replacement trees. Council Policy No. 5032 requires the

maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

Prior to approval of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security to the City to ensure the required replacement trees are planted.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to construct a secondary suite on both of the new lots created. Prior to rezoning, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection will be granted until a secondary suite is constructed on both of the future lots; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.
- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cashin-lieu contribution for the design and construction of frontage upgrades as set out below:

o Concrete Curb and Gutter (EP.0641) \$4,520.00

o Pavement Widening (EP.0643) \$7,910.00

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone; to permit the property to be subdivided to create two (2) single-family lots.

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

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9624 be introduced and given first reading.

Jocheste

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Broadmoor Area Land Use Map

Attachment 5: Ash Street Sub-Area Plan

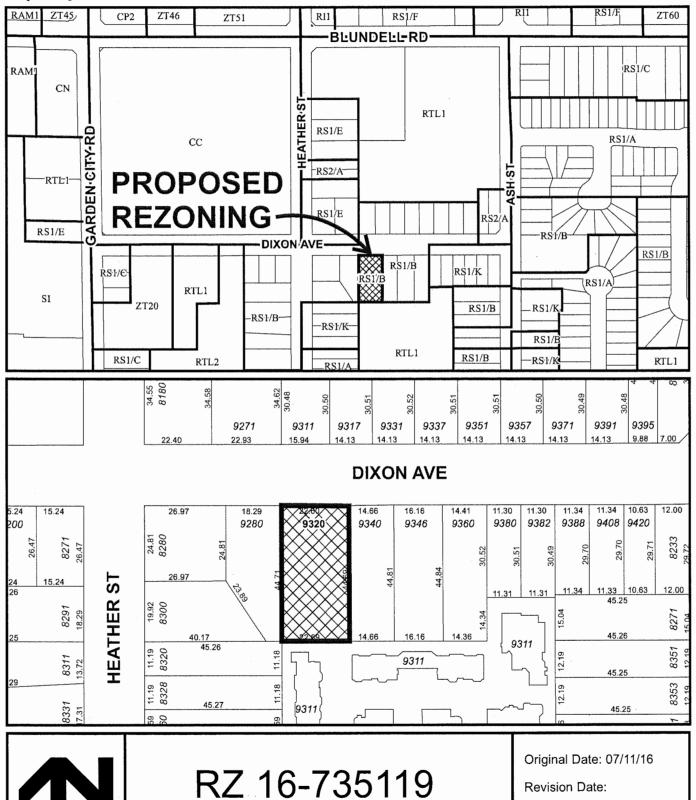
Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations

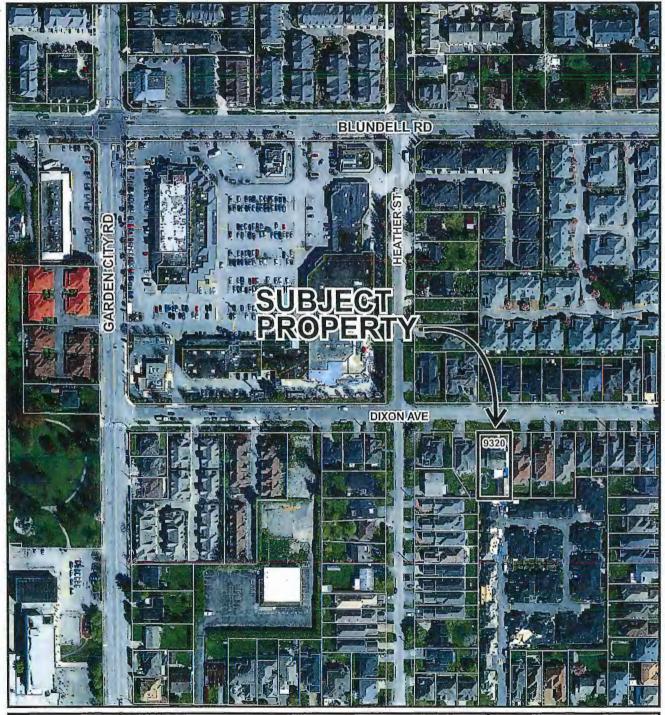
Note: Dimensions are in METRES



City of Richmond







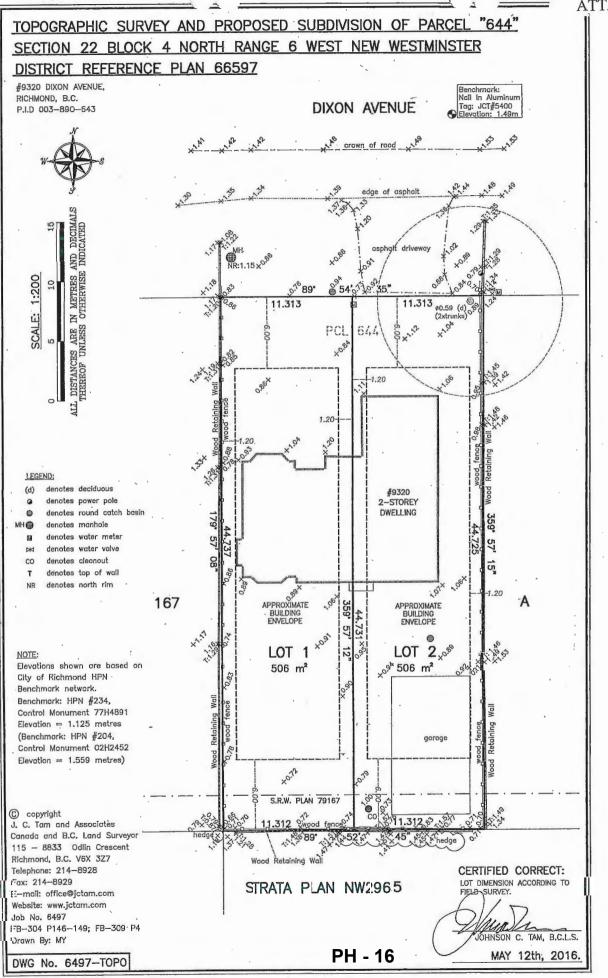


RZ 16-735119

Original Date: 07/11/16

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 16-735119 Attachment 3

Address: 9320 Dixon Avenue

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Broadmoor - Ash Street Sub-Area

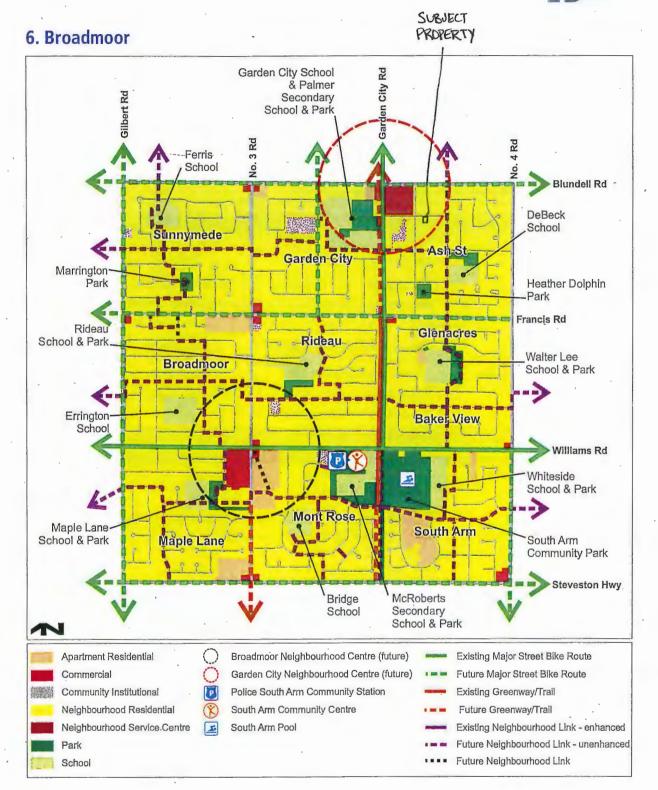
	Existing	Proposed
Owner:	Malhi Construction Ltd. 0754912 BC Ltd.	To be determined
Site Size (m²):	1,012 m ²	Lot 1: 506 m ² Lot 2: 506 m ²
Land Uses:	One (1) single-family home	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/B)	Single-Detached (RS2/K)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m²):*	Lot 1: Max. 267.9 m² (2,883.9 ft²) Lot 2: Max. 267.9 m² (2,883.9 ft²)	Lot 1: Max. 267.9 m² (2,883.9 ft²) Lot 2: Max. 267.9 m² (2,883.9 ft²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 315 m²	506 m²	None
Lot Dimensions (m):	Width: Min. 10 m Depth: Min. 24 m	Width: 11.31 m Depth: 44.73 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	Max. 9.0 m	Max. 9.0 m	None

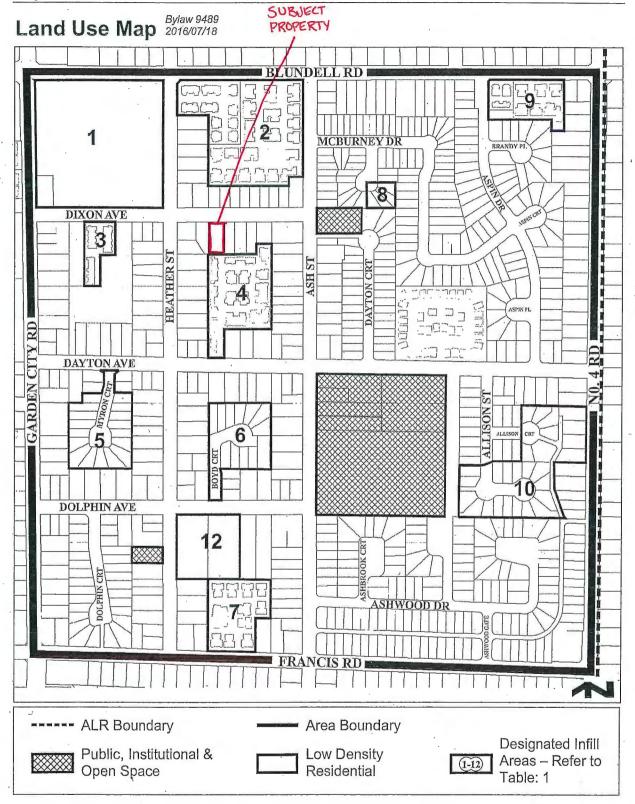
Other: Tree replacement compensation required for loss of bylaw-sized trees.

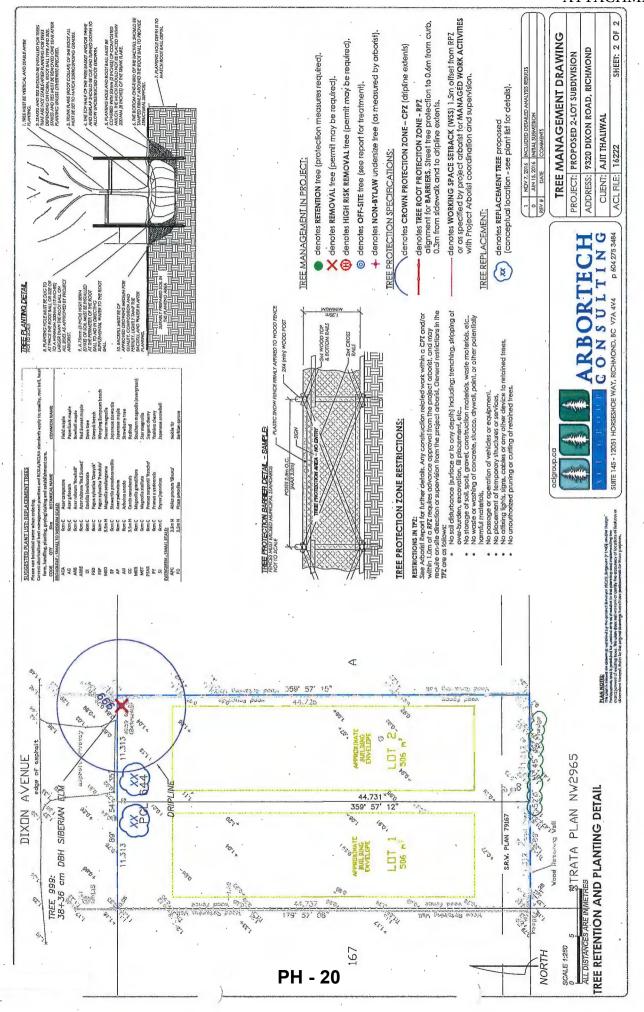
^{*} Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.





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Rezoning Considerations

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

Address: 9320 Dixon Avenue

File No.: RZ 16-735119

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure the planting of two (2) trees on each lot proposed, for a total of four (4) trees. The required trees should result in a mix of coniferous and deciduous species, and be of the following minimum size:

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

- 2. Registration of a flood indemnity covenant on Title.
- 3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both 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.

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

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

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

1. The following servicing works and off-site improvements are to be completed through a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works

- Using the OCP model, there is 234 L/s of water available at a 20 psi residual at the Dixon Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations
 must be signed and sealed by a Professional Engineer and be based on Building Permit stage building
 designs.
- At Developer's cost, the City is to:
 - o Install two (2) new water service connections, complete with meter and meter box, at the Dixon Avenue frontage.
 - Cut and cap, at main, the existing water service connection.

Storm Sewer Works

• At Developer's cost, the City is to:

- o Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
- o Cut, cap, and remove the existing storm service connection and inspection chamber STIC42263.

Sanitary Sewer Works

- At Developer's cost, the City is to:
 - o Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
 - o Cut, cap, and remove the existing sanitary service connection and inspection chamber SIC1516.

Frontage Improvements

- The Developer is required to:
 - o Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - o Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

Concrete Curb and Gutter (EP.0641)

\$4,520.00

Pavement Widening (EP.0643)

\$7,910.00

General Items

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

Note:

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

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

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

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

Initial:	

that where significant trees or vegetation exists on site, the to perform a survey and ensure that development activities	he services of a Qualified Environmental Professional (QEP) be secured es are in compliance with all relevant legislation.
Signed	Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9624 (RZ 16-735119) 9320 Dixon 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/K)".

P.I.D. 003-890-643

Parcel "644" Section 22 Block 4 North Range 6 West New Westminster District Reference Plan 66597

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9624".

FIRST READING	FEB 1 4 2017	CITY
A PUBLIC HEARING WAS HELD ON		APPRO
SECOND READING		APPRO by Dire
THIRD READING		or Soli
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFI	CER



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

January 10, 2017

From:

Wayne Craig

File:

RZ 10-552879

Re:

Application by 1002397 BC Ltd. for Rezoning at 9851, 9891/

9911 Steveston Highway and 10931 Southgate Road from Single Detached

(RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

CL:blg Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Ü.	Je Enes

Staff Report

Origin

1002397 BC Ltd. has applied to the City of Richmond for permission to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 11 townhouses with vehicle access to/from Steveston Highway (Attachment 1). A topographic survey 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, are single-family dwellings on lots zoned "Single Detached (RS1/E)".
- To the South, immediately across Steveston Highway, are large lots zoned "Agriculture (AG1)" that are in the Agricultural Land Reserve (ALR) at 9660 Steveston Highway and 11111 No. 4 Road; one (1) of which contains a single detached dwelling.
- To the East, immediately across Southgate Road, is a small commercial plaza on lots zoned "Community Commercial (CC)" and "Gas and Service Station (CG2)" at 10811 and 10991 No. 4 Road; which contain a group daycare/preschool and a carwash/oil change facility.
- To the West, is an existing dwelling on a lot zoned "Single Detached (RS1/E)" at 9835 Steveston Highway.

Related Policies & Studies

Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This land use designation allows single-family dwellings, duplexes, and townhouses. The proposed development is consistent with this land use designation.

Arterial Road Policy

This rezoning application was originally received in 2010, by a different owner, and involved only two (2) out of the three (3) properties (i.e., 9851 and 9891/9911 Steveston Highway). Under the Arterial Road Policy (2006) in place at that time, the subject site was undesignated, however, it was consistent with the Policy's location and size criteria under which a townhouse development could be considered (i.e., within 800 m of a commercial service and has a minimum 50 m frontage on a major arterial road).

In 2011, the rezoning application was taken over by a new property owner and the scope of the application increased with the addition of the third lot at 10931 Southgate Road. Due to the lot configuration, site planning has been a challenge and became more so with changes to the townhouse design guidelines adopted under the 2012 Arterial Road Policy. The rezoning application was subsequently taken over by the current property owner in 2015 and the applicant worked with staff to develop and submit an acceptable layout in late 2016.

On December 19th, 2016, City Council adopted an updated Arterial Road Policy. Under the new Arterial Road Land Use Policy, the subject site is designated as "Arterial Road Town House". The rezoning application at the subject site is consistent with the land use designation under the new Policy.

Agricultural Land Reserve (ALR) Buffer

Consistent with the OCP guidelines for multi-family developments adjacent to ALR lands but separated by a road, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped buffer on-site (as measured from the south property line) along the Steveston Highway frontage. The covenant is to identify the buffer area and ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The covenant is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

The conceptual development plans included in Attachment 4 illustrate the proposed off-site landscaping treatment along Steveston Highway, which will include grass, trees, and a new sidewalk within the boulevard, as well as the on-site yard on Steveston Highway, which is also proposed to contain a variety of trees, shrubs and fencing.

An earlier version of this redevelopment proposal was presented to the Agricultural Advisory Committee (AAC) on March 14, 2013, and was supported unanimously. The revised conceptual development plans included in Attachment 4 include a reduction of the number of townhouse units from what was proposed in the earlier version (from 14 units down to 11 units), while maintaining a similar on-site landscaping buffer treatment along Steveston Highway that is large enough to accommodate a variety of trees, shrubs, and fencing.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Other than two inquiries about the status of the rezoning application, received by one of the residents in the immediate surrounding area, staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

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

Analysis

Site Planning, Access, and Parking

This proposal is to develop 11 townhouse units on a land assembly of 2,506.59 m² (26,980 ft²) in area (after road dedication), located on Steveston Highway and the west side of Southgate Road in the Broadmoor planning area. Prior to final adoption of the rezoning bylaw, the existing three (3) lots at the subject site must be consolidated. Conceptual development plans proposed by the applicant are contained in Attachment 4.

The proposed site layout consists of: two (2) buildings containing a total of seven (7) units along Steveston Highway (three-storeys in height, stepping down to two-storeys at either end), south of a proposed east-west internal drive-aisle that bisects the site; and two (2) two-storey duplexes to the north of the internal drive-aisle and along the interface with the adjacent existing single-family lots. The siting of the buildings enables:

- a) the common outdoor amenity space to be provided in a visible and centrally-located portion of the site opposite the main vehicle access point;
- b) easier on-site vehicle manoeuvring; and,
- c) a treed and landscaped yard along Southgate Road, which provides visual interest to the public realm.

A single vehicle access point to the site is proposed from Steveston Highway, and is positioned approximately mid-block. The internal east-west drive-aisle on-site is intended to provide shared access to future developments to the northeast and to the west. Registration of a Statutory Right-of-Way for public right-of-passage on title is a condition of final adoption of the rezoning bylaw.

Pedestrian access to the site is proposed from Steveston Highway via the internal drive-aisle, and from Southgate Rd via a walkway. Opportunities to enhance the treatment of the drive-aisle to highlight its dual-purpose for both pedestrian and vehicle access will be reviewed as part of the Development Permit application process.

The main pedestrian unit entries for the south buildings are proposed to front onto Steveston Highway. Secondary pedestrian unit entries for the south buildings, and the main pedestrian unit entries for the north buildings, are proposed to front the internal drive-aisle. Ground floor garages are arranged along the east-west internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 22 resident vehicle parking spaces are proposed, all of which are in a side-by-side arrangement. Also consistent with the Zoning Bylaw, a total of three (3) visitor vehicle parking spaces are proposed on-site, one (1) of which is identified for use by disabled persons only.

Also consistent with Zoning Bylaw 8500, a total of 20 resident bicycle parking spaces (Class 1) are proposed within the townhouse units, and a bicycle rack for three (3) visitor bicycle parking spaces (Class 2) is proposed within the common outdoor amenity space between the north buildings.

Future Development Potential - 10911 Southgate Road

The property to the northeast of the subject site, at 10911 Southgate Road is not included in this redevelopment proposal. The applicant has provided a preliminary concept for how the property at 10911 Southgate Road could redevelop for townhouses in the future, a copy of which is on file.

The applicant has provided written confirmation that he has been in contact with the property owners of 10911 Southgate Road to purchase the property and to advise of their future redevelopment potential should they wish to redevelop their site for townhouses in the future, and that they are not interested in redeveloping their property at this time.

To enable potential shared use of facilities at the subject site by 10911 Southgate Rd if it were to redevelop in the future, the following legal agreements are required to be registered on title of the subject site prior to final adoption of the rezoning bylaw:

- a statutory right-of-way for public access over the entire internal drive-aisle for vehicle access to 10911 Southgate Road.
- a legal agreement for shared access to the garbage and recycling room to enable a single point of cart storage and collection for both sites.

Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$11,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site, in a central location between the north buildings. Based on the preliminary design, the proposed 89.25 m² outdoor amenity space exceeds the OCP guideline of a minimum 6 m² per unit (66 m²).

In addition to common outdoor amenity space, private outdoor space is proposed on-site for the use of each unit, which is generally consistent with the minimum size and shape that is encouraged in the OCP guidelines. Private outdoor space is proposed in the form of yards at grade, and balconies/decks on upper storeys. The applicant has carefully considered the proposed size and location of upper balconies/decks to address potential concerns of overlook onto adjacent single-family lots, as shown in Attachment 4.

Variances Requested

This redevelopment proposal complies with the Zoning Bylaw, with the exception of the variances noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Allow seven (7) small-sized resident parking spaces.
 (Staff is supportive of this variance, as it enables all of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).
- Allow a minimum 5.0 m yard front yard and exterior side yard setback along Steveston Highway and Southgate Road.

(Staff is supportive of this variance request for the following reasons:

- A reduction in the building setback from the south property line along Steveston Highway enables a wider setback to be provided from the north property line, resulting in a more desirable interface with the existing single-family housing to the north.
- A reduction in the building setback from the east property line will create a more desirable public realm along Southgate Road. By shifting the buildings to the east, a wider setback can be provided from the west property line along the interface with the existing adjacent single-family housing, which, in turn, has the added benefit of accommodating the required visitor surface parking, which will be screened from public view.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property, and a total of five (5) trees that are either on a neighbouring property or on shared lot lines with neighbouring properties.

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

- 12 trees are in poor condition, as they have been previously topped and/or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions, are dead, dying (sparse canopy foliage), or have been topped by BC Hydro for line clearance (Trees # 1, 2, 3, 4, 5, 10, 13 and 3051, 3054, 3055, 3056, 3057). As a result, these trees are not good candidates for retention and should be removed and replaced.
- Two (2) Spruce trees (# 3058 and 3059) are in fair condition, however, they are located in the center of the development site and will be impacted by both building conflicts and the required raising of the finished grade by approximately 1.0 m from the existing lot grade. These two (2) trees should be replaced with larger caliper coniferous trees (min. 7 m high) located along the street frontage.
- One (1) tree on the neighbouring property at 9835 Steveston Highway (Tree # 11) and One (1) tree on the shared lot with the neighbouring property at 10911 Southgate Road (Tree # 7), are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

- One (1) tree (# 9) located on the neighbouring property at 9860 Southgate Place, and two (2) trees (# 8 and 3061) located on the shared lot line with the neighbouring property at 10911 Southgate Road are recommended for removal in the Arborist report due to their existing poor condition. Prior to removal of these trees, the applicant must obtain written permission from the adjacent property owners with whom the trees are shared, and obtain a valid tree removal permit. If permission to remove the trees is not granted by the adjacent property owners, these trees must be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. (Note: Subsequent to the City's review of the applicant's Arborist report, however, the property owner at 9860 Southgate Place obtained a tree removal permit to remove Tree # 9 from their property).
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The proposed tree retention plan is shown in Attachment 5.

Tree Protection

Two (2) trees on the neighbouring properties at 9835 Steveston Highway and 10911 Southgate Road are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a postconstruction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing on-site around the off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement & Landscaping

The applicant wishes to remove 16 on-site trees (Trees # 1, 2, 3, 4, 5, 8, 10, 13 and 3051, 3054, 3055, 3056, 3057, 3058, 3059, and 3061), two (2) of which are located on the common property line with 10911 Southgate Road. Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 32 replacement trees required.

The preliminary Landscape Plan included in Attachment 4 shows that 23 replacement trees are proposed to be planted on-site. Through the Development Permit application review process, opportunities for additional tree planting on-site will be explored. If the total required number of replacement trees cannot be accommodated in the final Landscape Plan at the Development Permit application review stage, the applicant will be required to provide a contribution in the amount of \$500/tree to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site.

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Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$64,754).

Public Art

Consistent with the City's Public Art Program (Policy 8703), the applicant is required to submit a contribution to the City's Public Art Reserve Fund based on the current rate of \$0.81 per buildable square foot prior to rezoning (i.e., \$13,113).

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to providing pre-ducting for solar hot water heating for the proposed development. The applicant has submitted an evaluation report by a Certified Energy Auditor (CEA), which provides details about the construction requirements that are needed to achieve the rating. Specifically, the CEA's report identifies that, in addition to using current common building practices and meeting the minimum requirements of the 2012 BC Building Code, the installation of an Air Source Heat Pump is required to achieve an EnerGuide 82 rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Existing Legal Encumbrances

There are existing statutory right-of-ways for sanitary sewer registered on Title of the subject lots. Encroachments into the right-of-ways are not permitted. The owner is aware of the charges on Title and the proposed conceptual plans do not show any encroachments into the right-of-ways.

There is also an existing restrictive covenant on Title of 9851 Steveston Highway (AB211969) that requires: a) any dwelling on the land to be designed to enable vehicles to enter and leave the property without having to reverse onto the street; and b) that the land not be subdivided to

create lots having a frontage of less than 16 m and that the front yard setback not be less than 9 m. This covenant is required to be discharged from the Title of the lot prior to rezoning.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site; and,
- Submit a contribution in the amount of \$20,000 towards the future installation of a special crosswalk at the intersection of Southgate Road and Steveston Highway.

Prior to Building Permit issuance, the applicant is required to:

• Enter into a Servicing Agreement for the design and construction of off-site improvements, as well as water, storm and sanitary service connections as outlined in Attachment 6. Generally, the required upgrades and improvements include boulevard improvements along both Steveston Highway and Southgate Road, as well as upgrading the existing open ditch to a storm sewer on Southgate Road and upgrading the storm sewer system on Steveston Highway.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Showing conceptual locations for aboveground street light, traffic signal, Shaw cable, and Telus kiosks, as well as the necessary right-of-way dimensions for these above-ground structures
- Addressing transitions in lot grading at the property lines within tree protection zones of Trees # 7 and 11 on adjacent properties.
- Ensuring that landscaping does not conflict with the required clearances next to vehicle parking locations.
- Refinement to the design of the internal drive-aisle to enhance on-site permeability, and to highlight its' dual-purpose for both vehicle and pedestrian circulation through the use of varied materials.
- Refinement to landscape design to incorporate larger sized trees on-site and a greater abundance of shrubs and ground cover within the landscaped ALR buffer along Steveston Highway.

- Refinement to the design of the buildings to further articulate façades and break up the building mass.
- Revisions to upper storeys and roof forms of buildings at the transition from three-storeys down to two-storeys.
- Review of the proposed colour palette and exterior building materials to ensure consistency with the OCP design guidelines for townhouses.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features can be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning approval.

Financial Impact

January 10, 2017

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

Conclusion

This redevelopment proposal is to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 11 townhouses.

The proposal is consistent with the land use designation contained within the OCP, and is consistent with the location criteria in the OCP for the consideration of townhouses along arterial roads.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9659 be introduced and given first reading.

Cynthia Lussier

Planner 1

(604-276-4108)

CL:blg

5243375

Attachments:

Attachment 1: Location Map Attachment 2: Site Survey

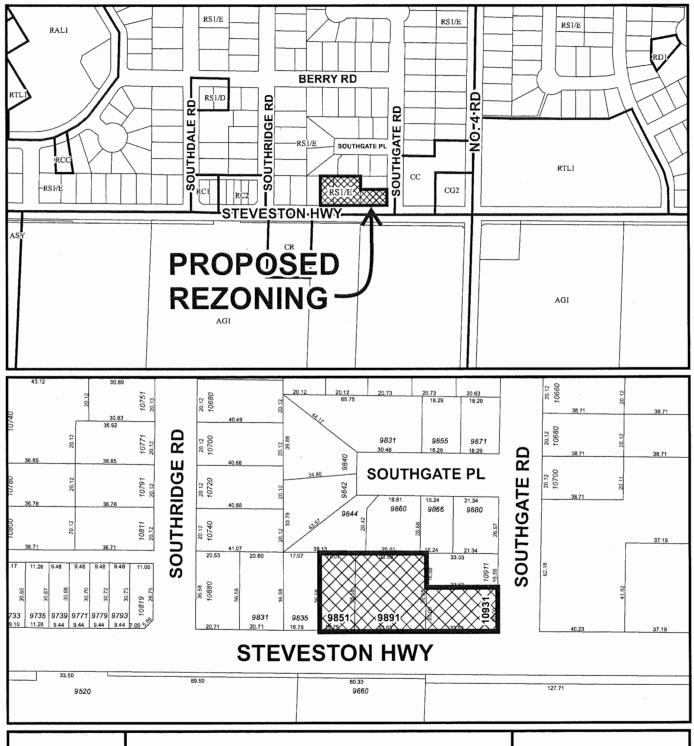
Attachment 3: Development Application Data Sheet

Attachment 4: Conceptual Development Plans

Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations







RZ 10-552879

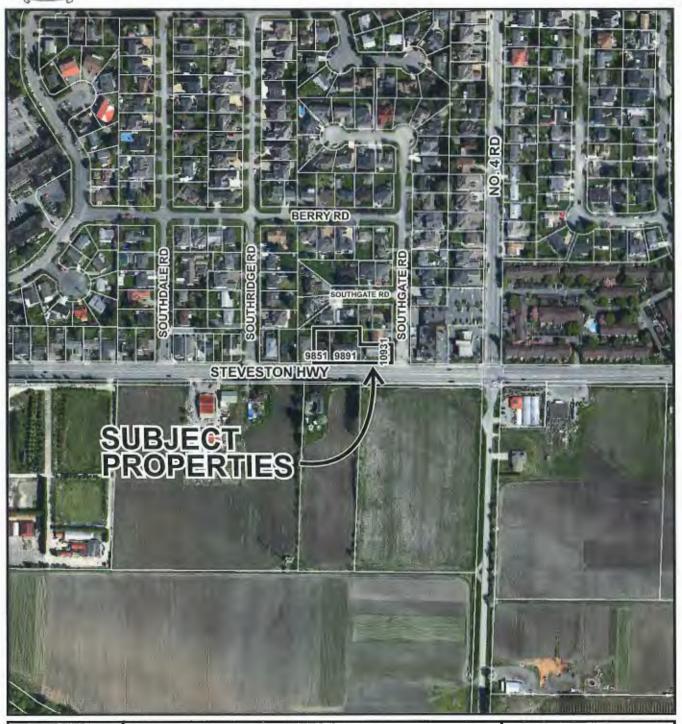
Original Date: 11/30/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond

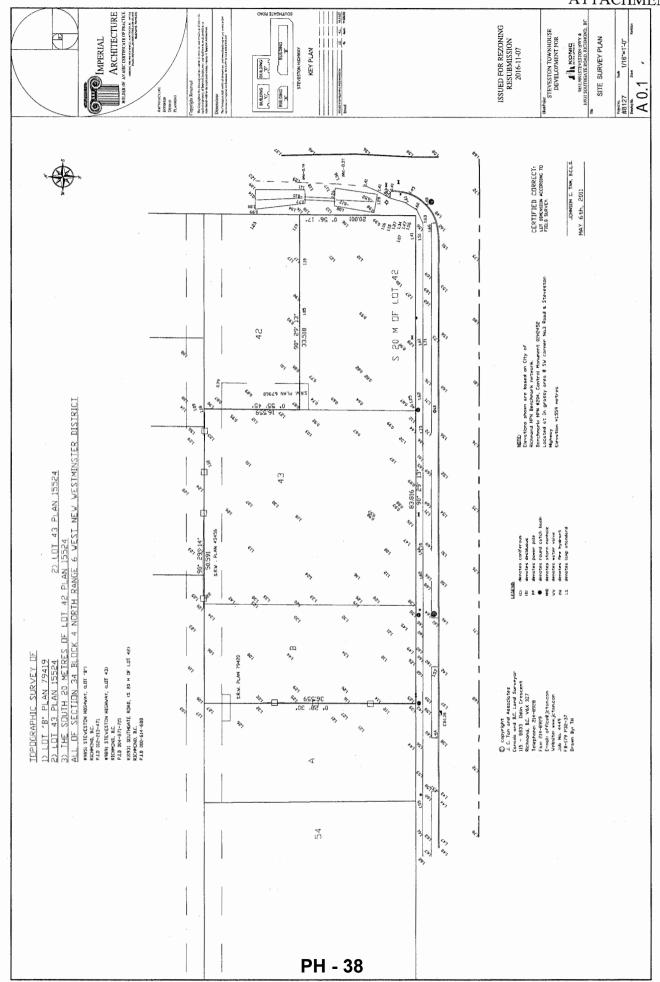




RZ 10-552879

Original Date: 11/30/16

Revision Date:





Development Application Data Sheet

Development Applications Department

RZ 10-552879 Attachment 3

Address:

9851, 9891/9911 Steveston Highway and 10931 Southgate Road

Applicant:

1002397 BC Ltd.

Planning Area(s):

Broadmoor

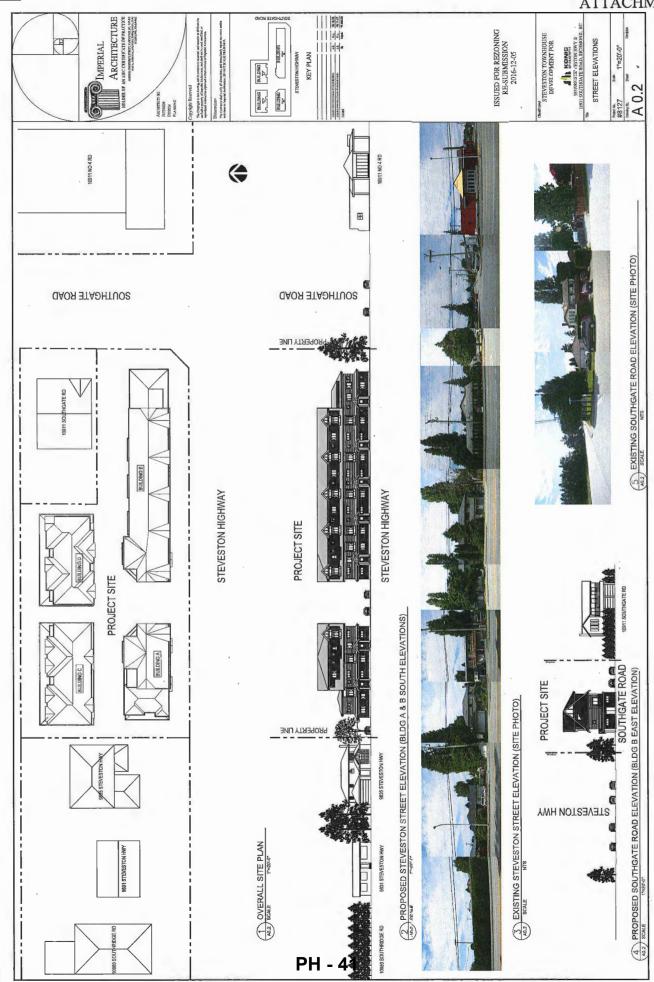
	Existing	Proposed
Owner:	1002397 BC Ltd.	To be determined
Site Size (m²):	Approx. 2,520 m ² (27,125 ft ²)	2,506.59 m ² (26,980 ft ²) after corner cut road dedication
Land Uses:	Single-family and duplex housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	4	11

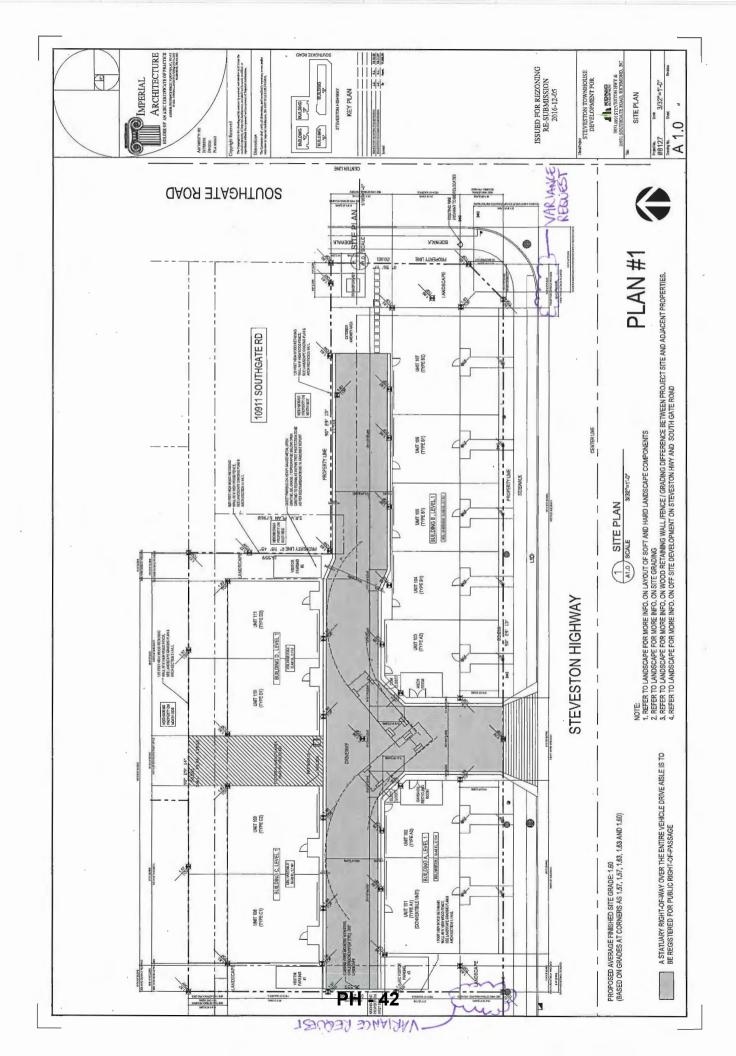
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m²):*	1503.95 m² (16,188 ft²)	1503.87 m² (16,188 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Buildings, Structures and Non- porous Surfaces: Max. 65% Live plant material: Max. 25%	Building: Max. 40% Buildings, Structures and Non- porous Surfaces: Max. 65% Live plant material: Max. 25%	none
Lot Dimensions (m):	Width: N/A (there is no minimum lot width for a corner lot that fronts onto a side street) Depth: 35 m	Width: N/A Depth: 67 m	none
Setbacks (m):	Front (east): Min. 6.0 m Rear (west): Min. 3.0 m Interior Side (north): Min. 3.0 m Exterior Side (south): Min. 6.0 m	Front (east): Min. 5.0 m Rear (west): Min. 3.2 to 4.4 m Interior Side (north): Min. 4.5 m Exterior Side (south): Min.5.0 m	Variance requested for 5.0 m front yard & exterior side yard
Height (m):	12.0 m	11.85 m	none
On-site Vehicle Parking Spaces:	Resident (R): 22 (2 per unit) Visitor (V): 3 (0.2 per unit)	Resident: 22 Visitor: 3	none
On-site Vehicle Parking Spaces – Total:	25	25	none
On-site Bike Parking Spaces:	Class 1 (R): 14 (1.25 per unit) Class 2 (V): 3 (0.2 per unit)	Class 1 (R): 20 Class 2 (V): 3	none
On-site Bike Parking Spaces – Total:	17	23	none

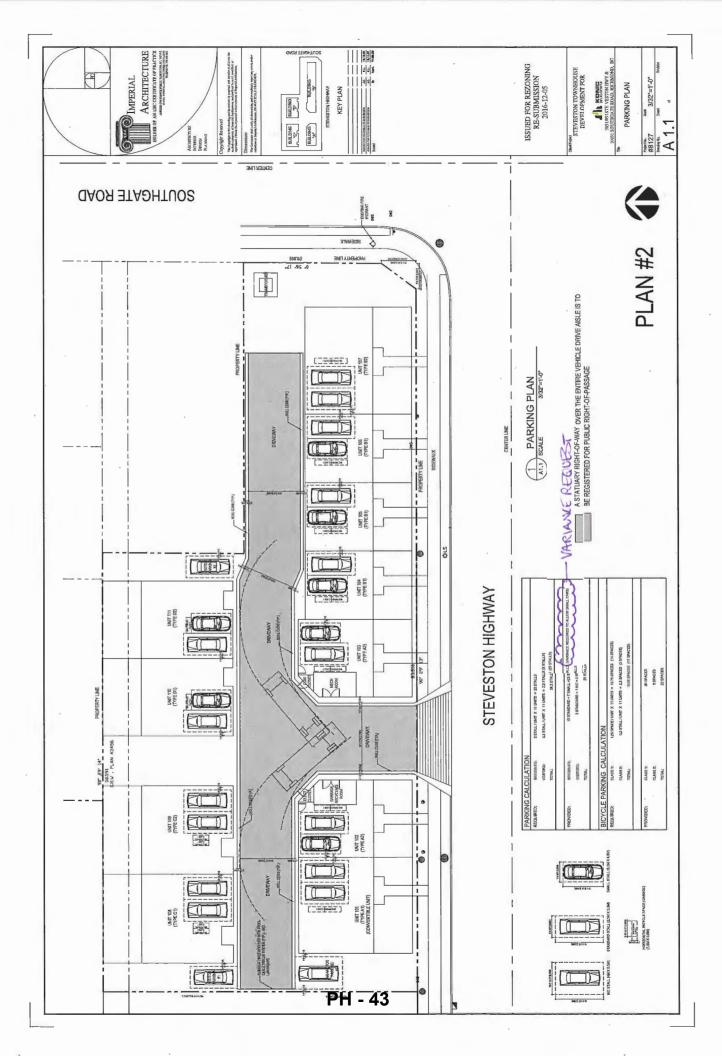
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space - Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu at \$1,000 per unit Total: \$11,000	none
Amenity Space - Outdoor:	Min. 6 m ² per unit Total: 66 m ²	89.25 m ²	none

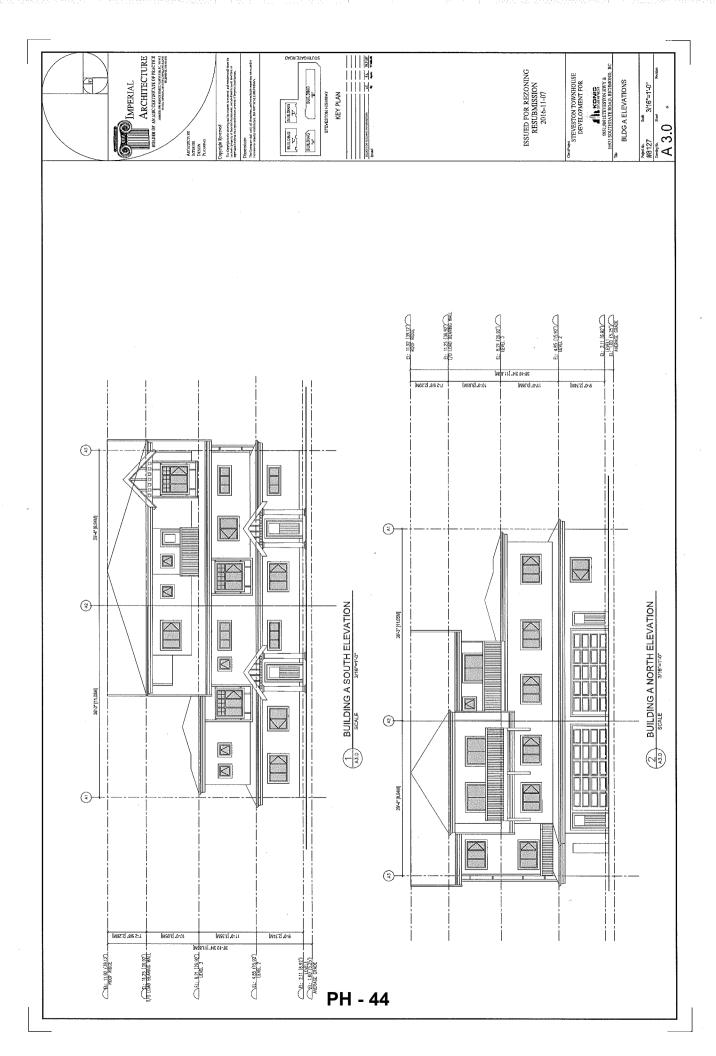
Other: Tree replacement compensation required for loss of bylaw-sized trees.

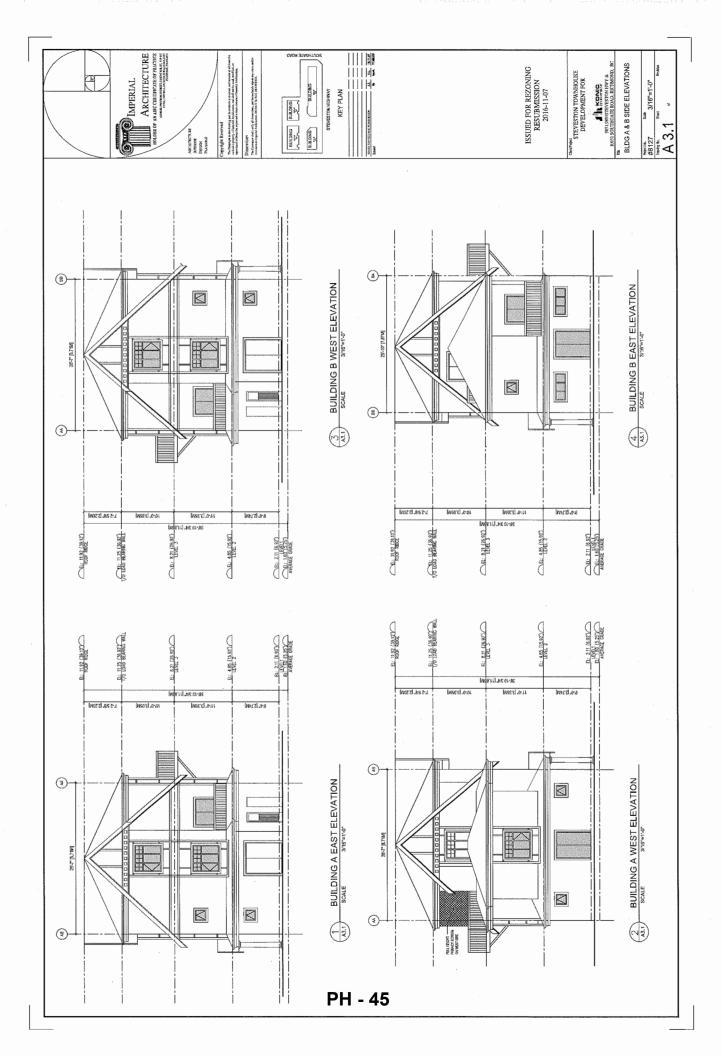
^{*} Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Development Permit and Building Permit stage.

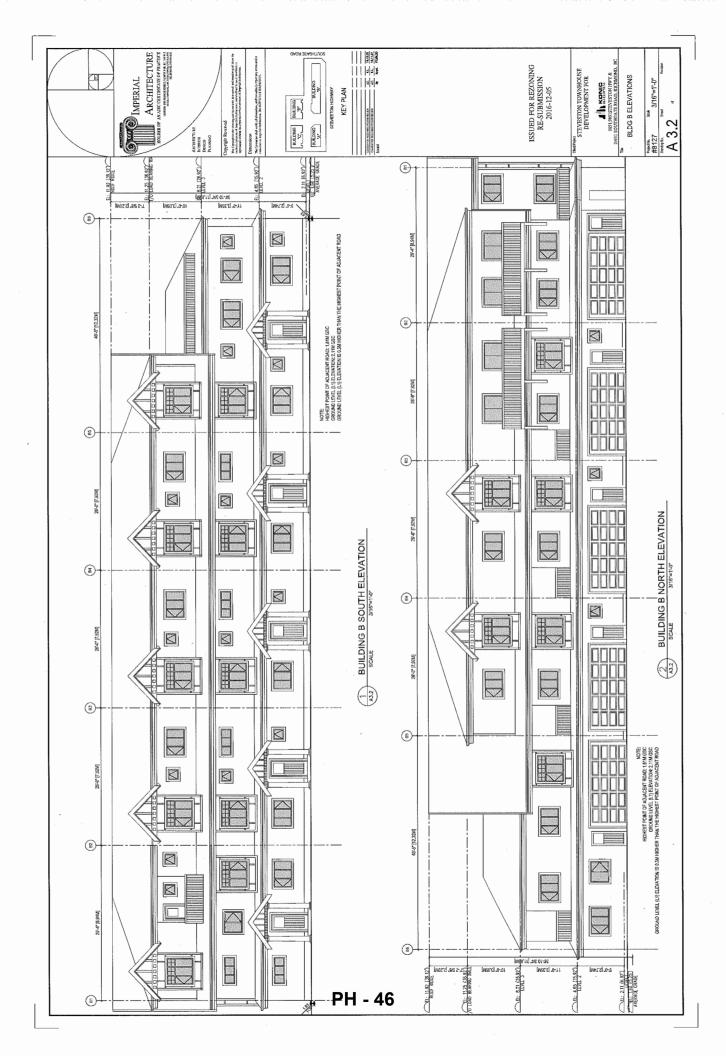


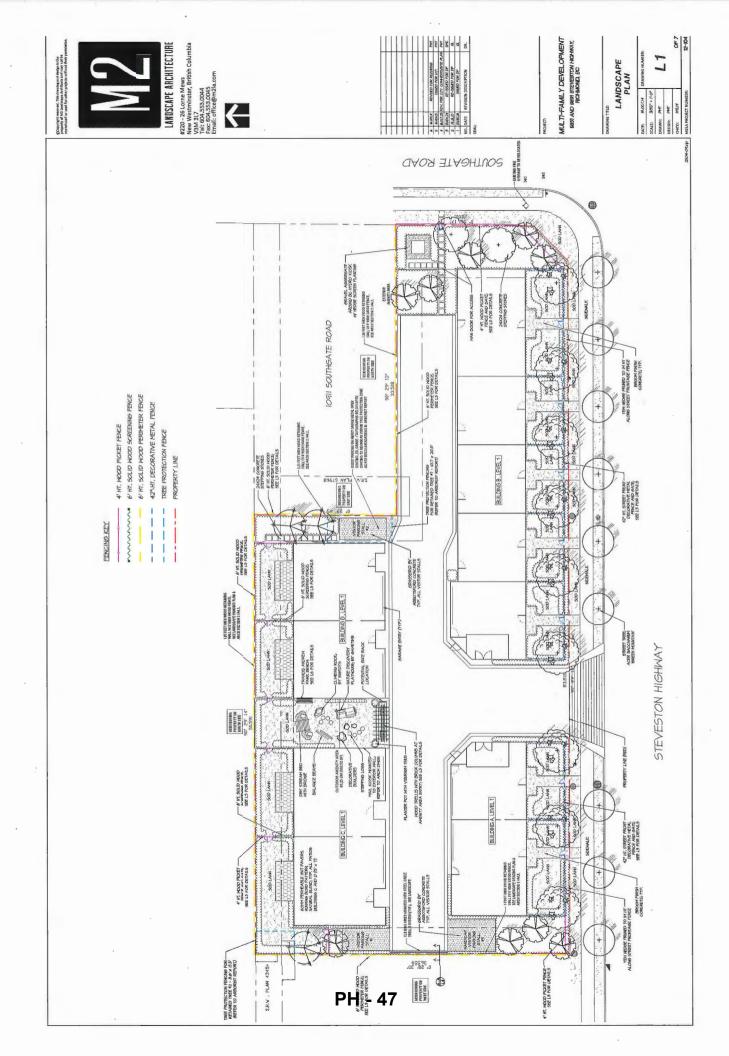


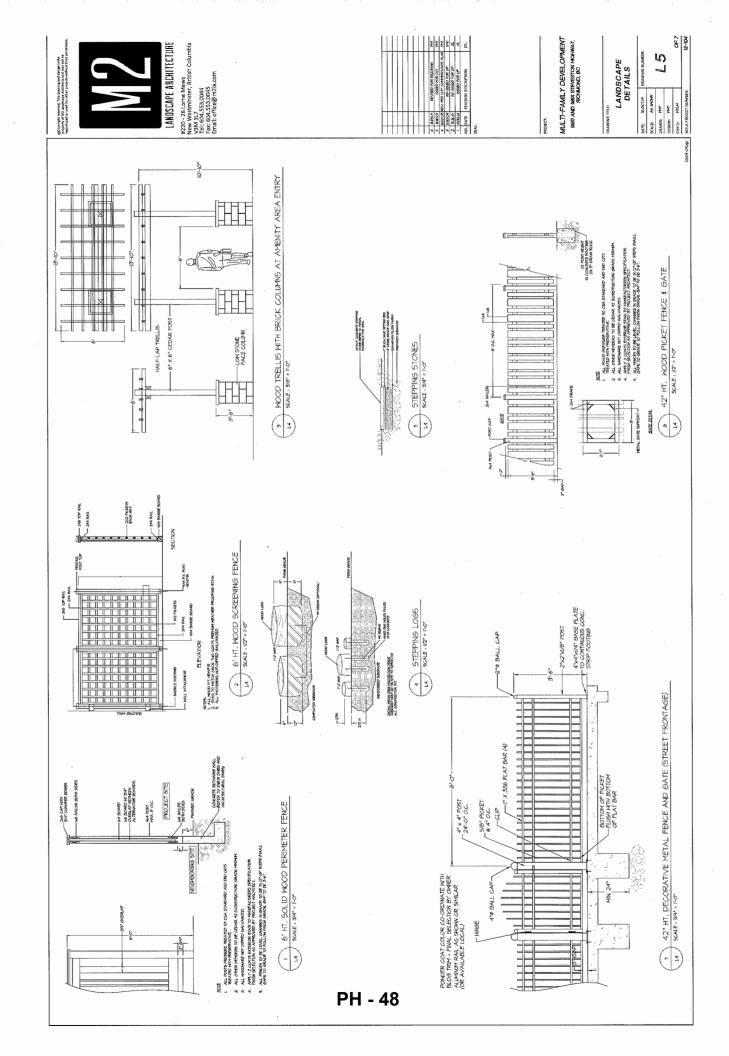


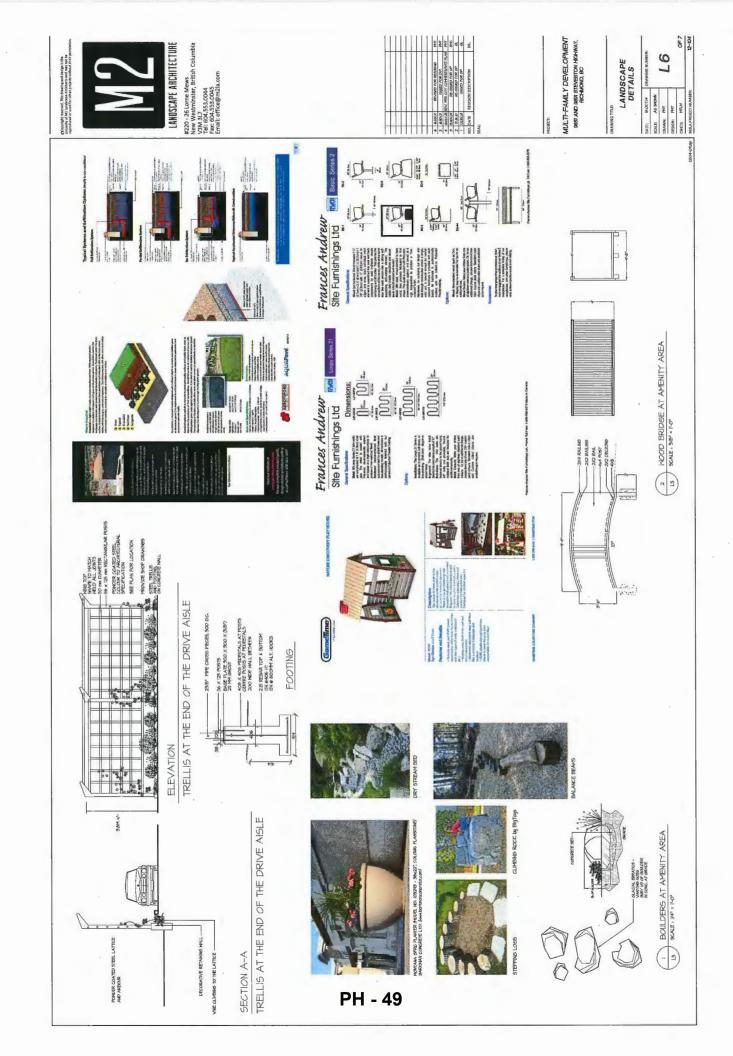


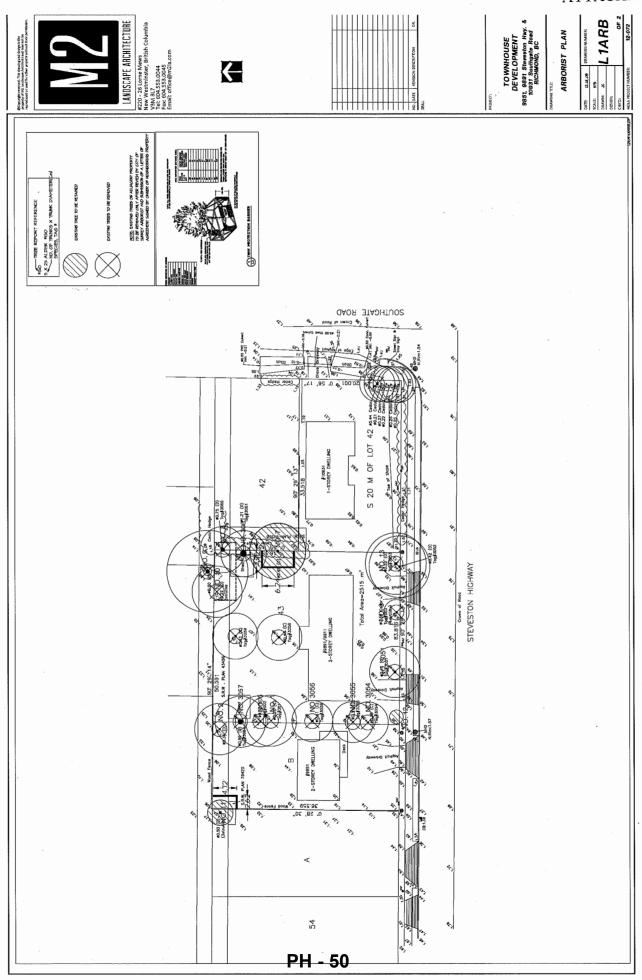












ATTACHMENT 6



Rezoning Considerations

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

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road File No.: RZ 10-552879

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, the applicant is required to complete the following:

- 1. Consolidation of all lots at the subject site (9851, 9891/9911 Steveston Highway & 10931 Southgate Road) into a single parcel (which will require the demolition of the existing dwellings).
- 2. Dedication of a 4 m x 4 m corner cut as road at the southeast corner of the subject site (at the intersection of Steveston Highway and Southgate Road).
- 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 off-site trees to be retained (i.e., Trees # 7 and # 11). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Contribution of \$1,000 per dwelling unit in-lieu of providing on-site indoor amenity space (i.e. \$11,000).
- 5. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot to the City's Affordable Housing Reserve Fund (i.e. \$64,754).
- 6. The City's acceptance of the applicant's voluntary contribution of \$20,000 towards the future installation of a special pedestrian crosswalk at the intersection of Southgate Road and Steveston Highway.
- 7. Discharge of restrictive covenant (AB211969) from title of 9851 Steveston Highway.
- 8. Registration of a flood indemnity covenant on Title.
- 9. Registration of a statutory right-of-way (SRW) on Title for public-right-of-passage over the entire internal drive-aisle to provide legal means of public access to future developments located both northeast and west of the subject site. (the drive-aisle is to be constructed and maintained by the property owner).
- 10. Registration of a legal agreement on title to enable shared use of the garbage and recycling room by any future townhouse complex at 10911 Southgate Road, to enable a single point of cart storage and collection for both sites.
- 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. Registration of a legal agreement on title to ensure that a 4.0 m wide landscaping buffer planted on-site along Steveston Highway (as measured from the south property line) is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
- 13. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

14. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

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

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

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

• Complete a townhouse energy efficiency report and recommendations, prepared by a Certified Energy Advisor, 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 OCP.

At Demolition Permit* stage, the applicant must complete the following requirements:

• Installation of appropriate tree protection fencing around all trees to be retained as part of the development (Trees # 7 and 11) prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.

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

• Enter into a Servicing Agreement* for the design and construction of off-site improvements, as well as water, storm, and sanitary service connections. Works include, but are not limited to:

Water Works

- Using the OCP Model, there are 518 L/s of water available at 20 psi residual at the hydrant at the south side of Steveston Highway and 284 L/s of water available at 20 psi residual at the hydrant at the northwest corner of the Steveston Highway and Southgate Road intersection. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage designs.
- o At the applicant's cost, the City will:
 - Cut and cap at the main the existing water service connections at the Steveston Highway frontage.
 - Install a new water connection to service the proposed development. Connection to the existing 500 mm diameter watermain along the north side of Steveston Highway is not permitted. Details of the new water service shall be finalized via the Servicing Agreement design review process.
 - Relocate the existing fire hydrant at the northwest corner of Steveston Highway and Southgate Road intersection to match the required frontage improvements (as identified by the City's Transportation Department).

Storm Sewer Works

The applicant is required to upgrade the existing ditch along Southgate Road to a single 1050 mm storm sewer at road centerline. The length of the ditch upgrade shall match the extent of the required frontage

improvements (as identified by the City's Transportation Department). Tie-ins of the proposed 1050 mm storm sewers shall be as follows:

- The south end of the new 1050 mm storm sewer at Southgate Road centerline shall tie-in to the existing storm sewer alignment along the north side of Steveston Highway via a new manhole.
- The north end of the new 1050 mm storm sewer shall tie-back to the existing drainage systems along the east and west sides of Southgate Road via new manholes and/or storm sewer inlet structures.
- The applicant is required to upgrade the existing 525 mm diameter storm sewer to 750 mm diameter (approximately 102 m long) along Steveston Highway from the proposed site's west property line to the existing manhole STMH2902 (located at the northeast corner of Steveston Highway and Southgate Road). The storm sewer upgrade along Steveston Highway shall include (but is not limited to) the following:
 - Removal of existing manholes STMH2801 and STHMH 2803.
 - Provide new manholes at the west property line and at the junction of the proposed 750 mm diameter storm sewer along Steveston Highway with the proposed 1050 mm diameter storm sewer along Southgate Road.
- The applicant is required to upgrade the existing 600 mm diameter storm sewer to 1050 mm diameter (approximately 8 m long) from the new manhole at the junction of Steveston Highway and Southgate Road and tie-in to the existing manhole STMH2902 via a reducer. Existing manhole STMH2902 shall be replaced if it is found to be in poor condition.
- The applicant is required to install a new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the Servicing Agreement design review process.
- o At the applicant's cost, the City will:
 - Extend the existing drainage connections at the Southgate Road frontage of 10811 No. 4 Road to Southgate Road centerline and connect it to the new 1050 mm storm sewer.
 - Plug the existing pipe opening at the north side of manhole STMH2902.

Sanitary Sewer Works

- The applicant is required to provide a sanitary service connection to the proposed site off of the existing sanitary main at Southgate Road.
- o At the applicant's cost, the City will cap at the property line the existing sanitary service connections for 9851 and 9891 Steveston Highway and 10931 Southgate Road.

Frontage Improvements

- The applicant is required to coordinate with BC Hydro, Telus, and other private communication service providers to:
 - Underground the existing overhead service lines along the Steveston Highway frontage.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Development Permit application design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

```
BC Hydro PMT – 4 m W X 5 m (deep)
BC Hydro LPT – 3.5 mW X 3.5 m (deep)
Street light kiosk – 1.5 m W X 1.5 m (deep)
Traffic signal kiosk – 1 m W X 1 m (deep)
Traffic signal kiosk – 1 m W X 1 m (deep)
```

- The applicant is required to upgrade the boulevard along Steveston Highway to the ultimate condition, including (but not limited to) installation of a treed/grass boulevard at the existing curb and a 1.5 m wide concrete sidewalk at or near the south property line of the subject site.
- The applicant is required to upgrade the road and boulevard along Southgate Road, including (but not limited to): road widening to achieve a minimum pavement width of 11.2 m (note: examination of the existing road base is also required to determine if new road base construction is required); installation of curb and gutter, a 1.5 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at or near the east property line of the subject site. The curb return at the southeast corner of the subject site is to have a 9.0 m radius.
- o The applicant is required to provide street lighting along Steveston Highway and Southgate Road frontages.

General Items

- o If pre-load is required, the applicant is required to:
 - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains along the north property line and existing 150 mm diameter watermain along Southgate Road frontage), proposed utility installations, the existing houses along the north property line, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or prior to pre-load.
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of noise attenuation measures in Building Permit (BP) plans as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements (as per the noise covenant registered on Title prior to rezoning).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

(signed original on file)		
Signed	Date	 -



Richmond Zoning Bylaw 8500 Amendment Bylaw 9659 (RZ 10-552879) 9851, 9891/9911 Steveston Highway and 10931 Southgate Road

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

1.	The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond
	Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the
	following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 012-213-471

Lot "B" Section 34 Block 4 North Range 6 West New Westminster District Plan 79419

P.I.D. 004-871-715

Lot 43 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

P.I.D. 000-614-688

The South 20 Metres of Lot 42 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9659".

FIRST READING	FEB 1 4 2017	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED
SECOND READING		APPROVED by Director or Solicitor
THIRD READING		- all
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICE	ER



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

January 23, 2017

From:

Wayne Craig

File:

RZ 16-741244

Re:

Application by Westmark Developments Ltd. for Rezoning at 7140/

7160 Marrington Road from Two-Unit Dwellings (RD1) to Single Detached

(RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig

Director, Development

WC:jr Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	d .	- he tree

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 7140/7160 Marrington Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Marrington Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A duplex on a lot zoned "Single Detached (RS1/E)", with vehicle access from Marrington Road.
- To the South, across Moresby Drive: Single-family dwellings on lots zoned "Single Detached (RS1/E)", with vehicle access from Moresby Drive.
- To the East: A single-family dwelling on a lot zoned "Single Detached (RS1/C)", with vehicle access from Moresby Drive.
- To the West, across Marrington Road: A single-family dwelling on a lot zoned "Single Detached (RS1/E)", with vehicle access from Marrington Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject site is located in the Seafair planning area. The Official Community Plan (OCP) designation for the subject site is "Neighbourhood Residential" (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5447

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5447, which was adopted by Council on September 16, 1991, and subsequently amended on July 20, 1998, and October 20, 2003 (Attachment 5). The subject property is permitted to subdivide as per the requirements of the "Single Detached (RS2/B)" zoning bylaw only. The proposed rezoning and subdivision is consistent with this Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Built Form and Architectural Character

As the subject property is a corner lot, the applicant has submitted conceptual development plans showing the proposed architectural elevations of the dwelling on the south-most proposed corner lot at the intersection of Marrington Road and Moresby Drive (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the south face of the building, fronting Moresby Drive. The west face, fronting Marrington Road, includes the entry to the garage. Both building faces include architectural projections to articulate the façade, and the use of secondary eaves to demarcate the first and second storeys.

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

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

Existing Legal Encumbrances

There are two (2) existing statutory right-of-way (SRW) agreements registered on Title. One (1) SRW, with registration number RD48997, is a 1.5 x 6.0 m area in the northwest corner of the property for the sanitary sewer. One (1) SRW, with registration number K99414, no longer applies to this property, and can be discharged from Title. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing covenant registered on each Strata Title that restricts the property use to duplex only (Registration number Z168971). This covenant must be discharged from Title prior to subdivision approval.

Cancellation of the existing Strata Plan NW2680 is required prior to subdivision approval.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveway crossings to Marrington Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) trees on neighbouring properties and three (3) trees on City property. There are no bylaw-sized trees on the subject property.

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

• Two (2) trees (Tag # 4 and 5) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Parks Department staff have reviewed the Arborist's Report and support the findings of the applicant's arborist:

• Three (3) Crab Apple trees (Tag # 1, 2, and 3) located in the City boulevard are in poor condition and should be removed and replaced.

Tree Replacement

The applicant wishes to remove three (3) trees on City property. Compensation of \$3,250 is required for the City to plant five (5) trees at or near the development site, or in other areas of the city.

Council Policy No. 5032 requires the maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required trees are to be of the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Minimum Height o Replacement Tree Replacemen	
4	6 cm	3.5 m

Tree Protection

Two (2) trees (Tag # 4 and 5) on a neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees

identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a
 post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection
 fencing around all trees to be retained. Tree protection fencing must be installed to City
 standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to
 any works being conducted on-site, and remain in place until construction and landscaping
 on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots, or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to contribute \$10,576.93 to the City's Affordable Housing Reserve Fund; which is equal to \$2.00/ft² of the total buildable area for both lots. The applicant has identified the maximum buildable area and the constraints of development on a narrow lot as reasons for not accommodating a secondary suite in the development.

Site Servicing and Frontage Improvements

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

- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,463.20 cash-in-lieu contribution for the design and construction of frontage improvements to Marrington Road. The frontage improvements, which include road widening, installation of concrete curb and gutter, concrete sidewalk, landscaped boulevard, and road lighting, were completed through a capital works project in 2016.
- Completion of the site servicing requirements as described in Attachment 8.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 7140/7160 Marrington Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Marrington Road.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9668 be introduced and given first reading.

J'achersine

Jordan Rockerbie Planning Technician (602-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Seafair Area Land Use Map

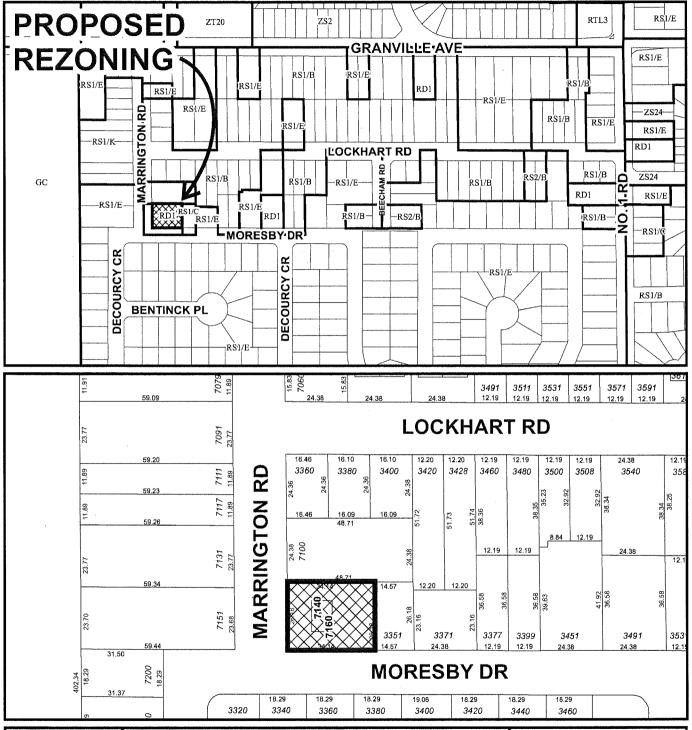
Attachment 5: Single-Family Lot Size Policy 5447

Attachment 6: Conceptual Development Plans

Attachment 7: Tree Protection Plan

Attachment 8: Rezoning Considerations





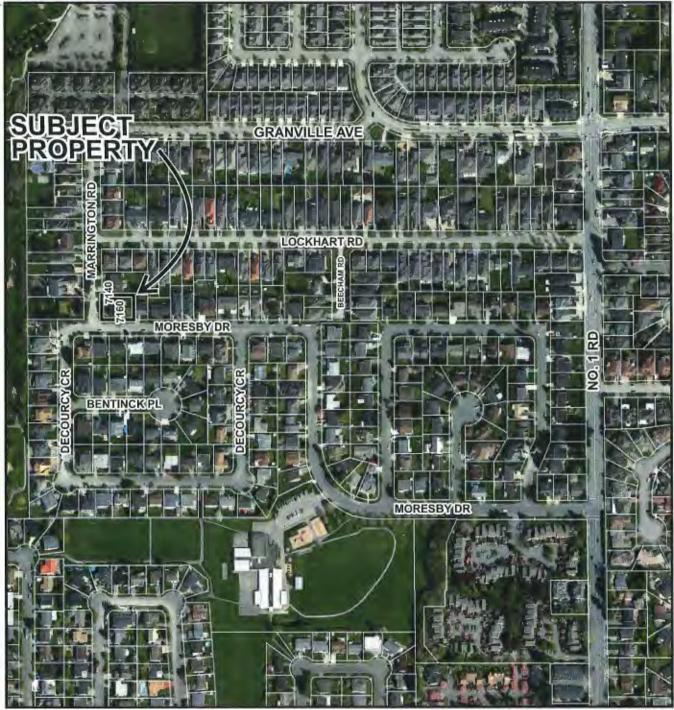


RZ 16-741244

Original Date: 09/16/16

Revision Date: 01/18/17



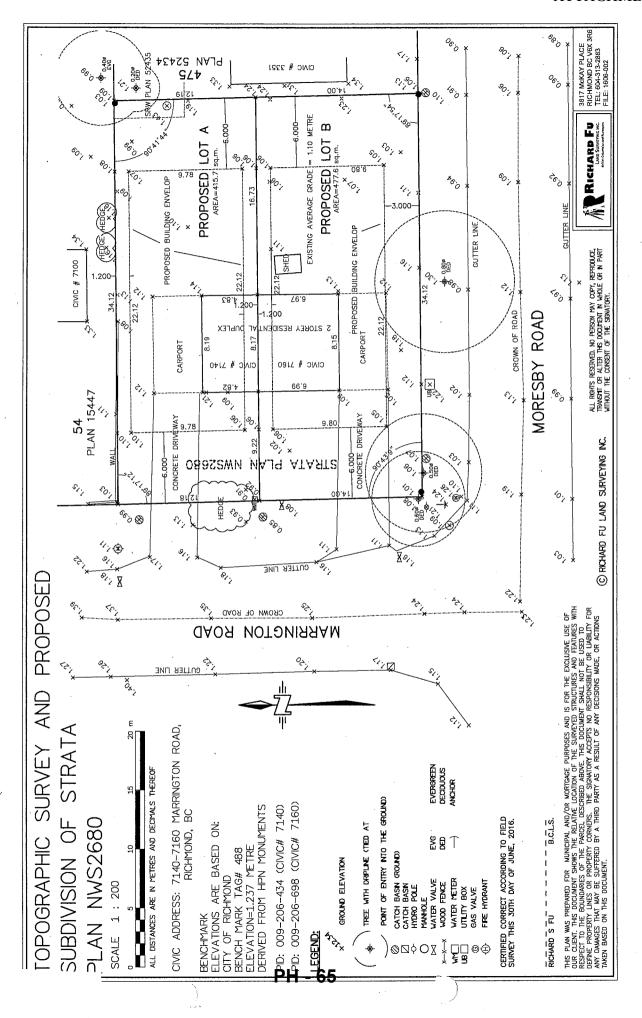




RZ 16-741244

Original Date: 09/16/16

Revision Date:





Development Application Data Sheet

Development Applications Department

RZ 16-741244 Attachment 3

Address: 7140/7160 Marrington Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Seafair

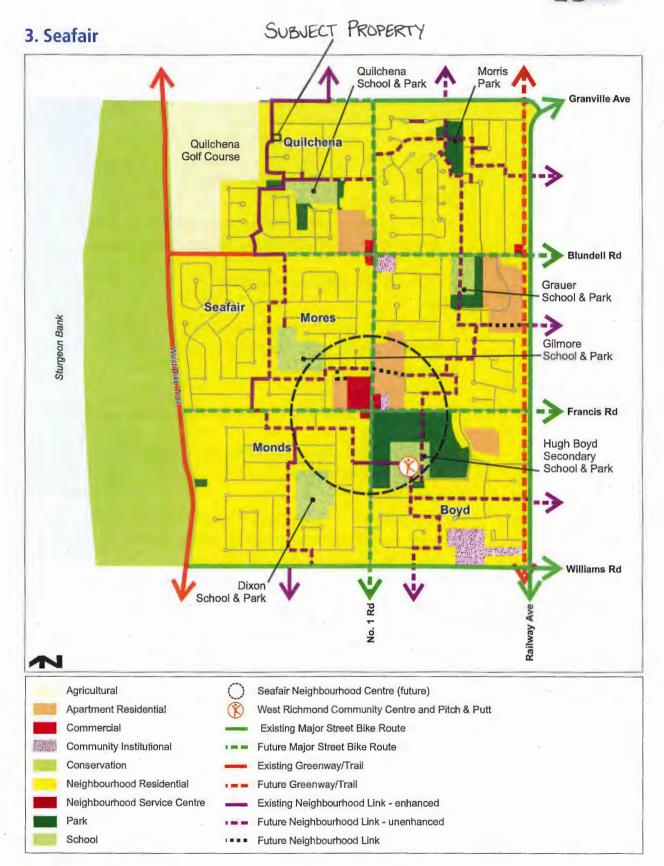
	Existing	Proposed
Owner:	Westmark Developments Ltd.	To be determined
Site Size (m²):	893.3 m²	Lot A: 415.7 m ² Lot B: 477.6 m ²
Land Uses:	One (1) duplex	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m²):*	Lot A: Max. 228.6 m² (2,461.0 ft²) Lot B: Max. 262.68 m² (2,827.5 ft²)	Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m²	Lot A: 415.7 m ² Lot B: 477.6 m ²	none
Lot Dimensions (m):	Lot A Width: Min. 12.0 m Lot B Width: Min. 14.0 m Depth: Min. 24.0 m	Lot A Width: 12.8 m Lot B Width: 14.0 m Depth: 34.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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





PH - 67



City of Richmond

Policy Manual

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Amended by Council: October 20th. 2003

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

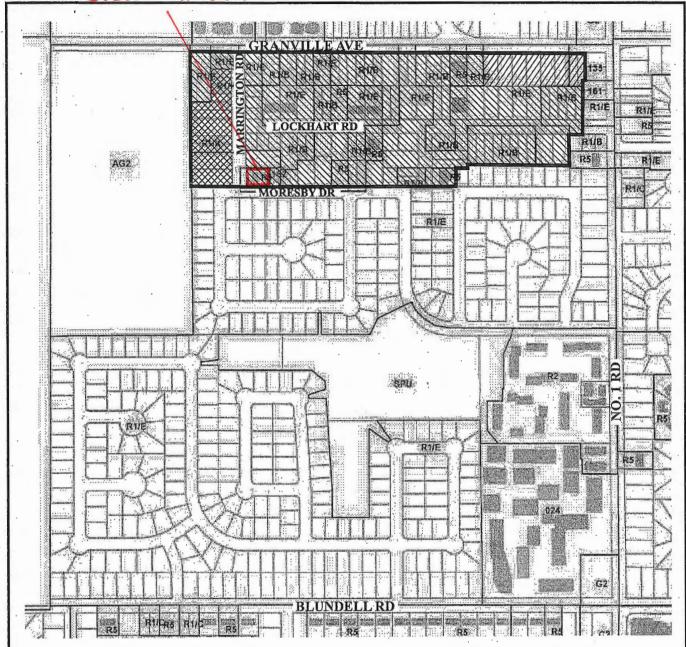
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, 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) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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.





Subdivision permitted as per R1/B with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.

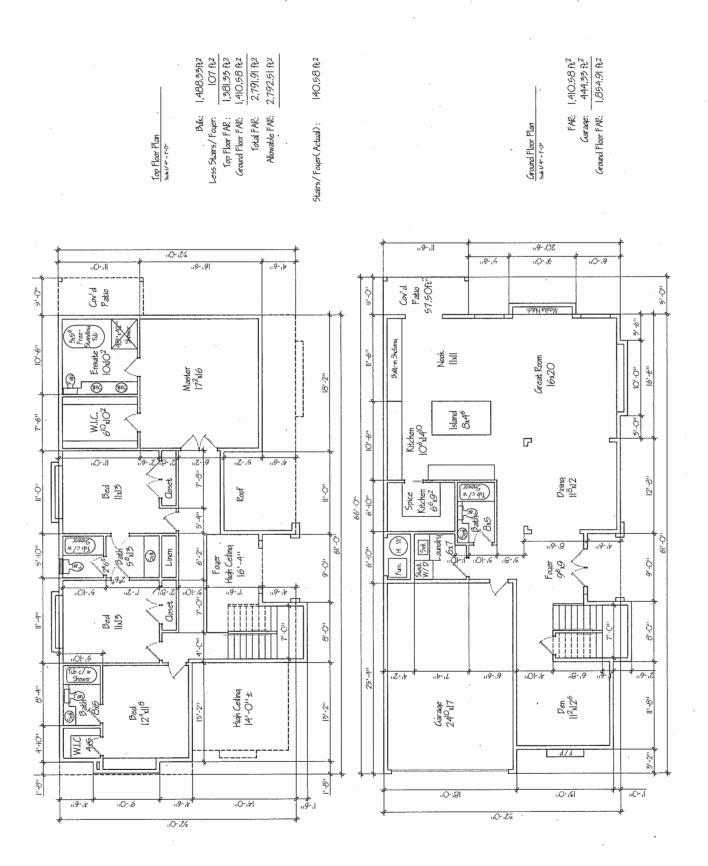


2. Between 7151 and 7031 Marrington Road R1/K.

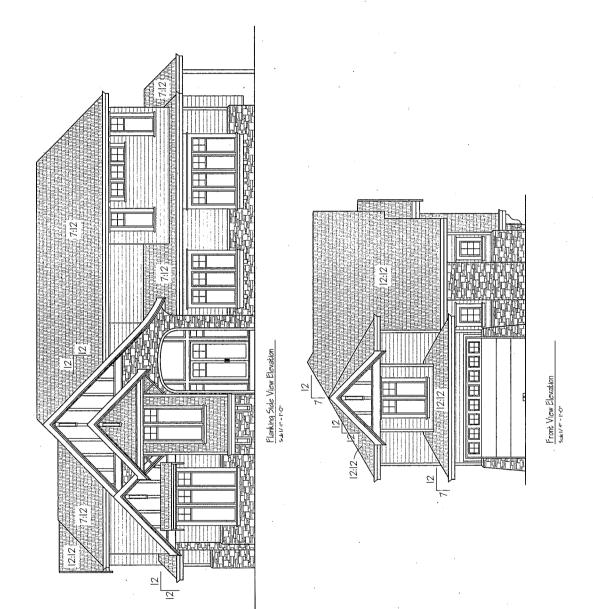


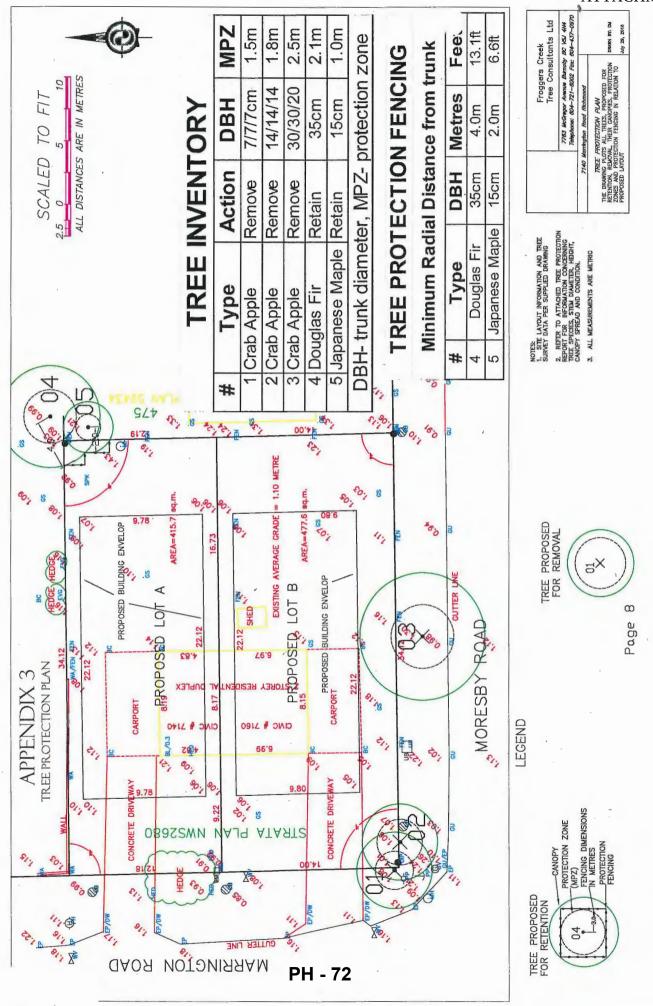
Policy 5447 Section 15-4-7 Adopted Date: 09/16/91 Amended Date: 07/20/98

Amended Date: 10/20/03



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Rezoning Considerations

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

Address: 7140/7160 Marrington Road

File No.: RZ 16-741244

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, the developer is required to complete the following:

- 1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) trees are planted and maintained on Proposed Lot A (minimum 6 cm deciduous caliper or 3.5 m high conifers).
- 2. Submission of a Landscape Plan for Proposed Lot B, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the landscape requirements for corner lots in Richmond Zoning Bylaw 8500.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required trees with the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	6 cm	3.5 m

- 3. Payment to the City of \$3,250 to compensate for the removal of three (3) trees in the City boulevard.
- 4. 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.
- 5. Registration of a flood indemnity covenant on Title.
- 6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development of Proposed Lot B is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.
- 7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$10,576.93) to the City's Affordable Housing Reserve Fund.

Prior to removal of the three (3) trees in the City boulevard (Tag # 1, 2, and 3), the developer must complete the following requirements:

1. Contact the Parks Division (604-244-1208, ext. 1317) a minimum of four (4) business days prior to the removal of the three (3) trees, to allow proper signage to be posted.

Prior to Demolition Permit* Issuance, 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.

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

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

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

- 1. Discharge of covenant Z168971 from the title of the strata lots; which restricts the property to a duplex.
- 2. Cancellation of the existing strata plan (NWS2680).

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

- 1. Payment of the current year's taxes.
- 2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works.

Water Works:

- Using the OCP Model, there is 238 L/s of water available at a 20 psi residual at the Marrington Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations
 must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building
 designs.
 - o Install two (2) new water service connections complete with meters and meter boxes along the Marrington Road frontage.
- At Developers cost, the City is to:
 - o Cut and cap, at main, the existing water service connections at the Marrington Road frontage.
 - o Complete all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Out and cap, at inspection chambers STIC60525 and STIC48270, the two (2) existing service connections on the northwest and southeast corners of the lot.
 - o Retain the two (2) existing storm service connections and inspection chambers STIC47926 and STIC54501 at the west and southwest corners of the development site.
- At Developers cost, the City is to:
 - o Complete all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - o Install approximately 25 m of sanitary main off of existing manhole SMH1554, along the east property line of the development site to the adjoining property line of the two (2) newly subdivided lots.
 - o Install two (2) new sanitary service connections off of the proposed manhole at the upstream end of the proposed sanitary main. The manhole will serve as an inspection chamber.
 - o Cut and cap, at manhole SMH1554, the existing sanitary service connection at the northeast corner of the development site, and remove existing inspection chamber SIC16665.
 - o Provide, at no cost to the City, a new 6.0 m wide statutory right-of-way along the east property line of the subject site, from the south property line extending to 1.0 m beyond the edge of the most upstream sanitary manhole barrel.
- At Developers cost, the City is to:
 - o Complete all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - o Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - o Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a voluntary \$32,463.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

-	Concrete Curb and Gutter (EP.0641)	\$5,236.00
_	Concrete Sidewalk (EP.0642	\$7,592.20
-	Pavement Widening (EP.0643)	\$9,163.00
-	Roadway Lighting (EP.0644)	\$2,879.80
-	Boulevard Landscape/Trees (EP.0647)	\$7,592.20

General Items:

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

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 9668 (RZ 16-741244) 7140/7160 Marrington Road

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

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

P.I.D. 009-206-434

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 009-206-698

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9668".

FIRST READING	FEB 1 4 2017	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by BIL
SECOND READING	-	APPROVED by Director or Solicitor
THIRD READING		- al
OTHER CONDITIONS SATISFIED		
ADOPTED		
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Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 16, 2017

From:

Wayne Craig

File:

ZT 16-740866

Director, Development

Re:

Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to Allow "Vehicle Sale/Rental" on up to 10%

of the Gross Floor Area as an Additional Use at 4331 and 4431 Vanguard Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" limited to a maximum of 10% of the gross floor area as an additional use at 4331 and 4431 Vanguard Road, be introduced and given first reading.

Wayne Craig

Director, Development

DB:blg Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend zoning district "Industrial Retail (IR1)" zone to allow "vehicle sale/rental" as an additional use at 4331 and 4431 Vanguard Road. The proposed "vehicle sale/rental" use will be limited to a maximum of 10% of the building gross floor area. The subject site is located in the East Cambie Planning Area (see Attachments 1 and 2 for location maps and the East Cambie Land Use Map).

Findings of Fact

Project Description

The proponent proposes to undertake the construction of a new three storey (including the roof deck) vehicle storage and repair facility for Autowest BMW. The Zoning Text Amendment will allow approximately 930 m² (10,010 ft²) of the facility to be used as a showroom for sale of preowned vehicles. The applicant has indicated that the showroom is essential to the successful operation of the vehicle repair facility. The overall design incorporates 10 workshop bays, a detail shop, a car wash, an 18 space pre-owned vehicle showroom and vehicle storage areas for approximately 279 vehicles. A total of 98 parking spaces are provided for staff and visitors (Attachment 3).

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

The two existing lots will be consolidated to create a single 9,303 m² (100,145 ft²) property (net of road dedications). Both properties are currently vacant with no existing structures and no significant vegetation with the exception of three Japanese Cherry trees, two of which are bylaw sized. Surrounding development is as follows:

- To the North and East: Medium sized industrial lots (0.12 ha to 0.25 ha) (0.3 ac to 0.6 ac.) all zoned "Industrial Retail (IR1)" and used for various general industrial purposes.
- To the South: An east-west leg of Vanguard Road and Highway 99.
- To the West: Shell Road, the Shell Road rail corridor and Highway 99.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The 2041 Official Community Plan (OCP) designates the subject site as "Mixed Employment (MEMP)". The MEMP designation applies to areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted including the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

The East Cambie Area Plan (Attachment 2) designates the subject site as "Industrial" which is defined in the OCP as those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things.

The site's current "Industrial Retail (IR1)" zoning provides for a range of general industrial uses, stand-alone offices and a limited range of general retail uses. Retail uses currently permitted in the IR1 zone are generally limited to retail goods that require large floor areas like furniture, carpet, home appliances and building materials. Under the proposed Zoning Text Amendment the proposed vehicle sale/rental use will be ancillary to the industrial uses and will be limited to a maximum of 10% of the building's gross floor area.

It is acceptable to consider and allow limited automobile sales in this OCP designated Mixed Employment area for the following reasons:

- A BC economic consultant has advised that automobile dealership and mechanic repair uses provide the same or more number of jobs and the same or higher salaries, as industrial warehouse uses. This statement is supported by 2016 Statistics Canada information which indicates that an automotive service mechanic / technician can earn between \$28,000 -78,000 annually;
- In comparison, 2016 Stats Can data indicates that an industrial warehouse worker can earn between \$18,000 to \$54,000 per year and, as with any type of job, the higher paid workers are more skilled (e.g., a forklift operator);
- The density of jobs for the proposed uses are typically higher than for warehouse storage operations. The applicant anticipates that the proposed facility will provide approximately 20 full time jobs over the long term.

In summary, the proposed text amendment to allow limited vehicle sale/rental supports the existing auto service use already permitted on the site and the proposed development is expected to generate the same or more jobs and the same, or better, paying jobs as industrial warehouse uses.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have only received a single enquiry from the public about the rezoning application in response to the placement of the rezoning sign on the property. No comments were offered by the caller.

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

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

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Analysis

Site Contamination

The subject site had previously been used for automotive repair and machine shop operations. Both of these prior uses are classed as Schedule 2 uses under the Provincial *Environmental Management Act* and the site therefore requires a detailed site review. The Province has issued a letter to advise that the City should not adopt the rezoning for this site until the Province has received and reviewed further information on the contamination and the proposed remediation.

The applicant has engaged a consultant who is preparing the information required for the Province. The consultant has advised City staff that the contamination is primarily hydrocarbon based, and is relatively contained. A plan for excavating and removing the contaminated soils is being prepared for Ministry review. The Zoning Text Amendment Considerations include a requirement that the City receive an acceptable instrument of release prepared by the Province prior to the Bylaw adoption. Prior to the Bylaw adoption the City will require confirmation that any road dedications are not subject to contamination.

Built Form and Architectural Character

Although the proposed building is primarily intended to house industrial permitted uses, it has been designed with the knowledge that this location has an important visual presence from Highway 99, Shell Road and Vanguard Road. The lower floor will be primarily concrete masonry blocks and the main entrance will be emphasized with glazing, a living green wall and a two-storey tilt up concrete panel wall feature. The second floor showroom has a flush glazed curtain wall facing the southern and western elevations visible from adjacent roads. Cast in place concrete will be used for the car wash and detailing facility, as well as the upper floor parking area in the main building. Natural lighting will be provided to interior work areas and solar panels will be affixed to certain roof top areas to supplement the operation's power requirements.

Landscape and treed islands are to be provided throughout the at-grade parking area. Lower height shrubs, vines, perennials and grasses are proposed around the perimeter of the site.

It should be noted that if the Zoning Text Amendment proceeds, a Development Permit will be required.

Existing Legal Encumbrances

Public Utility Statutory Rights-of-Way (SRW Plan 53071 and Plan 45376) run across the subject property adjacent to the east property boundary and a portion of the southern property boundary. The proposed development does not encroach into these 3 m (10 ft.) wide SRWs; however, the Servicing Agreement works may result in the relocation of some portions of the utilities along the eastern property line which may make some sections of the SRW superfluous. A determination of whether the SRW can be reconfigured will be made through the Servicing Agreement.

BC Hydro and BC Telephone have utility right-of-way agreements registered on the Titles of the two properties. The proponent will address requirements of these external agencies as necessary.

Transportation and Site Access

The subject site is adjacent to a sharp bend in Vanguard Road; which turns from a north-south roadway to an east-west roadway and then makes its way under Highway 99.

Through discussions with the applicant, a two-step approach is proposed to improve the geometry at this bend. Through the Zoning Text Amendment Considerations, a 31.81 m² (342.4 ft²) road dedication will be required to address the most critical portion of the corner realignment. To allow for future widening as properties redevelop south of Highway 99 and more traffic moves along Vanguard Road, an agreement will be placed on Title, allowing the City to acquire an additional 385.07 m² (4,145 ft²) if and when required. The intent is that if redevelopment occurs south of Highway 99 that requires rezoning and warrants road improvements at the corner, those developments will be required to acquire the additional road widening on behalf of the City. The area for future dedication can be used only for parking in accordance with the Zoning Bylaw (Attachment 3).

Vehicle access to the site will be provided by two accesses to Vanguard Road located a safe distance away from the corner bend in the roadway. A pedestrian access will be provided from the main building to the north-south leg of Vanguard Road.

Zoning Bylaw parking requirements for 94 parking spaces will be fully addressed with the proposed on-site parking arrangement. One large loading area is provided and also allows for two medium loading spaces as shared space with the large loading space. The proposed building's parkade will provide up parking and medium-term storage for up to 279 inventory vehicles. Both Class 1 and Class 2 bicycle parking will be addressed through the Development Permit review, but will be required to meet the Zoning Bylaw requirements or provide supportable rationale for a variance to be considered.

Because of the proximity of the development site to Highway 99 and the proposed road dedications, the development plans were required to be reviewed by the Ministry of Transportation and Infrastructure (MOTI). Having no concerns, MOTI has provided a one-year preliminary approval for this development and will have to approve the final Zoning Text Amendment Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses two bylaw-sized trees and one non-bylaw sized tree on the subject property. The report indicates that there are no trees on neighbouring properties, or street trees on City property. The three trees are located overtop of a sanitary sewer line; which will need to be removed as part of the redevelopment.

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

- The three on-site Cherry trees are too close to the proposed structure and cannot be retained.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

Locations of the replacement trees will be determined through the landscaping plan provided with the Development Permit application.

Green Roof Bylaw Response

City of Richmond Green Roof Bylaw No. 8385 applies to this development as the proposed gross floor area will exceed 2,000 m². The proponent's response to the Green Roof Bylaw includes the following:

- Provision of 20% roof rain water run-off management by means of underground storage tank; with an integrated vegetation irrigation system using the captured storm water.
- Provision of vertical landscaping, plus living/green wall along portions of the eastern and southern elevations of the building. Sections of the green wall will be placed to frame the entrances on these two building faces.

The applicant has submitted a consultant's report providing details on the proposed underground storage reservoir that will be used to collect surface storm water from the building's rooftop. This stored roof water will then be distributed to landscaped portions of the site during the growing season via an irrigation system. The consultant's calculations indicate that the proposed system will achieve the minimum 20% volume reduction generated by a conventional rooftop of equal area.

Details on the plant selections for the vertical landscaping will be provided as part of the required Development Permit application.

The combination of the storm water reduction and the vertical landscaping will achieve the required 100 points necessary for an acceptable response to the Green Roof Bylaw. Registration of a legal agreement is to ensure that the Green Roof response features are installed and maintained is a condition of the Zoning Text Amendment Bylaw adoption.

Proposed Variances

The conceptual development plans (Attachment 3) indicate that there are three areas of the proposed building which will exceed the 12 m maximum height established by the site's "Industrial Retail (IR1)" zoning. These include:

• A tilt up entrance panel is proposed as both an architectural feature/highlight and a functional feature intended to clearly identify the main entrance of the building and is proposed to be 14.02 m (46 ft.) tall.

- The show room roof is proposed to be 12.5 m (41.0 ft.) tall which is needed to accommodate, in particular, clearances for the two floors below
- The proposed roof parapet at 12.62 m (41.42 ft.) to screen parking from surrounding properties.

Details for the requested variances will be addressed in more detail through the Development Permit review.

Site Servicing and Frontage Improvements

As discussed under the "Transportation and Site Access" section of this report, a 31.81 m² (342.4 ft²) road dedication will be required at the bend of Vanguard Road.

A Servicing Agreement is required in the Zoning Text Amendment Considerations to address frontage improvements and the installation of utility services. Frontage improvements include, but are not limited to the following:

- Removal of existing water service connections and installation of new water connections with a water meter.
- Installation of fire hydrants.
- Installation of an approximately 152 m (499 ft.) length of storm sewer with manholes and catch basins along the east property line of the site.
- Installation of a new storm service connection with an inspection chamber along Vanguard Road.
- Installation of approximately 96 m (315 ft.) of new sanitary sewer with manholes along Vanguard Road (east property line) and the removal of the old existing sanitary sewer lines from the subject property.
- Installation of a concrete sidewalk, treed/grassed boulevard, curb and gutter, plus road widening along the eastern property boundary of Vanguard Road.

Issues To Be Resolved Through the Development Permit

A Development Permit/Development Variance Permit (DP/DVP) is required under the Zoning Text Amendment Considerations. The following issues will be addressed through the Development Permit review:

- Proposed height variances to accommodate the entrance tilt panel feature and the proposed building height.
- Reorganizing surface parking to eliminate overlapping handicapped parking spaces.
- Details for the vertical wall planting installation and plant selections.
- Review and refine the landscaping species selections and sizes as necessary. Addressing landscaping security requirements.
- Clarifying the location of a sediment separator and details of maintenance by the owner.
- Provision of bike parking spaces (indoor and outdoor) in compliance with the Zoning Bylaw.

• Modification of both driveway entrances to ensure a maximum throat width of 7.5 m and installation of a driveway letdown. Roll-over curbs may be accommodated outside the driveway letdown area for large vehicles.

Financial Impact or Economic Impact

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

Conclusion

Staff recommend support for the Zoning Text Amendment of the "Industrial Retail (IR1)" zone at 4331 and 4431 Vanguard Road to allow up to a maximum of 10% of the building gross floor area to accommodate "vehicle sale/rental" as an additional use. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9670 be introduced and given first reading.

David Brownlee

Planner 2

DCB:blg

Attachment 1: Location Map

Attachment 2: East Cambie Land Use Map Attachment 3: Conceptual Development Plans

Attachment 4: Development Application Data Sheet

Attachment 5: Rezoning Considerations



City of Richmond





ZT 16-740866

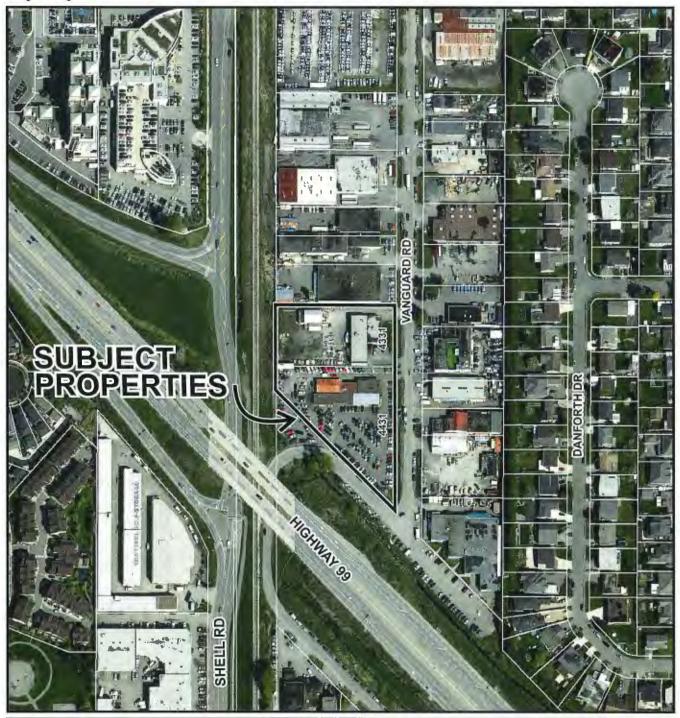
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Revision Date:

Note: Dimensions are in METRES



City of Richmond





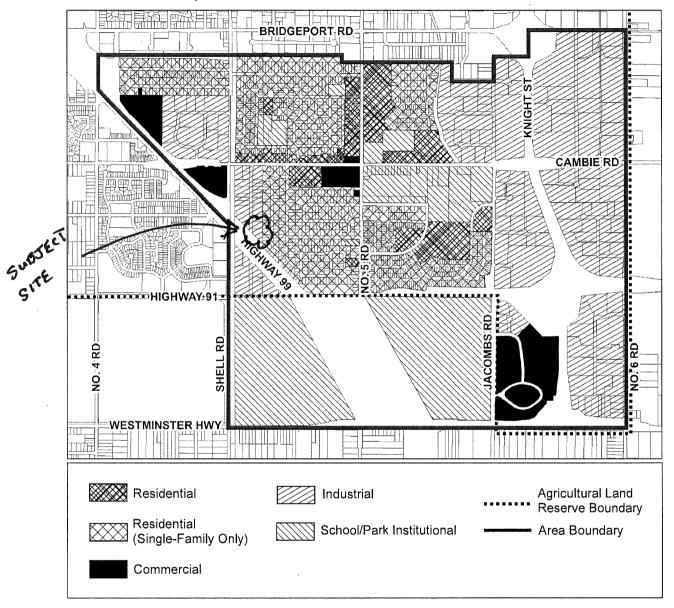
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Original Date: 09/13/16

Revision Date:

Note: Dimensions are in METRES

Bylaw 8948 2016/10/24 Land Use Map







SITE PLAN & MAIN FLOOR PLAN REZONINGRED.

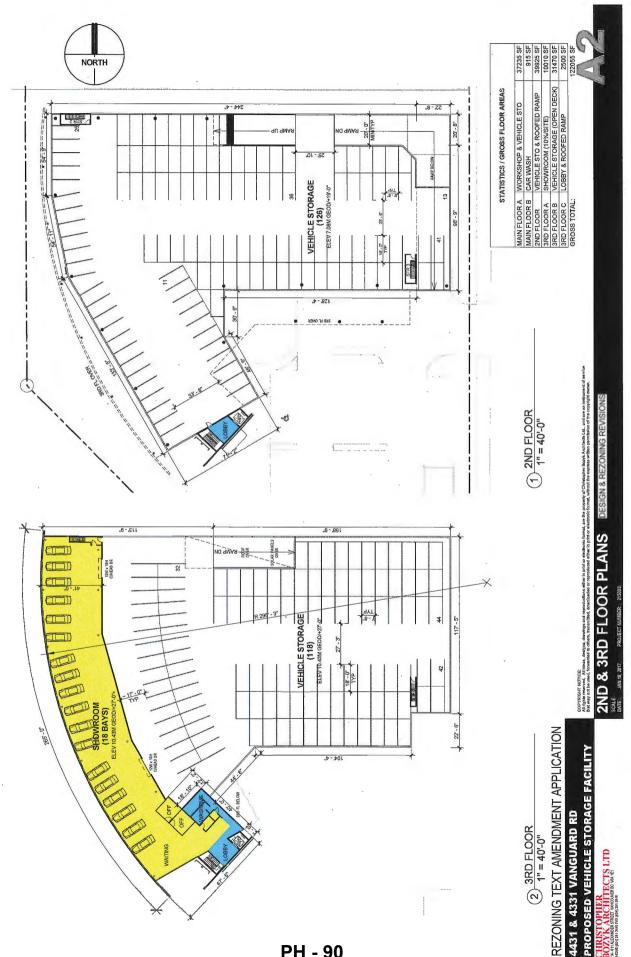
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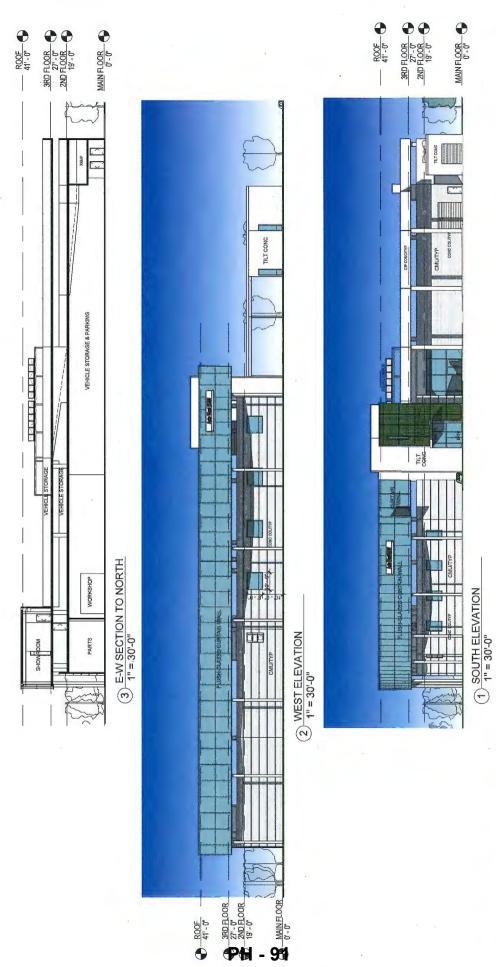
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PROPOSED VEHICLE STORAGE FACILITY 4431 & 4331 VANGUARD RD

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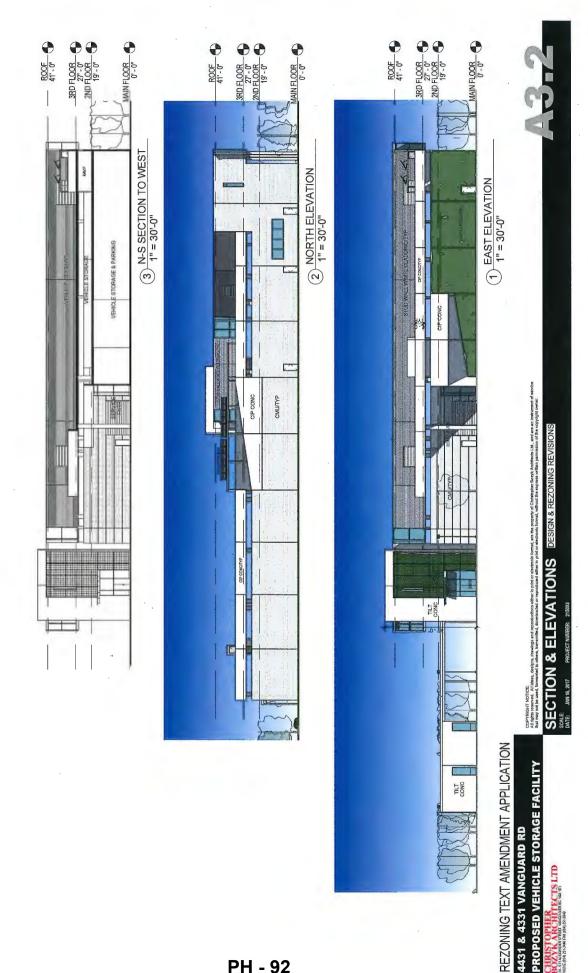
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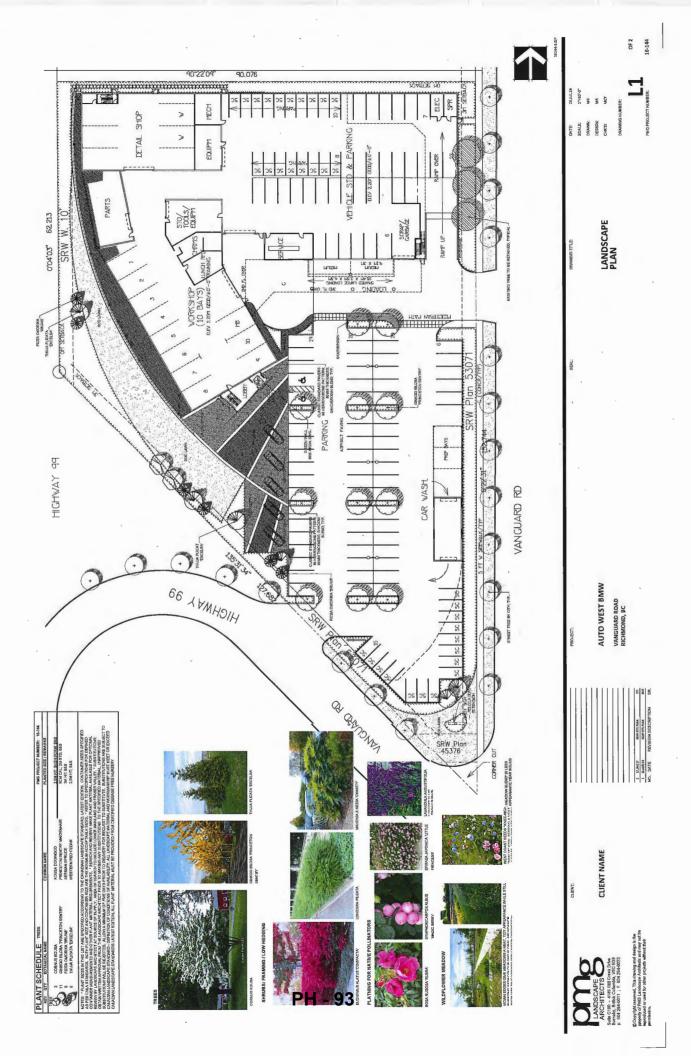
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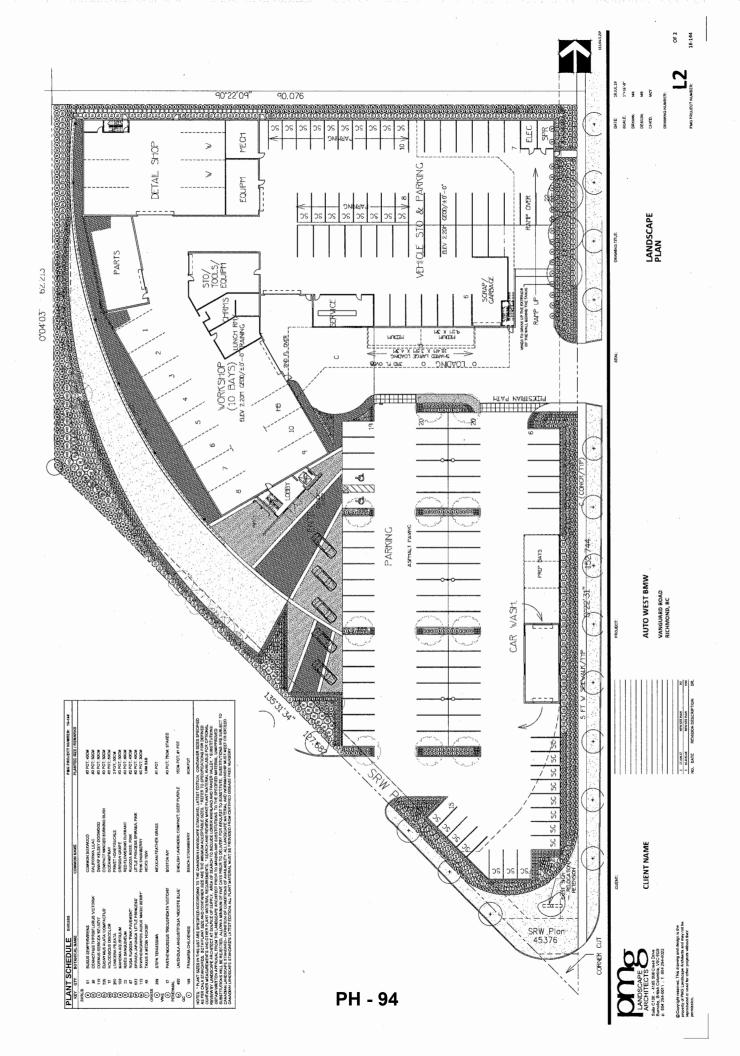
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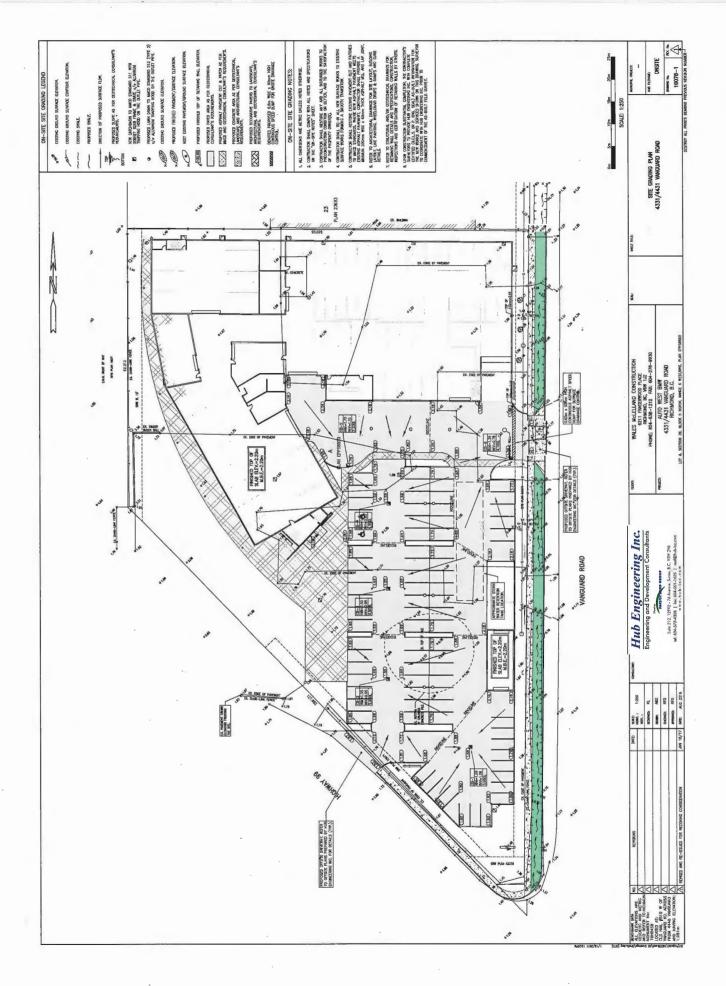
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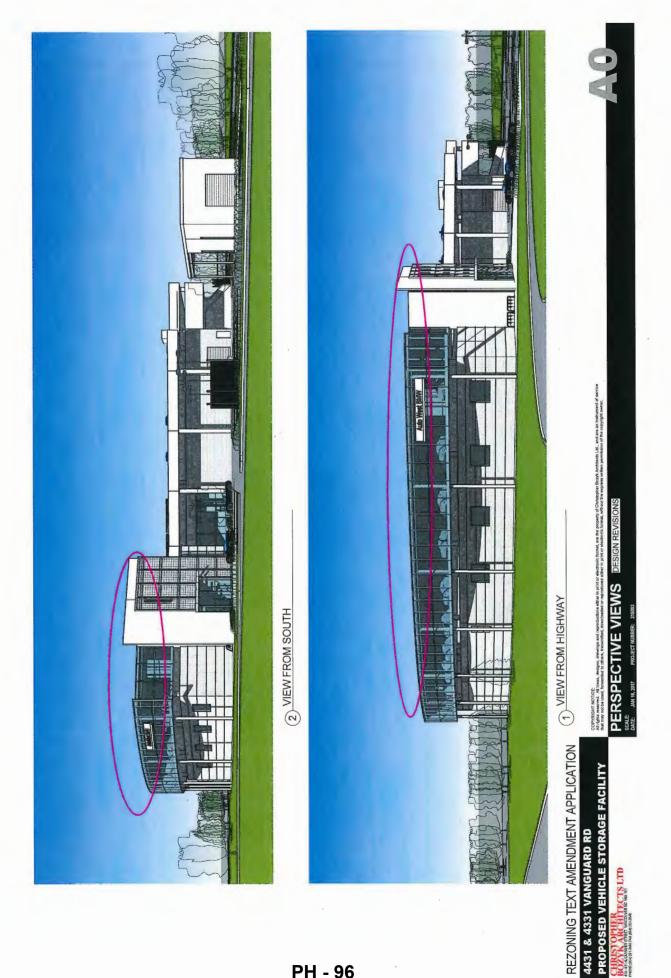
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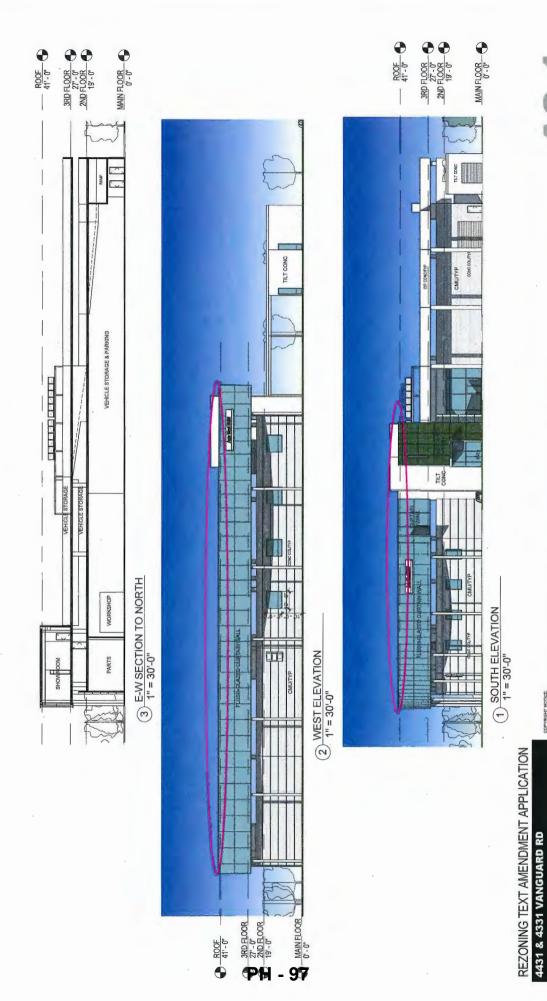








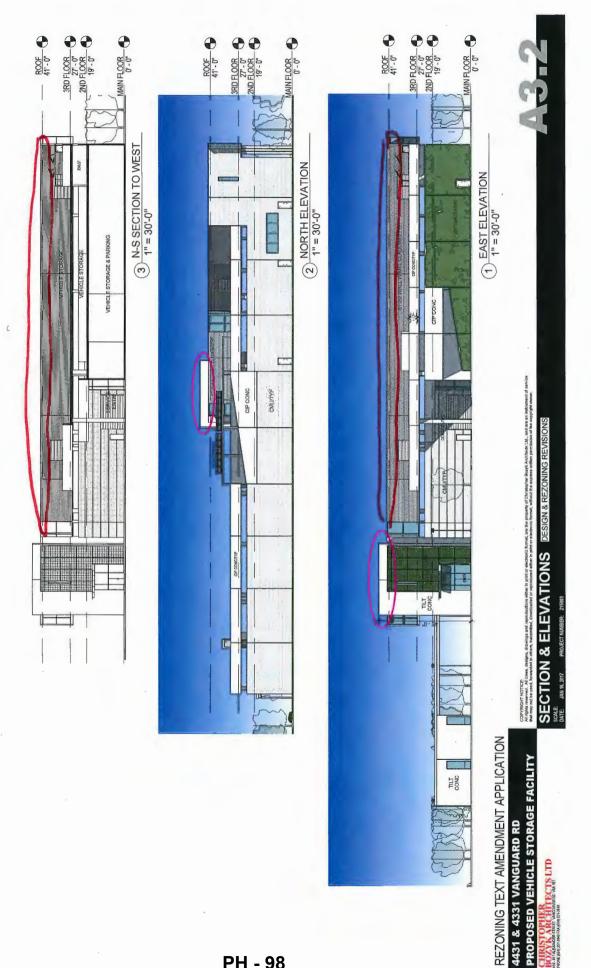




PROPOSED VEHICLE STORAGE FACILITY

SECTION & ELEVATIONS DESIGN& REZONING REVISIONS DATE JAMES, 2011.

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Development Application Data Sheet

Development Applications Department

ZT 16-740866 Attachment 4

Address: 4331 and 4431 Vanguard Road

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed	
Owner:	Estlin Holdings Ltd.	Same	
Site Size (m²):	9,335.58 m ² (104,487 ft ²)	9,303.77 m ² (100,145 ft ²) after road dedications	
Land Uses:	Vacant – no existing structures		
OCP Designation:	Mixed Employment (MEMP)	Same	
Area Plan Designation:	Industrial	Industrial	
Zoning:	Industrial Retail (IR1)	Same but with up to 10% GFA for vehicle sale/rental added as an additional use at the subject site.	
Other Designations:	FCL: 2.9m GSC – Area A	Same	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance	
Floor Area Ratio:	Max. 1.0 FAR	0.9 FAR	none permitted	
Buildable Floor Area (m²):*	Lot A: Max. 9,303.77 m ² (100,145 ft ²)	Lot A: Max. 8,404.94 m² (90,470 ft²)	none permitted	
Lot Coverage (% of lot area):	Building: Max. 60% Non-porous Surfaces: N/A	Building: Max. 44.4% Non-porous Surfaces: N/A	None	
Lot Size:	No minimum lot size	9,303.77 m ² (100,145 ft ²) after road dedications	None	
Lot Dimensions (m):	No minimum lot width, lot depth or lot area	Width: 62 m at its narrowest point. Depth: 90 m	None	
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 0 m Side: Min. 0 m Exterior Side: Min. 3.0 m Front: Min. 3.0 m Rear: Min. 3.0 m Side: Min. 2.4 m Exterior Side: Min. 11.15 m		None	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	12 m	14.02 m for the entrance wall, 12.62 m for the show room curtain walls and 12.5 for the showroom roof	Variance required
Off-street Parking Spaces – Based on Use by Floorspace	94 spaces	98 spaces Including 2 HC spaces 33 are small spaces	None
Off-street Parking Spaces – Total:	94	98 All other spaces allocated for vehicle storage	None
Bicycle Spaces	Class 1: 23 Class 2: 23	Class 1: 23 Class 2: 23	None

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

PH - 100

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

File No.: ZT 16-740866



Rezoning Considerations

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

Address: 4331 and 4431 Vanguard Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9670, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Ministry of Environment (MOE) Certificate of Compliance or alternative approval for building to proceed granted from MOE regarding potential site contamination issues.
- 3. A Ministry of Environment (MOE) Certificate of Compliance is required prior to dedication of land for road to the City.
- 4. 31.81 m² corner cut road dedication at the south east corner of the site at the bend in Vanguard Road.
- 5. Registration of a legal agreement on Title allowing the City to acquire an additional 385.07 m² (4,145 ft²) in the future for road widening. The agreement is to also prohibit the placement of structures, unless authorized by the City, within this area. Surface parking will be permitted as an interim use.
- 6. Consolidation of all the lots into one development parcel (which will require the demolition of the existing buildings).
- 7. Registration of a flood indemnity covenant on Title. (Site is in East Cambie)
- 8. Registration of a legal agreement on Title ensuring that the green roof response, as outlined in the reports by Envirowest Consultants Inc. (dated January 17, 2017) and Hub Engineering Inc. (dated January 18, 2017) is installed and maintained.
- 9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 10. Enter into a Servicing Agreement* for the design and construction of frontage works along Vanguard Road. Works include, but may not be limited to, the off-site works identified in the Engineering Servicing Requirements and the Transportation Requirements outlined below.

ZT16-740866 – 4431/4331 Vanguard Road - Engineering Servicing Requirements:

Scope: CHRISTOPHER BOZYK ARCHITECTS LTD has applied to the City of Richmond for a Zoning Text Amendment to the Industrial Retail (IR1) zone to allow limited vehicle sales as a permitted use at 4331/4431 Vanguard Road.

A Servicing Agreement is required.

a. Water Works:

- a. Using the OCP Model, there is 246 L/s of water available at a 20 psi residual at the 4331 Vanguard Road Frontage and 245 L/s at a 20 psi residual at the 4431 Vanguard Road Frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations

must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

- Remove existing water service connection servicing 4331 Vanguard Road. Install a new water service
 connection, complete with water meter, off of the existing AC watermain fronting the site's east property
 line.
- Install fire hydrants spaced as per City standard along the proposed development's frontages at Vanguard Road.
- Provide a 3 m x 85 m Utility Statutory Right-of-Way along the south property line. Do not place any permanent structures or trees within the Statutory Right-of-Way and ensure the proposed site's designated parking spaces do not encroach into the Utility Statutory Right-of-Way.
- If the south access to the proposed site requires any widening or repaving, relocate the portion of the existing AC watermain to be affected by potential driveway widening at the south property line.
- c. At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

b. Storm Sewer Works:

- a. The Developer is required to:
 - Install a 600 mm storm sewer, complete with manholes and catch basins in the roadway fronting the east property line of the proposed development, approximately 152 m. The proposed storm main shall tie into the existing ditches to the east and west side of Vanguard Road via headwalls.
 - Install a new storm service connection, complete with an Inspection Chamber, off of the proposed 600 mm diameter storm sewer along Vanguard Road to service the proposed development.
- b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

c. Sanitary Sewer Works:

- a. The Developer is required to:
 - Install new 200 mm sanitary sewer complete with manholes, spaced as per City standard, along Vanguard Road fronting the east property line of the proposed development; approximately 96 m. The proposed sanitary pipe shall tie into existing sanitary sewer at north property line via manholes.
 - Once the proposed 200 mm sanitary sewer along Vanguard Road is operational, remove and dispose offsite existing 150 mm and 200 mm sanitary sewer located within the property and all existing sanitary service connections off of existing sanitary sewer. Discharge existing Utility Statutory Right-of Way (SRW 53071) along the proposed development's frontage once the existing sanitary main has been removed.

Initial:

- Install a new service connection off of proposed sanitary sewer to service the proposed development and reconnect sanitary service to the properties across the street to the east.
- A possible alternative to relocating the sanitary pipe involves moving the proposed building edge back to establish a minimum of 3 m from the existing 150 mm sanitary pipe. That is, the pipe must be at least 3 m from the any proposed onsite works (soil densification, preloading, foundation, etc.). In addition, provide a geotechnical investigation to confirm any impact to the existing on-site sanitary pipe located at minimum 3.0 m from the proposed building edge. If the geotechnical investigation confirms no impact, the existing on-site sanitary pipe can remain at its current location within a 6 m Utility SRW (3m on either side of the pipe) as per the City's Engineering Design Specifications. If the geotechnical investigation identifies impact to the on-site sanitary pipe from proposed onsite works, relocate the sanitary pipe in accordance to the requirements above.
- b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

d. Frontage Improvements:

- a. The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - When determining required clearance from the existing distribution lines located at the west property line to the proposed building edge.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT -4 m W X 5 m (deep)
 - 2. BC Hydro LPT -3.5 m W X 3.5 m (deep)
 - 3. Street light kiosk -1.5 m W X 1.5 m (deep)
 - 4. Traffic signal kiosk 1 m W X 1 m (deep)
 - 5. Traffic signal UPS 2 m W X 1.5 m (deep)
 - 6. Shaw cable kiosk 1 m W X 1 m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1 m W X 1 m (deep) show possible location in functional plan
 - Other frontage improvements as pp Aranapagation's requirements

Initial:	

e. General Items:

a. The Developer is required to:

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

- MoTI approval required.
- Road dedication required as shown in the attached PDF to allow for the future normalization and/or widening of the intersection.
- Applicant responsible for the design and construction of the following frontage improvements along Vanguard Road:
 - o 1.5 m wide concrete sidewalk at the property line.
 - o 1.5 m wide treed/grassed boulevard.
 - o 0.15 m wide curb and gutter.
 - o Road widening to complete the western ½ of the ultimate 12 m wide driving surface.
- One vehicular access off each frontage can be considered. Maximum driveway throat width at 7.5 m. Any additional width required for large vehicles can be accommodated with roll-over curbs outside the driveway letdown area. Use driveway letdown (as opposed to curb returns).
- Relocate the proposed driveway off Vanguard Road (east/west portion) to as far west as possible.
- Size of parking stalls: confirm size of all stalls meets the Zoning Bylaw (ZB) requirements by showing on the plan the typical stall size. The following are the ZB requirements as the minimum stall dimensions:
 - o Regular-size stall: Length (5.5 m) x width (2.65 m).
 - o Small-size stall: Length (5.0 m) x width (2.4 m).
 - Handicapped stall: Length (5.5 m) x width (3.7 m).
- Width of maneuvering drive aisles should be no less than 7.5 m.
- Ensure on-site loading spaces proposed as per bylaw requirements. Applicant to address.
- Ensure both Class 1 and 2 on-site bicycle parking spaces are provided as per bylaw requirements. Applicant to address and show these on the plans.
- Reorganize the surface parking to eliminate overlapping handicapped parking spaces. Each handicapped space must be a minimum of 3.7 m wide.
- Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (Ref: http://www.Richmond.ca/services/ttp/special.htm)

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

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

Note:

* This requires a separate application.

• Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

Signed	Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9670 (ZT16-740866) 4331 and 4431 Vanguard Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a) Adding "vehicle sale/rental" to Section 12.4.3 of the "Industrial Retail (IR1)" zone.
 - b) Inserting the following Section into the "Industrial Retail (IR1)" zone and renumbering subsequent Sections as necessary:
 - "12.4.11.7 "Vehicle sale/rental" uses shall be limited to a maximum of 10% Gross Floor Area (GFA) and shall be permitted only at the following site(s);

4331 Vanguard Road P.I.D. 001-404-008

Westminster District."

Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District."

4431 Vanguard Road P.I.D. 001-403-991 Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9670".

FIRST READING	FEB 2 7 2017	CITY OF RICHMON
PUBLIC HEARING		APPROVI
SECOND READING		APPROVI by Direct or Solicit
THIRD READING		Sich
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL		
OTHER CONDITIONS SATISFIED		•
ADOPTED		nga da
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

January 23, 2017

From:

Wayne Craig

File:

RZ 16-741547

Re:

Application by Sansaar Investments Ltd. for Rezoning at 11660/

11680 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

Wayne Craig

Director, Development

SDS:blg

Att. 6

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Ø	ne Evila

Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11660/11680 Montego Street from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Montego Street (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)" and "Single

Detached (RS1/B)" fronting Montego Street.

To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting

Deerfield Crescent.

To the East & Single-family dwelling on a lot zoned "Single Detached (RS1/E)" fronting

West: Montego Street.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

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

Single-Family Lot Size Policy 5454/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5454 (adopted by Council on May 16, 1994 and last amended in 2003) (Attachment 4). The Policy permits properties with duplexes to be rezoned and subdivided into a maximum of two (2) lots. The proposed lots will be approximately 14 m (46 ft.) wide and 570 m² (6,135 ft²) in area. The proposed rezoning and subdivision would comply with the requirements of the "Single Detached (RS2/C)" zone and Single-Family Lot Size Policy 5454.

5256478 **PH - 108**

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 2. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title; restricting the use of the subject property to a duplex (Document No. BF305981). The covenant must be discharged from Title as a condition of rezoning.

Site Access

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

5256478 **PH - 109**

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses six (6) bylaw-sized trees located on the subject site, two (2) trees located on the neighbouring property and two (2) City-owned trees.

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 and replace all six (6) trees (tag# 1201, 1202, 1203, 1206, 1207 & 1208) located on the subject site in poor condition due to Bronze Birch Borer infestation (20, 47, 87, 43, 25, 28 cm dbh).
- Remove and replace two (2) trees (tag# OS1204 & OS1205) located on the neighbouring property to the south due to poor condition. Prior to removal, the applicant is required to obtain written permission from the property owner and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees must be protected as per Tree Protection Information Bulletin Tree-03.
- Remove and replace two (2) City-owned Lombardy Poplar trees (tag# C1 & C2) located in front of the subject site (both 100 cm dbh). The City's Parks Arborist has assessed the trees and agreed to the removal, due to poor condition and conflict with the proposed driveway. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$2,600 is required for removal of the trees; in order for the Parks Department to plant four (4) trees at or near the subject property.

Tree Replacement

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain three (3) replacement trees on each lot; for a total of six (6) replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 25, 28, 43, 47, 87 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree
4	9 cm
2	11 cm

or

Minimum Height of Coniferous Replacement Tree	
5 m	
, 6 m	

To ensure that six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (six (6) trees).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are 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 Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

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

- Payment of current year's taxes and the costs associated with the completion of the required servicing works as described in Attachment 6.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades; including storm sewer upgrades, new concrete curb and gutter, concrete sidewalk, pavement widening, roadway lighting and boulevard landscape/trees.

Financial Impact or Economic Impact

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

5256478 **PH - 111**

Conclusion

The purpose of this rezoning application is to rezone the property at 11660/11680 Montego Street from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) single-family lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9673 be introduced and given first reading.

Steven De Sousa

Planning Technician - Design

(604-276-8529)

SDS:blg

Attachment 1: Location Map/Aerial Photo

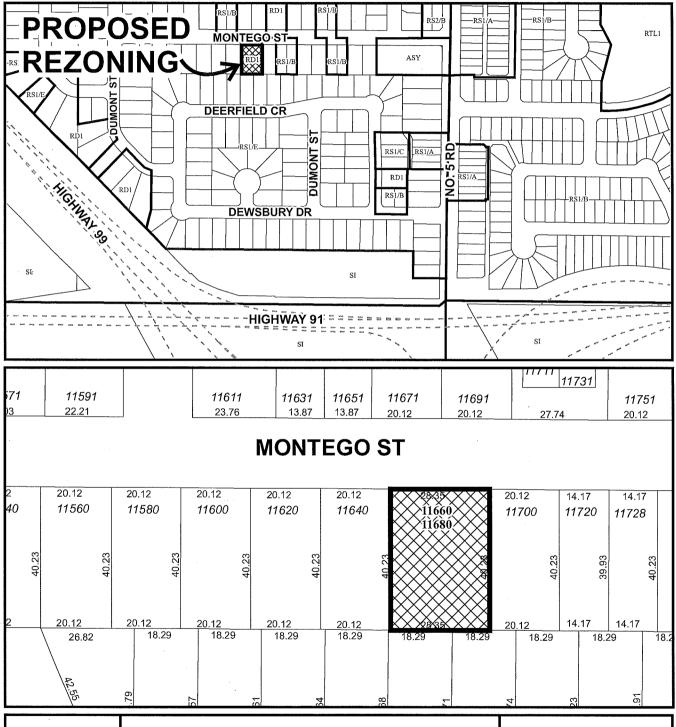
Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet Attachment 4: Single-Family Lot Size Policy 5454

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations







RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES





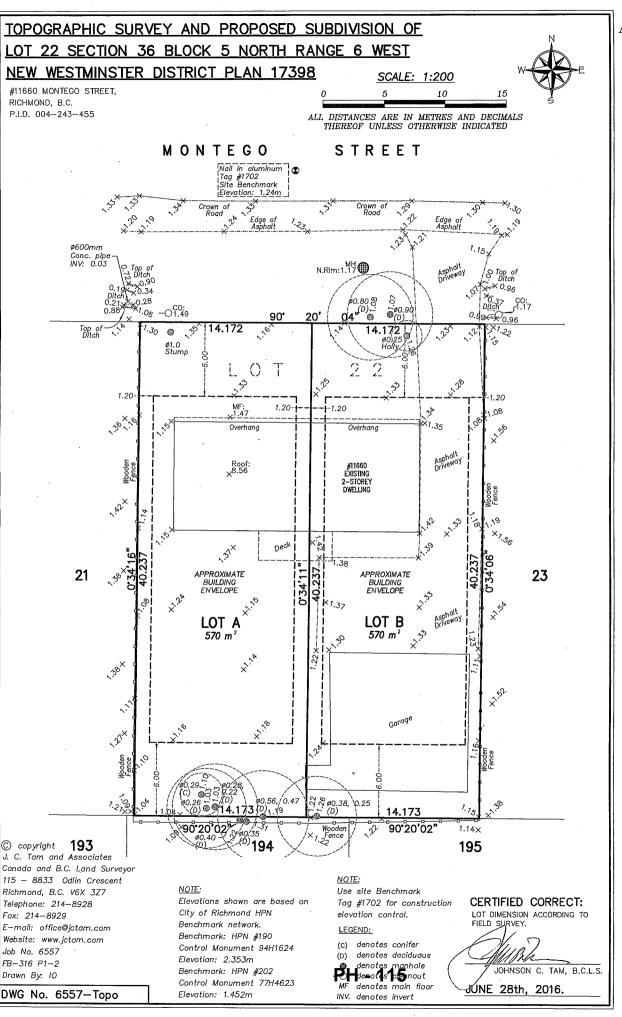


RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 16-741547 Attachment 3

Address: 11660/11680 Montego Street

Applicant: Sansaar Investments Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	A. Hownam-Meek	To be determined
Site Size: 1,140 m² (12,270 ft²)		Lot A: 570 m ² (6,135 ft ²) Lot B: 570 m ² (6,135 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation: Residential (Single-Family Only)		Complies
Lot Size Policy Designation:	Properties with duplexes into a maximum of two (2) lots	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots Bylaw Requirement		Proposed	Variance
Floor Area Ratio: Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder		Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 287 m² (3,090 ft²)	Max. 287 m² (3,090 ft²)	None Permitted
Building: Max. 45% Lot Coverage: Non-porous: Max. 70% Landscaping: Min. 25%		Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 360.0 m²	570 m²	None
Lot Dimensions: Width: Min. 13.5 m Depth: Min. 24.0 m		Width: 14 m Depth: 40 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

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

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



City of Richmond

Policy Manual

	Adopted by Council: May 16, 1994	
Page 1 of 2		POLICY 5454
	Amended by Council: February 19, 2001 *	
	Amended: November 17, 2003	
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SE	ECTION 36-5-6

POLICY 5454:

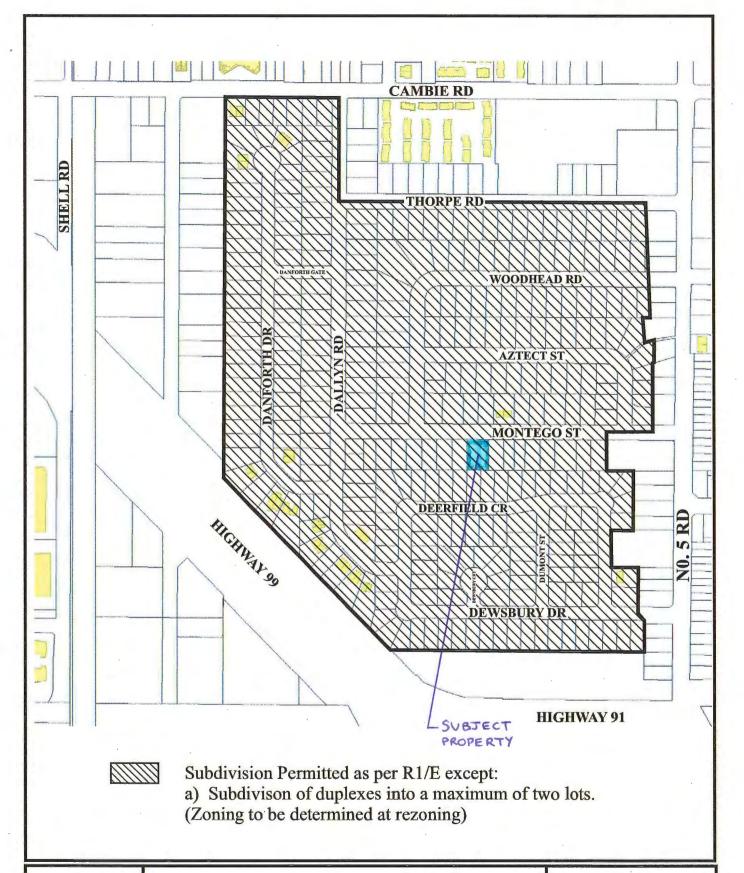
The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.

That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

^{*} Original Adoption Date In Effect

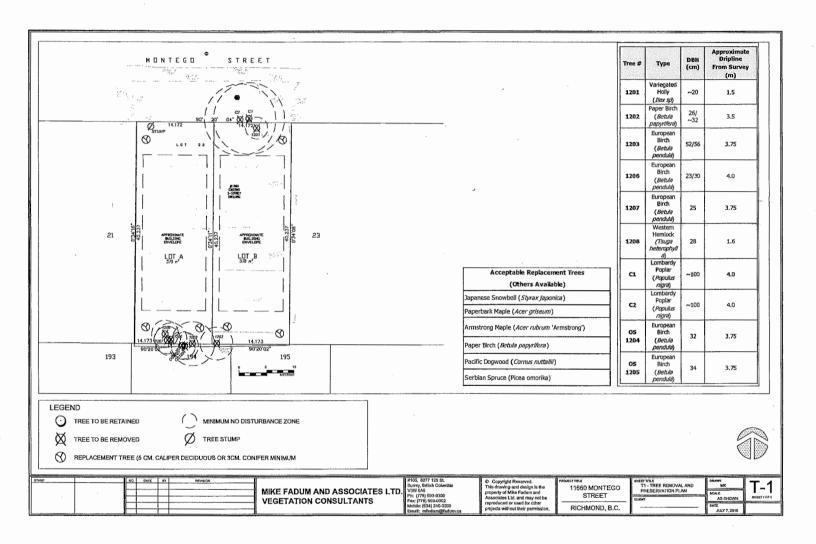




Policy 5454 Section 36-5-6 PH - 118

Adopted Date: 05/16/94

Amended Date: 11/17/03





Rezoning Considerations

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

File No.: RZ 16-741547

Address: 11660/11680 Montego Street

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of six (6) replacement trees (three (3) in each lot) are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or
4	9 cm	
2	11 cm	

Minimum Height of Coniferou Replacement Tree	ıs
5 m	
6 m	

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

- 3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 4. City's acceptance of the applicant's voluntary contribution of \$2,600 for the removal of the two (2) City-owned trees; in order for the City to plant four (4) trees at or near the developments site.
- 5. Registration of an aircraft noise sensitive use covenant on Title.
- 6. Registration of a flood indemnity covenant on Title.
- 7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) 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.
- 8. Discharge of the existing covenant registered on Title of the subject property (i.e. BF305981); which restricts the use of the subject property to a duplex.

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

- Obtain written authorization from the neighbouring property owners at 4471 Deerfield Crescent to remove trees (tag# OS1204 & OS1205) located on the neighbouring property. If written authorization is not obtained by the applicant, these trees must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
- 2. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned trees (tag# C1 & C2).

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

- 1. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.
- 2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works:

• Using the OCP Model, there is 164 L/s of water available at a 20 psi residual at the Montego Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

PH - 120

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install two (2) new 25 mm water service connections complete with meter and meter box off of the 150 mm AC watermain along Montego Street.
 - Cut and cap at main, the existing 20 mm water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 600 mm concrete storm sewer fronting the subject site.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 200 mm PVC sanitary sewer fronting the subject site.
 - Cut and cap the existing sanitary service connection and remove existing inspection chamber at the northwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

•	Storm Sewer (EP.0640)	\$34,008.00
•	Concrete Curb and Gutter (EP.0641)	\$5,668.00
•	Concrete Sidewalk (EP.0642)	\$8,218.60
•	Pavement Widening (EP.0643)	\$9,919.00
•	Roadway Lighting (EP.0644)	\$3,117.40
•	Boulevard Landscape/Trees (EP.0647)	\$8,218.60

• Complete other frontage improvements as per Transportation's requirements.

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 may be required including, but not limited to, site

Initial:

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 9673 (RZ 16-741547) 11660/11680 Montego 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/C)".

P.I.D. 004-243-455 Lot 22 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9673".

FIRST READING	FEB 1 4 2017	CITY (
A PUBLIC HEARING WAS HELD ON		APPRO by
SECOND READING		APPRO by Dire
THIRD READING	·	or Solid
OTHER CONDITIONS SATISFIED		
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	:	
ADOPTED		
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 6, 2017

From:

Wayne Craig

File:

RZ 16-741423

Re:

Director, Development

Application by Focus Construction Ltd. for Rezoning at 9760 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, for the rezoning of 9760 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig

Director, Development

JR:blg Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	A	h force

Staff Report

Origin

Focus Construction Ltd. has applied to the City of Richmond for permission to rezone 9760 Sealily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Sealily Place (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing dwelling on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)."
- To the South: Two single-family dwellings on lots zoned "Single Detached (RS1/E)," with vehicle access from Seaton Place.
- To the East: A duplex on a lot zoned "Single Detached (RS1/E)"; fronting Sealily Place and with vehicle access from the rear lane.
- To the West: A single-family dwelling on a lot zoned "Single Detached (RS1/E)," with vehicle access from Sealily Place. There is a pending rezoning application for this property (RZ 16-735240), to rezone the property from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two single-family lots. This application was given third reading on November 21, 2016.

Related Policies & Studies

5280131

Official Community Plan/Shellmont Area Plan

The subject site is located in the Shellmont planning area. The Official Community Plan (OCP) designation for the subject site is "Neighbourhood Residential" (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5409

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5409, which was adopted by Council on April 10, 1989, and subsequently amended on October 16, 1995, July 16, 2001, and October 21, 2013 (Attachment 5). The subject property is permitted to rezone and subdivide as per the requirements of the "Single-Detached (RS2/B)" Zoning Bylaw only. The proposed rezoning and subdivision is consistent with this Policy.

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for the sanitary sewer service in the southeast corner of the subject property. An additional SRW for an extension of the sanitary sewer to service the newly subdivided lots will be required. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveways with a shared driveway crossing to Sealily Place.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject property.

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

- Two Western Red Cedar trees (Tag # 171 and 173) located on the development site are to be retained and protected.
- One Crimson King Maple tree (Tag # 174) located on the development site is to be retained and protected.
- Two Lombardy Poplar trees (Tag # 169 and 170) located on the development site; between 100 cm and 96 cm DBH in size, have been historically topped and are in poor condition. Remove and replace.
- One Silver Maple tree (Tag # 172) located on the development site; 66 cm DBH in size, has been historically topped and is in poor condition. Remove and replace.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Parks Department staff has reviewed the application as it impacts landscaping in the City-owned boulevard. Staff have authorized the removal of the Laurel and Cedar hedge, and have determined that no compensation is required.

Tree Replacement

The applicant wishes to remove three on-site trees (Tag # 169, 170, and 172). The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	6 m

Prior to final adoption of the rezoning bylaw, the applicant must provide a \$3,000 Landscape Security to ensure that six required replacement trees are planted.

Tree Protection

Three trees (Tag # 171, 173, and 174) on the subject property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a
 post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$20,000 Tree Survival Security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection
 fencing around all trees to be retained. Tree protection fencing must be installed to City
 standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to
 any works being conducted on-site, and remain in place until construction and landscaping
 on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposed to build a secondary suite on both of the new lots. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title 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.

Site Servicing and Frontage Improvements

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

• Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9760 Sealily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Sealily Place.

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

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9680 be introduced and given first reading.

Joetusia

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

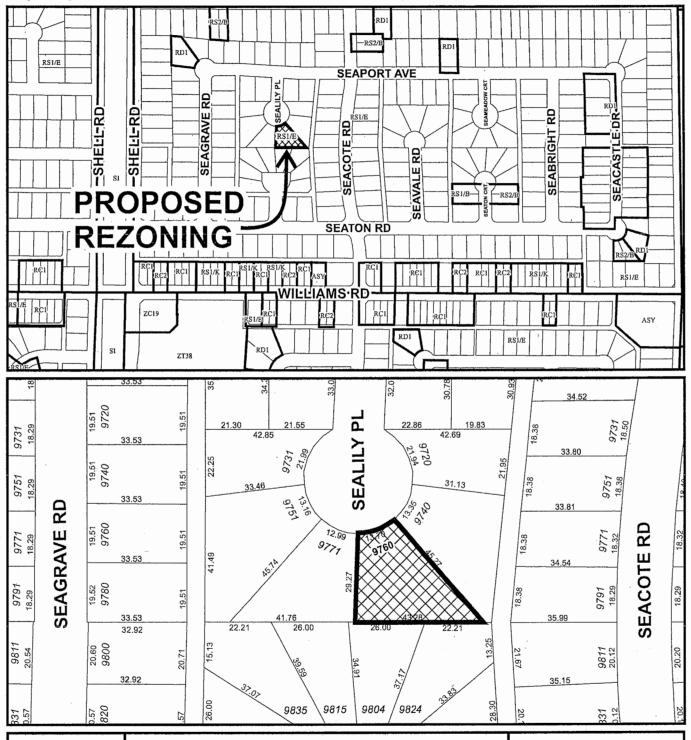
Attachment 4: Shellmont Area Land Use Plan

Attachment 5: Single-Family Lot Size Policy No. 5409

Attachment 6: Tree Management Plan Attachment 7: Rezoning Considerations



City of Richmond





RZ 16-741423

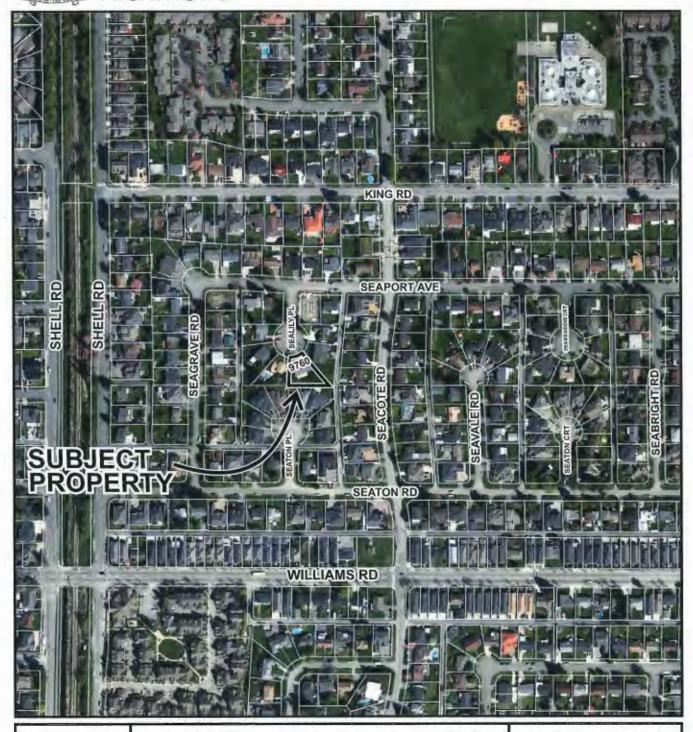
Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond





RZ 16-741423

Original Date: 09/16/16

Revision Date:

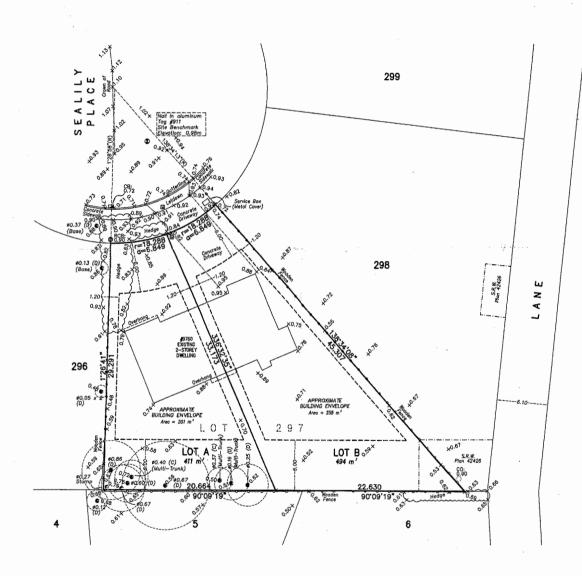
Note: Dimensions are in METRES

LOT 297 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 42425

#9760 SEALILY PLACE, RICHMOND, B.C. P.I.D. 003-653-871



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Conada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214–8928
Fax: 214–8929
Fax: 214–8929 E-mail: office@jctam.cam Website: www.jctam.com Jab No. 6622 FB-309 P127, 129-131 Drawn By: 10

DWG No. 6622-TOPO-03

NOTE: Elevations shown are based on City of Richmond HPN Benchmark network. Benchmark: HPN \$190 Cantrol Monument 94H1624 Elevation: 2.353m Ganchmark: HPN \$191 Benchmork: HPN #191 Control Monument 02H2453 Elevotion: 1.664m

NOTE: Use site Benchmark Tag #911 for construction elevation control.

LEGEND:

- (c) denotes conifer
 (d) denotes deciduous
 denotes cotch bosin
 denotes round cotch basin
 denotes round cotch basin
 denotes water valve
 denotes water valve
 denotes water meter
 denotes cleanout
 (R) denotes radial bearing

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CERTIFIED CORRECT: LOT DIMENSION ACCORDING TO FIELD SURVEY.

JUNE 21st, 2016.



Development Application Data Sheet

Development Applications Department

RZ 16-741423 Attachment 3

Address: 9760 Sealily Place

5. 55 55mm, 1 m55

Applicant: Focus Construction Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Alan C. L. Chen Audrey I. L. Chen	To be determined
Site Size (m²):	905 m²	Lot A: 411 m ² Lot B: 494 m ²
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

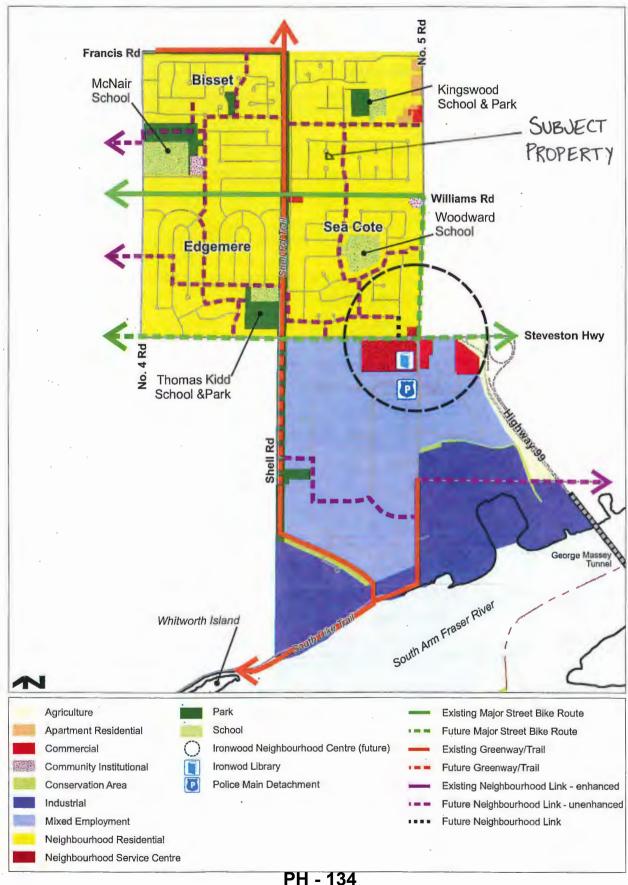
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area:*	Lot A: Max. 226.05 m² (2,433.18 ft²) Lot B: Max. 264.33 m² (2,845.17 ft²)	Lot A: Max. 226.05 m² (2,433.18 ft²) Lot B: Max. 264.33 m² (2,845.17 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m²	Lot A: 411 m ² Lot B: 494 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Lot A Width: 13.76 m Lot A Depth: 31.23 m Lot B Width: 14.74 m Lot B Depth: 39.24 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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



8. Shellmont





City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: April 10, 1989 Amended by Council: October 16, 1995 Amended by Council: July 16, 2001* Amended by Council: October 21, 2013	POLICY 5409
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION	25-4-6

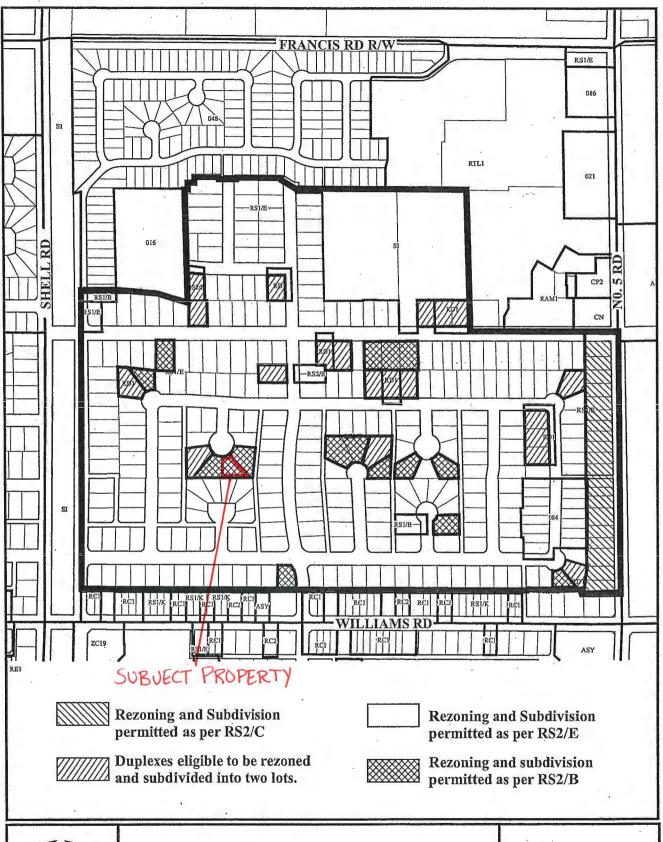
POLICY 5409:

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

- 1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to 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 Richmond Zoning Bylaw 8500.

^{*} Original Adoption Date in Effect

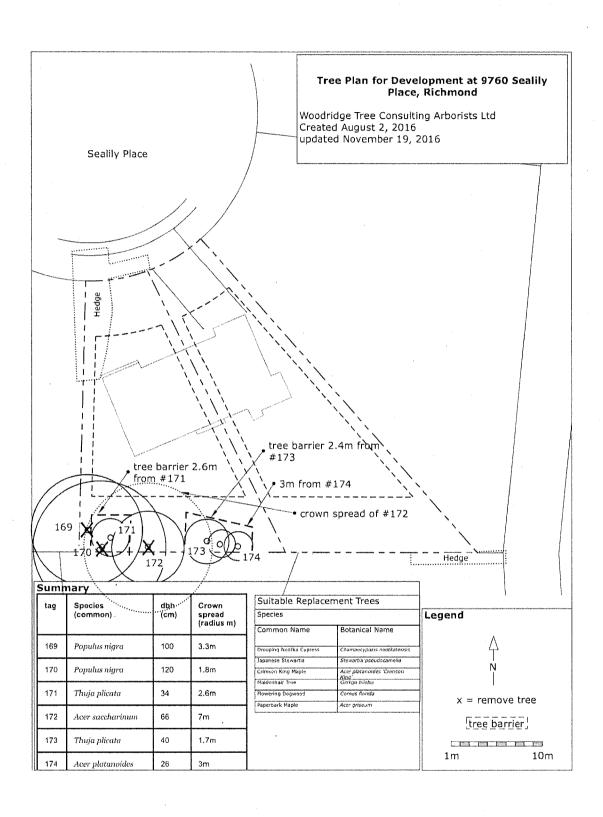




Policy 5409 Section 25,4-6 Adopted Date: 04/10/89

Amended Date: 07/16/01 Amended Date: 10/21/13

PH - 136



Arborist report for 9760 Sealily Place, Richmond Woodridge Tree Consulting Arborists Ltd



Rezoning Considerations

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

Address: 9760 Sealily Place

File No.: RZ 16-741423

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9680, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees). Minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees, as shown below:

No. of Replacement Trees

6

Minimum Caliper of Deciduous Tree
Minimum Height of Coniferous Tree
6 m

- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of 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.
- 3. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the three trees to be retained.
- 4. Registration of a flood indemnity covenant on Title.
- 5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to removing the landscaping in the City-owned boulevard, the developer must complete the following requirement:

1. Notify the City Parks Division (604-244-1208, ext. 1317) a minimum of four business days prior to removal, so that appropriate signage can be posted.

Prior to Demolition Permit Issuance, 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.

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

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

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

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

Water Works

- Using the OCP Model, there is 128 L/s of water available at a 20 psi residual at the Seaport Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - O Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - o Install two new water service connections complete with meter and meter box off of the existing 150 mm AC watermain on Sealily Place.
 - o Cut and cap, at main, the existing water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - o Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots.
 - Out and cap the existing storm service lead at the northeast corner of the subject site. Remove the inspection chamber if it is no longer in use by 9771 Sealily Place.

Sanitary Sewer Works:

- The Developer is required to:
 - o Install approximately 30 m of sanitary sewer along the south property line of 9760 and 9740 Sealily Place complete with tie-in to the existing manhole SMH362. Terminate sewer with a new manhole and dual service leads off of the manhole.
 - o Provide additional utility SRW along the south property line for the proposed sanitary sewer.
 - Tie-in the sanitary service connection for 9740 Sealily Place to the new proposed sanitary sewer along the south property line. Ensure Lot 9740 is adequately serviced during and after the construction process.
- At Developer's cost, the City is to:
 - o Perform all tie-ins of proposed works to existing City infrastructure.
 - Out, cap and remove the existing sanitary service connection and inspection chamber at the southwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - o Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - o Remove and replace concrete sidewalk panels and driveway letdowns as required.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director **PH 139**

of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

Signed	Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9680 (RZ 16-741423) 9760 Sealily Place

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. 003-653-871 Lot 297 Section 25 Block 4 North Range 6 West New Westminster District Plan 42425

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9680".

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MAYOR	CORPORATE OFFICER	



Memorandum

Planning and Development Division Development Applications

To:

Mayor and Councillors

Director of Development

Date:

February 23, 2017

From:

Wayne Craig.

File:

RZ15-713048

Re:

Kaimanson Investments Ltd.

4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road

Revised Rezoning Considerations - Affordable and Accessible Housing

This memorandum provides Mayor and Councillors with an update on the above-noted application for the subject 120-unit townhouse development as directed at the February 21, 2017 Planning Committee meeting. The Rezoning considerations for the development included a cash contribution of \$573,520 consistent with the City's Affordable Housing Strategy which requires a cash contribution of \$4.00 per square foot for townhouse projects. Notwithstanding the Strategy, Committee directed staff to enter into discussions with the applicant, Kaimanson Investments Ltd., to determine if there was an ability to provide affordable housing and accessible housing units in the proposed development.

Staff had focused discussions with applicant regarding the provision of affordable and accessible housing units within the development. An agreement has been reached whereby the developer would be willing to provide some accessible housing, adaptable housing and affordable housing units in lieu of the affordable housing cash contribution currently identified in the rezoning Staff Report. The revised Rezoning considerations agreed to by the applicant include:

- Registration of the City's standard Affordable Housing Agreement to secure a minimum of six (6) 3-bedroom units within the development in lieu of providing the currently required affordable housing cash contribution.
- The Housing Agreement would require that the six (6) affordable housing units will have a total combined floor area of at least 665 m² (7,158 ft²) which is five (5) percent of the development's total net residential floor area. The proposed units will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy.
- Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measure to allow for ease of conversion.
- The legal agreement would also require one (1) unit be built with all accessibility measures and an elevator being installed to ensure that the unit is fully accessible.



For Council's consideration of First Reading, the following are provided:

- The original Bylaw 9681 with the affordable housing cash contribution requirement (Attachment 1); and
- A revised Bylaw 9681 with the requirement to provide affordable housing units (Attachment 2).

The Rezoning considerations are provided as follows:

- The original Rezoning considerations with the proposed changes to include the accessible and affordable housing conditions as highlighted and underlined (Attachment 3).
- The revised Rezoning considerations, with the revised accessible and affordable housing conditions, as signed by the applicant (Attachment 4).

Should Council wish to proceed with requiring the accessible and affordable housing, the revised Bylaw 9681 (Attachment 2) should be given First Reading, with the revised Rezoning considerations (Attachment 4) being applicable to the development.

Wayne Craig,

Director of Development

cc: Senior Management Team

Mark McMullen, Senior Coordinator - Major Projects

Attachment 1 Original Zoning Amendment Bylaw 9681

Attachment 2 Revised Zoning Amendment Bylaw 9681

Attachment 3 Original Zoning Considerations (With Proposed Changes Highlighted)

Attachment 4 Revised Rezoning Considerations (Signed Copy)

WC/mm



Bylaw 9681

Richmond Zoning Bylaw 8500 Amendment Bylaw 9681 (RZ 15-713048) 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

"Hamilton

means the area included in the

Hamilton Area Plan.

Hamilton Area Plan community amenity capital reserve means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw

No. 9276."; and

b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

"8.8.4 Permitted Density

- 1. The maximum floor area ratio is 0.6, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to "0.6" and "0.4" are increased to a higher **density** of:
 - a) "0.75" in the RTH1 **zone**;
 - b) "0.80" in the RTH2 **zone**;
 - c) "0.85" in the RTH3 zone; and
 - d) "0.90" in the RTH4 **zone**,

if the following conditions occur:

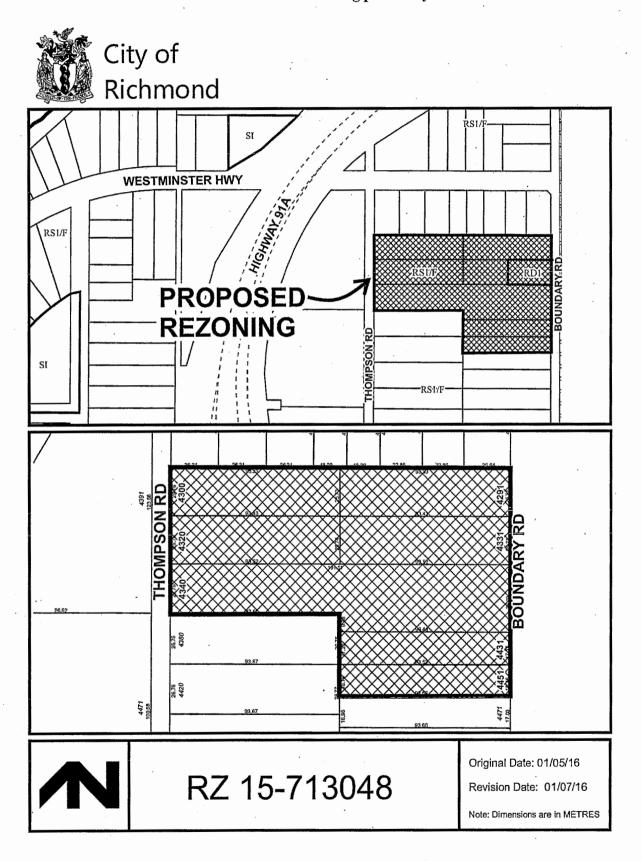
- e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and
- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "High Density Townhouses (RTH1)":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9681".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED		
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL		
LEGAL REQUIREMENTS SATISFIED		
ADOPTED	· .	
MAYOR	CORPORATE OFFICER	

"Schedule A attached to and forming part of Bylaw No. 9681"





Bylaw 9681

Richmond Zoning Bylaw 8500 Amendment Bylaw 9681 (RZ 15-713048) 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

"Hamilton

means the area included in the

Hamilton Area Plan.

Hamilton Area Plan community amenity capital reserve means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw

No. 9276."; and

b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

"8.8.4 Permitted Density

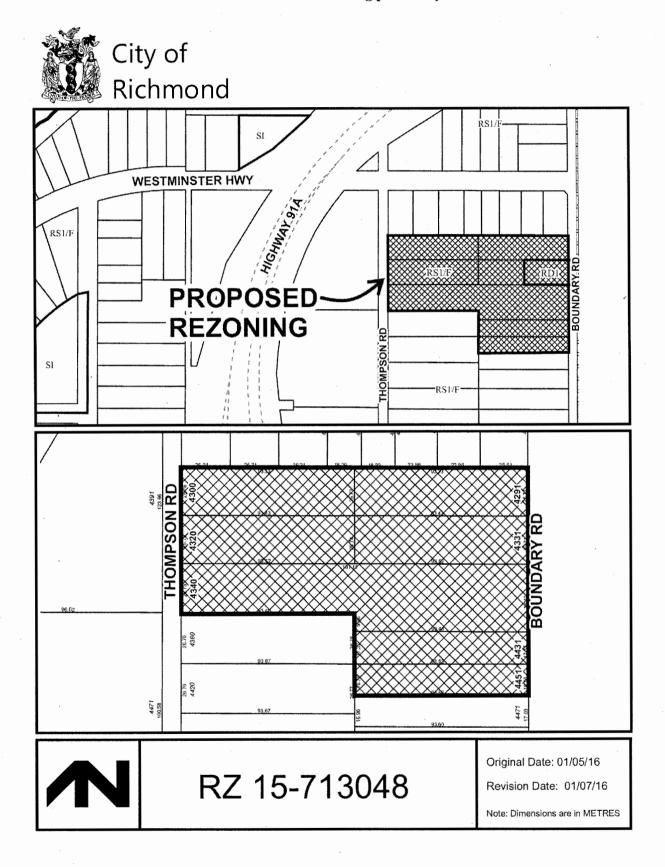
- 1. The maximum floor area ratio is 0.6, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to "0.6" and "0.4" are increased to a higher **density** of:
 - a) "0.75" in the RTH1 **zone**;
 - b) "0.80" in the RTH2 **zone**:
 - c) "0.85" in the RTH3 **zone**; and
 - d) "0.90" in the RTH4 **zone**,

if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
 - (ii) prior to first occupancy of any building, the owner:
 - (A) has constructed on the **lot** to the satisfaction of the **City affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; and
 - (B) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**": That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "Richmond Zoning By FIRST READING	
A PUBLIC HEARING WAS HELD ON	——————————————————————————————————————
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OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	
ADOPTED	
MAYOR	CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9681"





Rezoning Considerations

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

Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
- 3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
- 5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
- 6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
- 8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
- 10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
- 13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m² (5%) of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.

PH - 150

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The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Minimum Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3-Bedroom	<u>6</u>	102 m ² (1,100 ft ²)	<u>\$1,437</u>	\$57,500 of less

- ** May be adjusted periodically as provided for under adopted City policy.
- 14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
- 15. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
- 16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
- 17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
- 18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- 19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
- 20. 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.
- 21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
- 22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
- 23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 Servicing Works.

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

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are PH - 151

Initial:

- to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.
- 2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
- 3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor 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.
- 4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

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

- 1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

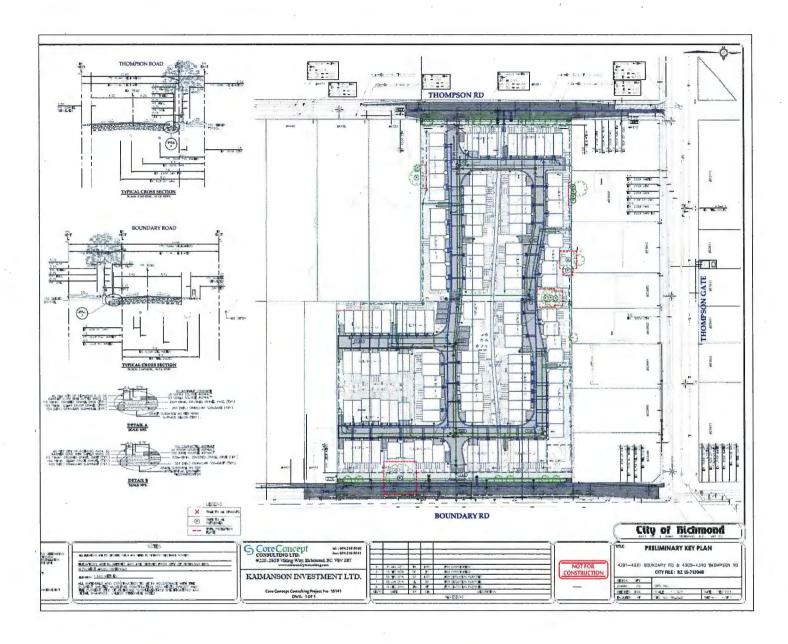
Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer 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	
	PH - 152	

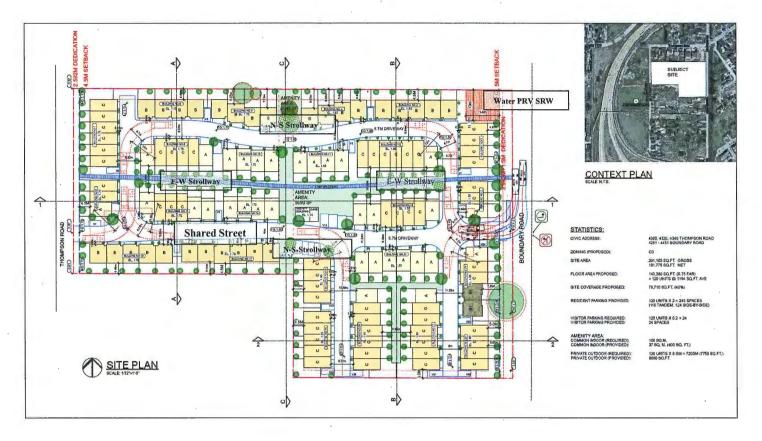
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Attachment 1 - Civil Key Plan with Functional Road & Lot Consolidation



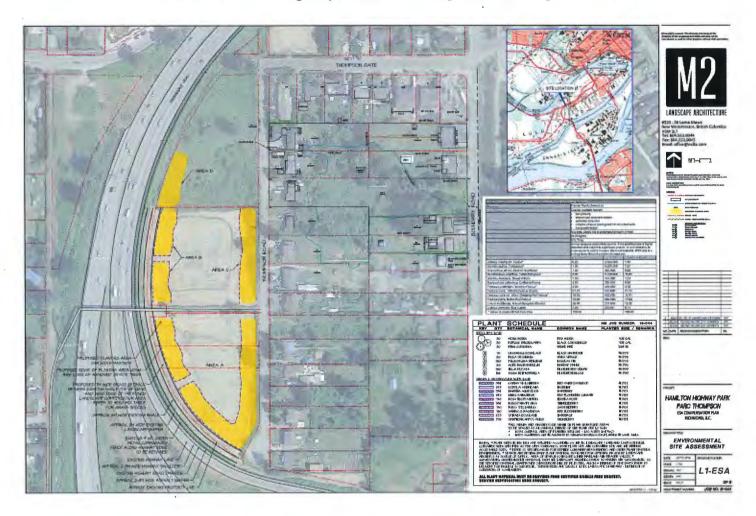
PH - 153

Attachment 2 - Site Development Plan with SRWs



PH - 154

Attachment 3 - Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



PH - 155

Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

• Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations
 must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building
 designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statuary right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

• Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

Initial:

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu
 contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City
 infrastructure to achieve drainage servicing.
- Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must
 meet all applicable environmental requirements including the provision of any impact mitigation works.
 Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.

Sanitary Sewer Works:

- a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
- b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.

Frontage Improvements:

- a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT 4mW X 5m (deep)
 - 2. BC Hydro LPT -3.5mW X 3.5m (deep)
 - 3. Street light kiosk 1.5mW X 1.5m (deep)
 - 4. Traffic signal kiosk 2mW X 1.5m (deep)
 - 5. Traffic signal UPS 1mW X 1m (deep)
 - 6. Shaw cable kiosk 1mW X 1m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
- b. Other frontage improvements as per Transportation's requirements.

Initial:	

• General Items:

- a. The Developer is required to:
 - Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
 - Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grev
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (<u>NOTE</u>: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)
- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

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- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

- 1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
 - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
 - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
 - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
 - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
- 2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial:

Attachment 5 – Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.



Rezoning Considerations

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

Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
- 3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
- 5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
- 6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
- 8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
- 10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
- 13. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m² (5%) of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

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Unit Type	Minimum Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3-Bedroom	6	102 m ² (1,100 ft ²)	\$1,437	\$57,500 of less

- May be adjusted periodically as provided for under adopted City policy.
- 14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
- 15. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
- 16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
- 17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
- 18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- 19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
- 20. 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.
- 21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
- 22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
- 23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 Servicing Works.

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

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.

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- 2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
- Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a
 Certified Energy Advisor 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.
- 4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

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

- 1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily
 occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated
 fees may be required as part of the Building Permit. For additional information, contact the Building Approvals
 Department at 604-276-4285.

Note:

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

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

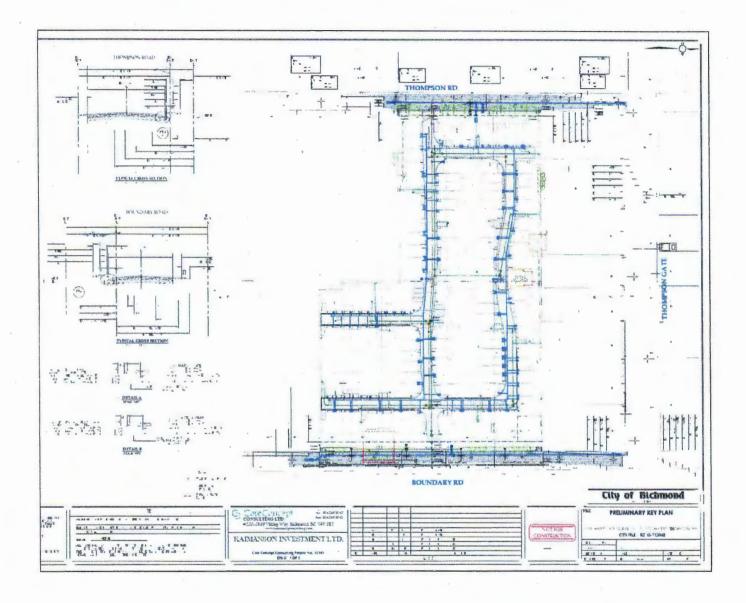
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

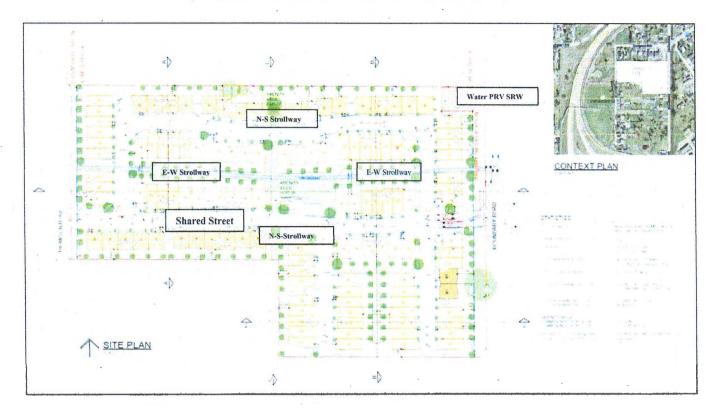
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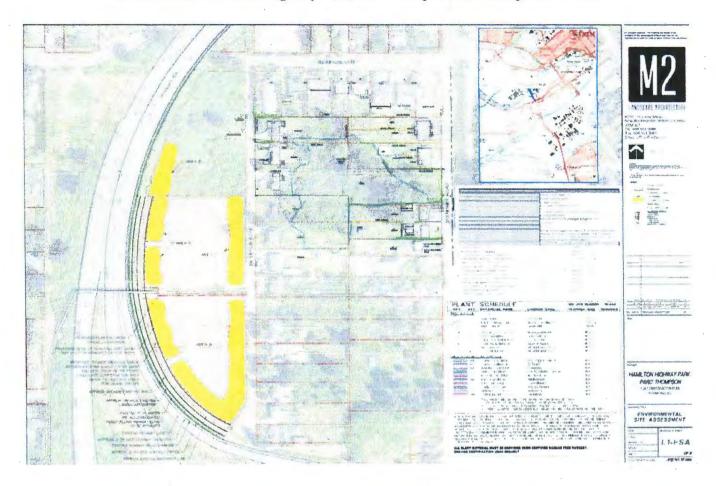
Attachment 1 - Civil Key Plan with Functional Road & Lot Consolidation



Attachment 2 - Site Development Plan with SRWs



Attachment 3 - Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



Attachment 4 - Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

• Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations
 must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building
 designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statuary right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

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- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu
 contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City
 infrastructure to achieve drainage servicing.
- Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must
 meet all applicable environmental requirements including the provision of any impact mitigation works.
 Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.

Sanitary Sewer Works:

- a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
- b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.

• Frontage Improvements:

- a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side
 walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying
 any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT 4mW X 5m (deep)
 - 2. BC Hydro LPT 3.5mW X 3.5m (deep)
 - 3. Street light kiosk 1.5mW X 1.5m (deep)
 - 4. Traffic signal kiosk 2mW X 1.5m (deep)
 - 5. Traffic signal UPS 1mW X 1m (deep)
 - 6. Shaw cable kiosk 1 mW X 1 m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
- b. Other frontage improvements as per Transportation's requirements.

General Items:

- a. The Developer is required to:
 - Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
 - Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- · Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on
 every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex
 receptacles, flower basket holders, or irrigation. (<u>NOTE</u>: "Pedestrian luminaires" are
 intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set
 perpendicular to the direction of travel.)
- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - · 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

Initial:

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a
 four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond
 and City of New Westminster.

3. Parks Works

- 1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
 - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
 - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
 - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
 - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
- 2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial: MY__

Attachment 5 - Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: ML



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 14, 2017

From:

Wayne Craig

File:

RZ 15-713048

Re:

Application by Kaimanson Investments Ltd. for Rezoning at 4300, 4320, 4340

Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from "Single

Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density

Townhouses (RTH1)"

Director, Development

Staff Recommendations

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 to:

- 1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
- 2. Rezone 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.

Wayne Craig

Director, Development

MM;blg

Att.7

CONCURRENCE OF GENERAL MANAGER
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Staff Report

Origin

Kaimanson Investments Ltd. has applied to rezone a 1.781 ha. (4.40 acre) site located at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)" (Attachment 1). There is an additional amendment to include the Hamilton Area Plan's density bonus and community amenity contribution provisions within the "High Density Townhouses (RTH1)" zone. The proposed townhouse development includes 120 units within 24 three-storey buildings (Attachment 2).

Findings of Fact

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

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Single-family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Townhouse 0.75 FAR)" within the Hamilton Area Plan.
- To the South: Single-family properties zoned "Single Detached (RS1/F)" and designated "Neighbourhood Residential (Townhouse 0.75 FAR)" within the Hamilton Area Plan.
- To the East: Boundary Road and Boundary Canal within the City of New Westminster.
- To the West: Thompson Road and Hamilton Highway Park which is zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as "Neighbourhood Residential (NRES)" and the Hamilton Area Plan designates the site as "Neighbourhood Residential (Townhouse 0.75 FAR)" which allows for three-storey, ground-oriented townhouses (Attachment 4). The development's main east-west driveway will connect to both Boundary Road and Thompson Road to allow for public access via a statutory-right-of-way (SRW) to be registered for the "Shared Street" designated within the Hamilton Area Plan (shown on Site Plan in Attachment 7). There also is a proposed north-south pathway secured through registration of a SRW for public pedestrian access. This pathway will be part of the "Strollway" route designated within the Hamilton Area Plan that will connect Thompson Gate to future developments to the south.

The applicant is also required ensure that the engineering and servicing provisions in the "Construction, Phasing and Interim Design Measures" in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

Environmentally Sensitive Area (ESA)

The development site includes approximately 1.2 ha. (2.96 acres) of ESA which is part of a larger contiguous 1.87 (4.62 acre) ESA that extends south of the development site (Attachment 5). The applicant's Qualified Environmental Professional (QEP) has completed an assessment of the habitat value of the ESA and made recommendations for habitat compensation in accordance with the OCP ESA Development Permit Guidelines. A Development Permit will be required to be considered by the Development Permit Panel prior to consideration of adoption of the zoning bylaw amendment. In summary, the QEP report concludes that:

- 35% of the ESA is non-contiguous "upland forest" with the majority of the trees (Cottonwood and Alder) nearing their end of life and being subject to blow down.
- 65% of the ESA encompasses "old field habitat" which evolved after residential development of the area in the 1960's. Most of the existing small plants consist of invasive species (mainly introduced Red Canary grass) characteristic of overgrown rural lots.

Due to the relatively low habitat value of the ESA and the site grading requirements, the QEP recommended off-site habitat compensation. This compensation included a total of 100 native trees and shrubs to be planted within a small 320 m² (0.08 acre) area of Hamilton Highway Park.

In consultation with City Parks and Environmental Sustainability staff, off-site compensation habitat was pursued to improve the natural character of the adjacent Hamilton Area Park as part of the City's *Ecological Network*. The ESA habitat compensation area includes:

- A total area of 6,300 m² (1.6 acres) of the currently open grass field is proposed to be replanted with trees in groves averaging 15.0 m (48 ft.) in width along the west side of Hamilton Highway Park adjacent to Highway 91, as well as smaller groves of trees along Thompson Road. These areas will be planted with native vegetation with a minimum of 1,188 trees and 6,475 shrubs/groundcover plants.
- Removal of the areas of invasive species (e.g. blackberries, broom and horsetail) from the southern 2.2 ha. (5.45 acres) of the park to encourage the successful establishment of the proposed native trees and under-storey plants in this portion of the park.

The proposed habitat compensation area will be of a higher habitat value than the existing ESA area within the development site.

In summary, the proposed ESA compensation areas will provide for well-developed, wind-firm, native forested areas that support the City's *Ecological Network* goal of improving habitat in City parks and creating a public amenity.

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In addition to the off-site habitat compensation, the development will include following native vegetation:

- Six (6) existing coniferous trees will be protected as described in the Tree Retention section below.
- There will be a minimum area of 1,100 m² (0.27 acres) fully planted with native shrubs and trees included within the landscape plans required within the Development Permit; the areas include the north amenity area, on either side of the east-west and north-south Strollways, and along the Boundary Road frontage of development.

Should the rezoning application proceed, the applicant will be required to complete the landscape plan for the habitat compensation in Hamilton Highway Park for the Servicing Agreement. The QEP will also prepare a follow-up report required for the ESA Development Permit on the landscape plans which include the finalized landscape restoration, native planting and invasive species removal specifications, and also include a monitoring and maintenance plan for the ESA compensation area.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received several inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property. These inquiries did not include concerns regarding the development itself and were related to development process for the subject development and adjacent properties should they be developed.

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

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

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 120 townhouse units and an amenity building (Attachment 2). The proposed development includes the following elements:

• There are 24 buildings comprised of seven (7) different modern buildings types designed and shaped to provide architectural variation and allow for tree protection.

- Units will have an average floor area of approximately of 111 m² (1,194 ft²).
- The typical building height is three (3) storeys with a maximum of building height of 11.65 m (38 ft.), consistent with the RTH1 zone.
- The two (2) main east-west driveways and one main east-west pathway include gentle curves to provide visual interest. The southern driveway is designated as a "Shared Street" under the Hamilton Area Plan and the pathway provides public pedestrian access between Thompson and Boundary Roads.
- There are also three (3) north-south driveways which connect the two (2) main east-west driveways. There is also a north-south pathway linking the outdoor amenity areas designated as a "Strollway" within the Hamilton Area Plan to provide additional public access to future developments to the north and south.
- The proposed project has 4.5 m (14.8 ft.) side yard setbacks to the adjacent single-family residential areas to the north and south of the development site.
- Setbacks to Boundary Road will be 5.0 m (16.5 ft.) and setbacks to Thompson Road will be 4.5 (15.0 ft.).
- There will be wide central, garden mews of 11 m (38.5 ft.) to 15 m (48. ft.) in width, with common pathways, located between the central rows of townhouse buildings.
- There will be 62 units with side-by-side double garages and 58 units with tandem double garages providing for more unit choice and variation in building forms.

At Development Permit stage, design elements to be addressed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Adding way-finding signage and lighting for the pathways and driveways.

Existing Legal Encumbrances

There is an existing City covenant (LTO No. BG386398) registered on the Title of 4311 Boundary Road, which restricts use of the lot to a two-dwelling building (duplex). This covenant will be required to be discharged prior to adoption of Bylaw 9681.

Transportation and Site Access

Vehicle and Pedestrian Access

As noted above, vehicle and pedestrian access will be provided by the proposed main east-west driveway which will connect to both Boundary Road and Thompson Road. This driveway will also provide mainly for public vehicle access via a statutory-right-of-way (SRW) to be registered on Title to secure it as a "Shared Street" as required within the Hamilton Area Plan. There will be an east-west central "Strollway" within a SRW to be registered on Title that provides the main public pedestrian connection between Thompson and Boundary Roads. There also is a requirement to provide a north-south pedestrian pathway within a SRW to be registered on Title that provides for a public pedestrian access as part of a "Strollway" within the Hamilton Area Plan. This north-west "Strollway" will connect Thompson Gate in the north to future

developments to the south. The developer and owner will be responsible for liability, construction and maintenance of the Shared Street, north-south Strollway and east-west Strollway.

Parking

The subject development complies with the parking requirements within Zoning Bylaw 8500. There are a total of 240 resident parking spaces within double garages within each of the 120 townhouse units and 24 surface visitor parking spaces. Of the resident spaces, 116 spaces (48.3%) are in 58 tandem garages and 124 spaces are within 62 side-by-side garages.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

LEED / Energy Efficiency and Renewable Energy Development

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwelling units will be pre-ducted for solar hot water heating, is required before zoning amendment bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 78 trees located on the development site to be removed and replaced.
- 11 trees located on adjacent neighbouring properties are identified to be retained and protected and to be provided tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

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

- Six (6) trees (labelled with tag nos. 5, 61, 63, 65, 66 and 67) are located on the development site are proposed to be retained and protected. The applicant will provide a \$60,000 tree survival security for these trees.
- A total of 156 replacement trees are required at a 2:1 ratio for the 78 trees to be removed. Tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

Tree Replacement

The applicant wishes to remove 78 on-site trees. The 2:1 replacement ratio would require a total of 156 replacement trees. The preliminary landscape plans include 165 trees on the development site. The off-site landscape plans for the ESA compensation area in Hamilton Highway Park also include 1,188 trees native tree species within the Servicing Agreement park landscape plans to be finalized as a condition of ESA Development Permit issuance.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. Based on the proposed development design, the developer will provide \$939,139 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund (with the final amount to be confirmed on the total residential floor area shown on the Development Permit plans).

Affordable Housing Strategy

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$573,520 to the City's Affordable Housing Fund.

Public Art Program

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.79 per buildable square foot or \$113,270 to the City's Public Art Program.

Amenity Space

The proposed project will include a 100 m² (1,076 ft²) common indoor amenity building located within main outdoor amenity space near the centre of the development site. There will also be 738 m² (7,944 ft²) of common outdoor amenity area located largely in two (2) outdoor amenity areas located near the centre and on the north side of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment and climbing rocks.
- Community BBQ.
- Large open air seating areas.
- Walking pathways.
- Garden planters.

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The north amenity area includes three (3) retained trees and the north-south "Strollway", along with park benches.

Site Servicing and Frontage Improvements

The applicant will be undertaking a range of works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

Boundary Road Improvements

Road dedication along the site's entire road frontage to accommodate pavement widening, a 3.0 m (9.8 ft.) wide concrete multi-use pathway, boulevard with grass and street trees, and installation of street lights. The entire surface of Boundary Road will also be replaced and there will be an interim sidewalk built from the development's north property line to the intersection of the Thompson Gate and Boundary Road. The applicant will also upgrade the existing two-way stop at the Boundary Road and Thompson Gate intersection to a four-way stop configuration with marked pedestrian crosswalks.

Thompson Road Improvements

Road dedication taken from the property's entire road frontage will accommodate pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights. The entire surface of the road will also be replaced.

Water Servicing

The applicant is required to upgrade the existing 150 mm diameter watermains along the Boundary Road and Thompson Road frontages northward to Thompson Gate. The applicant will also make a voluntary contribution of \$99,500 for the City's construction of a Pressure Reducing Valve (PRV) station. The PRV will be built by the City within a 13 m (42.7 ft.) by 14 m (45.9 ft.) SRW to be registered on Title on the northwest corner of the site.

Storm Sewer Works

The applicant will install a storm main connection to Boundary Canal and make a voluntary contribution of a \$91,500 for the Boundary Road pump station upgrade being built by the City of New Westminster or alternative storm sewer works to be built by the City of Richmond.

Sanitary Sewer Works

The applicant will install a new sanitary service connection on the Thompson Road frontage.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets; such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$30,000. This will be considered as part of the 2018 Operating budget.

Conclusion

The proposed 120-unit townhouse development is the first townhouse rezoning application to be considered under the Hamilton Area Plan and the first new development east of Highway 91.

The development will provide a multi-use pathway on its Boundary Road frontage with pedestrian improvements to the Boundary Road/Thompson Gate intersection and the first leg of a public "Strollway" located between Thompson Road and Boundary Road.

This development will also provide major improvements to Hamilton Highway Park; with the planting of over 7,000 native trees and shrubs to create forested groves totalling over 0.65 ha. (1.6 acres), contributing to the City's *Ecological Network*.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9681, be introduced and given first reading.

Mark McMullen

Senior Coordinator - Major Projects

(604-276-4173)

MM:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan Land Use Map

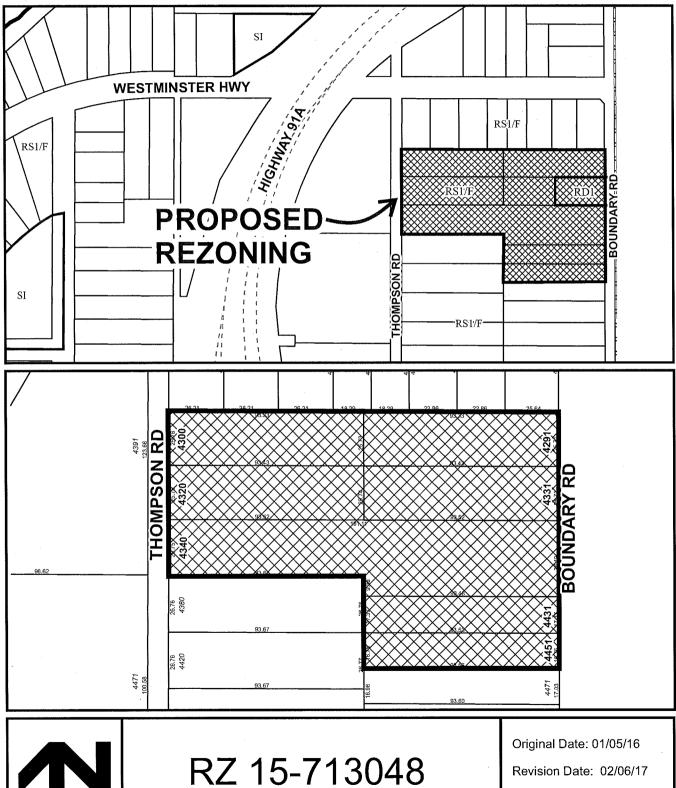
Attachment 5: Environmentally Sensitive Area Report and Map Excerpts

Attachment 6: Tree Survey

Attachment 7: Rezoning Considerations

Note: Dimensions are in METRES









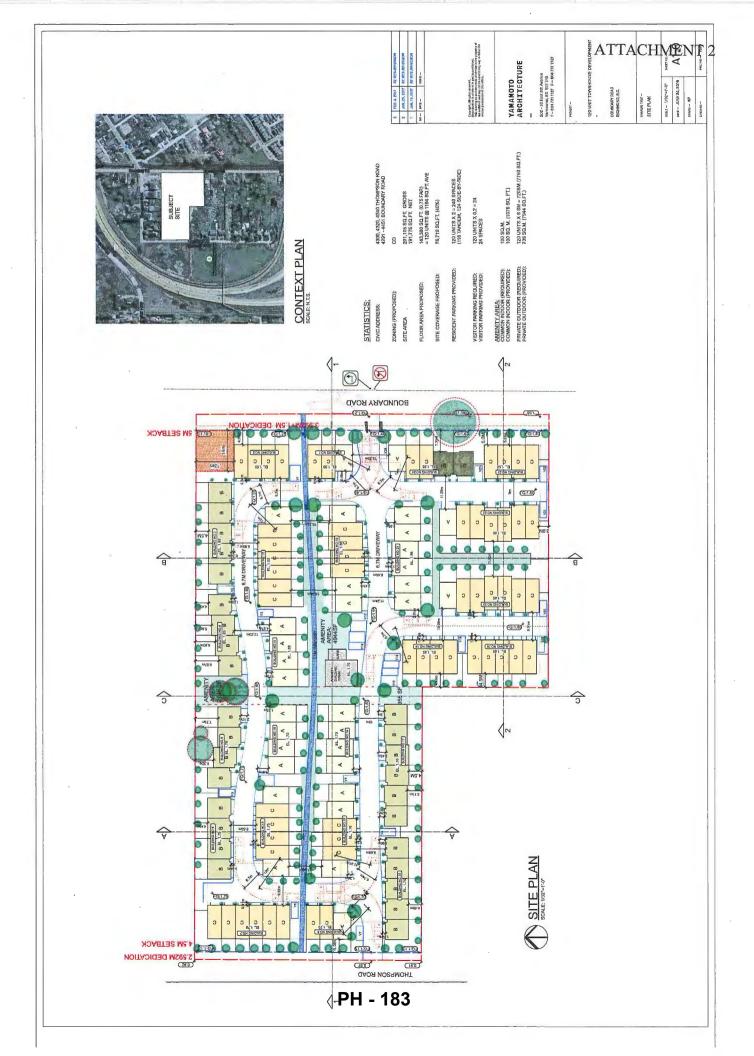


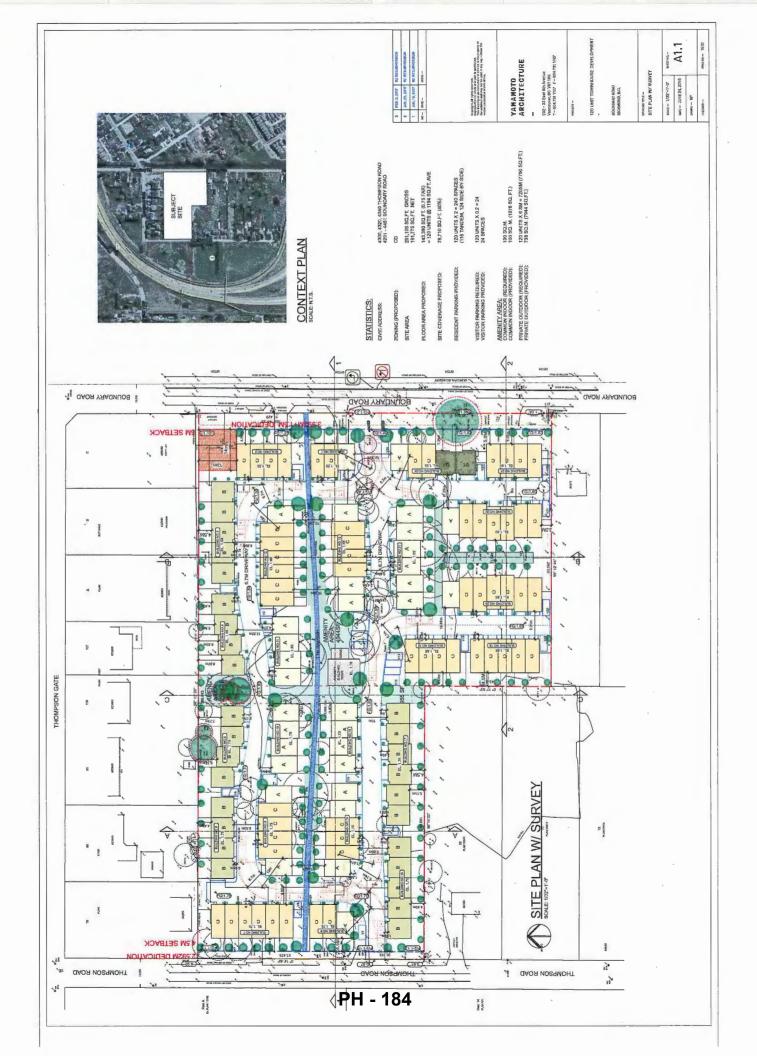
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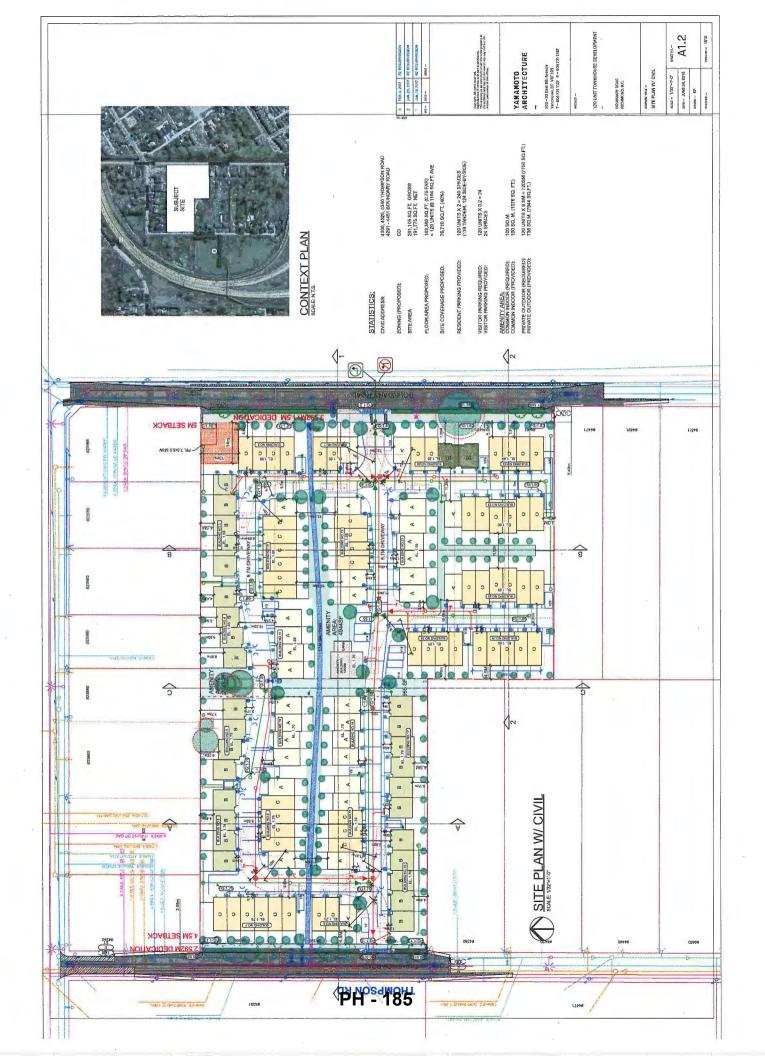
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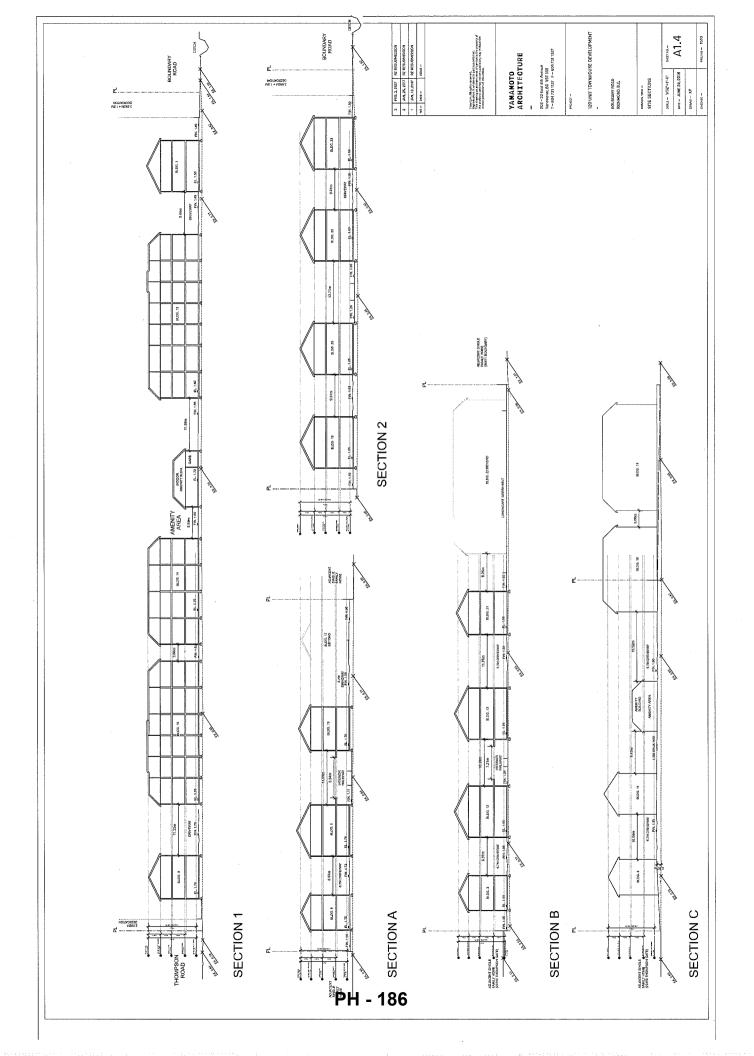
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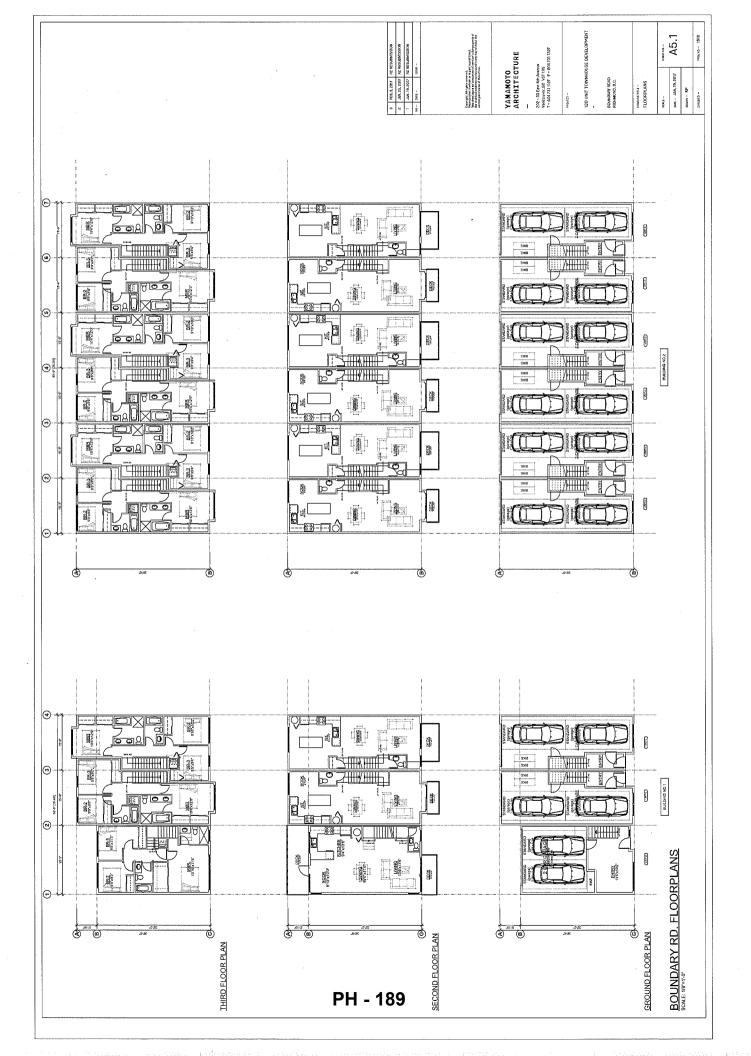


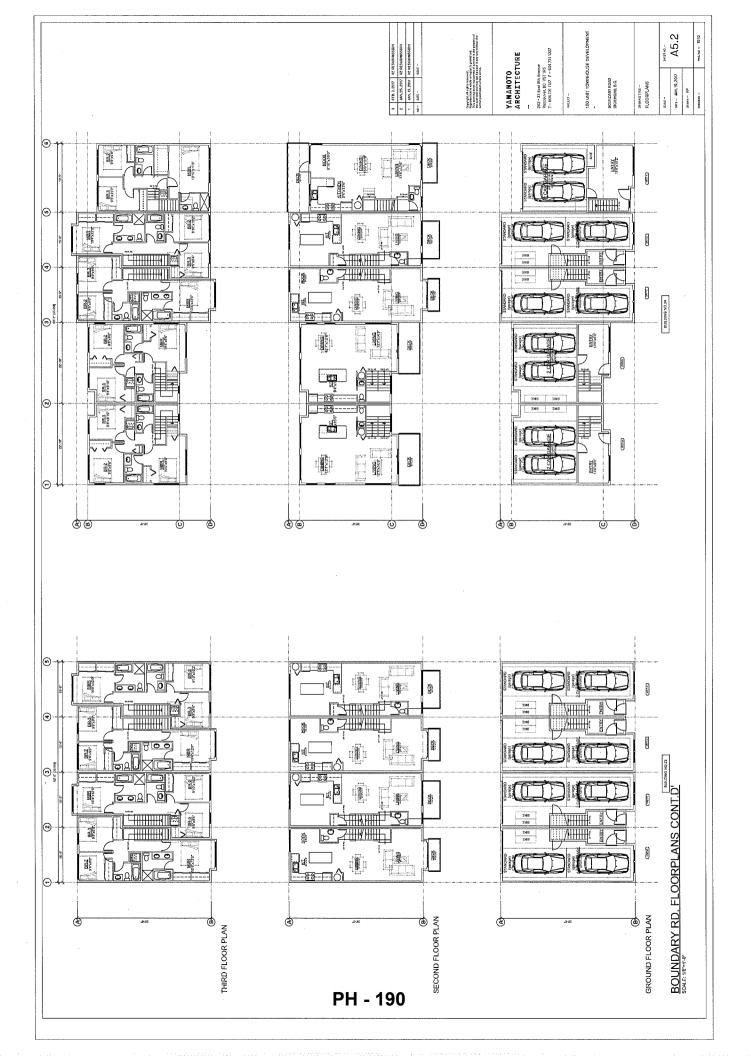


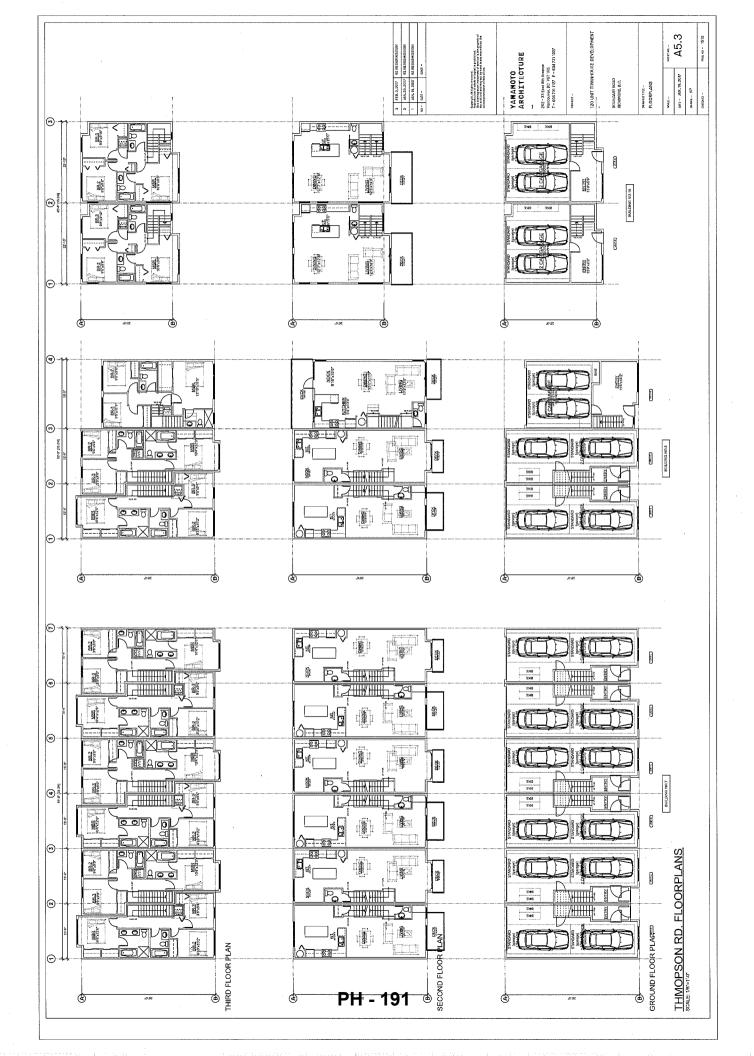


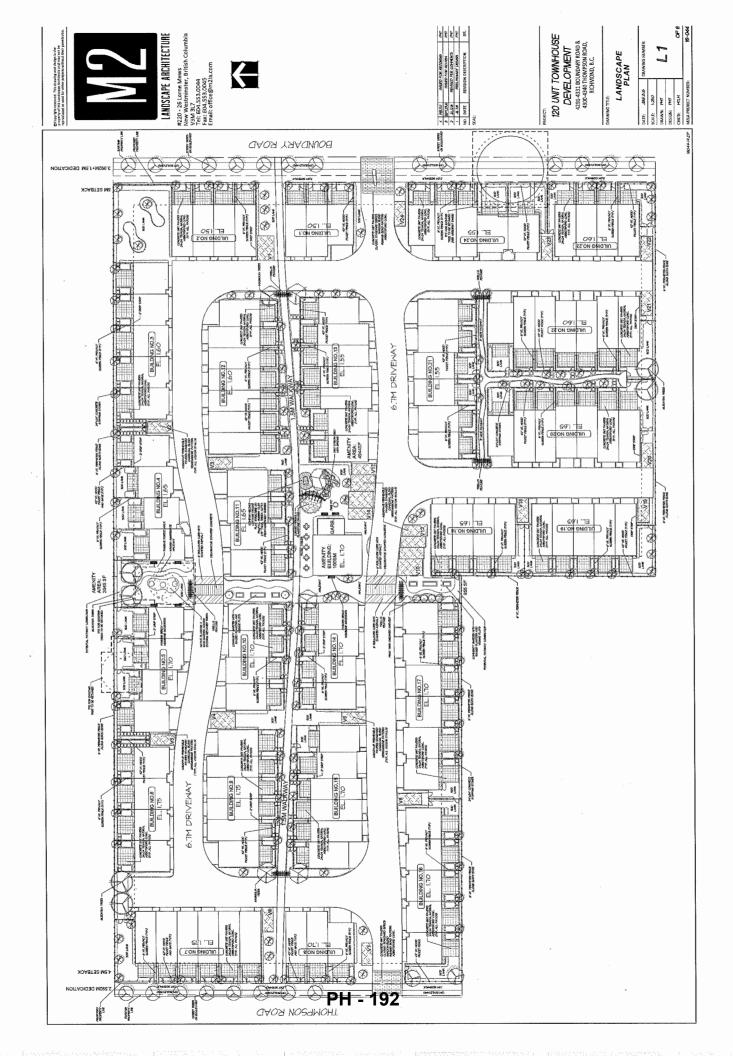


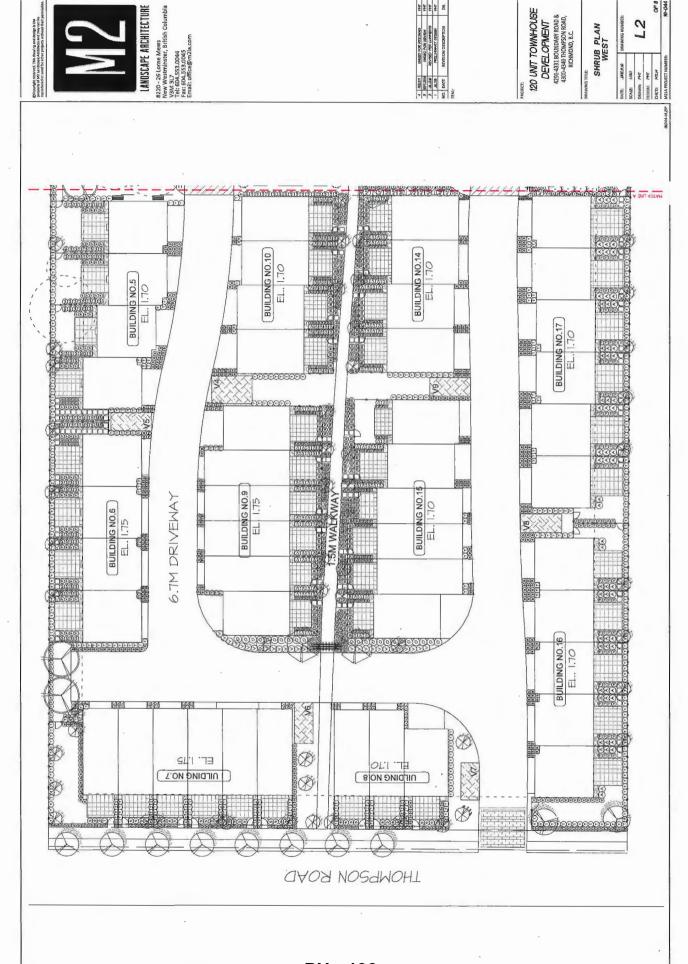
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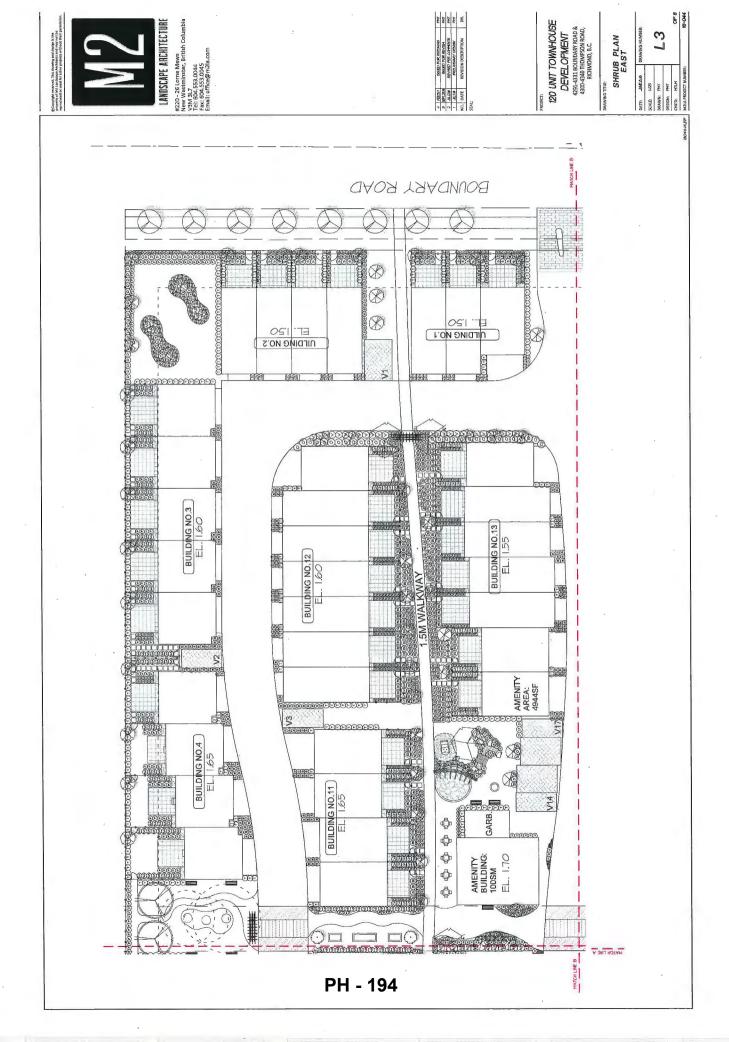


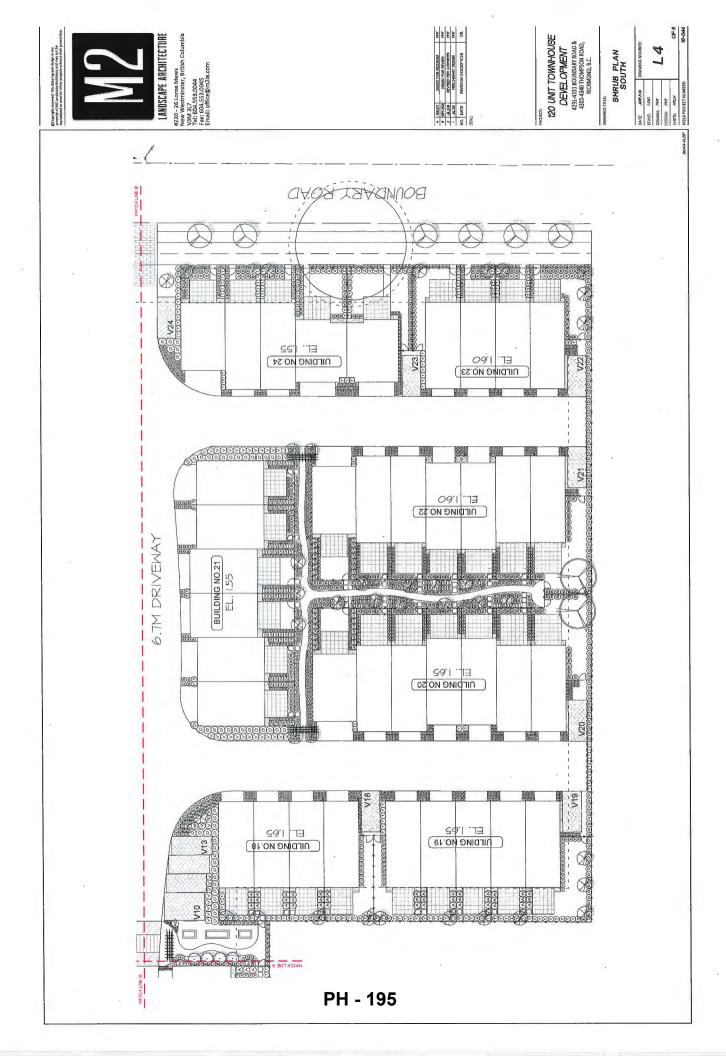


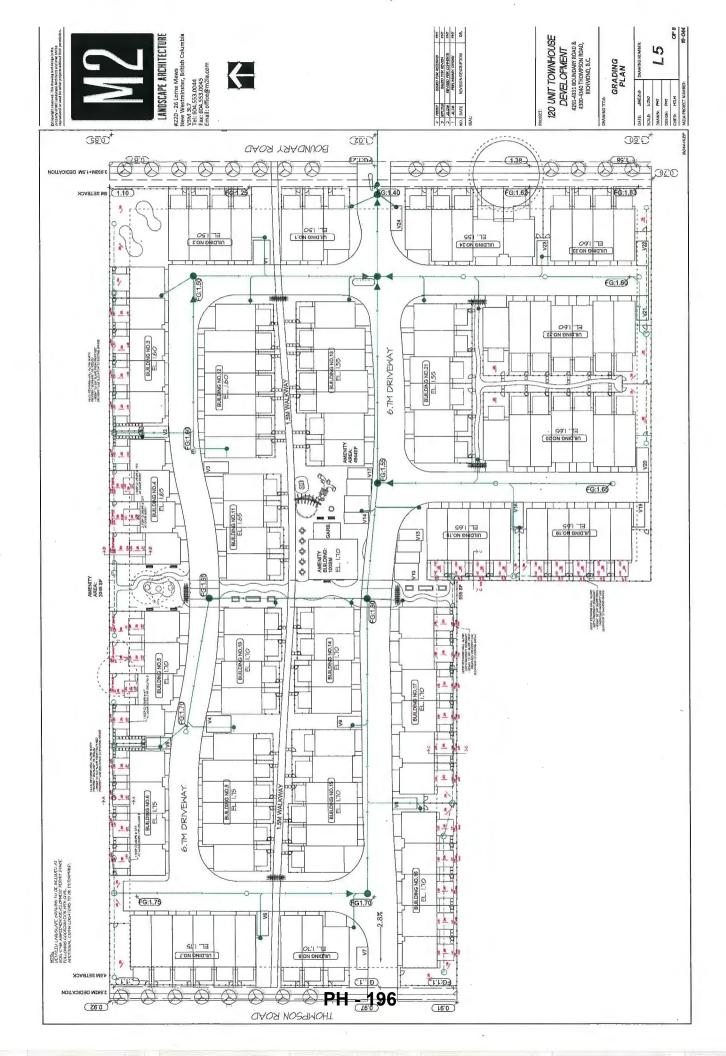


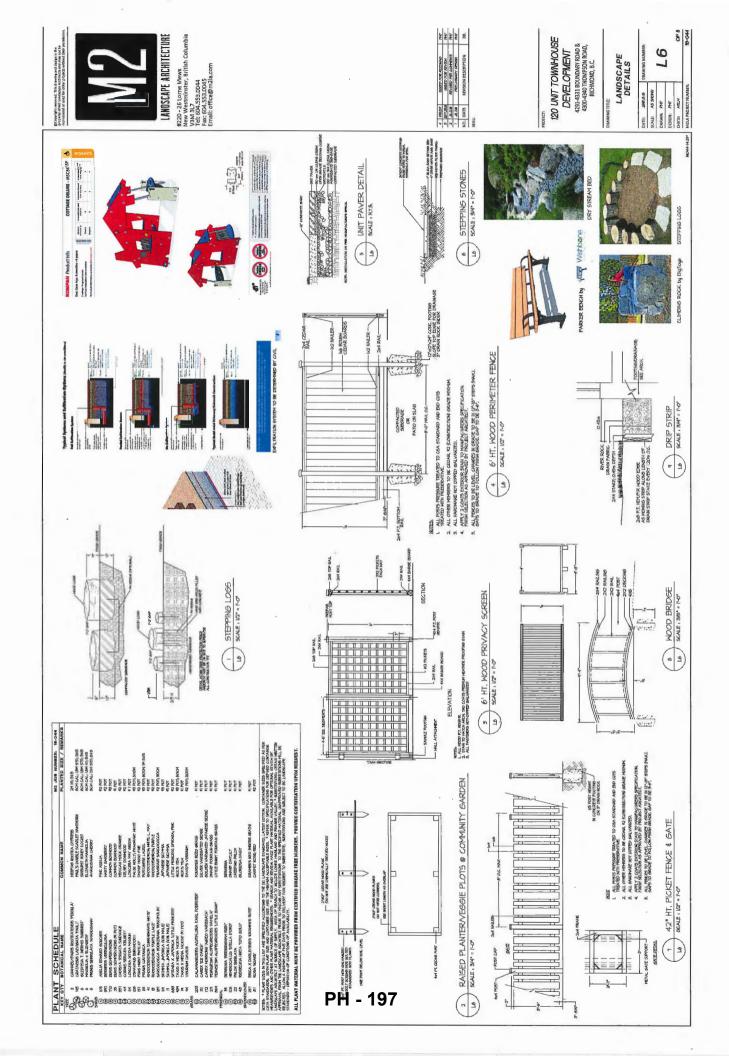


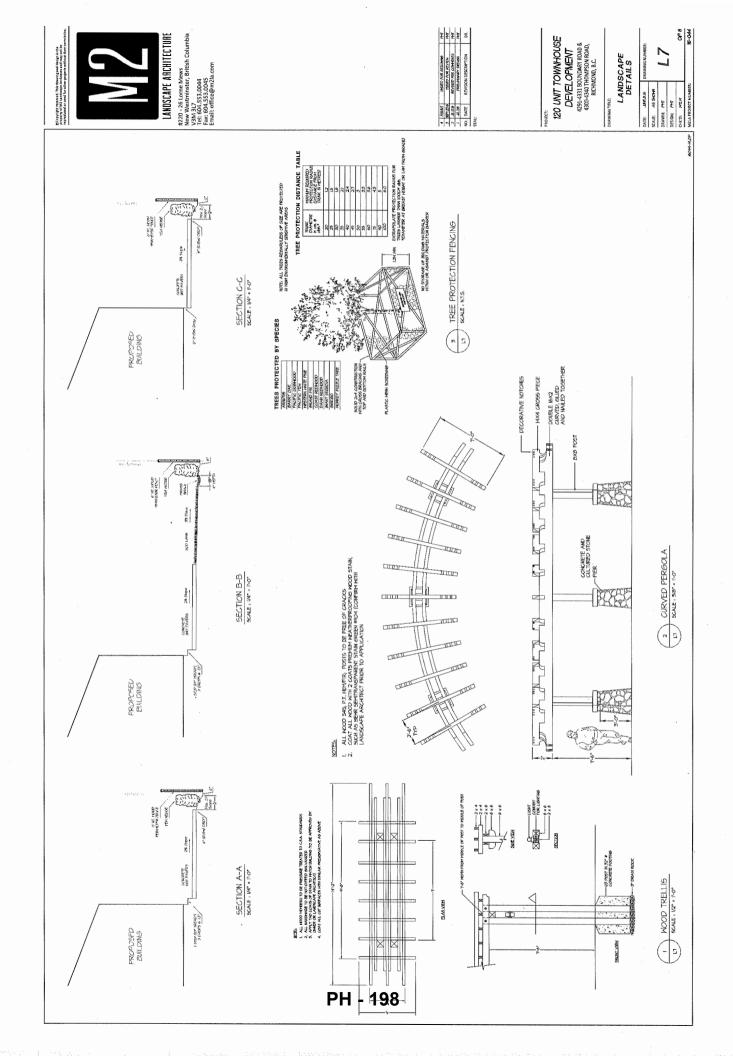
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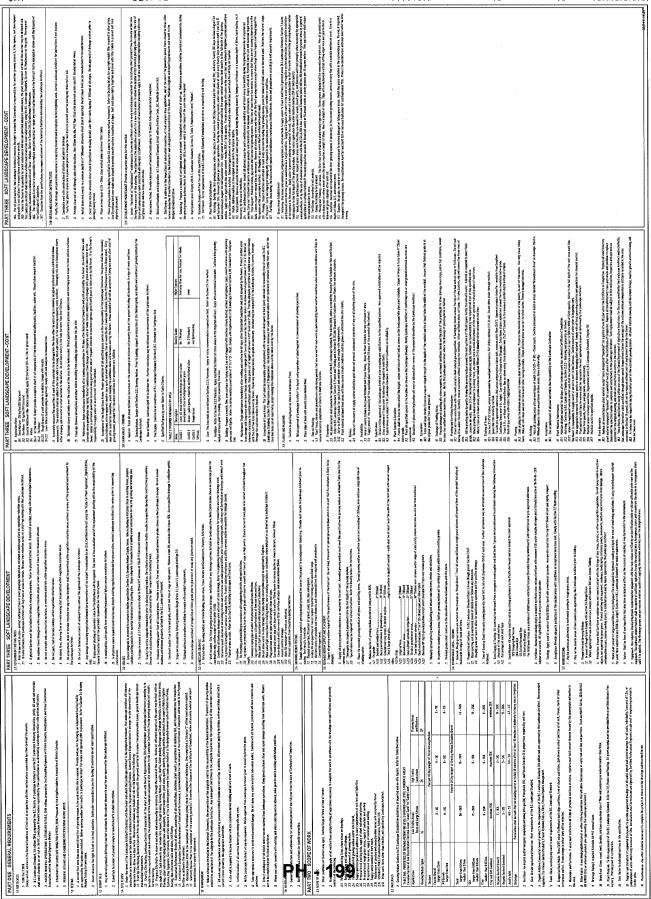














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120 UNIT TOWNHOUSE
DEVELOPMENT
4291-4331 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD,
RICHMOND, B.C.

LANDSCAPE SPECIFICATIONS

DATE:	MEDIE	DRAWING NUMBER:
SCALE		
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Development Application Data Sheet

Development Applications Department

RZ 15-713048 Attachment 3

Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

Applicant: Kaimanson Investments Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Seven individual owners.	Kaimanson Investments Ltd.
Site Size (m²):	18,683 m²	17,816 m² (after road dedication)
Land Uses:	Single Family Dwellings	Townhouse Development
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
Zoning:	Single Detached (RS1/F) and Two-Unit Dwellings (RD1)	High Density Townhouses (RTH1)
Number of Units:	7	120
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

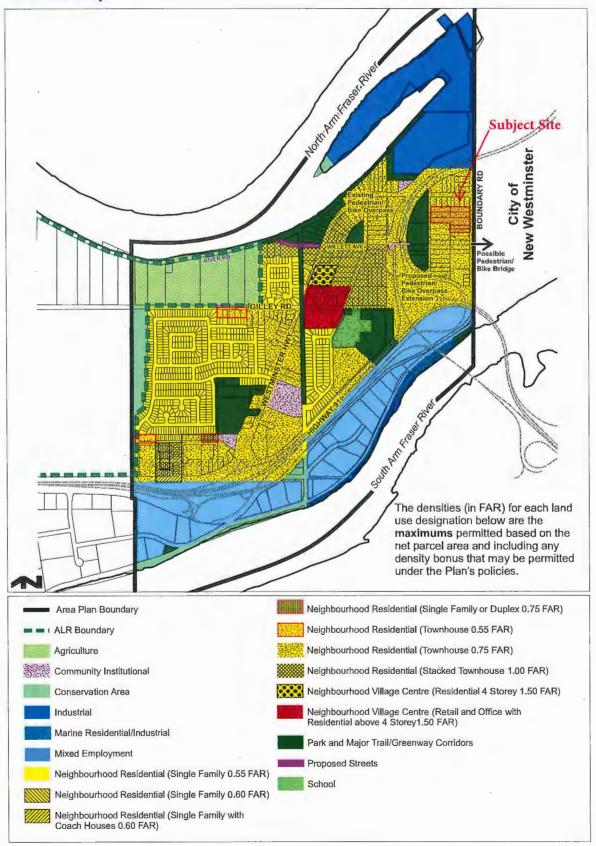
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.75 FAR	none permitted
Buildable Floor Area (m²):*	Max. 13,362 m² (143,831 ft²)	Max. 13,320 m² (143,380 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 40% Non-porous Surfaces: Max. 25% Total: Max. 65%	none
Lot Size:	1,800 m²	17,816 m²	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 78.24 m Depth: 187.3 m	none
Setbacks (m):	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 4.5 m Side: Min. 2.0 m Exterior Side: Min. 2.0 m	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 5.0 m Side: Min. 4.5 m Exterior Side: N/A	none
Height (m):	12 m	11.65 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	240 (R) and 24 (V) per unit	240 (R) and 24 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	264	264	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	48.3%	none
Amenity Space – Indoor:	100 m ²	100 m ²	none
Amenity Space – Outdoor:	720 m ²	738 m ²	none

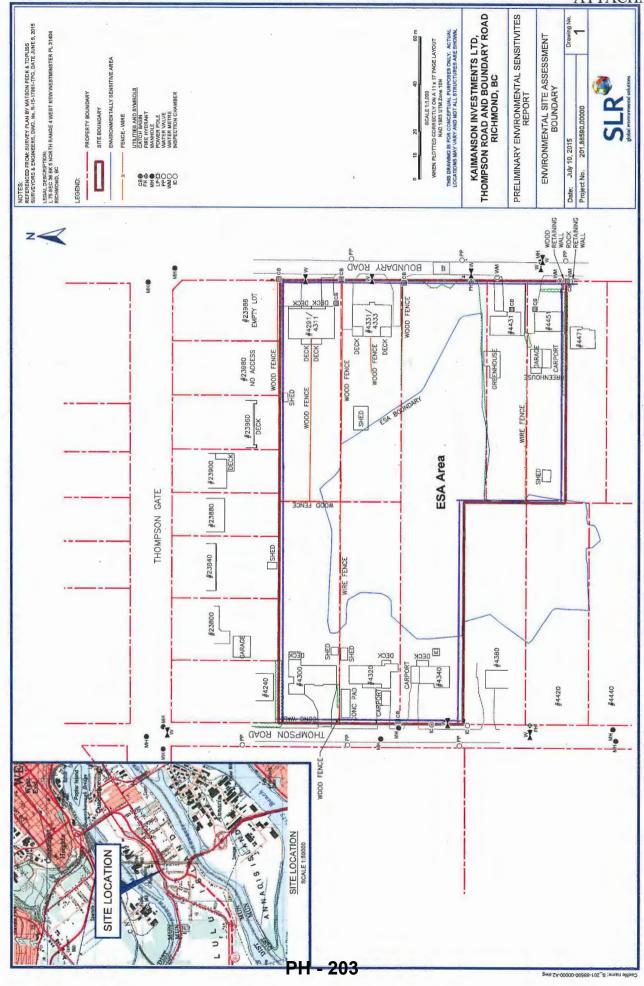
Other: Tree replacement compensation required for loss of significant trees.

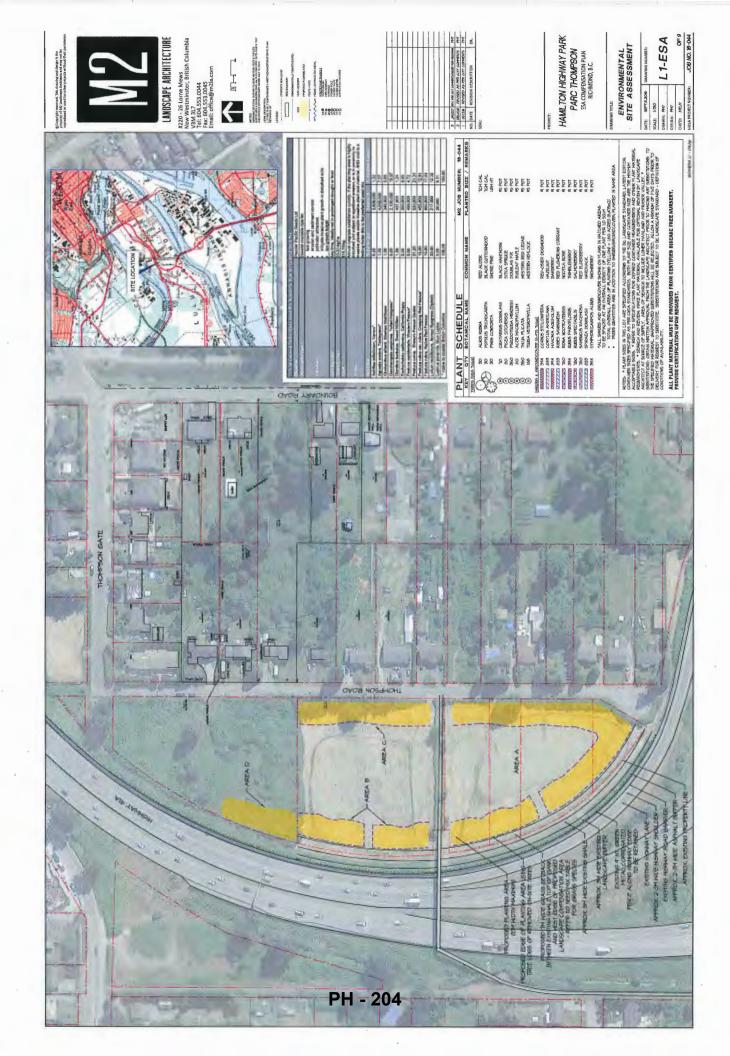
^{*} Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map



ATTACHMENT 5





Dianthus barbatus, Sweet William	11.50	437,000	1.24	
Eschscholzia californica, California Poppy	2.00	250,000	0.95	
Festuca occidentalis, Western Fescue*	5.00	499,000	4.72	
Festuca ovina, Sheep's Fescue Quatro	21.25	530,000	21.31	
Festuca rubra var. rubra, Creeping Red Fescue*	15.00	455,000	12.91	
Festuca rubra, Native Red Fescue	15.00	000'009	17.03	
Lolium multiflorum, Annual Ryegrass (Diploid)	30.00	217,000	12.32	
Lupinus perennis, Blue Lupine	3,00	20,000	0.11	
* native to coastal British Columbia	100.00		100.00	

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Eschscholzia californica, California Poppy	2.00	250,000	0.95	
Festuca occidentalis, Western Fescue*	5.00	499,000	4.72	
Festuca ovina, Sheep's Fescue Quatro	21.25	530,000	21.31	
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Festuca rubra, Native Red Fescue	15.00	000'009	17.03	
Lolium multiflorum, Annual Ryegrass (Diploid)	30.00	217,000	12.32	
Lupinus perennis, Blue Lupine	3,00	20,000	0.11	
* native to coastal British Columbia	100.00		100.00	

DR.

REVISION DESCRIPTION

NO. DATE

SEAL:

PLANT		SCHEDULE		M2 JOB NUMBER: 16-044	
KEY QTY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
REES (1188 Total)	77				
30	ALNUS RUBRA	3RA	RED ALDER	JCM CAL	
1		POPULUS TRICHOCARPA	BLACK COTTONWOOD	1CM CAL	
30	PINUS CONTORTA	ITORIA	SHORE PINE	LØM HT	
D 4		CRATAEGUS DOUGLASII	BLACK HAWTHORN	#5 POT	
(F)	PICEA SITCHENSIS	CHENSIS	SITKA SPRUCE	#5 POT	
360	_	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	#5 POT	
(R)		ACER MACROPHYLLUM	BIGLEAF MAPLE	#5 POT	
98 (O	2 THUJA PLICATA	CATA	WESTERN RED CEDAR	#5 POT	
(E)		TSUSA HETEROPHYLLA	WESTERN HEMLOCK	#5 POT	
HRUBS & GROUN	HRUBS & GROUNDCOYER (6,475 Total)	Total)			
XXXXXXXX 344		CORNIS STOLONIFERA	RED-OSIER DOGWOOD	#I POT	
011111 853	_	CORYLUS AMERICANA	HAZELNUT	#I POT	
344		MAHONIA AQUIFOLIUM	BARBERRY	# POT	
853	3 RIBES SANGUINEUM	JOUNEUM	RED FLOWERING CURRANT	# POT	
091 20000	_	ROSA NOOTKATENSIS	NOOTKA ROSE	# POT	
344	_	RUBUS PARVIFLORUS	THIMBLEBERRY	# POT	
040.000	_	AUBUS SPECTABILIS	SALMONBERRY	# POT	
091 100000		SAMBUCUS RACEMOSA	RED ELDERBERRY	# POT	
053		SPIRAEA DOUGLASII	HARDHACK	# POT	
394 344		SYMPHORICARPOS ALBUS	SNOWBERRY	#I POT	
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NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION.
CONTAINER SIZES AFFICIED AS PER CART STANDARDS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM
ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETINED CONTAINER PLASSREMENTS AND OTHER PLANT WATERIAL
REGUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE
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SUBSTITUTIONS. OBTAIN MATTERN APPROVAL. FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO
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CONDITIONS OF AVAILABILITY. *ALL SHRIBS AND GROUNDCOVER SHOW ON PLANS IN HATCHED AREAS
TO BE SPACED AT AN OVERALL IDENSITY OF ONE PLANT PREN LO SOJA

TOTAL OVERALL AREA OF PLANTING (YELLOW) * 160 ACRES (6475m2)
TREES QUANTITIES ARE IN ADDITION TO SHRUBS/GROUNDCOVER, PLANTED IN SAME AREA

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PROJECT:

HAMILTON HIGHWAY PARK PARC THOMPSON **ESA COMPENSATION PLAN** RICHMOND, B.C.

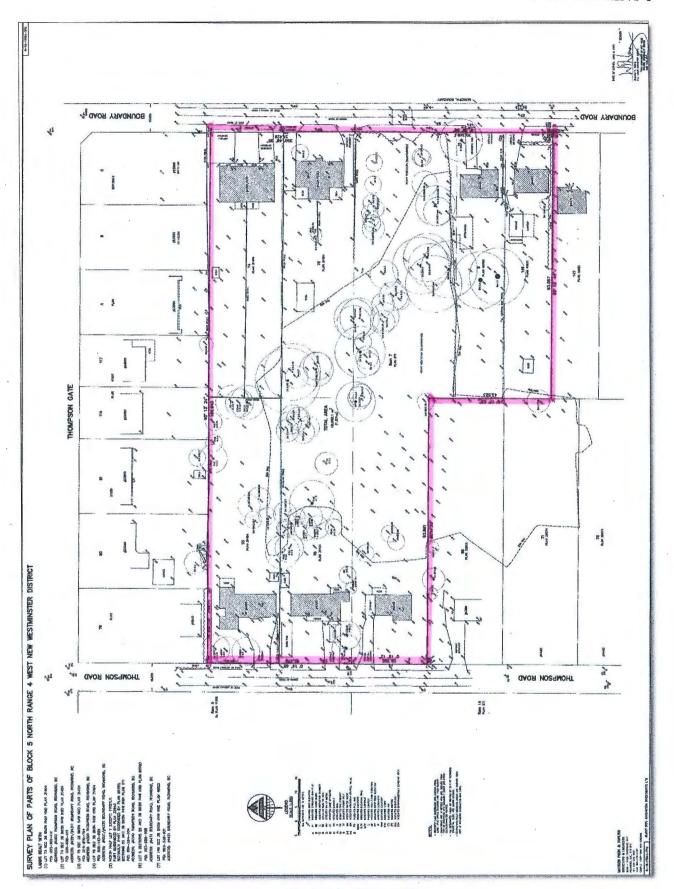
DRAWING TITLE:

SITE ASSESSMENT **ENVIRONMENTAL**

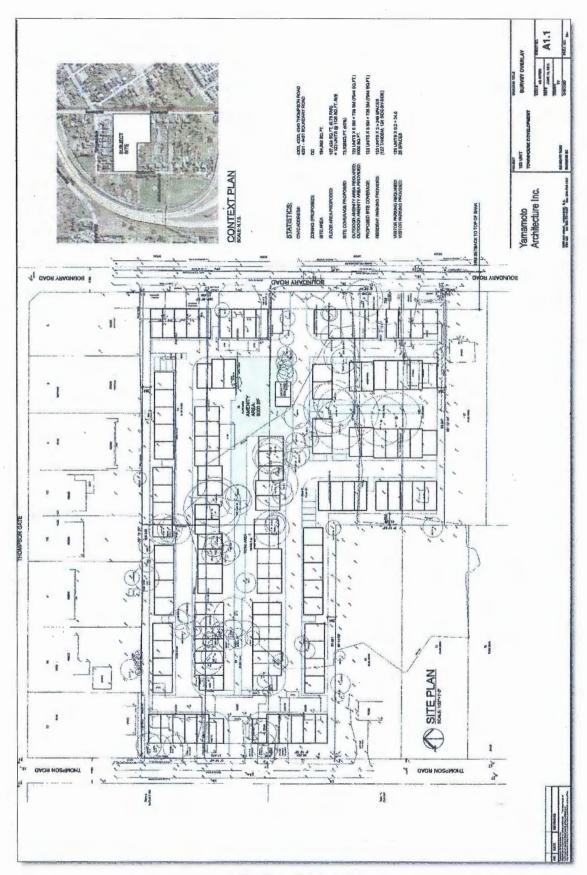
DRAWING NUMBER:		L1-ESA		o o
SEPT.5.2016	1:750	PMT	PMT	MILM
DATE:	SCALE: 1:750	DRAWN: PMT	DESIGN: PMT	CHK'D:

M2LA PROJECT NUMBER: 16044ESA LI - 04.zlb

JOB NO. 16-044



Site Survey - Not to Scale



Site Plan - Not to Scale



Rezoning Considerations

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

Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
- 3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
- 5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
- 6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
- 8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
- 9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
- 10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
- 13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund.
- 14. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that

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- provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
- 15. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
- 16. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
- 17. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- 18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
- 19. 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.
- 20. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
- 21. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
- 22. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 Servicing Works.

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

- 1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.
- 2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
- 3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor 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.

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

- 1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
- 2. Incorporation aging-in-place measures and other accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.

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

Note:

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

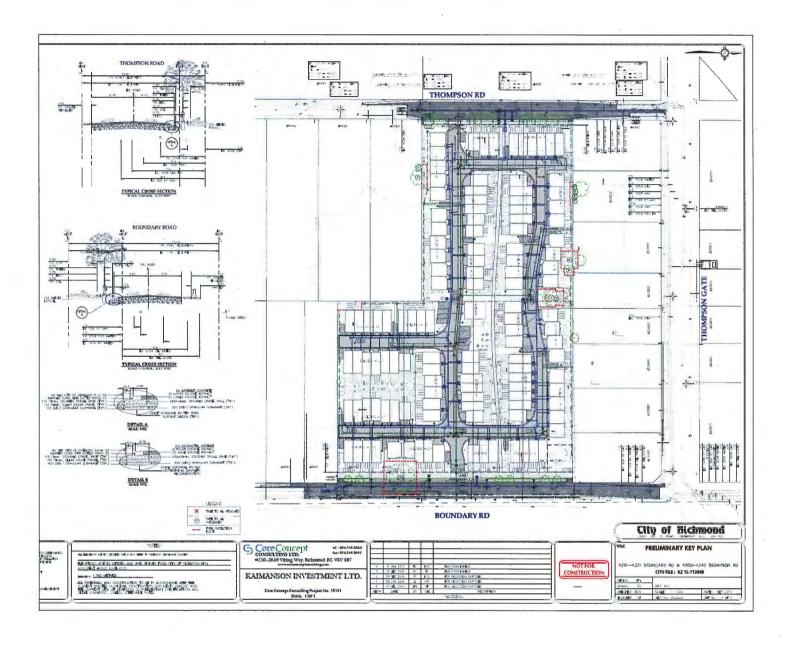
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

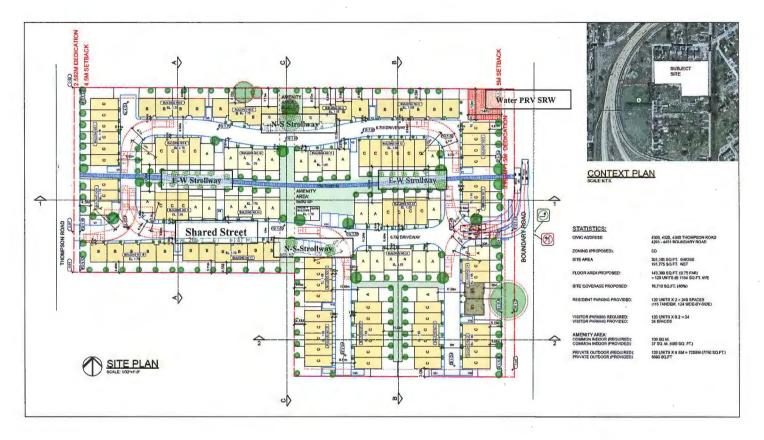
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, 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	

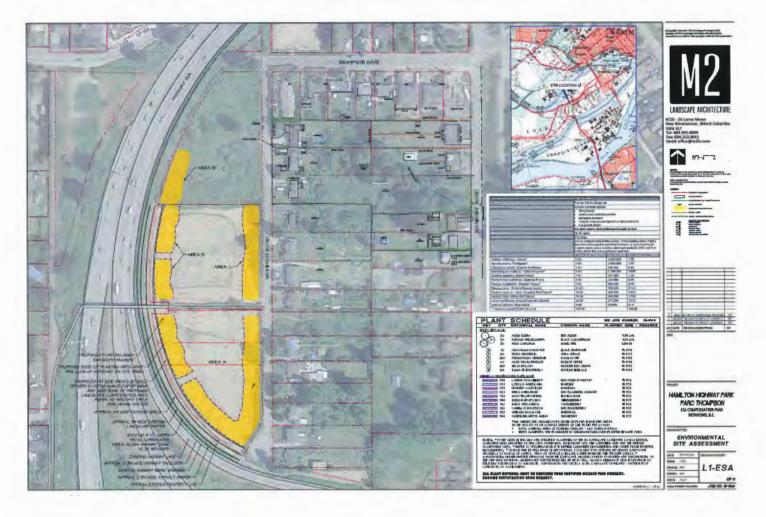
Attachment 1 - Civil Key Plan with Functional Road & Lot Consolidation



Attachment 2 - Site Development Plan with SRWs



Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations
 must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building
 designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300nm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statuary right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

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- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu
 contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City
 infrastructure to achieve drainage servicing.
- Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.

• Sanitary Sewer Works:

- a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
- b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.

• Frontage Improvements:

- a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying
 any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1. BC Hydro PMT 4mW X 5m (deep)
 - 2. BC Hydro LPT -3.5mW X 3.5m (deep)
 - 3. Street light kiosk 1.5mW X 1.5m (deep)
 - 4. Traffic signal kiosk 2mW X 1.5m (deep)
 - 5. Traffic signal UPS 1mW X 1m (deep)
 - 6. Shaw cable kiosk 1mW X 1m (deep) show possible location in functional plan
 - 7. Telus FDH cabinet 1.1mW X 1m (deep) show possible location in functional plan
- b. Other frontage improvements as per Transportation's requirements.

• General Items:

- a. The Developer is required to:
 - Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
 - Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: <u>Type 7</u> (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (<u>NOTE</u>: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)
- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface:
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

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- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

- 1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
 - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
 - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
 - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
 - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
- 2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

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Richmond Zoning Bylaw 8500 Amendment Bylaw 9681 (RZ 15-713048) 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

"Hamilton

means the area included in the

Hamilton Area Plan.

Hamilton Area Plan community amenity capital reserve means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw

No. 9276."; and

b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

"8.8.4 Permitted Density

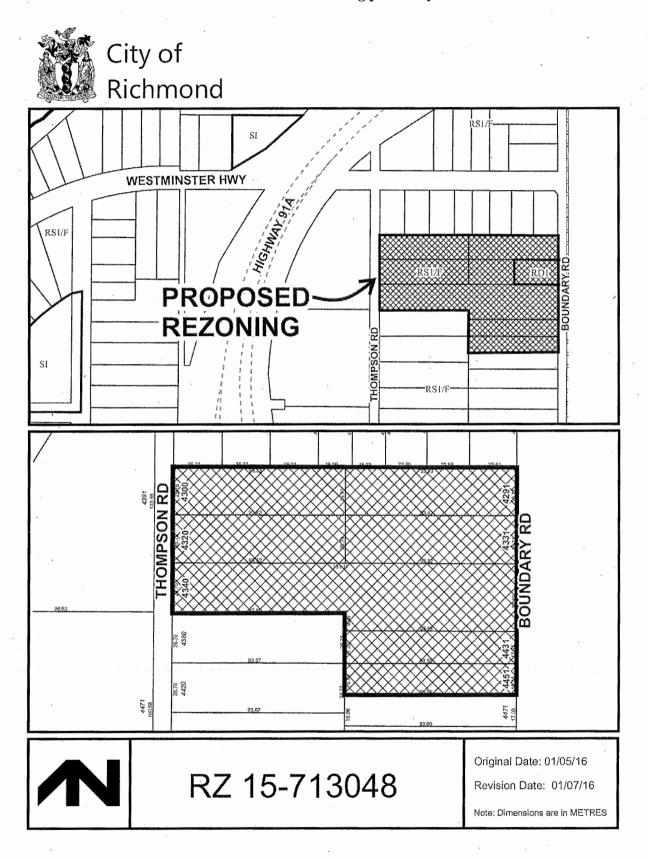
- 1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to "0.6" and "0.4" are increased to a higher **density** of:
 - a) "0.75" in the RTH1 **zone**;
 - b) "0.80" in the RTH2 **zone**;
 - c) "0.85" in the RTH3 zone; and
 - d) "0.90" in the RTH4 **zone**,

if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
 - (ii) prior to first occupancy of any building, the owner:
 - (A) has constructed on the **lot** to the satisfaction of the **City affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; and
 - (B) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**": That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "Richmond Zoning By FIRST READING	
A PUBLIC HEARING WAS HELD ON	AP
SECOND READING	AP by
THIRD READING	or
OTHER CONDITIONS SATISFIED	
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	·
ADOPTED	
MAYOR	CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 9681"



MayorandCouncillors

From:

Webgraphics

Sent:

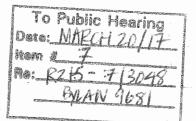
Monday, 13 March 2017 10:46

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #1005)



Send a Submission Online (response #1005)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/13/2017 10:46:17 AM

MAR 1 4 2017 RECEIVED CLERK'S OFFI

Survey Response

Your Name	Jose Gonzalez
Your Address	7171 Ash Street
Subject Property Address OR Bylaw Number	4340 Thompson Road, Bylaw 9681
Comments	As the owner of 4340 Thompson Road, which is part of the March 20th Public Hearing, I support the Bylaw and proposed rezoning. This proposal brings much-needed modernization to Richmond's "far side" of the freeway. It will improve the area's livability for current and future residents, as well as deliver much-needed affordable housing units.



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

February 6, 2017

From:

Wayne Craig

File:

RZ 15-701939

Re:

Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from

"Single Detached (RS1/F)" to "Town Housing (ZT49) - Moffatt Road, St. Albans

Sub-Area and South McLennan Sub-Area (City Centre)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be introduced and given first reading.

Wayne Craig

Director, Development

EL:blg

Att. 6

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Affordable Housing		A Enclo		

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment 1) from "Single Detached (RS1/F)" to the "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone in order to permit the development of four three-storey townhouse units with vehicle access via a statutory right-of-way from the adjacent property at 7733 Turnill Street. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single-family home; which will be demolished.

Findings of Fact

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

Surrounding Development

To the North: A 38-unit townhouse development on a site zoned "Town Housing (ZT33) – South McLennan (City Centre)".

To the East and South: A 27-unit townhouse development on a site zoned "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)".

To the West: Across Garden City Road, a 172-unit low-rise apartment development on a site zoned "Medium Density Low Rise Apartments (RAM1)".

Related Policies & Studies

Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal is consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Neighbourhood A" for residential developments up to three storeys over one parking level. The current proposal of three-storey townhouse development in duplex form is consistent with the Sub-Area Plan.

Site Assembly Size

The subject site is an orphaned lot landlocked by existing townhouse developments to the north, east and south. Since a cross-access easement was secured from 7733 Turnill Street in anticipation of the development of the subject site, the proposed development can be considered as an extension of this adjacent townhouse development. A high quality pedestrian environment along the fronting street (i.e., Garden City Road) will be created, as no driveway access will be required or permitted.

Project Density

The base density permitted on the subject site is 0.75 FAR, and the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The proposed rezoning to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" would allow a maximum density of 0.78 (i.e., total buildable area approximately 502.5 m² or 5,410 ft²). This density would be in keeping with the range of densities of other projects in the area, and is supportable to staff.

Staff support the proposed density based on the following:

- As describe above, the Area Plan, adopted in 2006, supports use of density bonusing to
 promote housing affordability and the provision of affordable housing. The City's
 Affordable Housing Strategy supports the use of density bonusing to achieve the
 objectives of the Strategy. The applicant has agreed to provide a voluntary cash
 contribution in the amount of \$21,638.49 (\$4.00 per buildable square foot) to the City's
 Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy
 requirements for townhouse developments.
- The subject development is considered an extension of the townhouse development at 7733 Turnill Street as access to the proposed new townhouse units will be via the access easement registered on 7733 Turnill Street. The proposal is to rezone the subject site to the same zoning district as the adjacent townhouse development at 7733 Turnill Street.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two convertible housing units.
- A 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m wide Public Rights-of-Passage (PROP) along the new Garden City Road property line will be provided.
- Frontage improvements along Garden City Road; including a new concrete sidewalk and a grass and treed boulevard matching the existing frontage improvements works to the north and south of the subject site will be provided.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

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

Analysis

Built Form and Architectural Character

The applicant proposes to construct a total of four three-storey townhouse units in a total of two townhouse clusters. Two units will front onto Garden City Road, and the remaining two units will front onto the internal drive aisle. The amenity area will be situated along the north property line at the end of the internal drive aisle.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Ensure the proposal follows the conditions stipulated by the project arborist related to driveway, sidewalk and patio/fence constructions/installations within the Tree Protection Zones.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on-site.
- Address potential privacy concerns through landscaping and built form.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire west property line of the site (i.e., along Garden City Road) registered on Title of the subject site for the existing sanitary sewer. A portion of this SRW is located outside of the required 2.0 m wide road dedication along Garden City Road will fall with the land after the road dedication. The 3.0 m wide Public Rights-of-Passage (PROP) along the new property line required for this rezoning and development will also allow for sanitary main maintenance.

Transportation and Site Access

No direct vehicular access is permitted to Garden City Road. Vehicular access to the subject site will be provided via the access easement over the internal drive-aisle at 7733 Turnill Street (registered under BV299944). This access arrangement was envisioned and secured when the adjacent townhouse development at 7733 Turnill Street developed in 2003. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. The applicant also confirmed that the strata council and residents at 7733 Turnill Street have been informed. Staff have not received any feedbacks or comments on this issue from the residents at 7733 Turnill Street. Registration of a legal agreement on Title, ensuring vehicle access is limited to the SRW on 7733 Turnill Street and prohibiting access to Garden City Road, will be required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

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

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the arborist's findings, with the following comments:

- Six trees (tag# 101, 102, 103, 104, 105 and 106) located on the development site have all been previously topped and as a result, are not good candidates for retention. These trees should be removed and replaced.
- Three trees (tag# 107, 108, 109) located on adjacent neighbouring properties are identified to be retained and protected. Developer is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all bylaw-sized trees on-site (i.e., six trees). The 2:1 replacement ratio would require a total of 12 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 17 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Three trees (tag #107, 108 and 109) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a
 post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

Tandem Parking

Richmond Zoning Bylaw 8500 permits 100% tandem parking arrangement in a number of site specific townhouse zones including "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)". The proposal will feature two units with a total of four stalls (50% of resident parking spaces proposed) in a tandem arrangement, which is consistent with the tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT49) — Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone with one proposed variance. The applicant has requested a variance to reduce the rear yard setback from 4.57 m to a minimum of 3.0 m; in order to accommodate a projection on the ground floor and open deck spaces on the second floor of the proposed Building #1 (i.e., the east building). This proposed rear yard (east) setback is similar to the setback provided on the adjacent townhouse units to the east of the subject site (i.e., approximately 3.0 m between the second floor balcony and the common property line). The setbacks to the second and third floor living space will remain at a minimum of 4.57 m from the east property line. This variance will be reviewed in the

context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$4.00 per buildable square foot; for a contribution of \$21,638.49.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant; specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and with Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) minimum requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m Public Rights- of-Passage (PROP) SRW along the new property line to align with the property line and the PROP SRW to the south along the Garden City Road frontage.

Then, prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontages, as well as service connections (see Attachment 6 for details). All works are at the developer's sole cost. The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

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

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9682 be introduced and given first reading.

Edwin Lee

Planner 1

(604-276-4121)

EL:blg

Attachment 1: Location Map

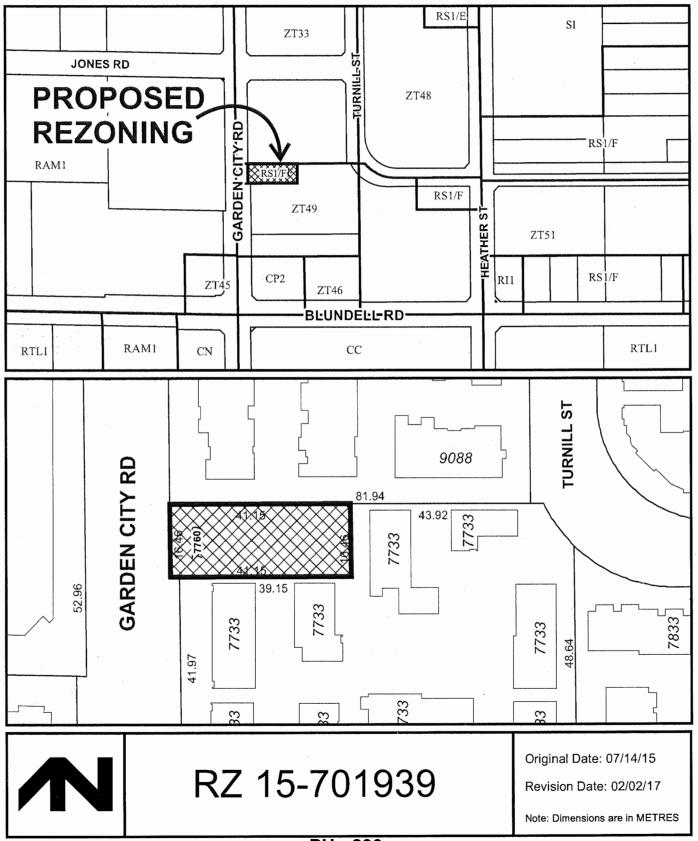
Attachment 2: Proposed Development Plans

Attachment 3: Development Application Data Sheet

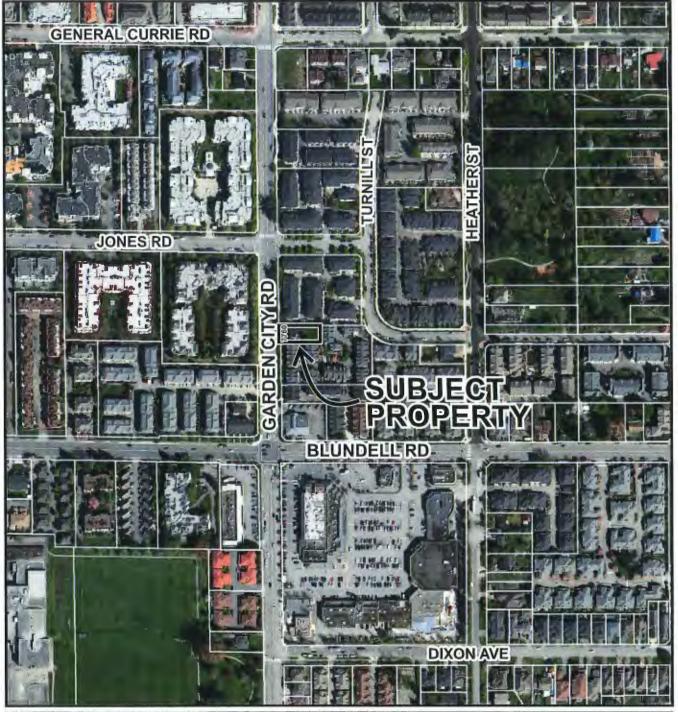
Attachment 4: McLennan South Sub-Area Plan Land Use Map

Attachment 5: Tree Management Plan Attachment 6: Rezoning Considerations











RZ 15-701939

Original Date: 07/14/15

Revision Date:

Note: Dimensions are in METRES

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SITE ACCESS CONTEXT PLAN SCALE: 1"=201-0"

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TURNEL BT.



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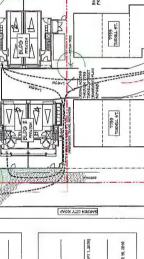
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RZ 15-701939

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	PERMITTED/REQUIRED	PROJECT SPECIFICS (PROPOSED)
LOT ZONING:	CURRENTLY: RS1#F	ZT49 PROPOSED (SOUTH MCLENNAN CITY CENTRE)
MINIMUM LOT SIZE:	NONE	±54,0" [18,46M] WIDE X ±12th [39,15M] DEEP
DENSITY (MAX):	FAR 0.78 + 0.04 COVERED AREA	FAR 0.75 (5.404 SF / 6,035 BF)
LOT COVERAGE: LOT PERMEABILITY:	40% MAX FOR BLDGS NA	40,0% (2,773 SF / 8,936 SF) 33,7% (2,336 SF / 8,938 SF)
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CARDBOARD	1 ROLLING CART (85 gal)	1 ROLLING CART (65 gal)

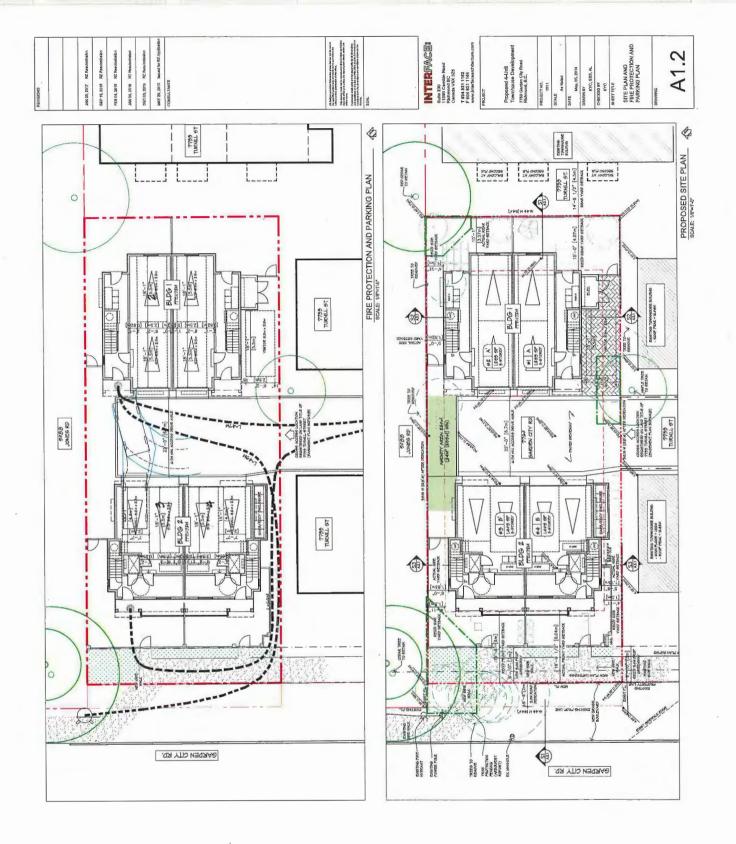
Akn; DAVE LEE / ALEX SNOPEK Emell; davelae@delengineering.co

CREEK TREE CONSULTANTS LTD.

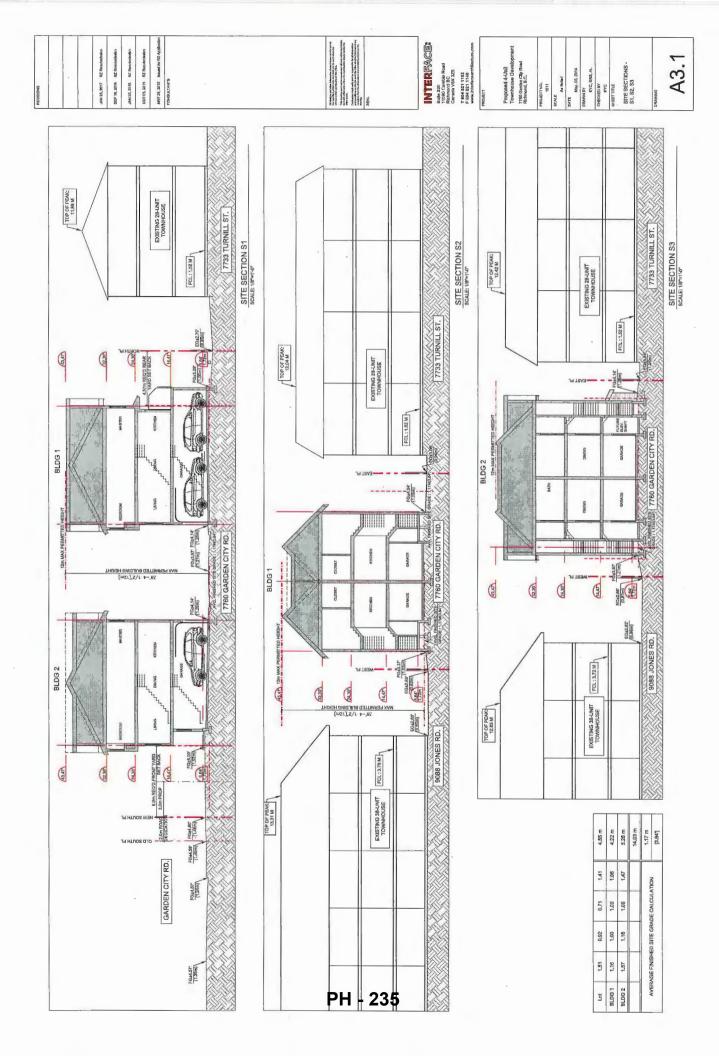
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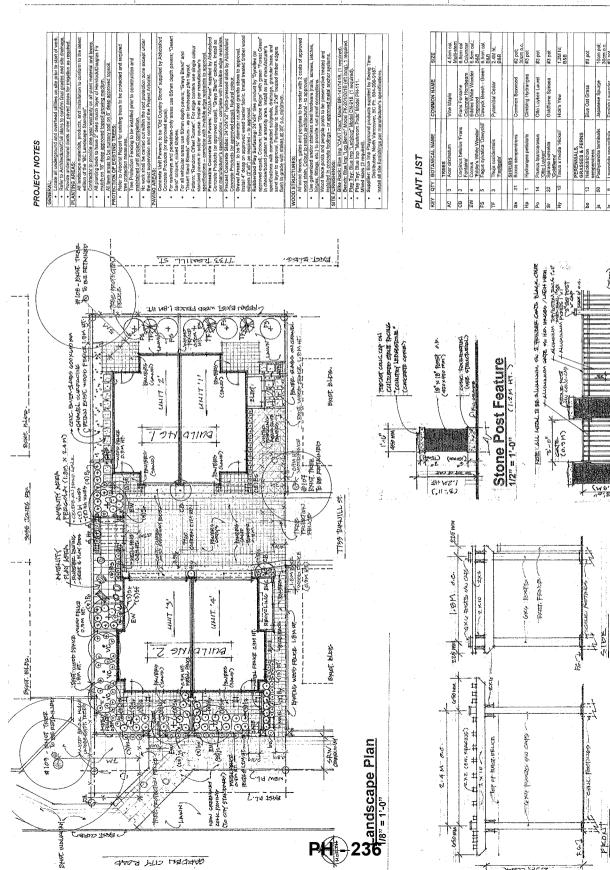
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3 (8)	1409 sf	1,998 st	BLDG 2 (B+B')	3,872sf	842 sf	(842 st)	(312 st)	2,818 sf
4 (8)	1409 sf	1,986 srf						
			TOTAL	7,782sf	1,734sf	1,734s.f	624sf	5,404 sf

TURNILL ST.









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RZ 15 - 701939

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Development Application Data Sheet

Development Applications Department

RZ 15-701939 Attachment 3

Address: 7760 Garden City Road

Applicant: Incircle Projects Ltd.

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

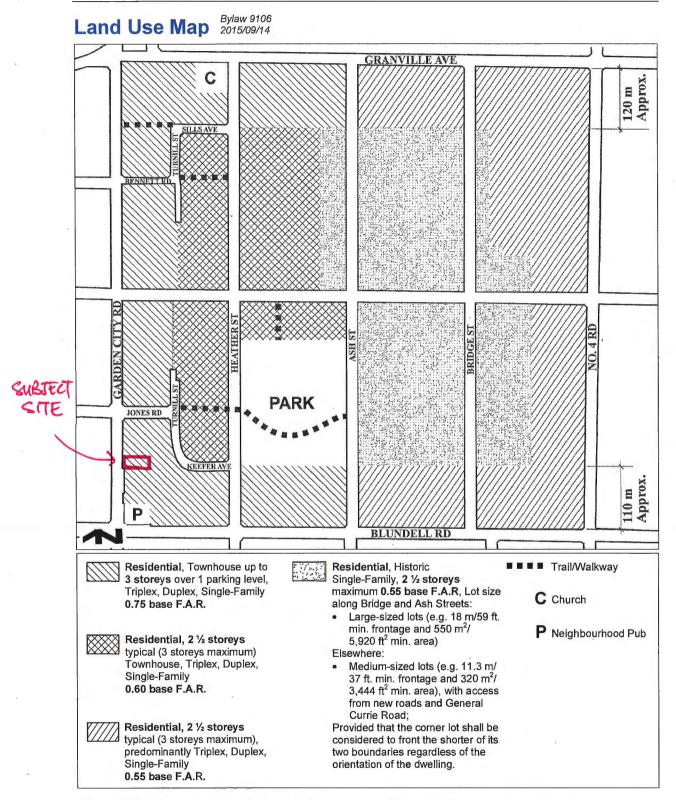
	Existing	Proposed
Owner:	Earl Kim Wing Luk Queenie Yu Yuk Law	To be determined
Site Size (m²):	677.0 m ²	644.3 m² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family, with 0.75 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning: Single Detached (RS1/F)		Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)
Number of Units:	2	4
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78 + 0.04 covered area	0.78	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m):	Public Roads: Min. 6.0 m North: Min. 1.5 m South: Min. 1.5 m East: Min. 4.57 m	Public Roads: 6.04 m North: 1.52 m South: 1.73 m East: 3.07 m	Variance Requested
Height (m):	Max. 12 m or 3 Storeys	10.78 m and 3 storeys	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	8 (R) and 1 (V)	none
Standard Parking Spaces:	7	7	none
Small Car Parking Spaces:	None when fewer than 31 residential spaces are required on site	2 (surplus stalls)	none

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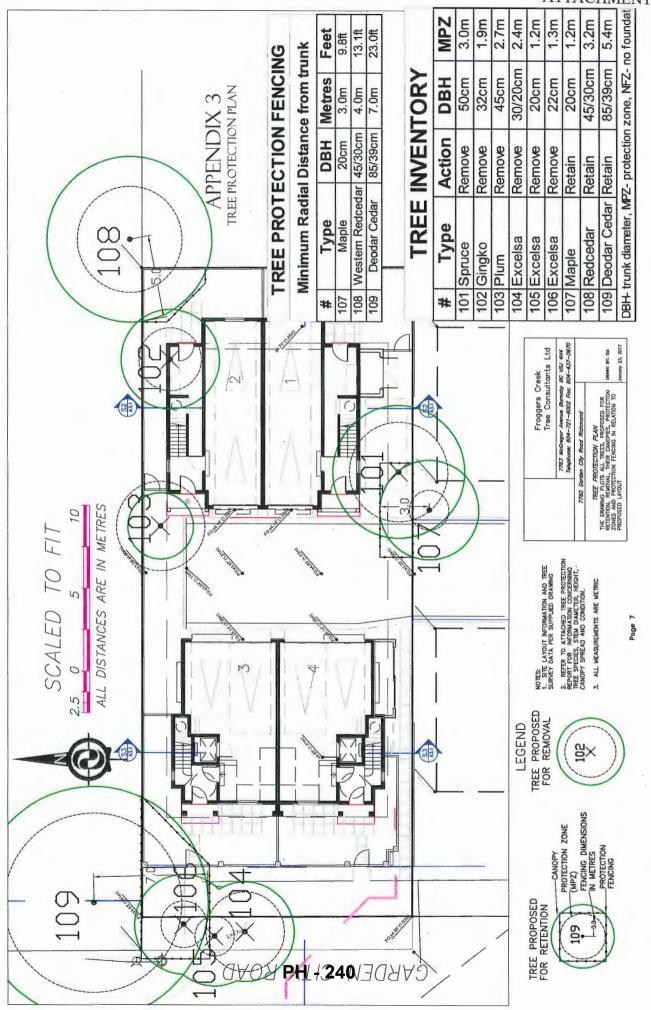
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted	4	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Bicycle Parking Spaces - Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space - Outdoor:	Min. 6 m ² x 4 units = 24 m ²	24 m² Min.	none ,

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



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

5





Rezoning Considerations

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

Address: 7760 Garden City Road File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

- 1. Dedicate 2.0 m across the entire Garden City Road frontage.
- 2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
- 3. Registration of a flood indemnity covenant on Title.
- 4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
- 5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
- 6. 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.
- 7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
- 9. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
- 10. 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 and recommendations prepared by a Certified Energy Advisor 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.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

Prior to Building Permit Issuance, 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.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

Initial: ·	
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- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 746.0 L/s of water available at a 20 psi residual at the Garden City Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow
 calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must
 be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c. At Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Garden City Road frontage.
 - Install a new water service connection complete with meter and meter box (to be placed on-site).

Storm Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Cut and cap the existing storm service connection at the southwest corner of the development site.
 - Upgrade the existing storm service connection and IC, located along the Garden City Rd frontage.

Sanitary Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection and remove the existing IC.
 - Install one new sanitary service connection complete with new IC within the existing SRW.

Frontage Improvements:

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the
 developments site. Please coordinate with the respective private utility companies and the project's lighting
 and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If
 a private utility company does not require an above ground structure, that company shall confirm this via a
 letter to be submitted to the City.
- b. The Developer is required to:
 - Provide 2.0 m wide concrete sidewalk within the proposed 3 m wide PROP to connect the existing sidewalk both north and south ends.
 - Provide the sidewalk around the existing trees (if they are required to retain).
 - Provide grassed boulevard between existing road curb and the new sidewalk, and between the new sidewalk and east edge of the PROP SRW boundary.

General Items:

- a. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- b. 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.
- 5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

Signed		Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9682 (RZ 15-701939) 7760 Garden City Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)".

P.I.D. 000-885-584 Lot 72 Section 15 Block 4 North Range 6 West New Westminster District Plan 46184

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9682".

FIRST READING	FEB 2 7 2017	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED	· · · · · · · · · · · · · · · · · · ·	
ADOPTED	·	
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

January 31, 2017

From:

Wayne Craig

File:

RZ 15-716841

Director, Development

Re:

Application by Aman Hayer for Rezoning at 3411/3431 Lockhart Road from

"Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, for the rezoning of 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Director, Development

CL:blg Att. 6

> REPORT CONCURRENCE CONCURRENCE OF GENERAL MANAGER CONCURRENCE

Affordable Housing

ROUTED TO:

V

Staff Report

Origin

Aman Hayer has applied to the City of Richmond for permission to rezone the property at 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two lots (Attachment 1). A survey of the subject site, which illustrates the proposed subdivision plan, is included in Attachment 2.

Findings of Fact

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

Site Description and Surrounding Development

The subject site is located on the north side of Lockhart Road; between Marrington Road and No. 1 Road, in the Seafair Planning Area. The subject site currently contains an existing non-conforming duplex, which will be demolished at future development stage.

Existing development immediately surrounding the subject site is as follows:

- To the North, fronting Granville Avenue, are two lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.
- To the South, immediately across Lockhart Road, are two lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.
- To the East, is a property zoned "Single Detached (RS1/E)"; which contains an existing non-conforming duplex.
- To the West, fronting Marrington Road, are three lots zoned "Single Detached (RS1/B)"; each containing a single-family dwelling.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy 5447

The subject site is located within the area governed by Single-Family Lot Size Policy 5447; adopted by Council on September 16, 1991, and subsequently amended in 1998 and 2003 (Attachment 4). The Policy permits properties on Lockhart Road to be rezoned and subdivided subject to the requirements of the "Single Detached (RS2/B)" zone.

This redevelopment proposal would allow for the creation of two lots of approximately 12 m in width and 579 m² (6,232 ft²) in area, consistent with the requirements of the "Single Detached (RS2/B)" zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

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

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

Analysis

Existing Legal Encumbrances

There is currently a Statutory Right-of-Way registered on Title of the subject site for the existing sanitary sewer, which is located in the rear yard parallel to the north property line.

There is also currently a covenant that is registered on Title of the strata lots which restricts the use of the property to a duplex (i.e., RD52761). The covenant must be discharged from Title prior to approval of the subdivision application.

The existing Strata Plan NWS937 must also be discharged from Title prior to approval of the subdivision application.

Site Access

Vehicle access to the proposed lots is to be from Lockhart Road via separate driveway crossings.

Tree Retention and Replacement

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

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

- One tree (tag # A) located on the subject site is in moderate condition and is suitable for
 retention. Tree protection must be provided as per City of Richmond Tree Protection
 Information Bulletin TREE-03. The tree protection area is to extend 4.0 m from the base of
 the tree in each direction. The proposed building footprint on the east lot must be outside of
 the tree protection area. All work within the tree protection area must be supervised by a
 Certified Arborist.
- Five trees (tag # B, C, 37, 38, 39) located on the adjacent neighbouring properties at 3491 Lockhart Road, 7016 and 7020 Marrington Road, and 3240 and 3260 Granville Avenue are identified to be retained and protected. Tree protection must be provided as per City of Richmond Tree Protection Information Bulletin TREE-03.

Tree Protection

A total of one tree on the subject site and five trees on neighbourhood sites are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained and the tree protection area to be installed at development stage (Attachment 5, annotated). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones (tag #'s A, B, C, 37, 38, 39). The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A survival security in the amount of \$10,000 for tree tag # A. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained (tag #'s A, B, C, 37, 38, 39). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Planting

In accordance with City Policy 5032 – Tree Planting (Universal), the applicant has agreed to plant two trees on the proposed west lot and one tree on the proposed east lot, which will result in a total of two trees per lot (minimum 6 cm deciduous caliper or 3 m high conifer).

To ensure that the three new trees are planted and maintained on the proposed lots, the applicant is required to submit a Landscaping Security in the amount of \$1,500 (\$500/tree) prior to final

adoption of the rezoning bylaw. The Security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires: a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes to construct a secondary suite on both proposed lots. Prior to rezoning, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a cash contribution of \$42,881.20 to the City for cost-recovery of the off-site improvements undertaken as part of a Capital works project on Lockhart Road in 2016, as follows:

- \$12,650 for two new 25 mm water service connections each complete with meters and meter boxes, in keeping with Waterworks and Water Rates Bylaw No. 5637,
- \$30,231.20 for the design and construction of road widening, street lighting, treed/grassed boulevard, concrete curb and gutter, and concrete sidewalk, in keeping with Subdivision and Development Bylaw No. 8751.

If the rezoning application is not completed, the subject site will be added to the Works and Services Cost Recovery Bylaw No. 8752 as benefitting property of the Capital works project undertaken in 2016.

At future Subdivision stage, the applicant is required to pay the costs associated with future storm sewer and sanitary connection works, as described in Attachment 6.

Financial Impact

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

Conclusion

The purpose of this application is to rezone the property at 3411/3431 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone; to permit the property to be subdivided to create two lots.

This rezoning application complies with the land use designation and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5447.

The list of Rezoning Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9683 be introduced and given first reading.

Cynthia Lussier

Planner 1

(604-276-4108)

CL:blg

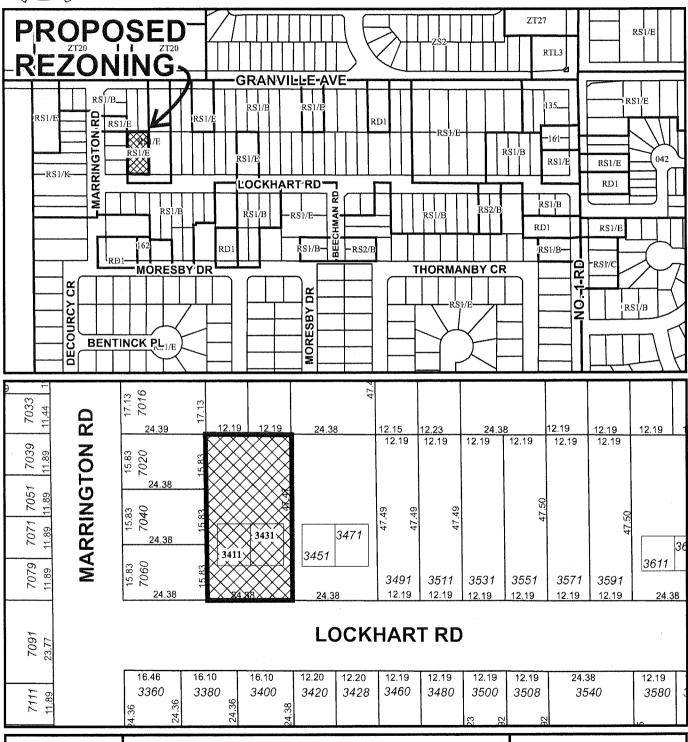
Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet Attachment 4: Single Family Lot Size Policy 5447 Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations







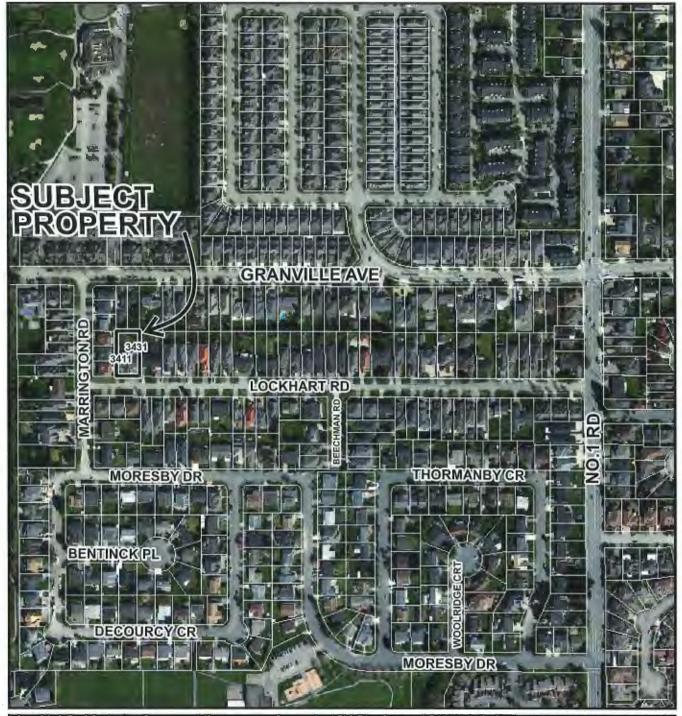
RZ 15-716841

Original Date: 01/12/16

Revision Date:

Note: Dimensions are in METRES







RZ 15-716841

Original Date: 01/12/16

Revision Date: 02/02/13

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW937

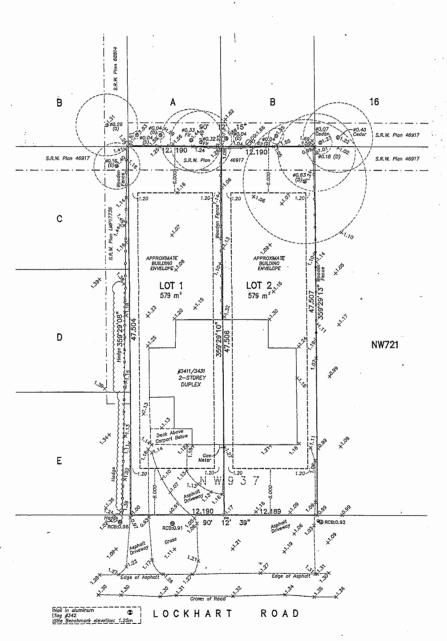
SECTION 15 BLOCK 4 NORTH RANGE 7 WEST

NEW WESTMINSTER DISTRICT

#3411 LOCKHART ROAD, (P.I.D. 001-579-550) #3431 LOCKHART ROAD, (P.I.D. 001-579-614) RICHMOND, B.C.



DISTANCÉS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
(b) denotes deciduous
denotes round catch bosin
denotes water valve
denotes cleanout
denotes cleanout
denotes power post

NOTE:
Elevations shown are bosed an City of
Richmand MPN Benchmark network.
Benchmark: HPN \$234
Cantral Monument 7714891
Elevation: 1.125m
Benchmark: HPN \$235
Cantral Monument 77714885
Elevation: 1.103m

NOTE: Use site Benchmark Tag #342 for construction elevation control.

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J. C. Tom and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odin Crascent
Richmand, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8928
E-meit: office@jetom.com
Website: www.jetom.com
Job No. 5983
T8-277 P111-114
Drawn By: 10

DWG No. 5983-Topo

PH - 253

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY,

PRIL 20th, 2015.



Development Application Data Sheet

Development Applications Department

RZ 15-716841 Attachment 3

Address: 3411/3431 Lockhart Road

Applicant: Aman Hayer

Planning Area(s): Seafair

	Existing	Proposed	
Owner:	Amanjot Singh Hayer Raymond Man Chiu Liu	To be determined	
Site Size (m²):	1,158 m² (12,464 ft²) Two lots, each 579 m² (6,23		
Land Uses:	One duplex	Two residential lots	
OCP Designation:	Neighbourhood Residential	No change	
Single-Family Lot Size Policy Designation:	Single-Family Lot Size Policy 5447 permits properties on Lockhart Road to rezone and subdivide consistent with the minimum requirements of the "Single Detached (RS2/B)" zone.	No change	
Zoning:	Single Detached (RS1/E) Single Detached (R		

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m²):*	Each max. 289.83 m² (3,119 ft²)	Each max. 289.83 m² (3,119 ft²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Min. Lot Size:	360 m²	Each 579 m²	none
Min. Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.19 m Depth: 47.50 m	none
Min. Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m flat roof)	none
On-site Vehicle Parking Spaces:	Min. two spaces	Min. two spaces	none

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

		City of Richmond	Policy Manual
	Page 1 of 2	Adopted by Council: September 16, 1991	POLICY 5447
,		Amended by Council: July 20, 1998	
		Amended by Council: October 20 th , 2003	
	File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER	-SECTION 15-4-7

POLICY 5447:

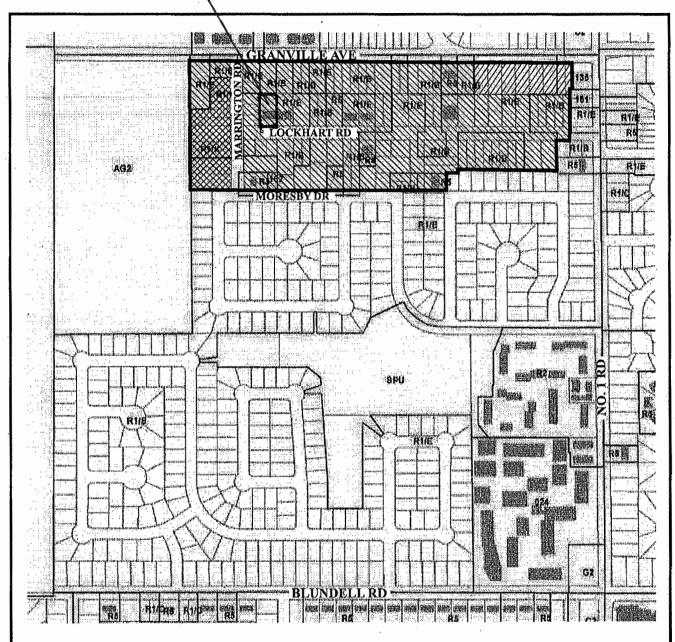
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, 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) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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.







Subdivision permitted as per R1/B with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.



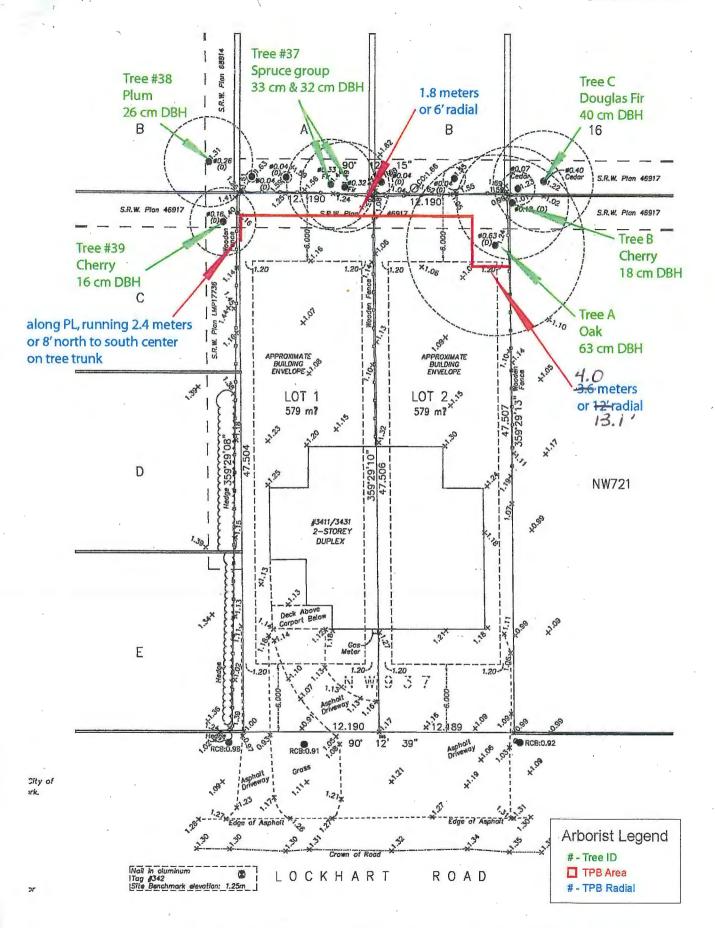
2. Between 7151 and 7031 Marrington Road R1/K.



Policy 5447 Section 15-4-7 Adopted Date: 09/16/91

Amended Date: 10/20/03

Note: Dimensions are in METRES



ANNOTATED TREE FRETENTION PLAN

File No.: RZ 15-716841



Rezoning Considerations

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

Address: 3411/3431 Lockhart Road

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Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9683, the applicant 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 tree protection zones of the trees to be retained (tag #'s A, B, C, 37, 38, 39). 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. Notes: the tree protection area for tree tag # A is to extend 4.0 m from the base of the tree in each direction. The proposed building footprint on the east lot must be outside of the tree protection area.
- 2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for tree tag # A on-site to be retained. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
- 3. Submission of a Landscape Security in the amount of \$1,500 (\$500/tree) to ensure that two trees are planted and maintained on the proposed west lot, and that one tree is planted and maintained on the proposed east lot (for a total of three trees); minimum 6 cm deciduous caliper or 3.5 m high conifers.
- 4. City acceptance of the applicant's voluntary contribution in the amount of \$12,650, for cost-recovery of the two new 25 mm water service connections each complete with meters and meter boxes; which was previously completed as part of a Capital works project on Lockhart Road in 2016.
- 5. City acceptance of the applicant's voluntary contribution in the amount of \$30,231.20; for cost-recovery of the design and construction of road widening, street lighting, treed/grassed boulevard, concrete curb and gutter, and concrete sidewalk, which was previously completed as part of a Capital works project on Lockhart Road in 2016."
- 6. Registration of a flood indemnity covenant on Title.
- 7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

• Installation of tree protection fencing around all trees to be retained (tag #'s A, B, C, 37, 38, 39). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed. Notes: the tree protection area for tree tag # A is to extend 4.0 m from the base of the tree in each direction.

Prior to Subdivision* approval, the applicant must complete the following requirements:

- Discharge of covenant RD 52761 from title of the strata lots, which restricts the use of the property to a duplex.
- Cancellation of Strata Plan NWS937.
- Pay the costs associated with the required service connections, as described below:

Water Works

Using the OCP Model, there is 159.0 L/s of water available at a 20 psi residual at the hydrant on Marrington Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At future Building Permit **PH - 258**

stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

Storm Sewer Works

At the applicant's cost, the City is to retain the existing storm service connections at southeast and southwest corners of the development site.

Sanitary Sewer Works

At the applicant t's cost, the City is to:

- Cut and cap the existing sanitary service connection and remove the existing Inspection Chamber (IC) located at the northwest corner of the development site.
- Install a new sanitary IC complete with dual service connection along the north common property line of the development site.

Note: All sanitary works must be completed prior to any on-site building construction.

Frontage Improvements:

The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:

- To underground Hydro service lines.
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items:

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

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

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. The 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 Department at 604-276-4285.

Note:

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

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

PH - 259

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 concurrence on file)		
Signed	 Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9683 (RZ 15-716841) 3411/3431 Lockhart Road

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

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

P.I.D. 001-579-550

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW937 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-579-614

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW937 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9683".

FIRST READING	FEB 2 7 2017	CITY OF RICHMON
A PUBLIC HEARING WAS HELD ON		APPROVI
SECOND READING		APPROVI by Direct or Solicit
THIRD READING		_ L
OTHER CONDITIONS SATISFIED		
ADOPTED		_
MAYOR	CORPORATE OFFICER	



Memorandum

Planning and Development Division **Development Applications**

To:

Mayor and Councillors

Date:

March 16, 2017

From:

Re:

Wayne Craig

File:

DP 16-741981

Director, Development

Development Permit Application 16-741981 by Townline Gardens Inc. for

10788 No. 5 Road

Background

This memorandum responds to the following Council motion that was passed at the Public Hearing for DP 16-741981, on February 20, 2017:

- (1) That Development Permit 16-741981 be referred to the March 20, 2017 Public Hearing to be held at 7:00 pm in the Council Chambers; and
- (2) That DP 16-741981 be referred back to staff for an exhaustive analysis and review, with the applicant, of all possibilities and potential revisions to the proposed development in response to concerns raised at the Public Hearing and report back at the next Public Hearing.

Applicant's Response

The applicant has assessed various development options for the site and provided a letter (Attachment 1) with various information that Council requested with respect to the available alternatives. This letter includes the details of development constraints related to: (1) structural engineering; (2) purchaser agreements; and (3) future expropriation of the northeasterly portion of the lot that the Province requires for the George Massey Tunnel Replacement Project.

Upon consideration of this information, Townline now wishes to amend the current proposal to remove the proposed ten-storey apartment building and to proceed with three (3) three-storey townhouse buildings, containing a total of 23 units, on the eastern edge of the site adjacent to Hwy 99 as presented in revised plans (Attachment 2). The plans for the proposed townhouse area are consistent with the plans endorsed by the Development Permit Panel at the November 30, 2016 meeting. The ultimate development of the site would, therefore, include the two (2) eight-storey buildings, as approved in DP 15-708397 in June 2016, and three (3) three-storey townhouse buildings.

Analysis

The revised proposal requires amendments to the housing covenant currently registered on title. The existing legal agreement secured 5% of the proposed residential floor area as low-end market rental units in accordance with the zoning and the City's Affordable Housing Strategy. Under the currently registered housing covenant, twelve (12) of the affordable housing units



were to be provided in the ten-storey apartment building and four (4) affordable housing units in the eight-storey building. As the revised proposal results in an overall reduction in residential floor area proposed, an amendment to the housing covenant is required. The applicant is willing to proceed with either of two options as shown in Table 1:

Table 1: The Gardens Phase 3 Proposed Options for Affordable Housing Units

File	Studio	1 Bed	2 Bed	3 Bed	Total Units	LEMR Floor Area	Residential Floor Area	% Provided
Current Affordable Housing Covenant	0	1	6	9	16	14,445	288,895	5.09%
DP 16-741981 Option #1	1	1	5	8	15**	13,377	261,623	5.11%
DP 16-741981 Option #2	1	4	5	6	16	13,185	261,623	5.04%

^{**} recommended option

Both options would meet the site's zoning requirements and the City's Affordable Housing Strategy requirements to provide 5% of total residential floor area as low-end market rental units. Staff are recommending Option #1 as the benefits to the City include two (2) additional three-bedroom units, which are highly suitable for families.

Conclusion

Staff and the applicant will be present at the Public Hearing to answer any further questions regarding the revised proposal for the subject development permit.

Should Council wish to proceed with the revised proposal as outlined in this memorandum, the following resolution would be in order:

That DP 16-741981 in accordance with the DP plans provided in Attachment 2 of this memorandum be brought forward to a future Council meeting for consideration of DP issuance, subject to an amendment of the Housing Covenant registered on title as outlined in Table 1.

Wayne Craig Director, Development

WC:hc

- Att. 1: Letter from Townline Gardens Inc., dated March 15, 2017, and Attachments.
 - 2: Amended plans and amended Development Permit for DP 16-741981

cc: Joyce Rautenberg, Affordable Housing Coordinator Kim Somerville, Manager, Community Social Development



Suite 1212, 450 SW Marine Drive Vancouver, BC, Canada V5X 0C3 Main 604 327-8760 Fax 604 327-5030

www.townline.ca

March 15, 2017

Attn: Helen Cain City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Dear Ms. Cain,

RE:

The Gardens – Phase 3 - Overall approach by Townline Gardens Inc. as it relates to the redistribution of height and Preferred Direction going forward.

Townline Approach on height redistribution after issuance of DP with variances (15-708397)

In the Public Hearing on February 20, 2017 Council indicated that the applicant should provide more information to Planning on the overall approach that was taken as it relates to the redistribution of height which ultimately led to the application for DP 16-741981.

Our Development Permit with variances (15-708397) was approved by Council on June 13, 2016. Two days after approval of DP 15-708397, Townline commenced sales on one of the proposed 8 storey buildings – the Calla (E2). Currently the Calla is 95% sold out.

After the issuance of DP 15-708397 and sales start of the Calla building, more details emerged on the magnitude of the new Steveston Hwy and Hwy 99 interchange proposed by the Ministry of Transportation and the proposed widening of Hwy 99; this ultimately led to Townline applying for a new Development permit DP 16-741981

After sales began for the Calla, Townline considered the possibility of adding additional floors to the building. We obtained legal advice regarding potentially adding additional floors. After we received this legal advice we decided not to proceed with this option. See attached letter from Blake, Cassels & Graydon LLP.

Construction on the Calla is well underway. At this point changing the building design from 8 to 10 storeys would require significant structural and seismic upgrading and would cause significant delays. See attached letter from Bryson, Markulin, Zickmantel Structural Engineers.

Townline's consideration on shifting density to the Eastern portion of Phase 3;

Townline considered shifting density to the Eastern portion of Phase 3 of the Gardens, closer to the highway, however decided not to do so as we wanted to minimize the number of future residents being in close proximity to the widened highway.

Area of dedication as arterial highway to the Ministry of Transportation;

I have attached survey Plan EPP63444 which we received from the Ministry of Transportation on August 8, 2016 which indicates 10,534 sq ft. of the Gardens Phase 3 to be dedicated as arterial highway.

Townline's Preferred Option going forward

After internal discussions we would like to confirm that we no longer seek a variance for building height as it relates to 10 storeys on Dahlia (E1). For Dahlia (E1) and Calla (E2) Townline would like to proceed based on the previously approved development permit with variances – DP 15-708397.

We are proposing that DP-16-741981 is updated to only reflect the 23 townhomes located on the easterly portion of Phase 3. Everything else of the existing approved DP would stay the same which we already have approval for under DP 15-708397 approved by Council on June 16, 2016.

Benefits of this option:

 More family homes oriented homes overall, less future residents in closer proximity to the proposed widened Hwy. No height variance sought for 10 storeys.

Comparison table between the Approved DP with Variances, the Currently Proposed DP and the Previously Proposed DP with Variances:

	APPROVED Development Permit with variances DP-15- 708397	CURRENTLY Proposed Development Permit DP-16- 741981	PREVIOUS Proposed Development Permit with variances DP-16-741981
Number of Total Units	322	283 (39 units less than approved DP)	312
Number of three bedroom homes	36	56 (20 units more than approved DP)	63
Total Phase FAR (Sq. ft.)	281,554	261,623 (19,931 less sq. ft. than approved DP)	288,895
Overall Gardens Site FAR	.1.39	1.35	1.41
Number of Buildings	Two (2) 8-storey buildings One (1) 4-storey building	Two (2) 8-storey buildings A cluster of three (3) three- storey townhome buildings	One (1) 10-storey building One (1) 8-storey building A cluster of three (3) three- storey townhome buildings
Max Building Height	Two (2) buildings at 26.9 meters (88 feet) to top of mechanical equipment	Max building height as per approved DP with Variances	One (1) building at 33.5 meters (110 feet) One (1) building at 26.9 meters(88 feet)

Affordable Housing

The existing housing covenant was based on the previously proposed DP 16-741981 application which included the 10 storey Dahlia (E1) and 27,272 more in total floor area than the currently proposed DP 16-741981. Now that Townline is no longer seeking a height variance for 10 storeys and wants to proceed with the previously approved 8 storey Dahlia (E1) the existing legal agreement securing low end market housing will have to be updated due to our zoning requirements.

Townline is willing to proceed with one of two options:

Options	Studio	1 bed	2 Bed	3 Bed	Total Units
Option 1: Proposed at 15 units	1	1	5	8	15
Option 2: Proposed at 16 units	1	4	5	6	16

Townline prefers option 1 which secures 15 affordable housing units and more 3-bedroom family homes than option 2. We are now asking Councils permission to amend the existing housing covenant.

In Summary

Townline respectfully seeks Council approval to:

- Approve the F townhomes as presented in the updated package
- To amend the existing housing covenant as outlined in the letter above based on option 1.

Sincerely,

Townline Gardens Inc.

Stefan Slot

Development Manager

Documentation Enclosed: Letter by Blake, Cassels & Graydon LLP dated March 3, 2017 Letter by Bryson, Markulin, Zickmantel Structural Engineers dated march 3, 2107 Copy of Plan EPP63444



Suite #700 – 609 West Hastings Street Vancouver, B.C. V6B 4W4 Tel: (604) 685-9533 www.bmzse.com

> PROVINCE OF BRITISH COLUMBIA

> > DESIGNATED

A. MAR Fessional \#212

March 3, 2017

Townline #1212 – 450 SW Marine Drive Vancouver, British Columbia V5X 0C3

Attention:

Stefan Slot, Development Manager

Dear Sir:

Re: Calla (The Gardens), Richmond BC Our Reference Number: 30703-01

As requested and previously discussed on multiple occasions, we have reviewed the possibility of revising the number of levels that could be constructed for the Calla, currently under construction. This change would involve adding two additional floors to the building.

This building structure is designed for eight levels above the Ground Floor level. The Ground floor is a transfer slab that allows for horizontal (plan) offsets of the above grade and below grade support columns. Adding additional floor levels to the building would require this slab to be strengthened to safely support the additional structure weight. In addition, the foundation consists of a grade supported Raft. This would also require strengthening to safely support the additional weight. The additional building mass would significantly affect the existing Seismic design of the building as well. Upgrading of the Shearwalls already constructed would be required. As the Raft, Ground Floor slabs and Shearwalls have already been built, construction of the building would need to stop while this re-design took place. Significant structural upgrading of the Raft, Ground Floor and Shearwalls would be required to achieve this change. These upgrades could potentially affect the number of parking stalls below grade as well as Shearwall dimensions in the residential units above.

We trust the foregoing comments are clear. Please contact the writer should you have any questions.

Yourg truly,

Bryson Markulin Zickmantel Structural Engineers

John A. Markulin, M.Eng., P.Eng., Struct.Eng., P.E., S.E.



Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
595 Burrard Street, P.O. Box 49314
Suite 2600, Three Bentall Centre
Vancouver BC V7X 1L3 Canada
Tel: 604-631-3300 Fax: 604-631-3309

Gayle Hunter

Dir: 604.631.3352 gayle.hunter@blakes.com

Reference: 00092448/219

March 3, 2017

VIA EMAIL (stefan.slot@townline.ca)

Townline Gardens Inc. Ste 1212, 450 S.W. Marine Drive Vancouver, BC V5X 0C3

Attention: Stefan Slot

Dear Stefan:

RE: Calla at The Gardens (the "Calla Development")

10788 No. 5 Road, Richmond, B.C., legally described as

PID: 029-838-452, Lot 2 Section 31 Block 4 North Range 5 West NWD Plan EPP61209 Disclosure Statement filed with the Superintendent of Real Estate on June 15, 2016

As requested, I am providing this letter to you to confirm the outcome of our discussions regarding potential amendments to the Disclosure Statement for the Calla Development.

The Calla/Dahlia/Jasmine development was approved by Development Permit issued by the City on June 13, 2016 (the "June 13 DP"). Once the June 13 DP was issued, Townline filed the Calla Disclosure Statement with the Superintendent of Real Estate on June 15, 2016, in accordance with the Real Estate Development Marketing Act ("REDMA"). Townline then commenced marketing and preselling strata lots in the Calla Development.

The Calla Disclosure Statement set out that Townline would be constructing an 8 storey building, with 132 strata lots, including 4 affordable housing units.

After the filing of the Disclosure Statement, Townline considered the possibility of increasing density in the Calla Development by adding additional floors to the Calla building. This would require Townline to prepare and file an amendment to the Disclosure Statement with the Superintendent, and provide such an amendment to the purchasers who had already entered into purchase agreements to buy strata lots in the Calla Development. Townline would not be able to continue marketing the Calla Development until such an amendment was filed. The increase in density by adding additional floors to the Calla building could give rise to purchasers seeking legal remedies against Townline.

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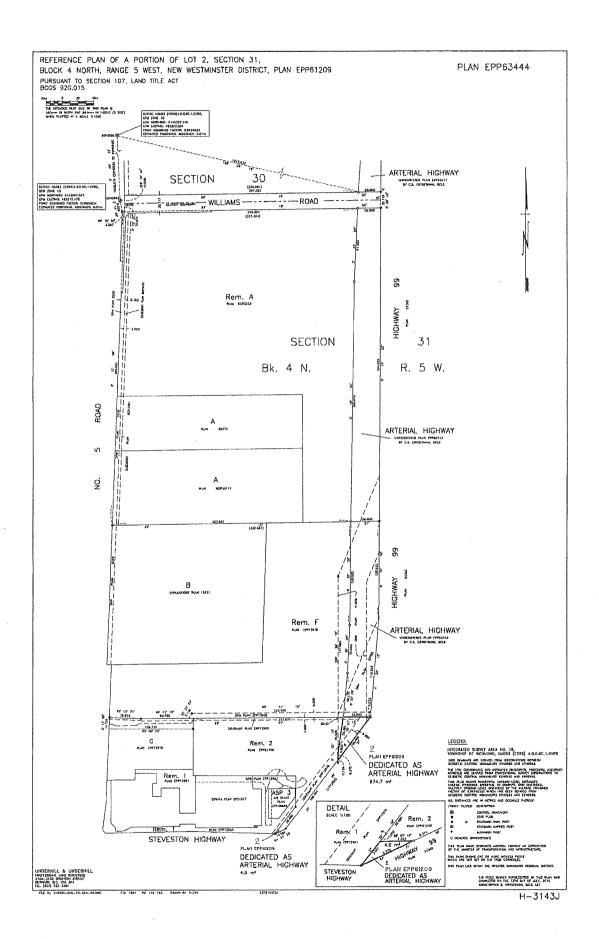


We trust this is helpful. We confirm our understanding that you do not intend, nor are we authorized, to waive client privilege with respect to the matters addressed in this letter.

Yours very truly,

Gayle Hunter

51030168.4



PH - 270



Development Permit

No. DP 16-741981

To the Holder:

TOWNLINE GARDENS INC.

Property Address:

10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND

12733 STEVESTON HIGHWAY

Address:

C/O JOSEPH LAU, ZGF COTTER ARCHITECTS

901 - 838 WEST HASTINGS STREET

VANCOUVER, BC V6C 0A6

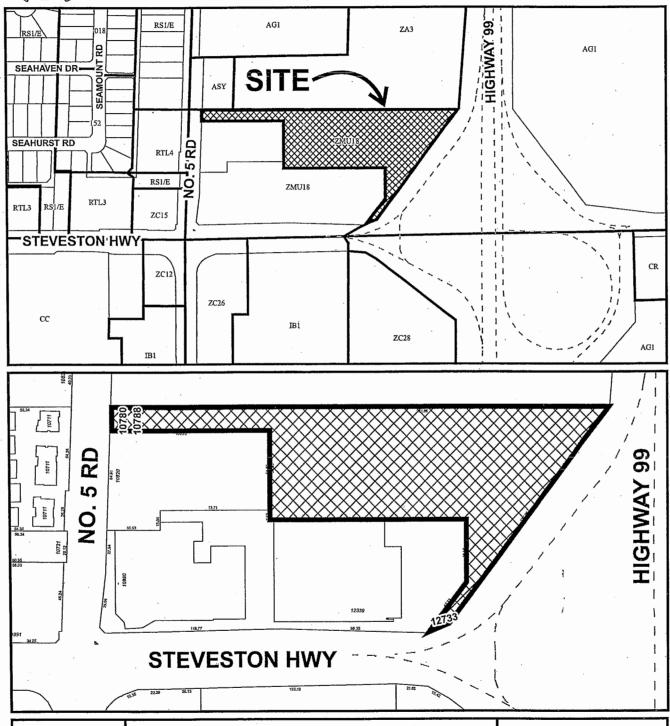
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 22 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESC DAY OF	LUTION NO.	ISSUED BY THE COUNCIL THE
DELIVERED THIS	DAY OF	, .
MAYOR		·



City of Richmond





DP 16-741981 SCHEDULE "A"

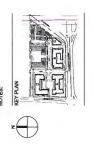
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Revision Date:

Note: Dimensions are in METRES

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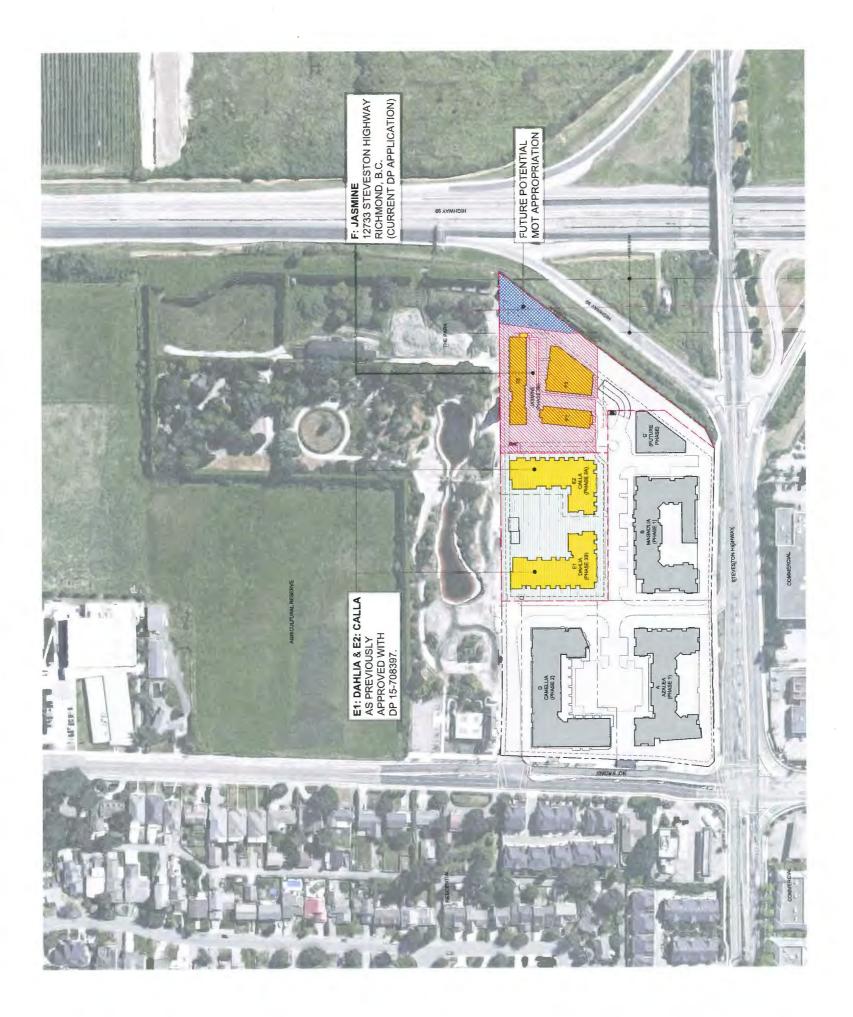
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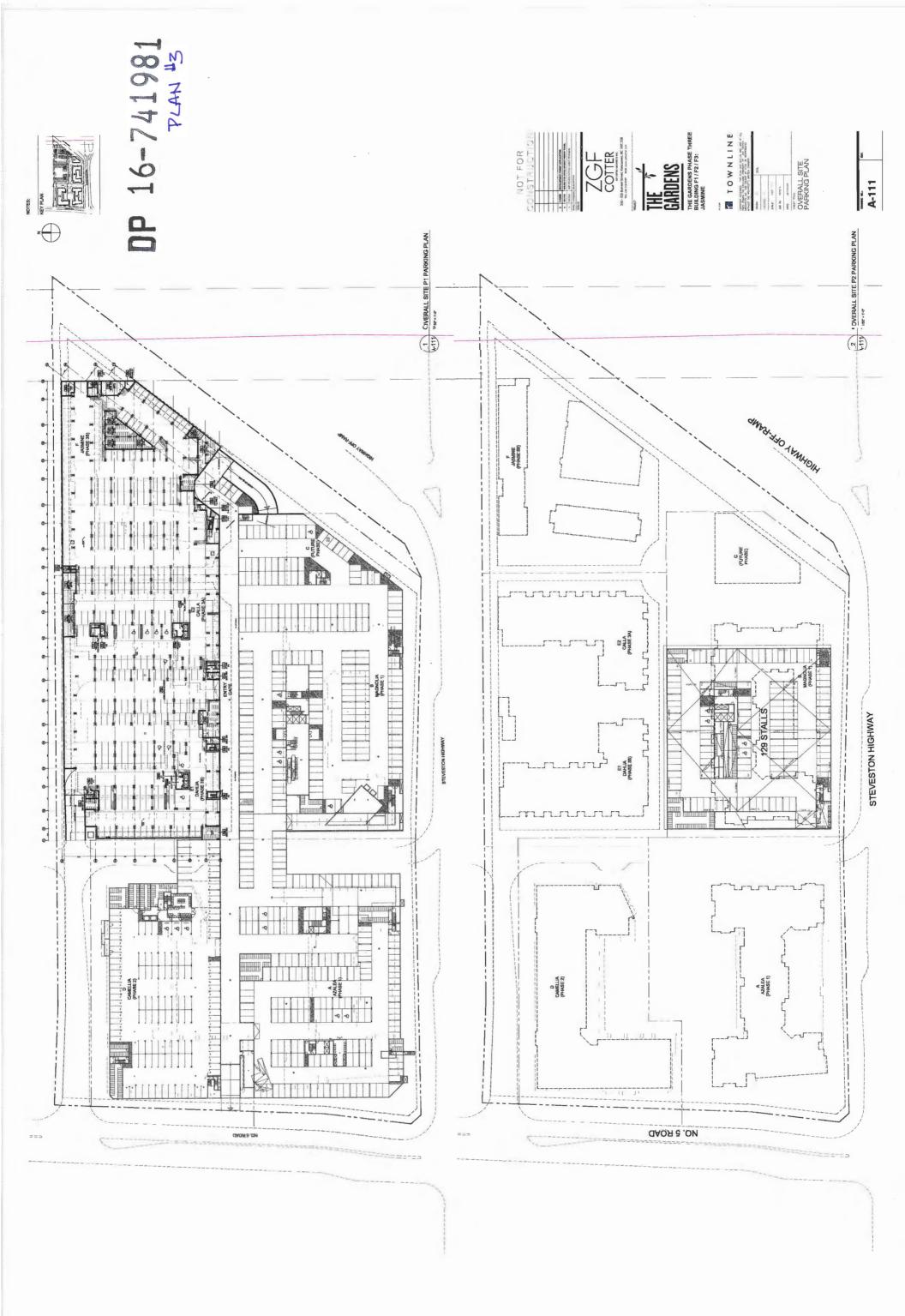


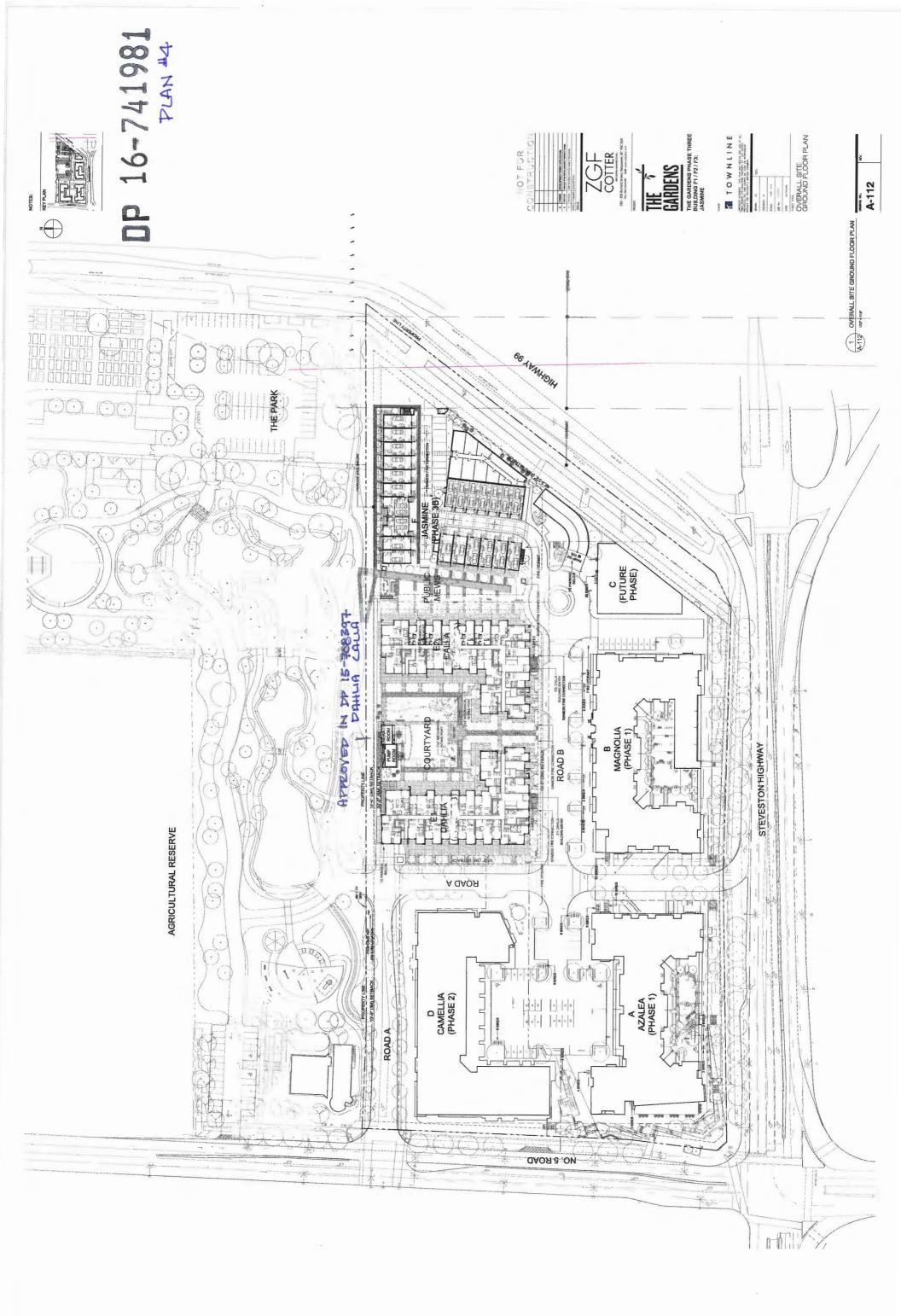
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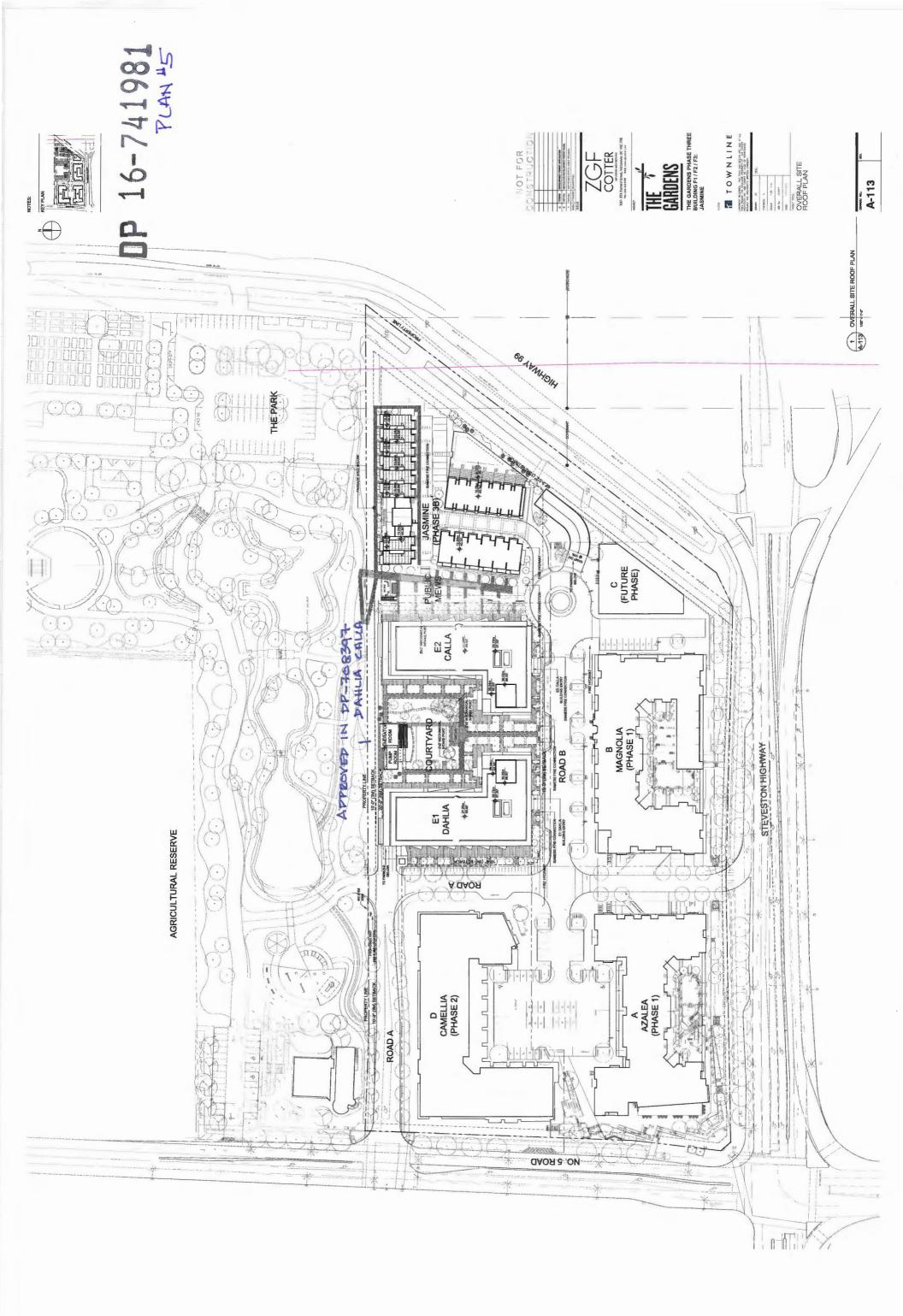
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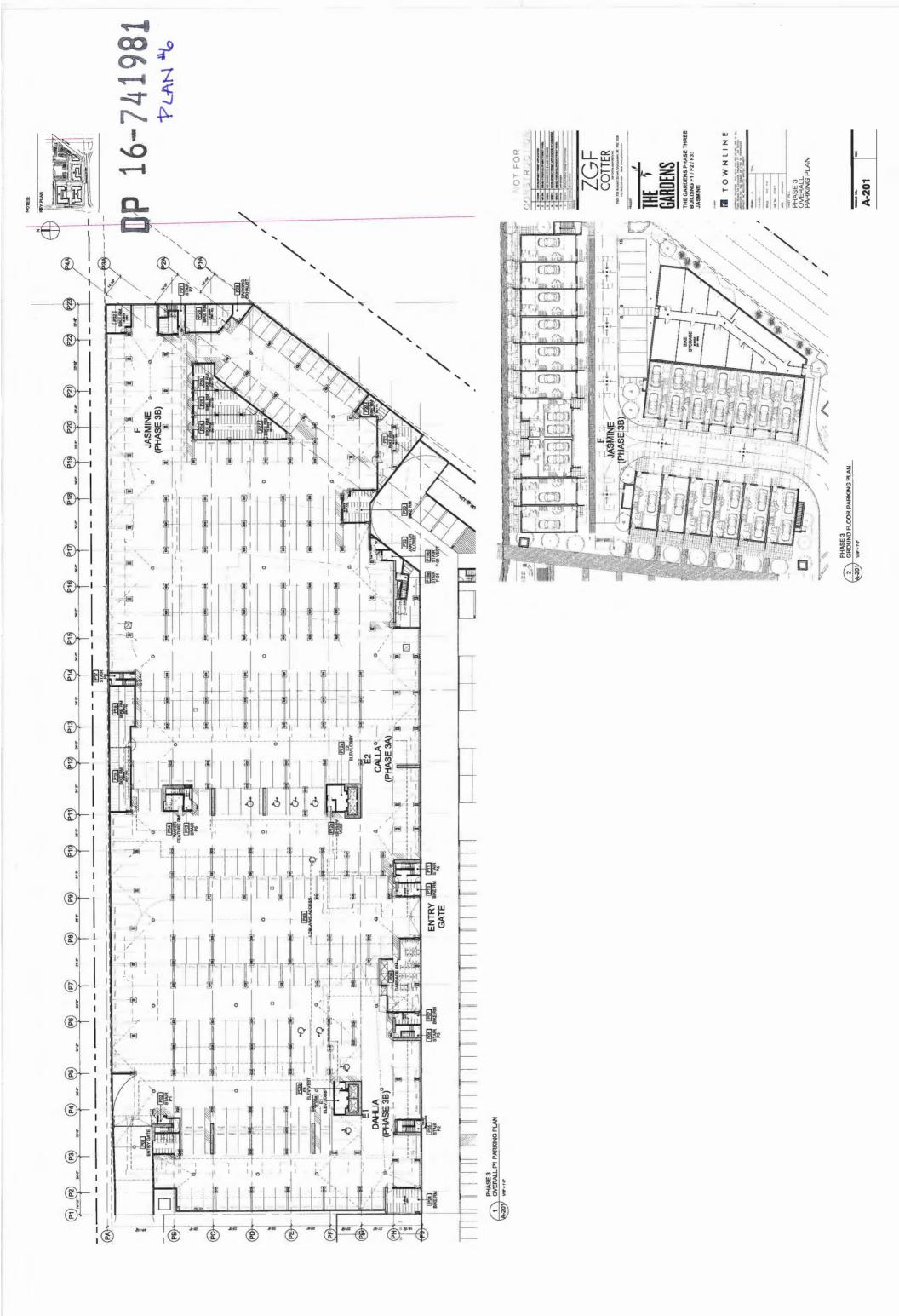
DP 16-741981

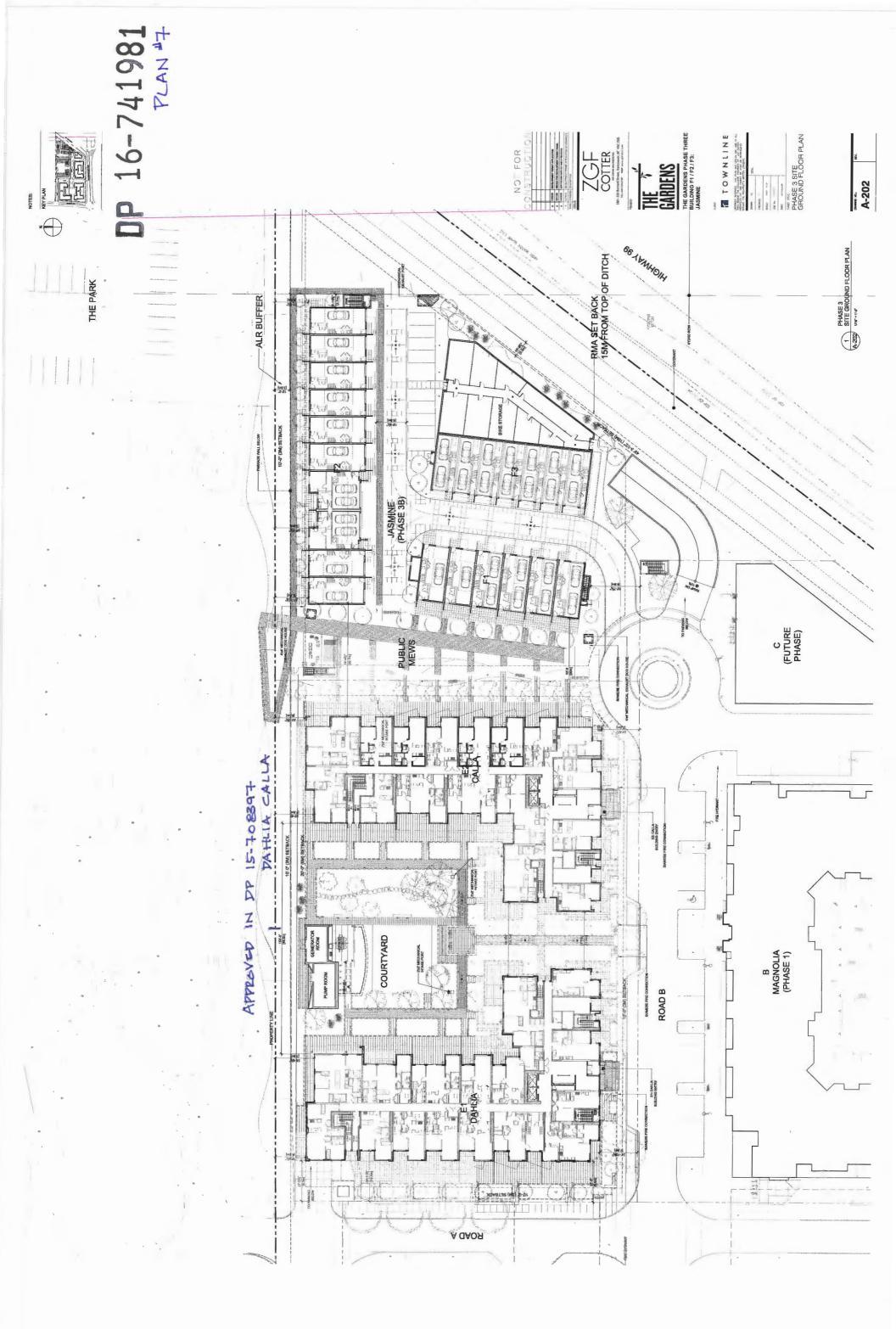








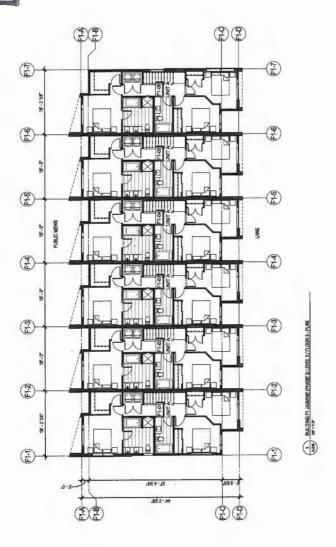


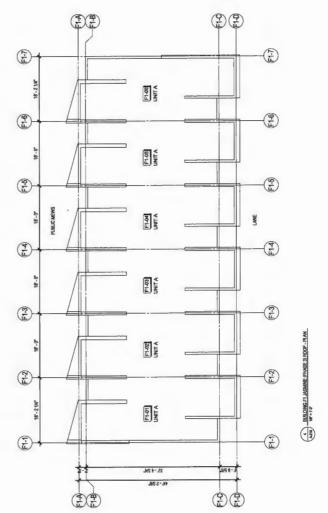


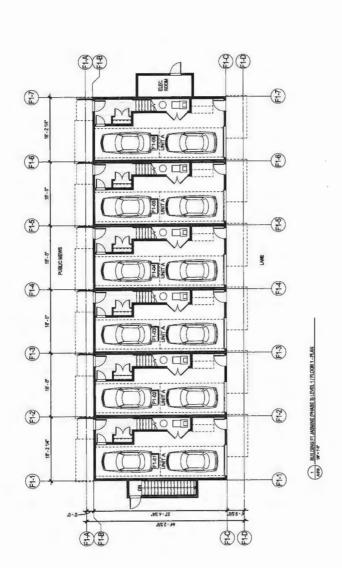


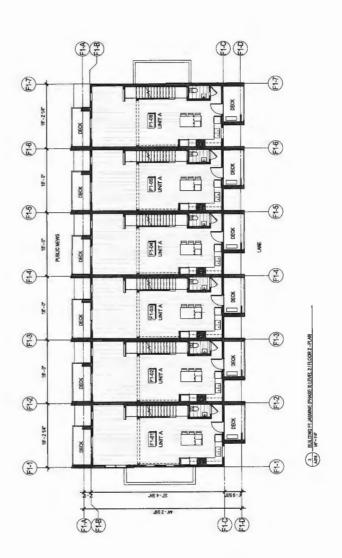
DP 16-741981





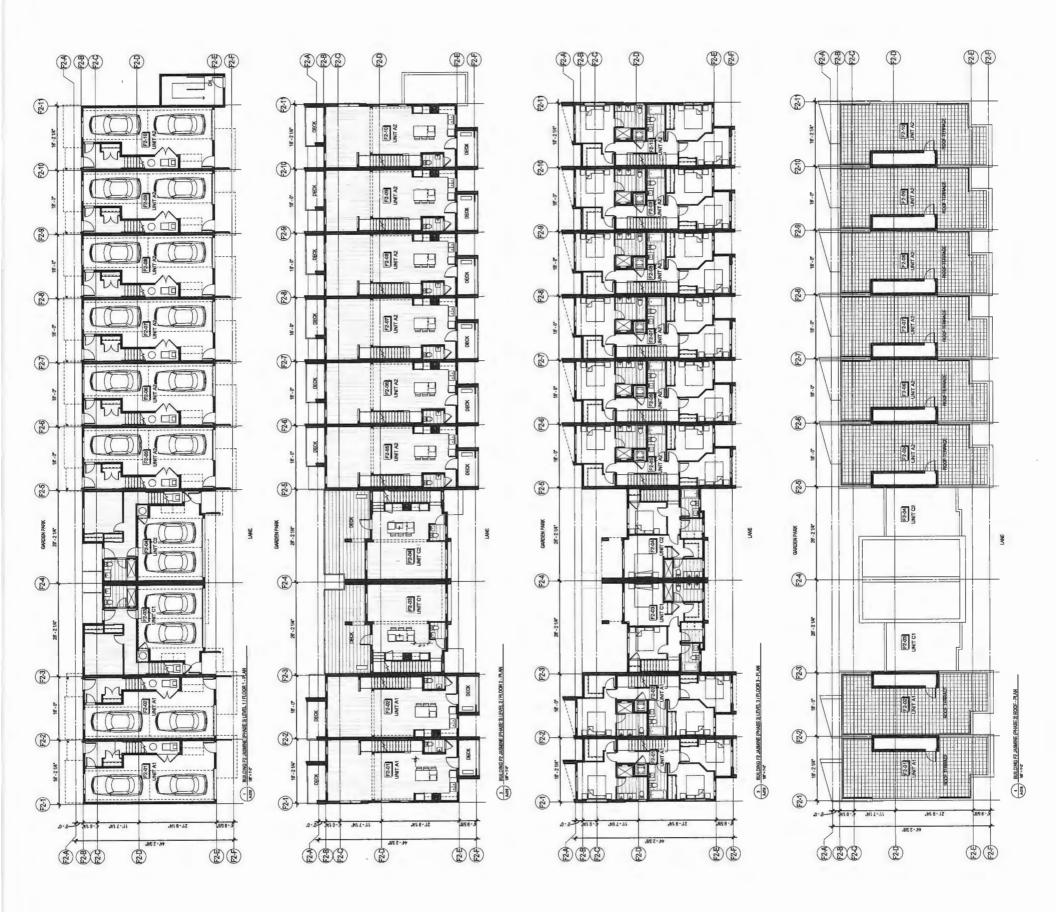


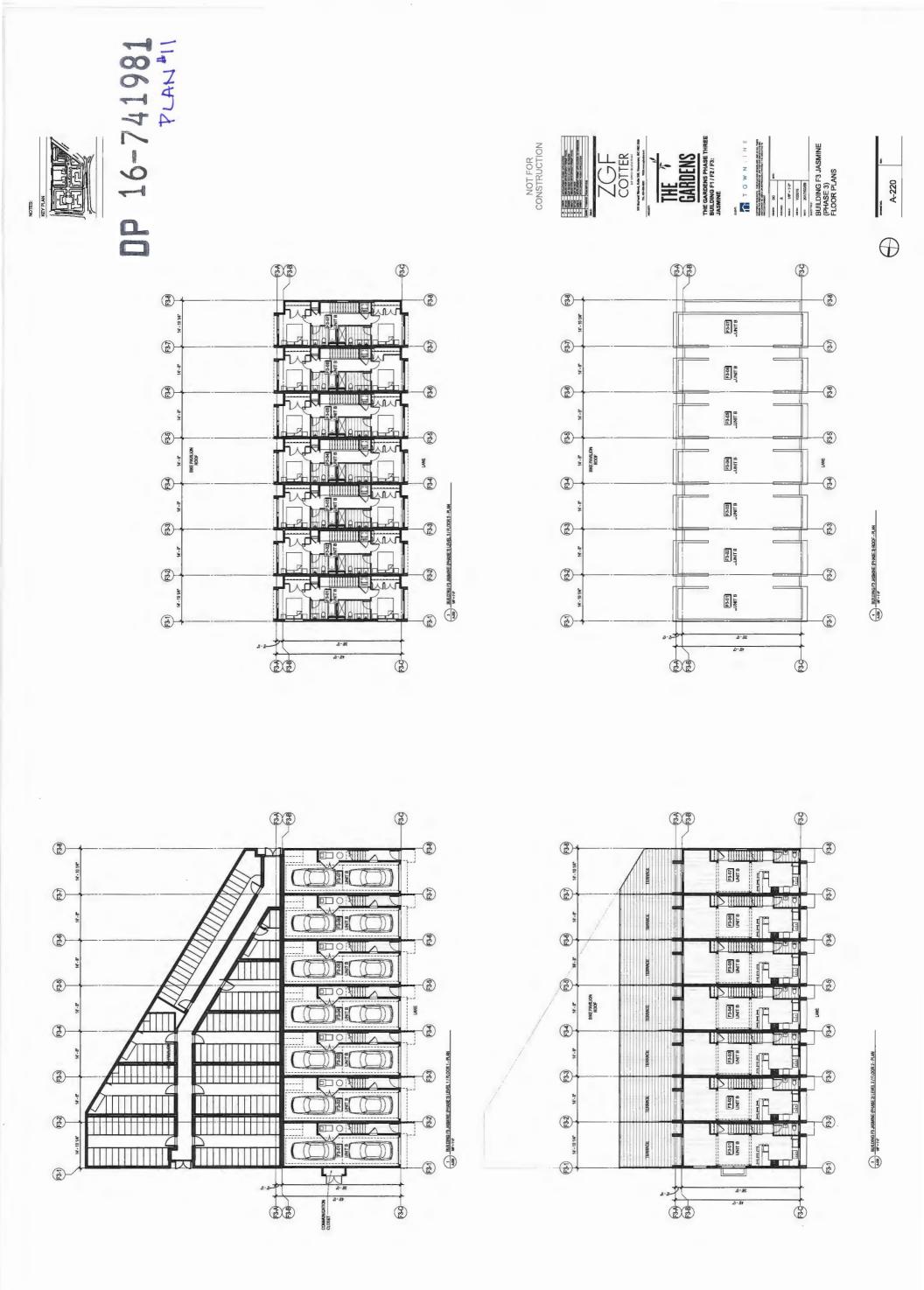








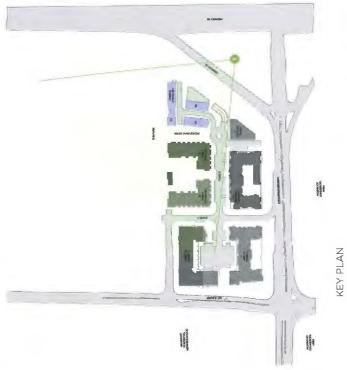














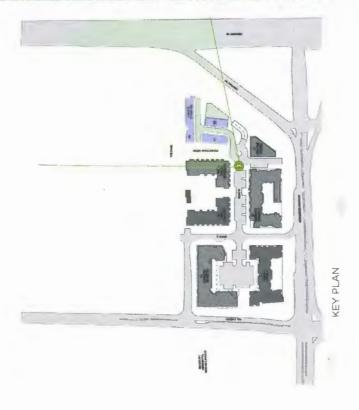
AERIAL VIEW NORTHWEST FROM HWY 99



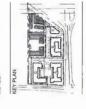












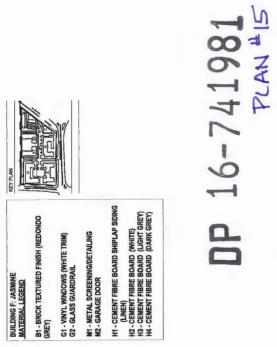


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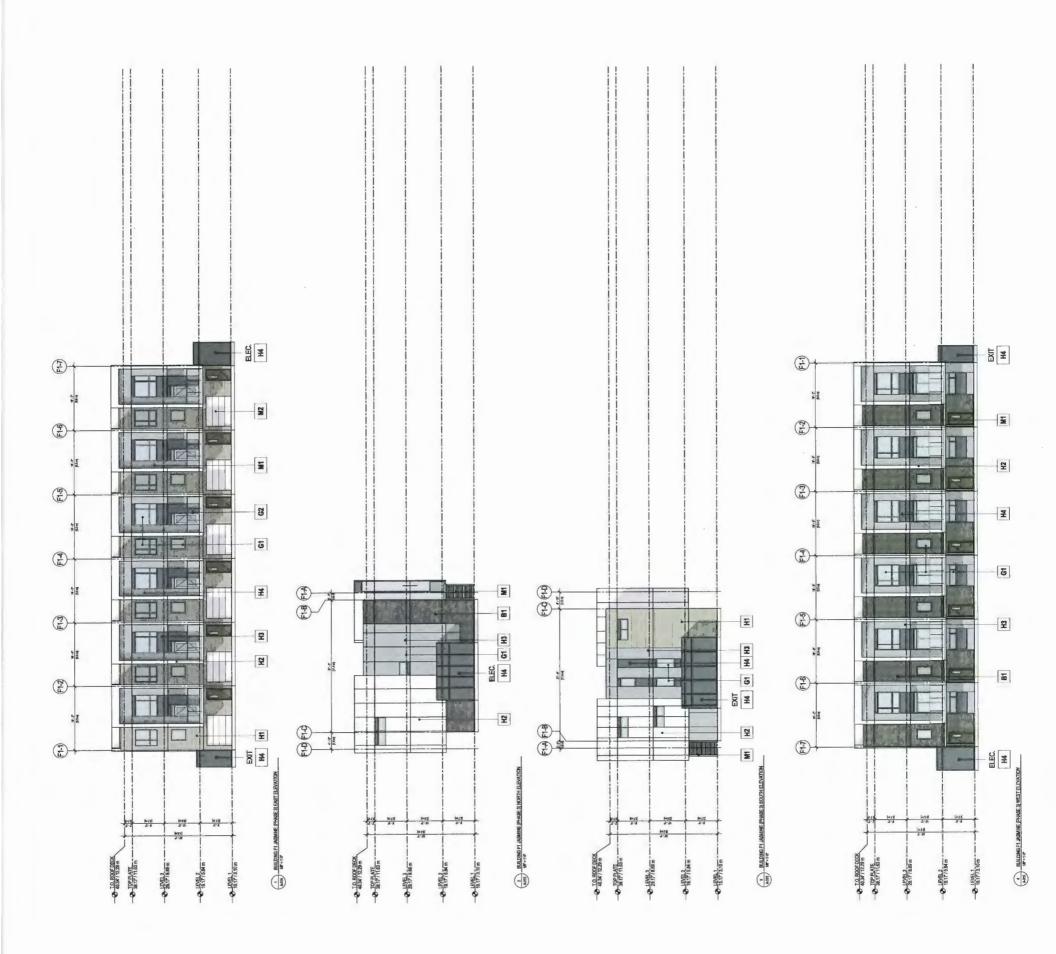


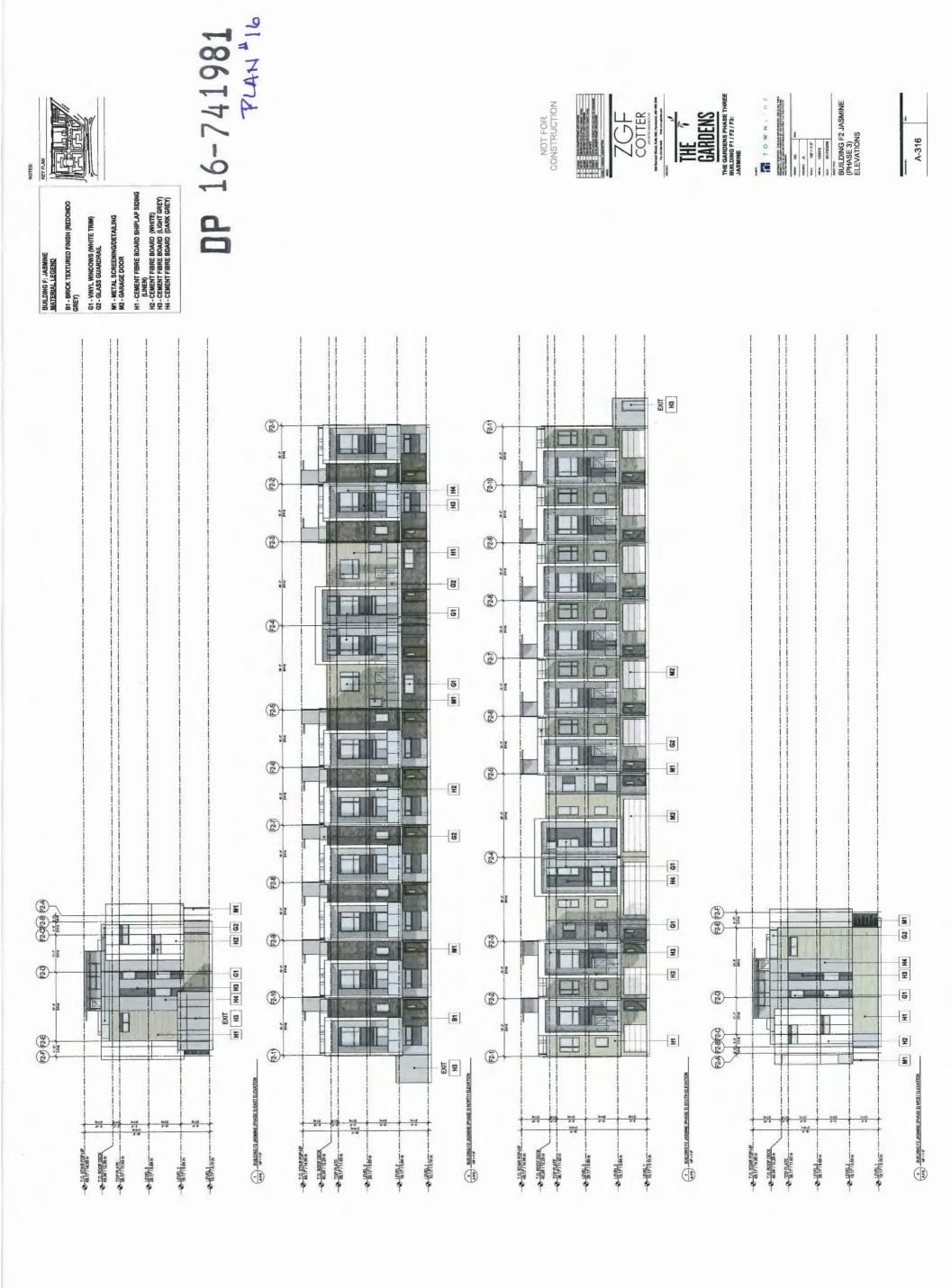


KEY PLAN



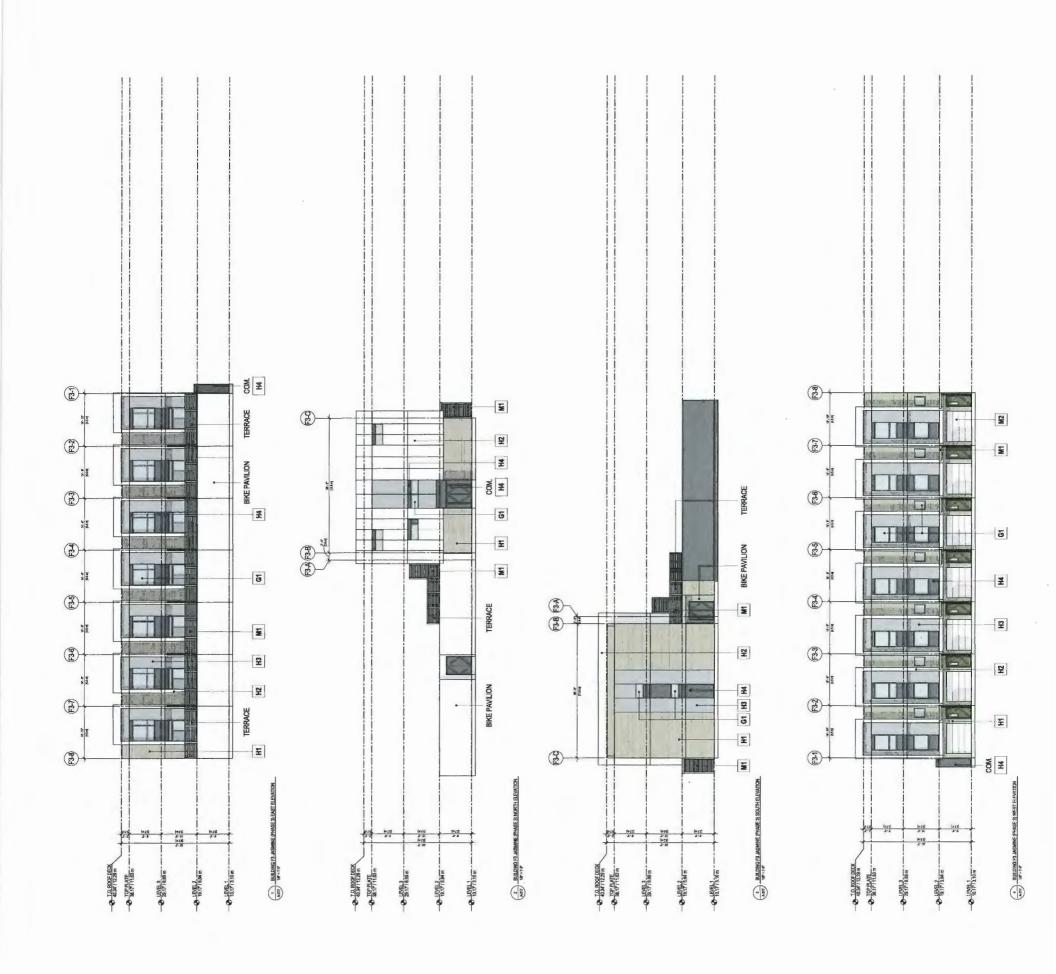


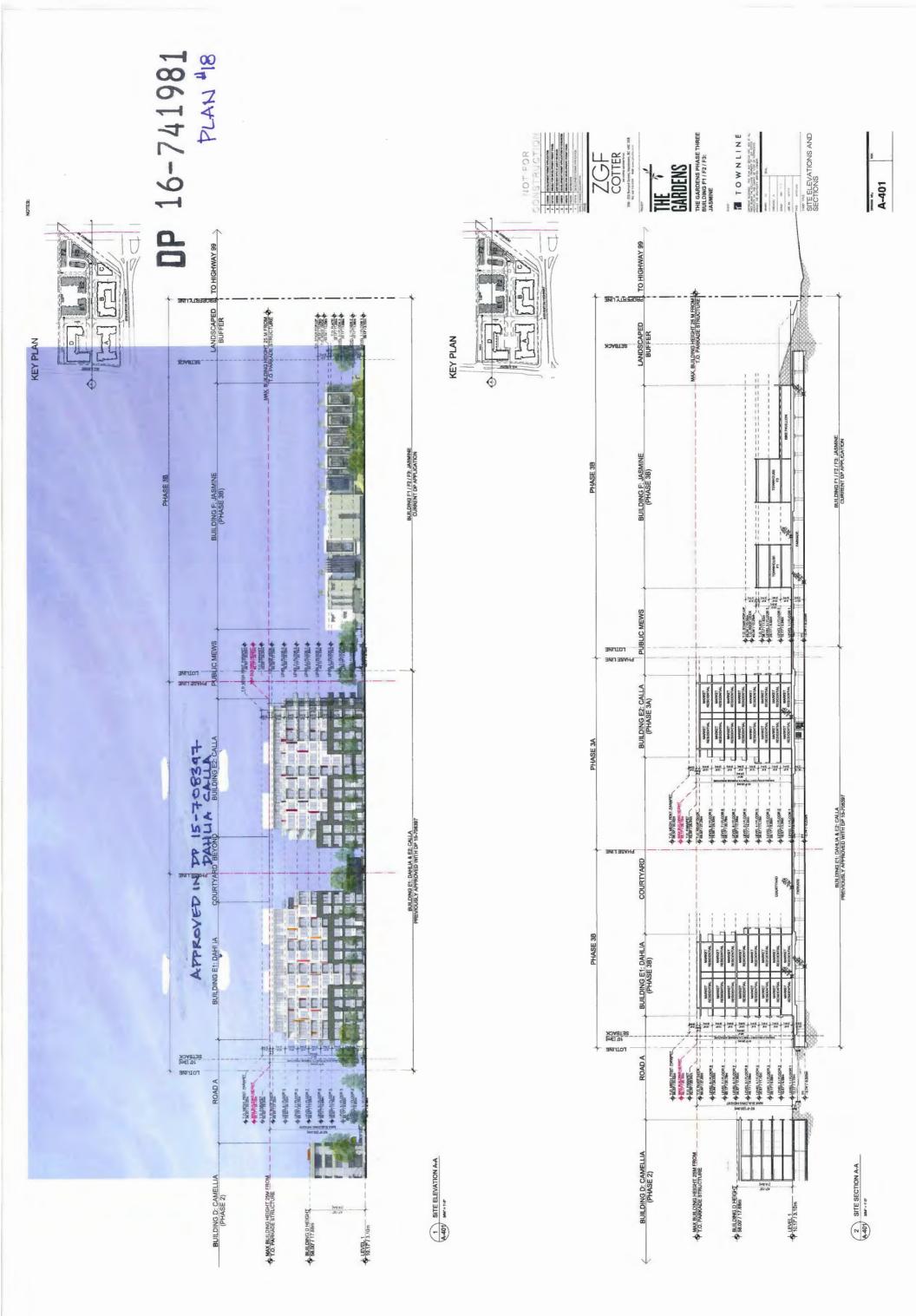
















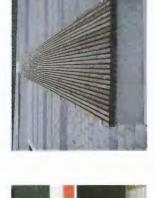


















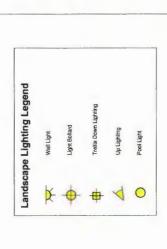


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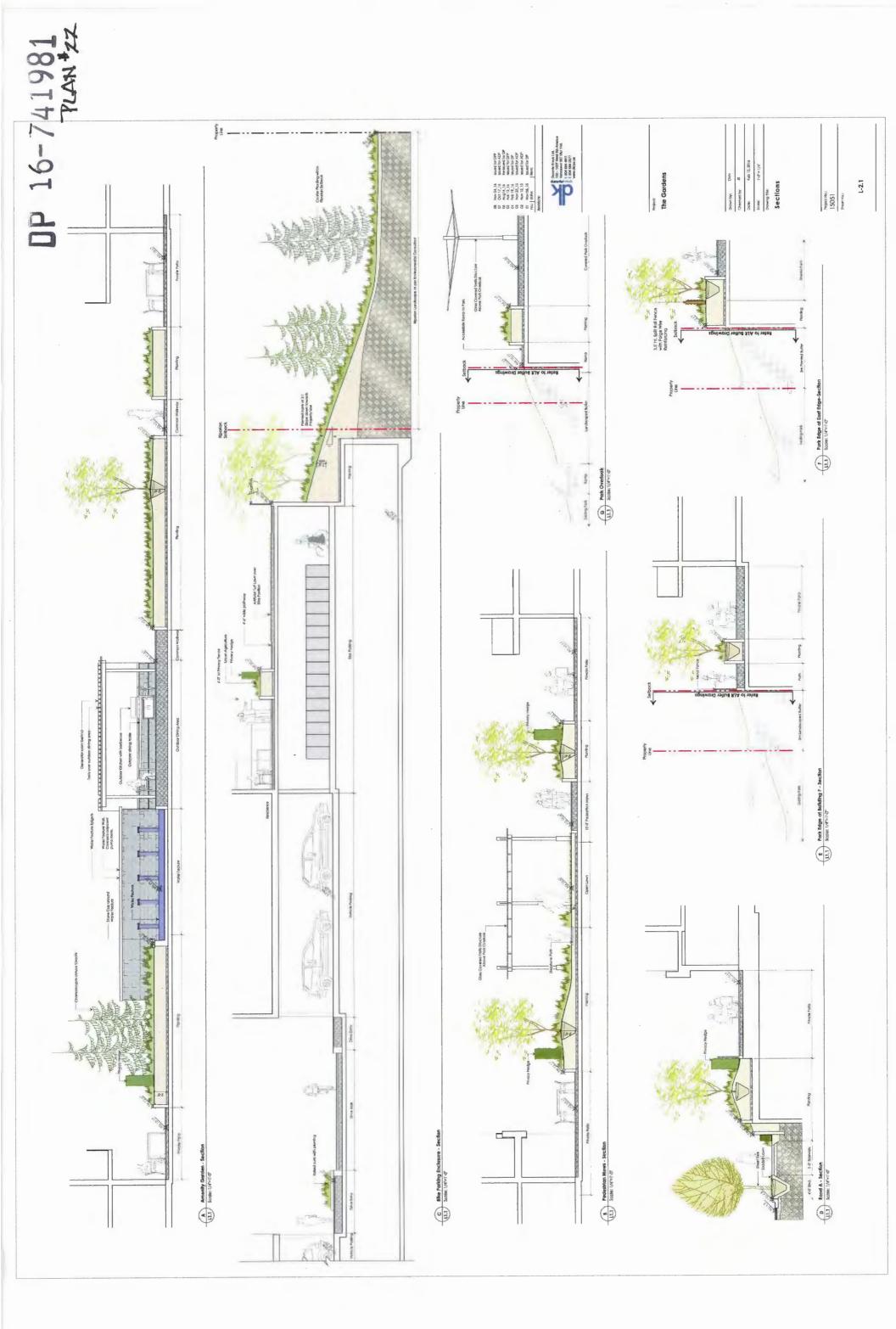
Street Level Unit Entries

ם.	18" x 18" Paving Slabs at Private Patio Colour: Natural	18" x 18" Paving Slabs al Private Patio Colour: Charcoal	12" x 12" Peving Siabs in Common Walkway Colour: Charcoal	8" x 4" Holland Paver Colour: Charcoal	Flagstone Paving	C.I.P. Concrete Paving Colour: Natural	Resilient Wood Fiber Play Surface
Paving Legend				80			

Precedent Images



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Report to Development Permit Panel

To:

Development Permit Panel

Date:

November 14, 2016

From:

Wayne Craig

File:

DP 16-741981

Director of Development

Re:

Application by Townline Gardens Inc. for a Development Permit at

10780 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - For the most westerly building (Building E1), increase the maximum height over (a) a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m: and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

Wayne Craig

Director of Development

WC:hc

Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop one (1) 10-storey residential building (Building E1 – 'The Dahlia') and three (3) 3-storey residential buildings (Building F1/F2/F3 – 'The Jasmine') all above an underground parkade. The development would have 180 housing units in total: Building E1 would have 157 apartment units; and Buildings F1/F2/F3 would have 23 townhouse units.

'The Gardens' is a mixed-use development located at the northeast corner of Steveston Highway and No. 5 Road that has occurred in Phases 1-3 (Attachment 1). Council approved the rezoning (RZ 08-0450659) for the overall development on July 25, 2011. 'The Gardens' site was rezoned from "Service Station District (G2)", "Botanical Garden District 1 (BG1)" and "Botanical Garden District 2 (BG2)" to "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" through Zoning Bylaw 8500 Amendment Bylaw 8532. The vision is a 'Garden City' with compact, transit-oriented development, pedestrian-friendly streetscapes and small shops and restaurants within a landscaped setting of common gardens including urban agriculture areas.

Significant requirements and contributions were secured at the time of rezoning that included:

- 12.2 acre 'Agricultural-Park' dedication and the park design;
- 5 % of total residential floor area as affordable housing units;
- A City-owned 37 space child care facility in an upgraded existing building;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- Enhancement of an existing Riparian Management Area (RMA);
- On-site public art;
- Construction of a north-south and an east-west internal road; and
- Upgrades to the No. 5 Road frontage and existing infrastructure.

The "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" Zone permits development of the overall site up to a maximum density of 1.43 FAR, provided that commercial use does not exceed $9,000 \text{ m}^2$ and that residential use does not exceed $53,511 \text{ m}^2$.

The Development Permit (DP-10-544504) for Phase 1 was issued in 2011 and Buildings A and B along Steveston Highway are built. The Development Permit (DP-13-641796) for Phase 2 was issued in 2014 and Building D along No. 5 Road is under construction.

In June 2016, Council approved a Development Permit (DP 15-708397) for Phase 3 for two (2) eight-storey residential buildings (Building E1 – 'The Dahlia' and Building E2 – 'The Calla') and one (1) four-storey residential building (Building F – 'The Jasmine). This Development Permit includes two variances: one for building height and the other for projection of balconies into a side yard setback abutting an agricultural landscape buffer. Construction of Building E2 ('The Calla') will occur under DP 15-708397 and the issuance of a Building Permit is pending.

The applicant has applied for a new Development Permit (DP 16-741981) for the remainder of the site development (Building E1 – 'Dahlia' and Building F – 'Jasmine') through a revised

scheme that minimizes the number of housing units adjacent to the future Highway 99 road interchange. This would be achieved through replacing one (1) four-storey apartment building (Building F – 'Jasmine') with a cluster of three (3) three-storey townhouse buildings (Buildings F1/F2/F3 – 'Jasmine'). Additionally, the surplus floor area would be redistributed to Building E1 ('Dahlia') through an increase in height from eight storeys and 26.9 m to ten storeys and 33.53 m. A new variance is required to permit the proposed increased height, which exceeds the maximum six-storey (25 m) in the "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" Zone. A second variance is required for the projection of balconies into the agricultural landscape buffer, which is identical to the previously approved variance for Building E2 ('Calla') (DP 15-708397).

This proposal for Phase 3 is the fourth Development Permit for the overall development project.

Surrounding Development

North: A 12.2 acre dedicated 'Agricultural Park' zoned "Agriculture and Botanical Show

Garden (ZA3) - Fantasy Gardens (Ironwood)".

South: Building A and Building B in Phase 1 of 'The Gardens' are immediately south of

proposed Building E1, Building E2 and Building F across the traffic end point at

the east end of the internal east-west shopping high street.

East: Beyond the development site is Highway 99, separated from the development site

by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are

agricultural.

West: Across No. 5 Road is an established, single-family neighbourhood with lots

fronting No. 5 Road zoned "Single Detached (RS1/E)" and a townhouse project

zoned "Low Density Townhouse (RTL4)" that fronts onto No. 5 Road.

Development Information

The proposal to develop one (1) mid-rise (10-storey) apartment building and three (3) low-rise (three-storey) townhouse buildings, is generally consistent with 'The Gardens' master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only access from Steveston Highway, and a two-way access from the signalized intersection at No. 5 Road. Pedestrians enter the site from points along No. 5 Road and Steveston Highway and two (2) public paths which will eventually connect the overall subject site to the 'Agricultural Park'.

The attached Development Application Data Sheet (Attachment 2) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as "Limited Mixed Use" in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses. This application also complies with Shellmont Area Plan "Ironwood Sub-Area" policies and design guidelines.

Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Covenant has been secured as a condition of the rezoning.

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as affordable housing units which for Phase 3 are 16 units in total. In the previously approved Development Permit application (DP 15-708397) for Phase 3, the applicant's proposal had the distribution of 16 units as follows:

- Buildings E1 and E2 together would have one (1) studio; one (1) accessible one-bedroom; five (5) two-bedrooms: and six (6) three-bedrooms;
- Building F would have one (1) two-bedroom and two (2) three-bedrooms.

The current proposal is to redistribute the affordable housing units previously located in Building F as follows:

- Building E1 will have have one (1) accessible one-bedroom; six (6) two-bedrooms; and five (5) three-bedrooms;
- Building E2 would have four (4) three-bedrooms (approved in DP 15-708397);
- Building F would have no affordable housing units.

The following is a chart that compares the current Housing Covenant and the proposed changes.

	Previous DP 15-708397	Current DP 16-741981
Studio	1	0
Accessible 1-Bedroom	1	1 (Building E1)
1-Bedroom	0	0
2-Bedroom	6	6 (Building E1 = 6)
3 Bedroom	8	9 (Building E2 = 4, Building E1 = 5),
Total area of units (ft ²)	14,260 ft ²	14,716 ft ²

The affordable housing units in Building E2 ('Calla') are unaffected by this proposal and the affordable housing units in Building E1 ('Dahlia') are identified in the interior plans for the current proposal (DP 16-741981). The existing Housing Covenant must be amended to redistribute the 16 units and this amendment is included in the Development Permit conditions. As the Housing Agreement would remain the same, it is not necessary to amend the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposal includes 15 out of 16 affordable housing units that would meet basic universal access design requirements to be easily adaptable to accommodate a resident in a wheelchair. These single-storey units are required to incorporate all accessibility provisions in the Basic Universal Housing Features section of Richmond Zoning Bylaw 8500.

The proposed development includes one (1) barrier-free unit in Building E1 to be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal will include standard CPTED features as articulated by the applicant in the Development Permit plans. For example, the size of the apartment buildings will ensure there are many sets of 'eyes on the street', and access to the underground parkade is restricted.

Public Art Program (Policy 8703)

Rezoning conditions for The Gardens included the provision of public art for all phases. Artist Joel Berman delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 was \$143,419, which was secured prior to the issuance of the previous Development Permit (DP 15-708397) through a Letter of Credit with a letter from the applicant that commits to the timeframe for the production and installation of public art.

Childcare Facility

In accordance with the rezoning conditions, registration of a legal agreement for the City-owned childcare facility was required prior to zoning bylaw adoption. The conditions of the earlier Phase 3 Development Permit (DP 15-708397) included the release and replacement of this agreement with a Restrictive Covenant (RC) to secure a construction agreement. The construction agreement has since been registered on title and includes plans, a budget and the completion and occupancy of the childcare facility, which must occur prior to occupancy of any Phase 3 building (DP 15-708397/ DP 16-741981).

Agricultural Landscape Buffer Zone and Maintenance Plan

The applicant is proposes no changes to the agricultural landscape buffer from the earlier Phase 3 application (DP 15-708397). Registration of a legal agreement for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The legal

agreement terms required that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and simultaneously replaced with a RC with the landscape plan and maintenance provisions and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site and were a component of the landscaping security.

Riparian Management Area Landscape and Maintenance Plan

The current proposal does not include any changes to the Riparian Management Area (RMA) along the east edge of the subject site. At the time of rezoning, the conditions included the registration of a legal agreement for a RMA Landscape and Maintenance Plan, prior to the bylaw adoption. This required that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term and preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP prepared the RMA plan, including the MoTI portion, and the applicant agreed to cover all costs for the works through security for the off-site improvements. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and replaced with a registered RC with the RMA plan and a Statutory Right-of-Way to allow for the City to maintain the RMA should the strata corporation not fulfill the legal obligations for long-term maintenance.

Noise and CHMC Standards

Registration of a legal agreement for noise attenuation was required as a condition of the rezoning. As per its requirements, the applicant has provided an acoustical engineering report which assesses that the proposed apartment and townhouse designs for Phase 3 (DP 15-708397/DP 16-741981) will meet all of the applicable CMHC standards for mitigation of traffic-related noise. It should be noted that this report was based on the most recent available data for future conditions for Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed about the traffic impact in the immediate vicinity. As a result, improvements were made in Phase 1 of 'The Gardens' to the Steveston Highway and No. 5 Road intersection and a new signalized intersection was introduced along No. 5 Road at the entry to the subject site.

Public Consultation

As The Gardens master plan vision at the time of rezoning was mid-rise buildings between four and six storeys, the applicant held an Open House on September 13, 2016, to gather feedback on the proposal primarily with respect to the height variance for the ten-storey apartment building.

The applicant has provided a report that summarizes the steps taken in the public consultation (Attachment 3) and the feedback results. As stated in this report, a Public Notice was sent to households within an identified mail-out area, and a survey was available at the event. There were 43 public participants at the Open House and six (6) individuals completed the survey: four (4) respondents indicated support and two (2) had concerns related to traffic circulation at the intersections of Highway 99 and Steveston Highway and Steveston Highway and No. 5 Road. Verbal comments included similar concerns about traffic conditions and noise impacts. Other feedback focused on the ten-storey apartment and ranged from support for creation of a dense urban environment to the visual prominence of the building as seen from the neighbourhood to the north and west, and the future park to the north.

Zoning Compliance/Variances

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including site-specific design guidelines. Two (1) zoning variances are required as below.

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

(a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m.

Staff support the variance for building height because the relocation of residential floor area away from the future Highway 99 road interchange would significantly improve liveability for the more residents than the previous proposal. Additionally, the form and massing of Building E1 ('Dahlia') has been designed to minimize the visual impact of the increased height as seen from the internal high-street, the future park to the north, and the neighbourhood to northwest.

(b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

This regulation is part of the zone to protect farm uses in the ALR. The adjacent lands are located within the ALR but are not farmed as the property is dedicated to the City as a park. Staff support the proposed variance because the projection of unenclosed balconies further into the north (side) setback would help to connect the occupants of the apartment units to the people and activities in the park, and thereby promote animation. The balcony projections into the side setback would have no adjacency or other negative impacts, given the dwelling units would be facing a park and not sensitive land uses (e.g. adjacent residential buildings).

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 19, 2016 is attached (Attachment 3). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in 'bold italics'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1 and Buildings F1/F2/F3 respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1 would have some shadow impacts on the 'Agricultural-Park' and nearby neighbourhood to the northwest but these are limited to the winter months.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
 - The increased height for Building E1 would not change the appearance of the building at eye level as seen from the future park. Also the larger step backs in building form of the north elevation and the choice of white for exterior finishes would serve to lighten the building's appearance.
 - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer and trees in the front of Building F1.
- The views of Buildings F1/F2/F3 from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge.
- The relationships between Buildings E1, E2 and F2/F3 would form a north streetscape:
 - Building E1 would complete the sense of enclosure with Building D along the internal road and the L-shaped mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
 - The creation of three-storey brick veneer 'frame' along the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
 - The three-storey height of Buildings F2 would complement the three-storey podium of Building E2 and their respective east/west elevations would add a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

• This site is located at an important southern gateway to Richmond from Highway 99 where the vision for multi-storey (above a parkade structure) mixed-use commercial and

- residential built forms spread throughout the site was intended to provide the genesis for a new neighbourhood along the north side of Steveston Highway.
- The original development vision included seven buildings all located on an internal eastwest 'high street' on top of the parking roof deck with apartments above ground-level commercial spaces. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F1/F2/F3 is generally consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
 - The public realm between Buildings E1 and E2 and between Building E2 and Building F2 would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
 - The site orientation of Building F2 in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel' effect would encourage pedestrians to move toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer and into the 'Agricultural Park'.
 - Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
 - Pedestrian connectivity would be further achieved through the completion of the sidewalk along the north side of the road between Buildings E1, E2 and F2/F3.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- All required commercial spaces for the overall development were provided in Phase 1, and these stalls are shared as unassigned residential visitor parking for Phases 1 and 2.
- Vehicle parking stalls for Phase 3 (DP 15-708397/DP 16-741981) are based on the 10% reduction in ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces and loading spaces.
 - It should be noted that ten (10) surface parking stalls to the north of Building F3 will be dedicated for the exclusive use of townhouse residents. Registration of a legal agreement on title for this purpose is required prior to Development Permit issuance.
- Class 1 and Class 2 bicycle parking facilities also comply with the Bylaw requirements:
 - All required visitor bicycle racks were provided in Phase 1;
 - Phase 3 bicycle storage units would be located in the bike pavilion/parking structure that will be reserved for the use of residents in Building E2 ('Calla') and Building E1 ('Dahlia'). A legal agreement to secure the proposed cross-access is required, prior to the subdivision of the subject site ('Lot 2') into separate parcels.

• Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F3.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area Ironwood Sub-Area is the 'pedestrian-first orientation' that would be achieved through the design as follows:
 - Buildings E1:
 - This ten-storey building would mirror the L-shaped Building E2, which together would form an enclosed plaza and gardens as described above.
 - Some units would have individual entrances and others would have patios that would connect the private and public realms.
 - The form and massing would be stepped back at the sixth storey on all elevations where the building would terrace back at the 7th-10th storeys. The six-storey base would create a sense of human-scale and progressively stepping back would further help to reduce the pedestrians' experience of the bulk, size and scale through the creation of a 'bottom, middle and top'.
 - Buildings F1/F2/F3:
 - Building F2 is sited at an angle to frame the 'pedestrian mews' and each unit has an angled façade which would connect the residents to the 'street' and complements the angled balconies along the east side of Building E2.
 - Garage entrances are blended with upper storeys through the continuity of materials, texture and colours.
- Although the architectural features and expression of Buildings E1 and E2 are distinct from Buildings F1/F2/F3, they are well-integrated with the overall development. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

- As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres
 as an 'Agricultural Park' that will include trails, play areas, ponds, community gardens,
 horticultural and agricultural interpretive facilities in the various garden areas.
- Phase 1 and 2 provided a high quality of hard and soft landscape design, materials, detailing and furnishings. All soft landscape areas have an automatic irrigation system. Landscaping the internal road between Building D and E1 included 1.5 m wide boulevard planting strips with street trees and grass and 2.0 m wide sidewalks on both sides, which will also provide future pedestrian access to the 'Agricultural-Park'.
- Phase 3 landscaping would include the following:
 - The courtyard between Buildings E1 and E2 would have five zones: a large amenity garden with a simple sheet of lawn and water feature; a summer flower

garden; a children's play area; a covered outdoor dining area and large semiprivate patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F1/F2. Its south end would have a trellis structure with seating oriented to north, and way-finding to the staircase and ramp to provide universal access to the park.
- The bike pavilion has a green roof that would be accessible to townhouse residents as a common garden area.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F1/F2/F3.

It should be noted that the landscape architecture remains the same from the earlier Phase 3 application (DP 15-708397) except for the removal of the dog park in the northeast section of the site plan. This was removed to anticipate the future land expropriation tied to the GMTR project. However, the proposal remains consistent with the site-specific design guidelines to provide a 'garden setting' with extensive outdoor amenity spaces.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are also complementary to the mixed-use buildings on Steveston Highway, and the apartment building which faces No. 5 Road.

As the proposal would meet the design guidelines, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

Helen Cain

Helen Cain Planner 2 (604-276-4193)

HC:cas

Attachment 1: Context Plan for Phases of The Gardens Development

Attachment 2: Data Sheet

Attachment 3: Report for Public Open House on Phase 3 Development Permit with Variances, September 13, 2016, prepared by Townline Gardens Inc.

Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

The following are to be met prior to forwarding this Development Permit application to Council for approval:

1. Amendment of the existing CA5244228 and CA5244229 on Lot 2 in the Land Title Office, to provide the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix, to the satisfaction of the City according the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	Average Unit Size	Total Amount (ft²)
	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
Phase 3 (Lot 2)	Accessible 1 Bedroom	1	8%	600	600
Buildings E1	2 Bedroom	6	50%	871	5,226
Damanings II	3 Bedroom	5	42%	982	4,910
	Sub-Total	12	100%	-	10,736
	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
Phase 3 (Lot 2)	Accessible 1 Bedroom	0	0%	n/a	n/a
Building E2	2 Bedroom	0	0%	n/a	n/a
	3 Bedroom	4	100%	995	3,980
	Sub-Total	4	100%	-	3,980

rental rates and occupant income restrictions shall be in accordance with the City's Affordable
Housing Strategy and guidelines for Low End Market Rental housing, according to the following
schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income ^{1,2}
Bachelor	37 m2 (400 ft2)	\$850	\$34,000 or less
One bedroom	50 m2 (535 ft2)	\$950	\$38,000 or less
Two bedroom	80 m2 (860 ft2)	\$1,162	\$46,500 or less
Three bedroom	91 m2 (980 ft2)	\$1,437	\$57,500 or less

Notes:

¹ Denotes 2013 amounts adopted by Council on March 11, 2013.

2. Registration of a legal agreement on Lot 2 to secure the dedication of ten (10) surface parking stalls to the north of Building F3 for exclusive use of townhouse residents in perpetuity, to the satisfaction of the City.

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

- 1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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.

² Household income may be increased annually by the Consumer Price Index.

*Prior to Subdivision, the developer must complete the following requirement

1. Registration of a legal agreement on Lot 2 to secure the access to the 'bike pavilion' for the exclusive use of residents of Building E1 and Building E2 in perpetuity, to the satisfaction of the City.

Note:

* This requires a separate application.

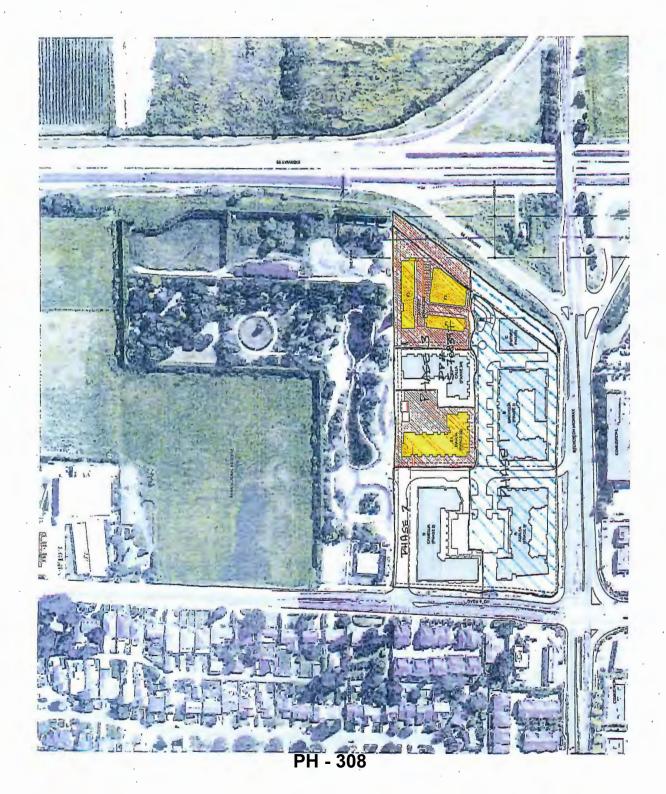
Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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 the issuance of the Development Permit.

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.

Development. An agreements shan be in a form and content se	distactory to the Director of Development
Signed	Date

A-102





Development Application Data Sheet

Development Applications Department

DP 15-708397 Attachment 2

Address: 10780 and 10788 No 5 Road and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area

Gross: 18,010 m² Floor Area Net: 15,345 m²

	Existing	Proposed
Site Area:	17, 088 m ²	17, 088 m²
Land Uses:	Vacant	Residential apartment
OCP Designation:	Limited Mixed Use	No change
Zoning:	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No change
Number of Units:	180	180

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.41	none permitted
Lot Coverage:	Max. 50%	25.0%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	Variance required
Setback – Side Yard (south):	Min. 3.0 m	7.60 m (Building E1)	n/a
Height (m):	Max. 25.0 m 6 storeys	33.53 m 10storeys	Variance required
Lot Size:	Min. 3,000 m ²	17, 088 m²	n/a
Off-street Parking Spaces – Regular/Commercial:	424 residential No commercial	431 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	8	8	n/a
Total off-street Spaces:	424	431	n/a
Tandem Parking Spaces	50% for townhouses	48% for townhouses	n/a
Amenity Space – Indoor:	Min. 70 m ²	Provided in Phase 1	n/a



120-13575 Commerce Parkway Richmond, BC, Canada V6V 2L1 Main 604 276 8823 Fax 604 270 0854

www.townline.ca

November 14, 2016

Dear Helen,

RE: Public Information Consultation Report

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community. In order to address any concerns the public may have, Townline held a public information session on September 13th, 2016. The purpose of this report is to provide a summary of this session and the data obtained. Basic information on the session:

- South Arm Community Centre 6:00 to 8:00 pm
- 600 invitations sent out
 - o see appendix A for map of notice area, appendix B for copy of letter
- 2 half page advertisements were put in the Richmond News on Wednesday, September 7 and Friday, September 9 (see appendix C)
- 43 attendees
- 7 feedback forms handed in during the session (see appendix D)
- 1 feedback form emailed to Townline directly after the session (see appendix D)

Public feedback received both verbally during the information session and on the feedback forms was generally positive and supportive. A copy of these feedback forms are provided at the end of this report (see appendix D). Verbal comments were received on:

- Appreciation of design of Phase 3
- Appreciation for removing density away from the highway towards the centre of the Gardens Master Planned Community
- Appreciation for the Townhome Design
- One attendee, currently residing at phase 1 of the Gardens, shared a concern regarding the
 existing and future traffic congestion on Steveston Hwy and No. 5 Road
- General support for the proposed new development including the ten-storey building and the townhouses.
- No shadow concerns considering the very minor additional impact of shadowing on the park
- Numerous concerns regarding the George Massey Tunnel Replacement project were voiced
- Councillor Day indicated the very positive public consultation process which was undertaken
 by Townline for the original rezoning of the Gardens Master Planned Community. Councillor
 Day expressed concerns regarding the proposed building height of one of the buildings and
 how it might impact the views from the single family community to the West of the
 Gardens. Councillor Day expressed severe concerns regarding the George Massey Tunnel
 Replacement Project and indicated that it was very unfortunate for Townline that the
 Ministry of Transportation was needing to expropriate a portion of the Phase 3
 development

 Several comments were received from attendees who would like more information on purchasing one of the phase 3 homes.

Summary of responses to the questions in the feedback forms:

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

 Response summary: No concerns were indicated by 7 respondents. One respondent commented: "The original plans were exciting this is not"

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Response summary: No concerns were indicated by 7 respondents. Some of the comments
were "not a big difference" – "minor additional impact". One respondent indicated a concern

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Response summary: No concerns were indicated by 7 respondents. Some of the comments
were "No it's minor" – "No problem with increase"- "Increasing building height and density will
be trend in Richmond". One respondent indicated a concern.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

Response summary: No concerns were indicated by 6 respondents. Some of the comments
were "Parking space enough should be ok" — "Parking should be fine"- "No I think it's reasonable
I live in one like that myself! Design is nice". Two respondents left the question blank.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Response summary: Support was indicated by 6 respondents. Some of the comments were
"Townline has done a great job on the project so far I am sure it will finish off nicely" – "One
respondent does not support the new development considering they live in existing Gardens
Phase 1" One respondent supports the townhomes but commented the 10 storey building is
high.

Kind Regards,

Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix A: Map of notice area





120-13575 Commerce Parkway Richmond, BC, Canada V6V 2L1

Main 604 276 8823 Fax 604 270 0854

www.townline.ca

August 29, 2016

Dear Neighbor,

RE:

Public Information Session - Final Phase of 'The Gardens' Master Planned Community 10780, 10788 No. 5 Road and 12733 Steveston Highway

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of 'The Gardens' Master Planned Community - former 'Fantasy Gardens', located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community.

'The Gardens' Master Planned Community is located on the corner of Steveston Hwy and No. 5 Road.



Townline is cordially inviting you to a public information session to present proposed design and seeks your feedback.

Where: South Arm Community Centre

8880 Williams Rd, Richmond

September 13, 2016 When:

Time:

6:00 - 8:00 pm

South Arm Community Centre September 13, 2016 6:00-8:00pm Williams Rd

Willian



Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For guestions in advance of the public information session, please contact: Stefan Slot Development Manager - Townline 604-276-8823, ext 205

ARTS in the City

Prepared by the Bichmond Ads Coalition

■ Sept, 8 - 10 Galeway (health (6500 Gibot (Grad) presents Reeing Boeing Scht. 8-20 in Castenase with English and I raditional Chrocse smill es.

ill Sept. 9

Chira's newest armposing profley and winner of the first search of "Sing My Song," Heary Huo will be at the River Fool: Show Theatre (8811 River-Read) on Sept. 9. Knows for his crystar clear hearing voice and vocal lechnique, timo inheritud his musical talent from both parcols who are also famous singers. Tickets avallable at Ticketmaster.

M Sept. 10
Many know Amy Wu as a familus Plong Kong Forn and stage artist, but she is also a familus opera singer who will be performing Sopt. 10 at

a famous opera singer who will be performing Sept. 10 at the River Reck Show Theatro. We accepted the "Women of Distinction Award" "sound by The Bong Roman Development Association Lembed. Since 1990, her CD and audio visual products in

Hong Kong has accumulated saids over 10 palinum. For lickets, call 604-617-8759.

Sept. 11

The Charm of Poetry on Sept. 11 at the River Rock Casine Resort is Vancciuver's list performing orth show in which Chanese peetry is the main theme. The show features many classic and modern peetry related to Mid-Authenn and the moon. Through the use of music, denote and other forms of art, the show strives to portray the peem's tiseme as well as bringing asteanding visuals to

the audience. Vickets on sale at Ticketmaster,

A Very Frezen Musical is a tribute show all Gateway Theather featuring a truescularator cast of the lice Cureen, the fee Princers, and their forable friend. Join them in the reliability of this classic story as you sing-a-long with thent to all your favourile songs. Kils will get a chance to interact with the princesses during the show. After the show, every chills VIP tickel will enser with the princess for a photo reportunity and ment and greet. This show is trained in the classic fairly tale. The

Snow Queen written by Hans Christian Anderson and has no affiliation with Dency.

M Sept. 12
Af the Stars and Full Moons and Lentern Making event at the Gity Centre Community Centre (5900 Minoru Boulevand create a writew woven stair or moot or a unique lantern marter from total green waste, salvaged and mocyclind materiats to be used in the procession on the night of the Harvest Full Moon Chibration. This free, dropen event runs from 5000 - Hall or m, and is

open to all ages.

With sky mileton developed in 2004 for the first single. Milet Seve Rise, the Yang Chen Gang britises its missi call splings to the Riser Rock Stow Theatre on Sept. 13. The song was not only translated and sung its more than 10 different languages, it has also been covered by popular artists, most metally HK Popular University 2012. Tickots, available at Tickotmastic.

Sept. 15

If works-famous Indian ghazal singer Jagin Singh were to share a hoskah with No I Young, the result would be (rate-Folk Music, That's what to expect when Runj Singh sorterms Sept. 16 at Rechifices Bunkhojas at Retannia Horitaga Shipyard (S180 Wostwater Drive). A presentation of the Stewster Folk Guild, the event starts at 7:90 p.ms. For mere, visit online stewsterbefolk (CIII).



■ Galenny Thonho laken you be a cultury journey in A Paste of Complex, Photo submitted

Sept. 15-17 Salaway Theatre presents A Taste of Empire in Cardonese with English and Singhified Chinese surfices Written and directed by Jovanni Sy: Translated and performed by Derek Chap it poses the question "We are what we eat. But where does it come from? How does it and hone? is a wacky and fun outnary boot leddig to noteraloxa demination and the conquest for our appeliles. Everything. we eat tells a story. This show is not suitable for children under 12. Tickets: 255, at lackels tellewesthealte com-

■ Sept. 16
Celebrate the Mid-Mood
Festival at Brighouse Library
(7700 Minnu Gate) from 5
- 5:30 p.m. in the Kewk-Chu
Lee Living Rosen and 7 - 8:30
p.m. - in the Performance
Hall. The event, presented
in Mandarén, features poetry,
reusic and charge event in
coloradian of the Mid-Moon

Public Information Session Townline is cordially inviting you and seeks your feedback.

Earlier this year, Council approved the Townline Gardens Inc.
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Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where:

South Arm

Community Centre 8880 Williams Rd,

Richmond

When:

September 13, 2016

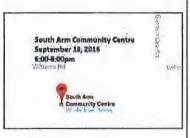
Time:

6:00 - 8:00 pm

Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact: Stefan Slot

> Development Manager - Townline 604-276-8823, ext 205



Final Phase Area



Having somehow survived not just her childhoed years in Hetla, Manitoba, but her Iren years in Steveston, BC, Elin (nes Sigurgeirson) Ross is proud to arrimance the 65th Armiversary (Sept 7) of her marriage to Raymond Ross, originally of Revelstoka, BC. Currently living to Nanáimo, BC, they are, as ever, still madiy in love.



CONGRATULATIONS mom and dad: well done!

Love, your family: Eric & Mandy & Lauren & Kimmy & Hannah & Trevor and fan & Anne-Lise.

VOICES on Vocabulary

The great nut divide

How the words hazelnut, walnut grew



As I watch politics get a strangishold on civil lization and flip the world tapay-tury. I like to irraging how much simpler too present — the naw — was far someone living in the first millennium.

A thousand years ago, when not obsessing about deay dangers, as Anglo-Sexon with a bortica burd bent might have thought about Britain as the bazel-mit north.

the might also have been aware that somewhere far to the south was the (and of the foreign nut.

The idea of associating consolves with what grows amound us to appealing and sents more respectful of the planet Earth than identifying with a political party or figureheas. Earth and the Germanic

Latin and the Germania langues had words for mail that ultimately so back to the same Plate-Indo-European mat, "leteu."

"Nux" was what the encion florens called in The Germanic tribes, turns on the Anglo Sax-rans, know it on "finanti." The hazefout is the food.

The hazelput is the four of the hazel tree, and the Old English word for it was "haselbouto."

When the ancient Romers spoke of "nux" ("noce" in modern trafan) tray were referring to the webut, which then grew primarily in southern Europo and Asia.

They dismissed the hazelout as the little out, "nuccola" ("naccola" in madesa statian).

Almaugh the Romans, who established cames in meshern Europa, are likely to have brought walnuts with them, the walnut tree is set recorded as growing in Botain belons (see 16th century).

A thousand or so years

ogo, an Anglo-Saxon Who saw a col imported from the south identified it as a "ealthrute" — foreign out — by prefore the Old English "weath," foreign, to "inpute"

The walnut stayed she foreign nut in every other northern Evoque languages: "Walnuss" in Dutch, "valuat" in Norwegian.

and so both.

At the face the Germanic Angle-Seasons invaded
factors in the 5th century,
the island was already inhabited by people known

as the Celts

Nanethriless, to the conquering Angle-Saxons the Cell was decread a "Weath," a foreigner, and "weath" is the word at the basis of the place names Wates and Costwall.

Wates and Costwall, it's also to origin of Walloos (the people of southern Belgium and their dielect) and the tentity names Wallace and Wateh.

Eventually, the English used the adjective Welsh as convey five sense of infesior or substitute: a Welsh past was fake pearl; Weish rabbit, or rarebit has nathing to do with rabbit — if refers to a dish of toasted bread severed with a melter cheese sease; a Welsh cricket was a bruse; and a Welshmen's hug was an field.

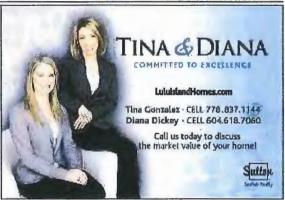
Also the word out slid down into the derogatory. In the 19th contury, and become equated with heard, wading to such phrases as to be off your

By the early 20th century, nut was used to describe someone who was recessirie, a sensymble.

In 2016, nut found a prime candidate for its derisive meaning in a certain political preson making headlines past over the bisder.

I fervently hope this particular and will fall on inferfile ground and not end up defining half o confinent. Soone Elabots a willer

Sabine Eighte Is a write and an idsturian (Members Shaw.ca/SEiche)



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Where: South Arm

Community Centre 8880 Williams Rd.

Richmond

When: September 13, 2016

Time: 6:00 - 8:00 pm

South Arm Community Centre
September 13, 2015
S.CO. B.ODpm
William Process
Community Contre

The Sanders Warter Flarency Corrain cory

Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact: Stefan Slot

> Development Manager - Townline 604-276-8823, ext 205



TOWNLINE

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Question #1 $\stackrel{ }{-}$	The Open House boards illustrate the views of the proposed development from five
different poin	ts within the future park. Do you have any concerns about how the proposed additional
height of one	of the buildings would look and feel from inside the park?
1. 01	The storm the time t
() M	and SID Of it abean offer
0	
uny	is Convierce.
V	
Ouastian #2	The proposed revisions will create increased shadowing on parks lands in winter time
- 1	nours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you
	terns regarding the increased shadowing within the future park?
liave ally colle	erns regarding the increased shadowing within the ruture park:
	+ - + 1
NO	I the tra difference in within thank
- 7	
N	always fair lain.
	One of the proposed buildings will be higher than currently allowed in the zone for The
1	ed on the public views of the building from different locations in nearby areas, as shown
n the Open H	ouse boards, do you have any concerns about this increase in building height?
Ab	I NA CONTERN SIA OK.
1	

-	d back) parki	ng for 21 c	of 23 units.	Do you have a	roposed townhounny comments ab	out parking ar	rangements?
1	arking	Apar	e er	inish s	KOK		
**	()			1			
-	n #5 – Do you nhouses?	support th	ne proposed	l new develop	ment including t	he ten-storey l	ouilding and
	. 1						
	405				-		
	·						
					Water -		
Dlassa N	ovide other	omments	that you w	ould like to sh	ars		
r lease p					higher	14.1	to I
	1) un	1 / 0	fer	mine	righer	- again	went,
	- ME						



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional

No corcers Looks Fine

Question #2—The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No corcers As wreek Time not over the force of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No corcers

•	4 – As shown in th back) parking for 2	•					
•	PARKING		-				
			-				
						·	
	5 – Do you suppor	t the proposed r	new deve	lopment incl	luding the ter	n-storey buildin	g and
the townho							
75	3						
,						•	
	***************************************				· ·		
Please prov	vide other comme	nts that you wou	ıld like to	chare			
	nde other comme	nts that you wot	aid like to	Silaic.			
100							
							



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Question #1 – The Open House boards illustrate the views of the proposed development from five
different points within the future park. Do you have any concerns about how the proposed additional
height of one of the buildings would look and feel from inside the park?
NO. I THNK IT LOOKS GOD, AND WON'T RE
VERM NOTICEARUS FOR MOST PEDPLE.
,
Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time
between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you
have any concerns regarding the increased shadowing within the future park?
NO 7 711 W 37 1 A LANGE ADDITION OF PARTY
NO. I THAK IT IS A MAKER ADOT'L IMPACT
Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The
Gardens. Based on the public views of the building from different locations in nearby areas, as shows
in the Open House boards, do you have any concerns about this increase in building height?
NO, IT IS MUDE

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?
NO. I TITUE IT IS PERFORMISE. I LIVE WORE LIVE THAT MUSELF! DELIEN IS NICE
LIVE IAM I FINSELL: OFCIEN 17 NICE
Question #5 - Do you support the proposed new development including the ten-storey building and
the townhouses?
YES. TO LINE HAS DONE A FRONT JOE ON THE PROJECT SO FOX I AM SURE I'T WILL FNISH OFF WILLY WICELY.
THE PROJECT SO FAX I AM SURE IT WILL FNISH
OFF NICELY
Please provide other comments that you would like to share.
ALL 400% trads from Committy MEETING! GET'S GET ON WITH IT:
ITT'S FET ON WITH IT:



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

No. 015	mgs would look and	feel from in		of make	a differen
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Question #2 - The propose petween the hours of 12 no nave any concerns regarding the people winter.	oon and 3 pm as id	entified in b adowing wi	lue on the Shado thin the future pa	w Studies Boar ork?	rd. Do you
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Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem
(front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?
Maybe, depends on the price.
Question #5 – Do you support the proposed new development including the ten-storey building and
the townhouses?
No as we are covered by those buildings anyway
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Please provide other comments that you would like to share.
who are very concerned about the traffic pattern change as the current Massey trained
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TOWNLINE

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

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TOWNLINE

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additiona height of one of the buildings would look and feel from inside the park?
Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?
Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height? No profession with nicrease by 23 units.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?
Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?
Please provide other comments that you would like to share.

TOWNLINE

The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

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Please provide other comments that you would like to share.
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The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

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Excerpt from the Minutes from The Design Panel Meeting

Wednesday, October 19, 2016 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

3. DP 16-741981 – SECOND APPLICATION FOR THIRD PHASE MIXED USE DEVELOPMENT COMPRISED OF 10-STOREY AND 3-STOREY RESIDENTIAL BUILDINGS (168 MARKET UNITS & 12 LOW END MARKET RENTAL UNITS)

APPLICANT:

Townline Gardens Inc.

PROPERTY LOCATION:

10780 and 10788 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Stephen Slot, Development Manager, Townline, Architect Joseph Lau, ZGF Cotter Architects, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the north façade of the project is not as successful at reading like a miniature cityscape as viewed from the park; buildings look disjointed and some building elements appear pasted on;
 - As noted at panel, the model was damaged during transportation. Due to the "frame" not being on the model when it was presented, we believe that this de-emphasized the miniature cityscape concept of our design. The panel did note that the concept was clear on the renderings and other presentation material. Also in response to panel comments, we have lifted the northwest frame up one level to create a clearer read on the north volume and eliminated the 'tacked-on' feel of the expression.
- lower portions of the proposed ten-storey building appear tall; many floors look the same; the building massing appears more prominent when viewed from the park;

We have taken steps to break up the façade on the courtyard side on Building E1. We have set up a more gradual/progressive shift in form and texture on this façade that we believe has broken up the mass and improved the

proportions of the building. By adding the 'zig-zag' balconies from level 8 to levels 6 and 7, there is a cleaner read in the shift of the massing as it runs up the building. Both the "base" of the building and the transition to the upper, recessed tier is also more clearly read.

• consider a more continuous design for the lower portions of the ten-storey building; carefully designed townhouse buildings work but the design of the ten-storey building is not as successful;

As noted, we have made changes to the façade to improve on the continuity and clarity of our design.

• consider a larger setback at the 4th or 5th level of the ten-storey building; the low datum line and multiple storeys above it makes the ten-storey building appear heavy;

As noted, the introduction of the level 8 expression onto level 6 and 7 has made the read of the lower base levels read more clearly. The brick frame of the will be lifted on the north and west corners to visually bring up the datum.

- appreciate the overall scheme for the proposed development; "neighbourly" moves, e.g. creating interesting corners, introducing setbacks to the buildings behind the guardrails, and introducing bandings reduce the massing of the tenstorey building;
- the cluster of three 3-storey townhouse buildings are an improvement over the original proposal for a 4-storey apartment building;
- concerned about thermal bridging; thermal breaks for projections are difficult and expensive; concrete projections and fins act like "radiators";
- increasing the height of the building from eight to ten-storeys is not a concern; however, diminishing the height and massing of the additional upper floors is challenging; the applicant's approach to lighten the two uppermost floors appears more successful in the renderings than in the model; consider alternate ways to lighten the two uppermost floors, e.g. changing the proposed window specifications and wall systems; also consider design development and change materials for the wood soffit to visually reduce the apparent height of the tenstorey building;

The wood soffit of the roof overhang has been deleted to eliminate the cornice/cap effect as noted by panel. The transition up to the uppermost tier is more gradual as noted above.

 appreciate the proposed roof terraces in townhouse building "F2"; consider introducing skylights or glazing at the stairs to introduce natural lighting inside the townhouse units;

Glazing into the stair well has been added to the stair pop up to introduce natural light into the stairwell.

nice project; provides beautiful views of the park to the north;

- the project is on the right track from a sustainability perspective;
- proposed window design of buildings create an opportunity for good views to the park; however, it is also a thermal comfort concern; applicant needs to address this issue;
- extensive use of spandrel glass is also a concern from a thermal performance sustainability perspective;

All spandrel panel is backed by an insulated drywall, back-up wall. While the exterior of the building reads as large field of window wall, from the interior, the wall reads more like punched openings. An energy model was already performed for Building E2. Due to the insulated, drywall backup wall being implemented on the window wall system, we are actually surpassing the required performance values. The same exercise will be performed for Building E1.

the project's target of four energy points with residential heat pumps may not be achievable;

This is a target only. The LEED certification is not being pursued.

 use of LED lighting and low-flow fixtures will enable the project to gain more energy points;

All common area lights will be LED and all fixtures will be low-flow.

appreciate the applicant doing enhanced commissioning for energy credits; applicant needs to engage the commissioning agent as soon as possible; also appreciate the applicant doing measurement and verification to gain energy credits; not normally done in projects due to the additional costs involved;

The panelist was reading from an older DP submission. We are not pursuing points for either enhanced commissioning or verified measurements for this application as we currently have enough to satisfy the requirements.

- proposed use of compact fluorescent lighting is outdated and not currently considered a sustainable energy strategy; consider instead using LED lighting which is a more recent approach;
 - All common area lighting will be LED
- appreciate the affordable units will include universal design features; applicant needs to include detailed unit lay-outs in future presentations of the project;
 Boards with larger scale unit layouts were available at panel but were not viewed.
- consider replacing swing doors in bathrooms of apartment and townhouse units with sliding doors (i.e., barn door type or pocket doors) to enhance accessibility and provide more floor space;

Where possible, sliding doors will be implemented.

agree with the comment that the proposed townhouse buildings are an improvement over the previous proposal;

- consider design development to the two uppermost floors of the ten-storey building as they currently appear "placed on";
 As noted above.
- appreciate the height of buildings stepping down towards the highway;
- reconsider the reveal at the corner of building "E2" and consider a continuous treatment to read more as a façade that wraps instead of having a notch at the corner;

The break in the roof is to follow the inside corner condition below. The cut corner of the roof will be maintained to mimic the massing below it. This also helps to break up the massiveness of the roof plane as viewed from the street level.

townhouse residents should have access to the green roof to get views to the park;

The space above the bike pavilion has been made accessible to the Building F3 townhome units, providing residents with additional outdoor space. The green roof material has been replaced with artificial turf to enhance its usability for residents and raised planters provide a space for gardening for the residents.

- the proposed development is an improvement over the previous proposal;
- proposed increase in the height of building "E1" is not a concern; views of buildings from the park works well and gives the park a feeling of enclosure;
- appreciate the proposed cluster of townhouse buildings; hope that the future development of the park will achieve its fullest potential and commensurate with the quality of development facing the park;
- appreciate the wider walkway in the pedestrian mews;
- consider design development to the north end of the pedestrian mews to enhance the sense of openness from and to the park; look at the proposed structures and planting at the north end of the mews;
 - The feature trellis at the north end of the mews will be designed as a tall, open cantilevered structure as demonstrated in Section G on sheet L-2.1. This structure will mark the plaza as the focal point of the mews and establish a strong visual connection with the public park to the north and the urban village to the south. The cantilevered design minimizes the number of posts at the ground plane allowing for various site furnishing opportunities, while the angled roof structure opens to the north and south further enhancing visual connectivity and openness through the structure.
- consider introducing interesting paving materials for the internal roads in the cluster of townhouse buildings; look at precedence in the Olympic Village;

Concrete banding has been introduced in the internal roads in the cluster of townhome buildings to break up the asphalt.

- planting plan symbols in the plans provided by the applicant are hard to read;
 Planting Plans on sheets L1.1 1.3 are at 1/8" scale. Tree fills have been turned off to improve the readability of the plant symbols.
- support the project and look forward to the City developing the park to match the quality of the proposed development;
- in relation to a previous comment, consider shifting up the brick frame on the south corner in building "E1" so the setback will be above it; will raise up the outlines of the ten-storey buildings when viewed from the park; and
- agree with the comment that residents of the proposed cluster of townhouse buildings should have access to the extensive green roof over the bicycle pavilion to access views to the park.

Townhouse F3 will have access to the roof above the bike pavilion in lieu of having access to the park views to the north. The extensive green roof will be replaced with artificial turf to enhance usability. Raised planters will be placed to allow for gardening opportunities for residents.

Panel Decision

It was moved and seconded

That DP 16-741981 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit

No. DP 16-741981

To the Holder:

TOWNLINE GARDENS INC.

Property Address:

10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND

12733 STEVESTON HIGHWAY

Address:

C/O JOSEPH LAU, ZGF COTTER ARCHITECTS

901 - 838 WEST HASTINGS STREET

VANCOUVER, BC V6C 0A6

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans 1 to 28 attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

Development Permit No. DP 16-741981

To the Holder:

TOWNLINE GARDENS INC.

Property Address:

10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND

12733 STEVESTON HIGHWAY

Address:

C/O JOSEPH LAU, ZGF COTTER ARCHITECTS

901 - 838 WEST HASTINGS STREET

VANCOUVER, BC V6C 0A6

AUTHORIZING	RESOLUTION NO.

ISSUED BY THE COUNCIL THE

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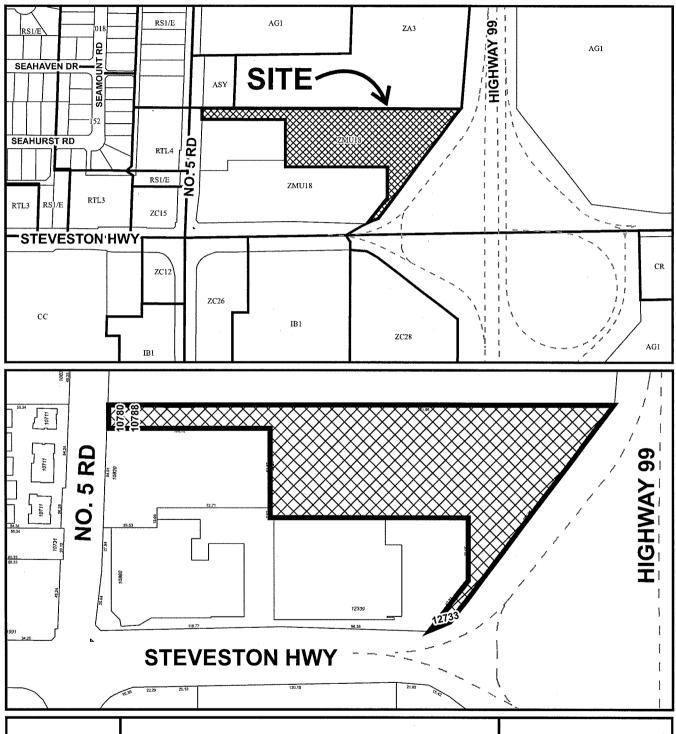
DELIVERED THIS

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MAYOR



City of Richmond





DP 16-741981 SCHEDULE "A"

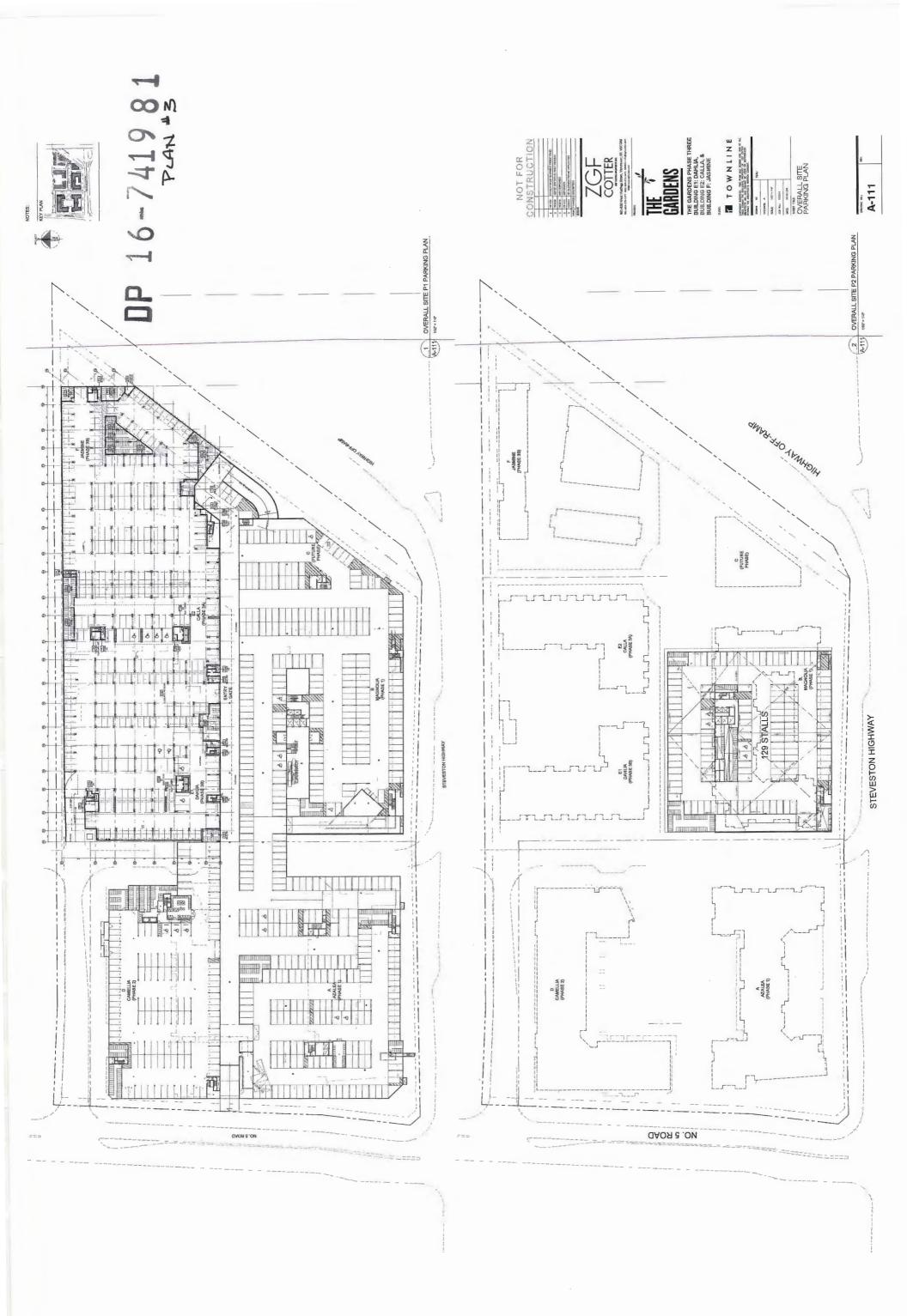
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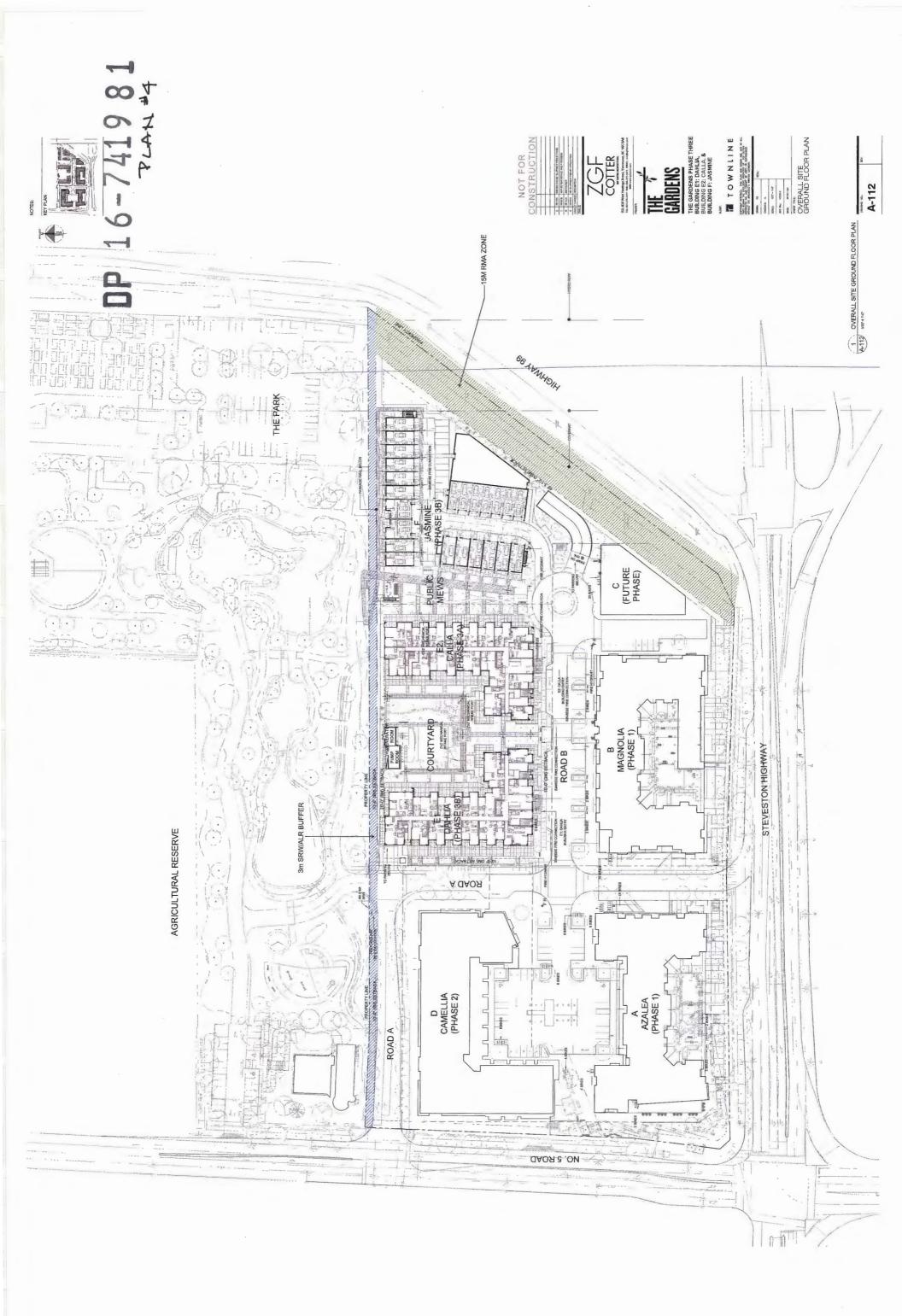
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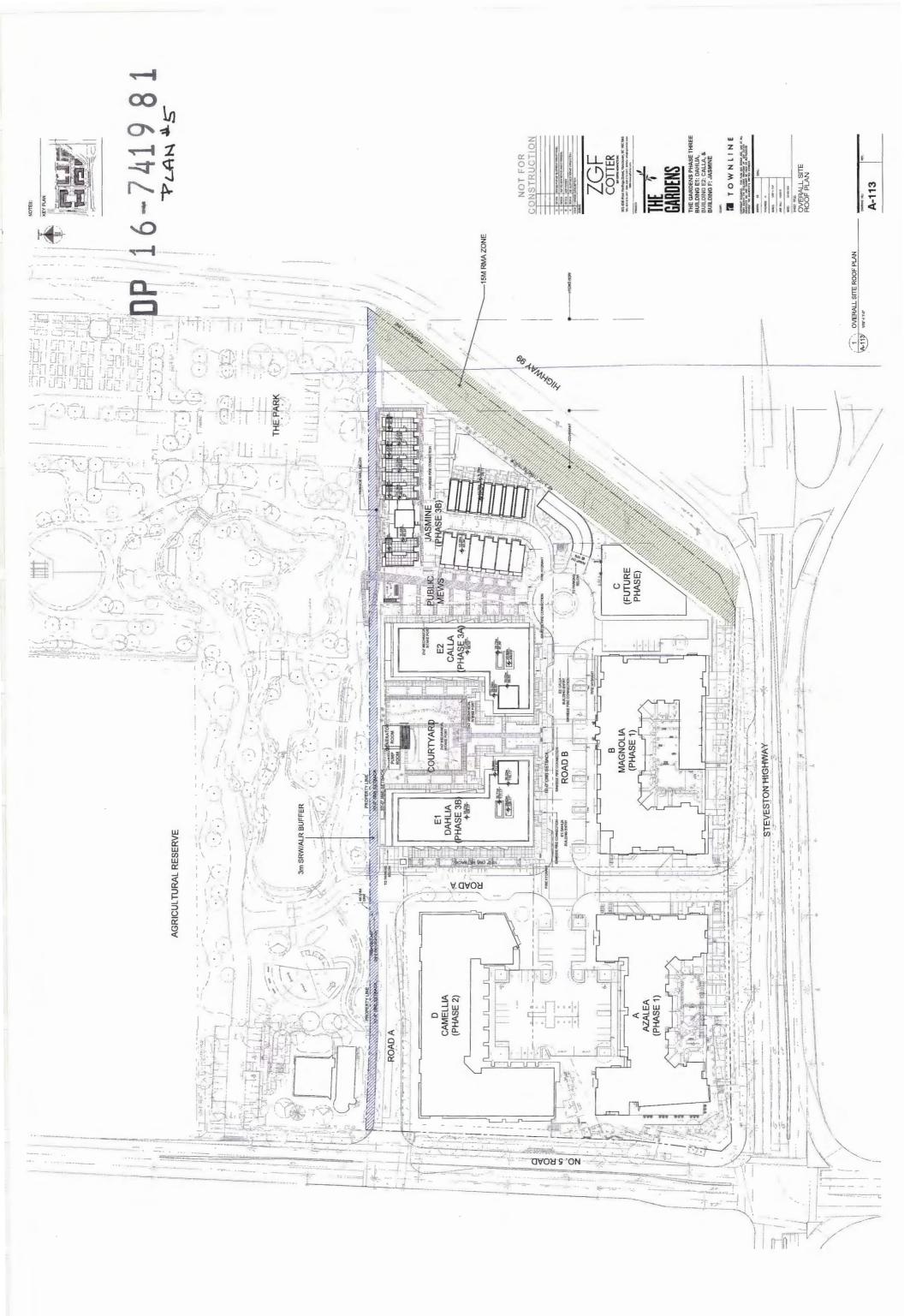
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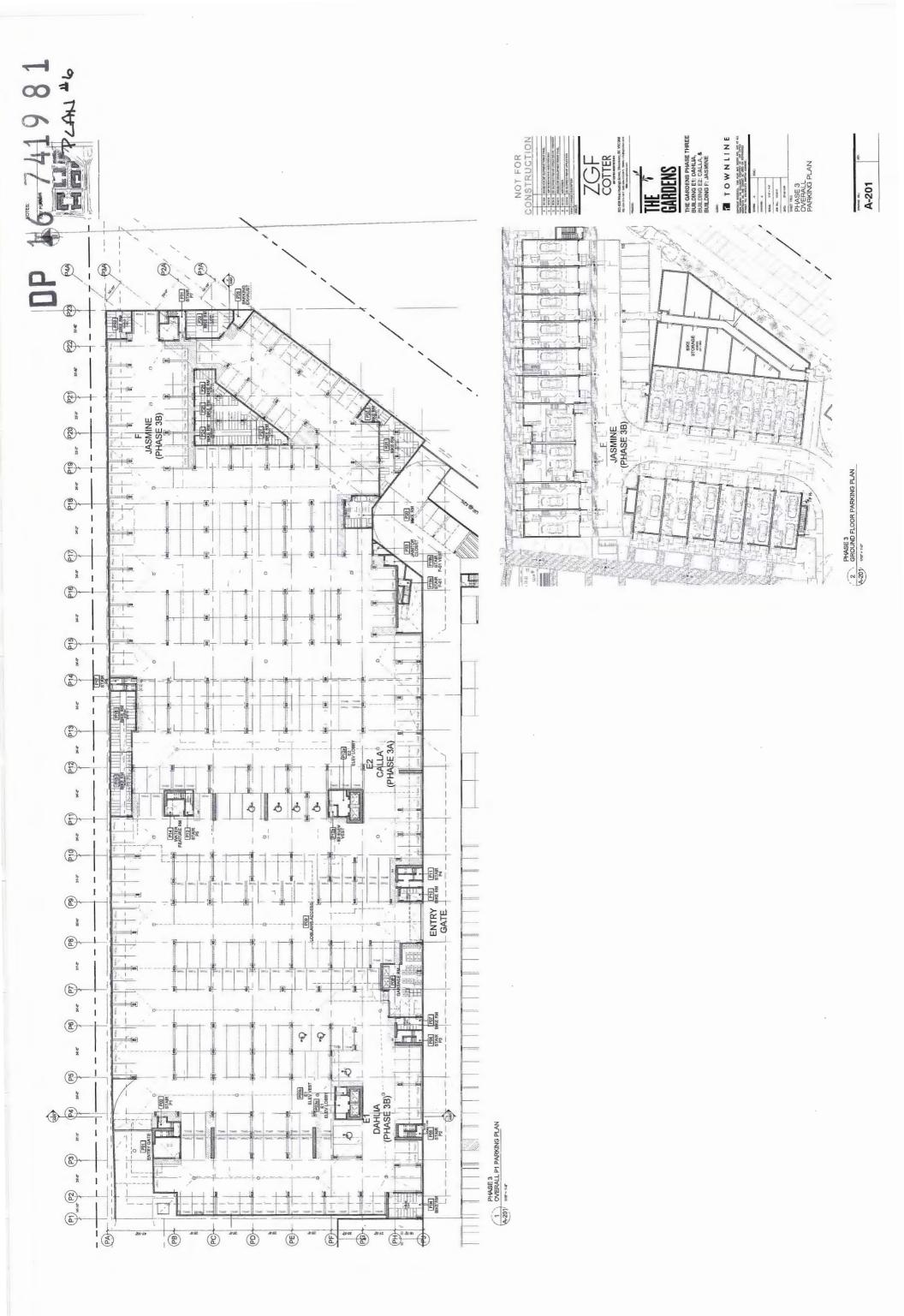


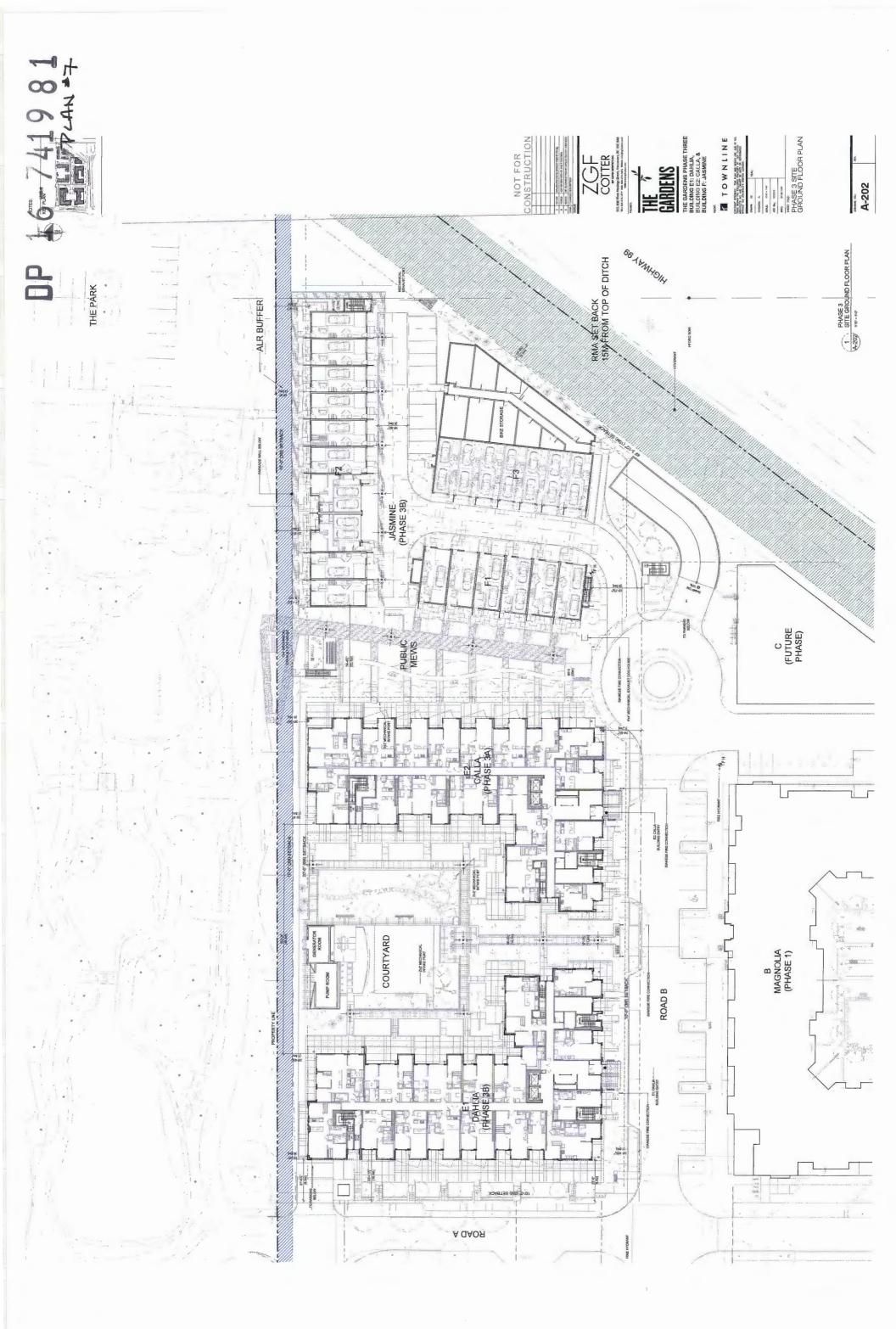
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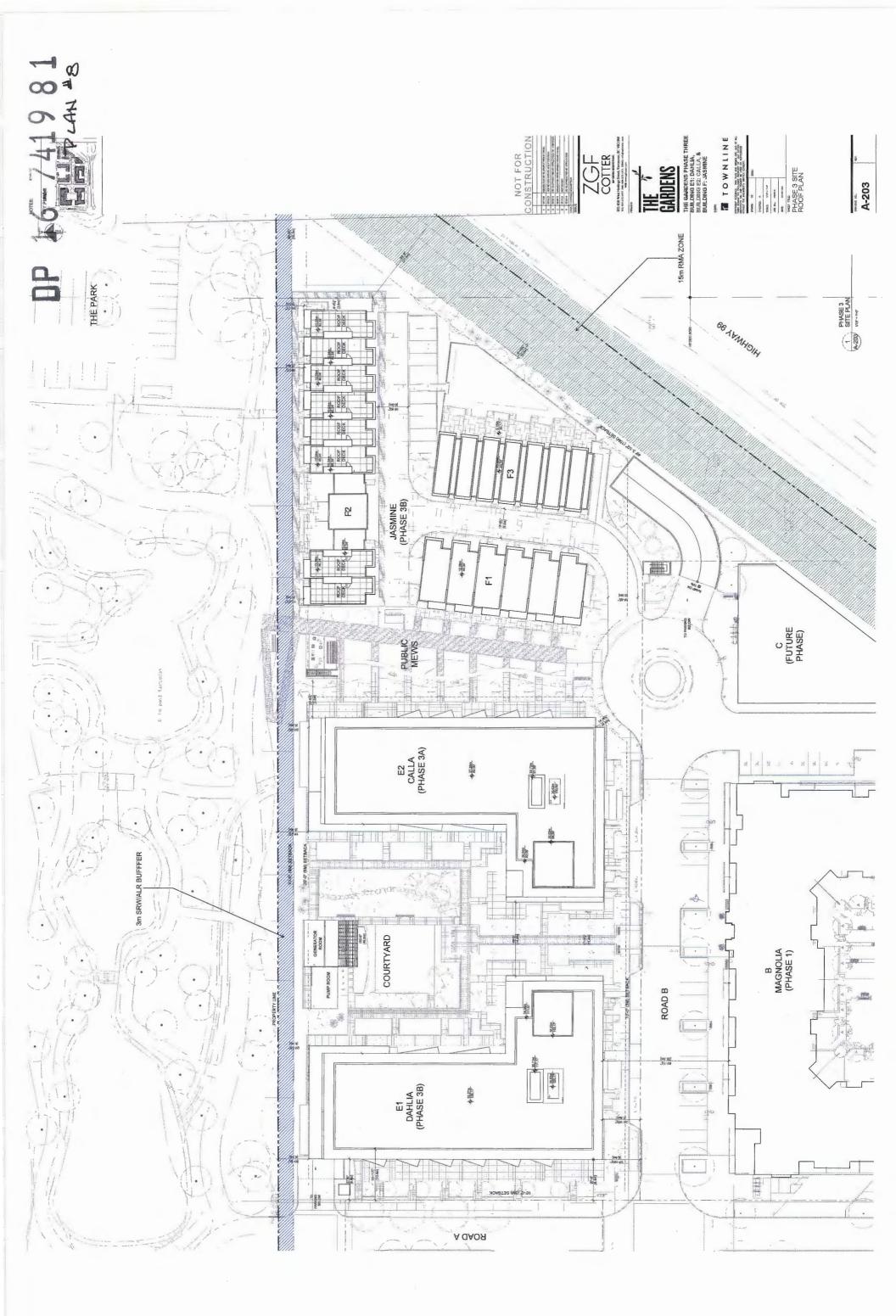


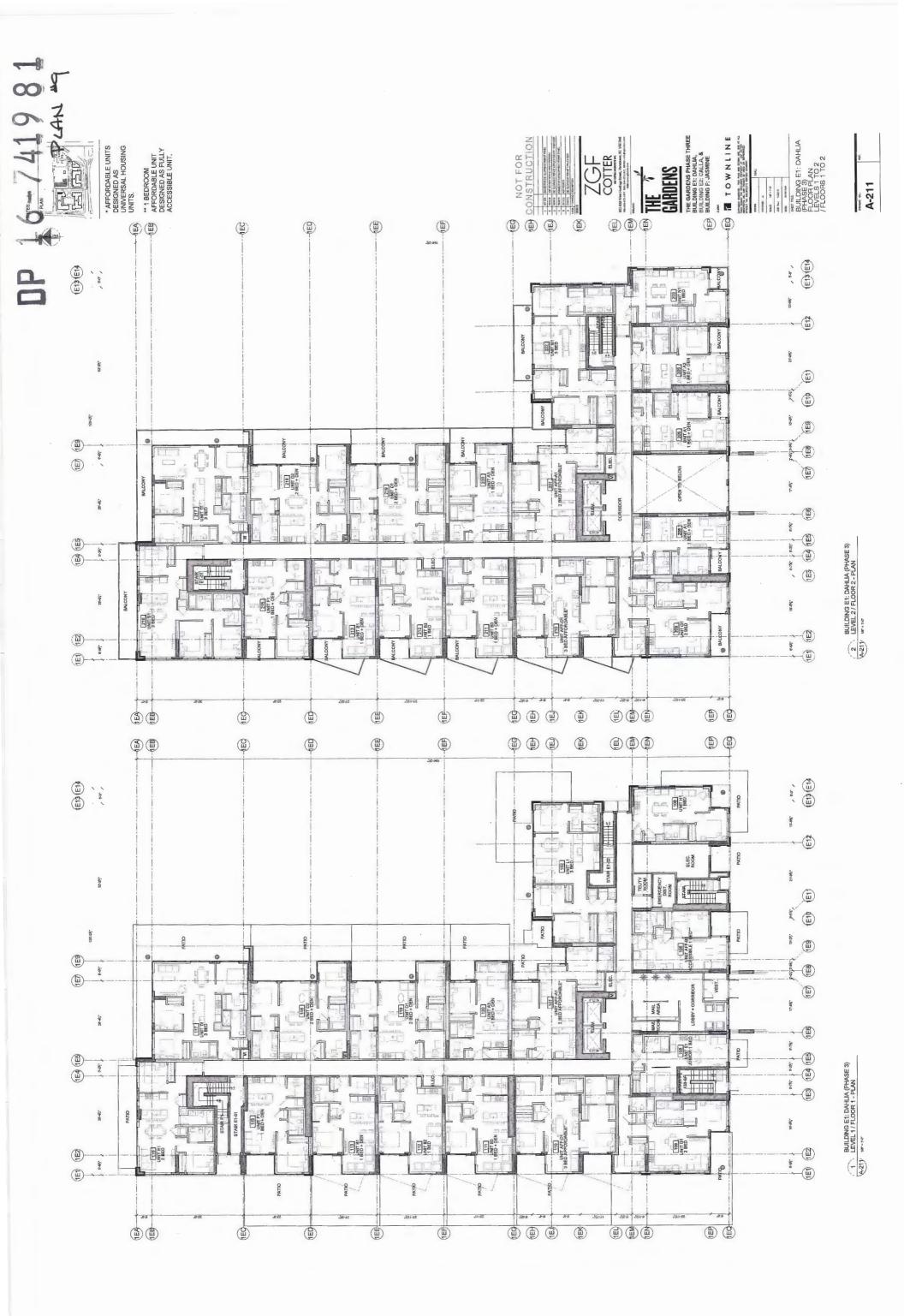


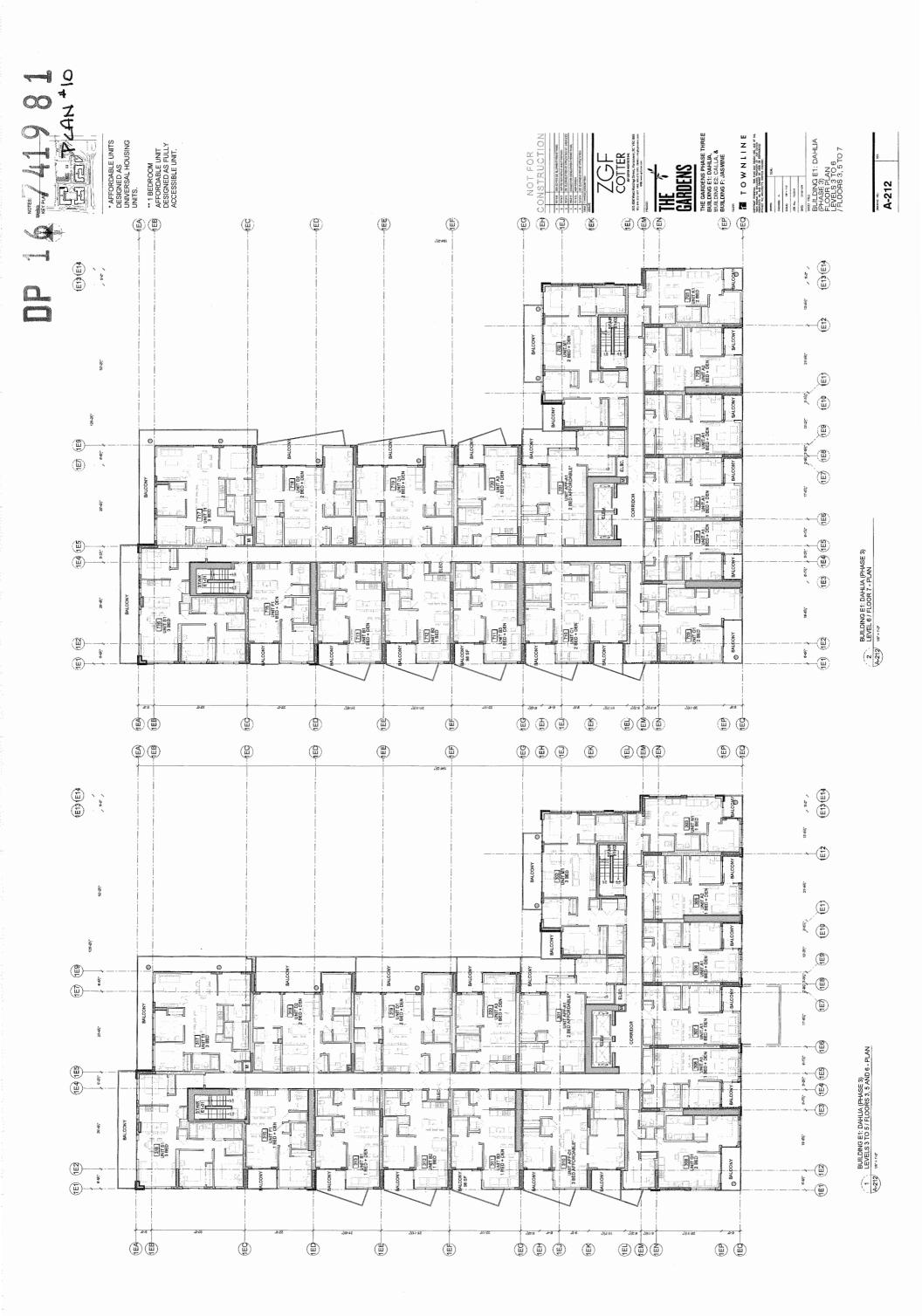




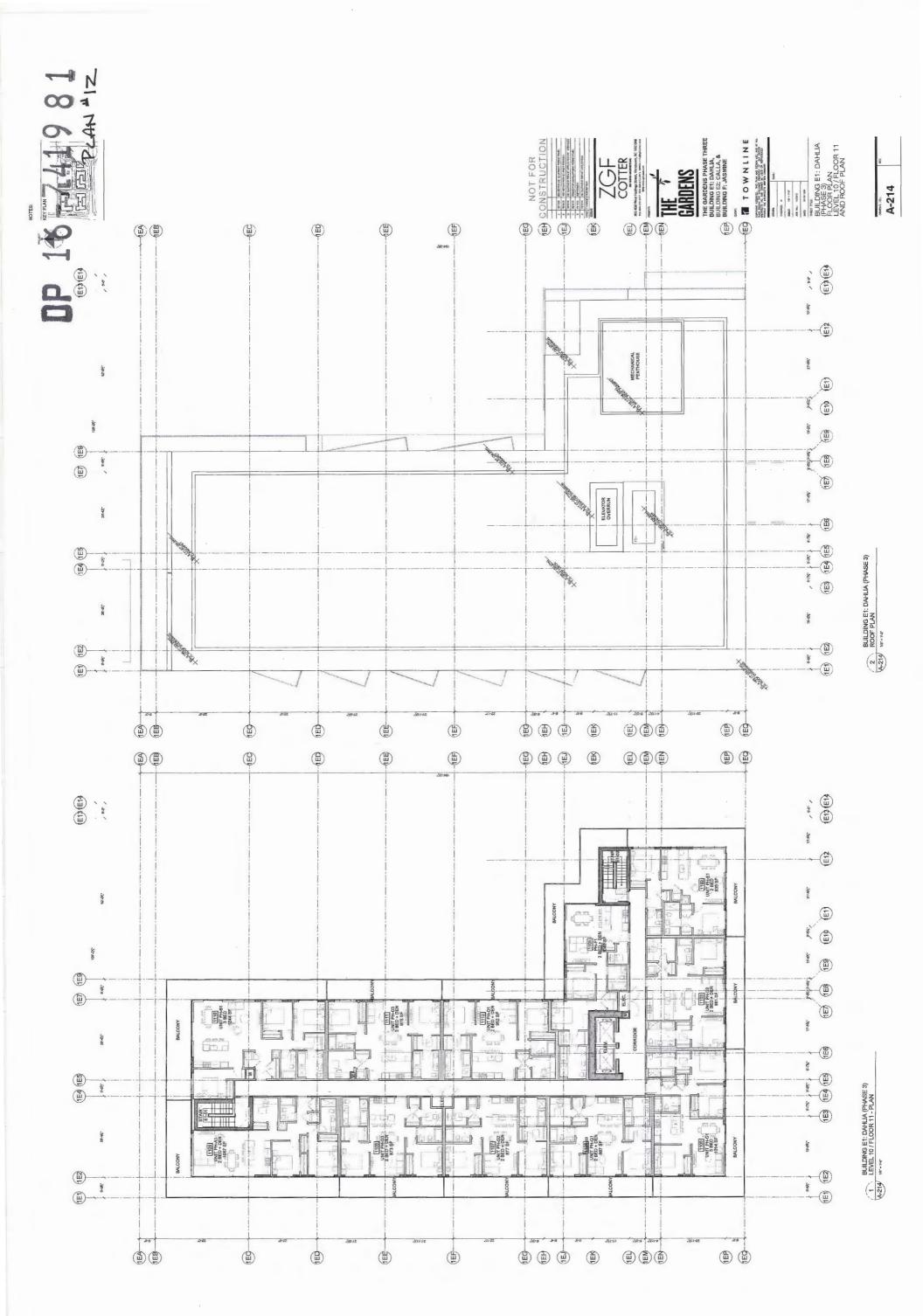




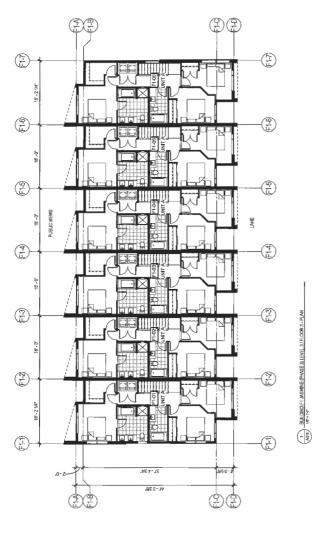


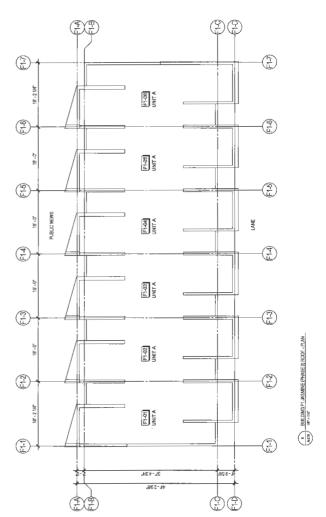


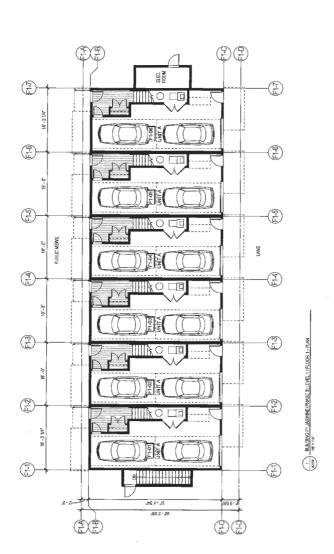


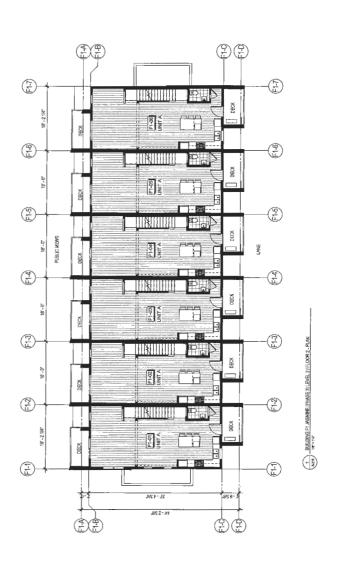


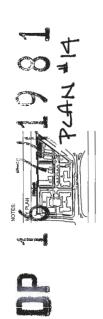




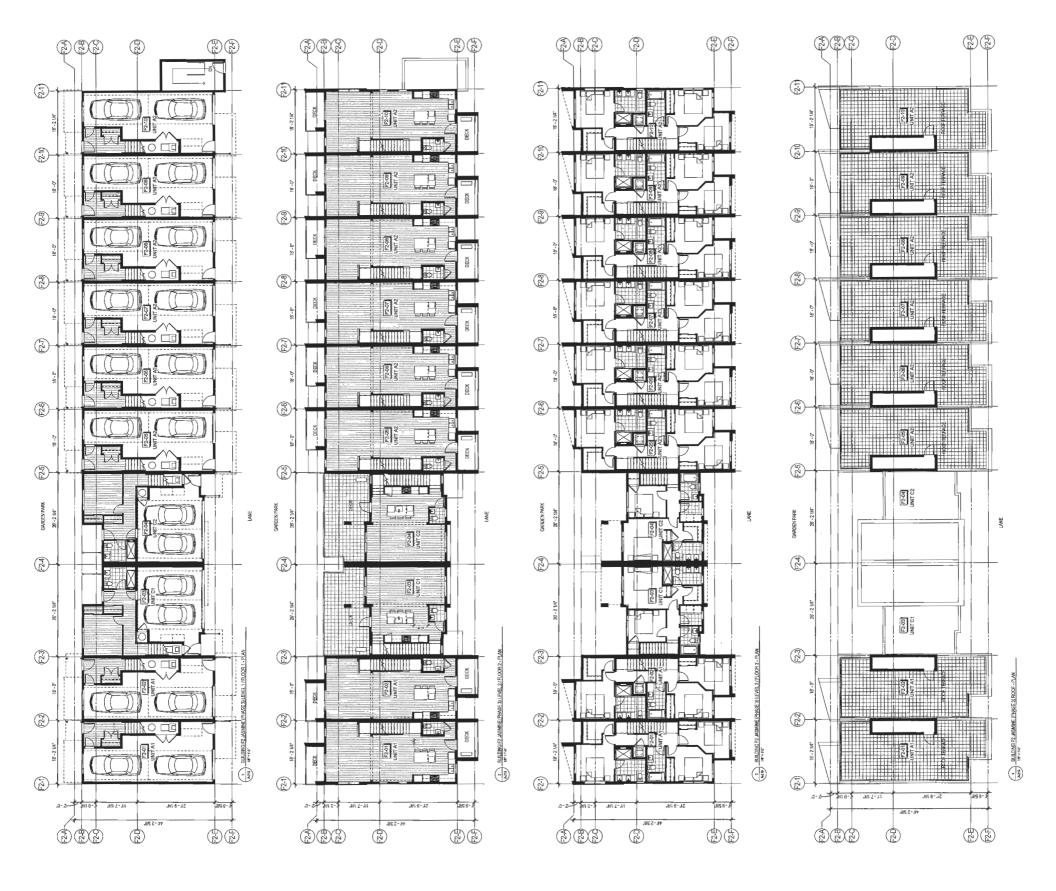


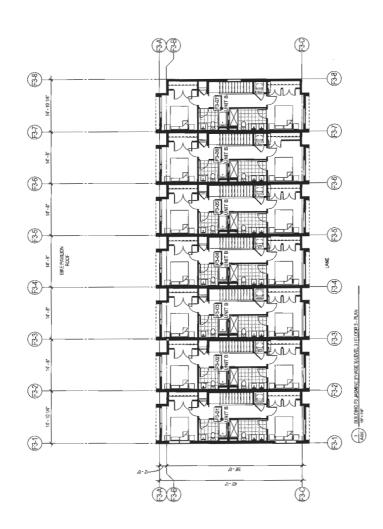


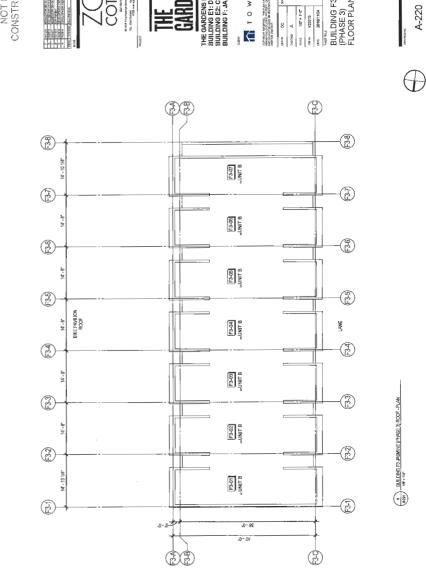


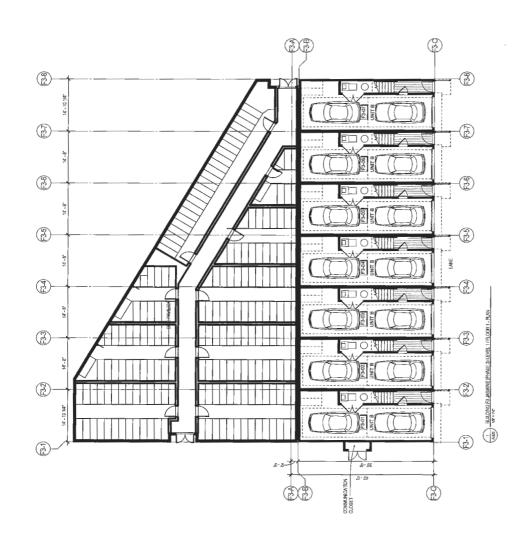


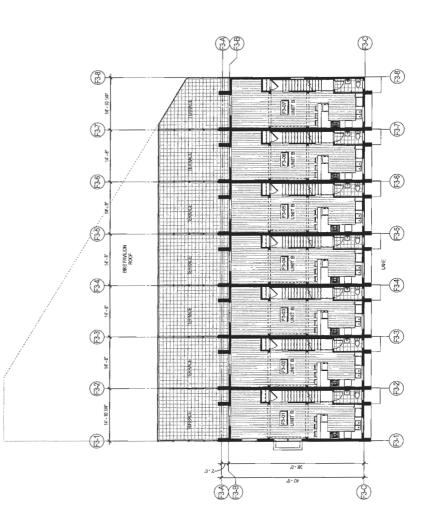


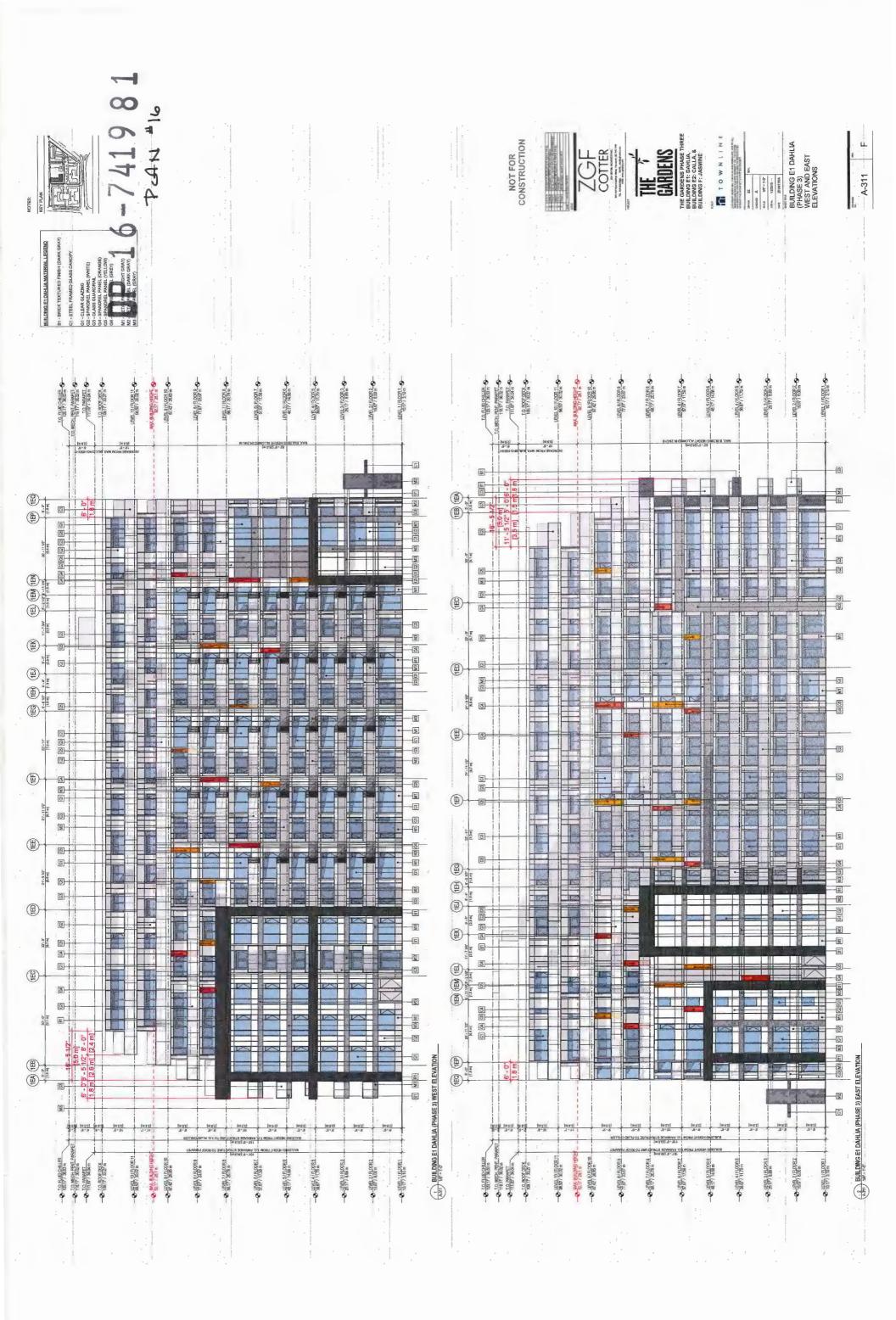


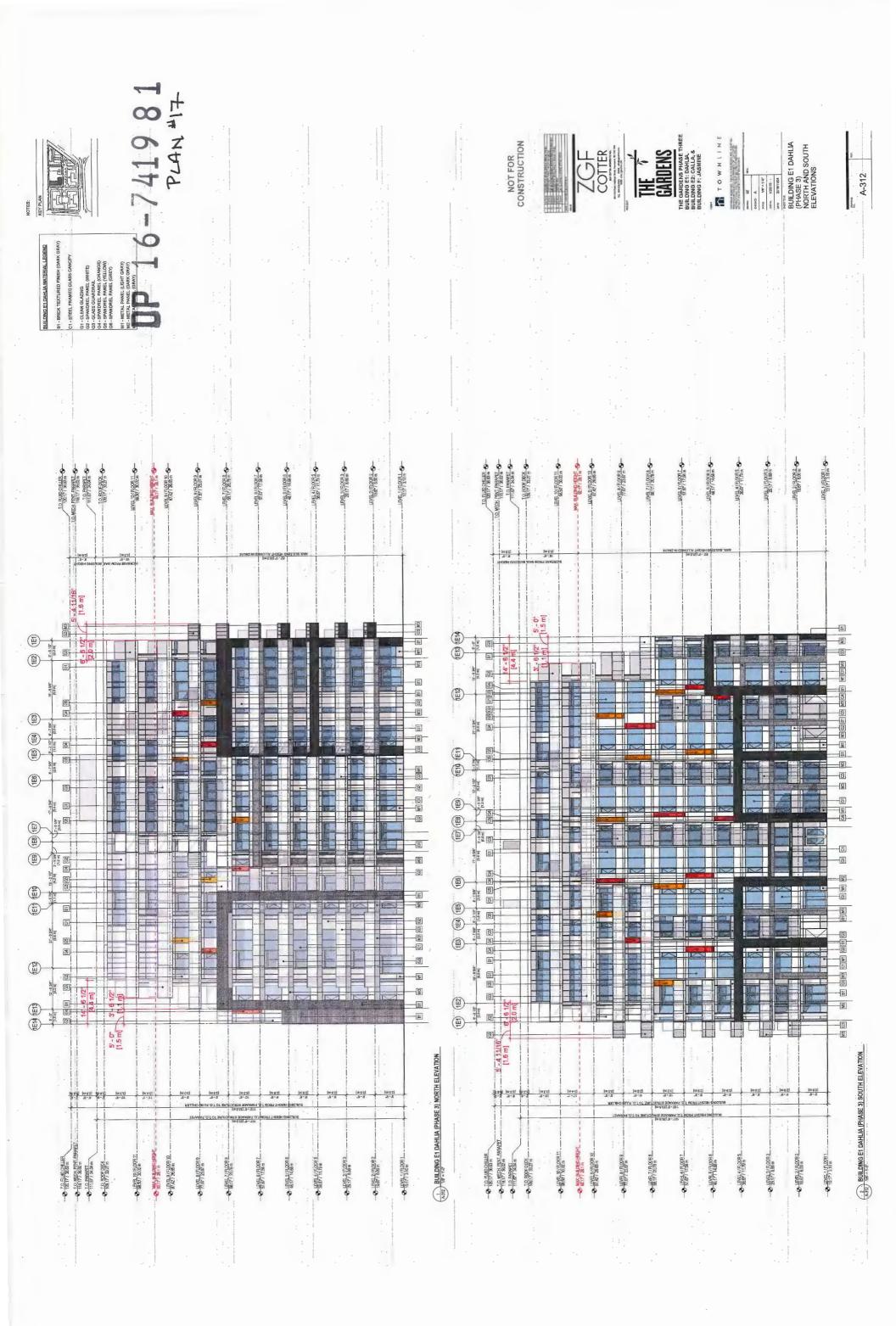


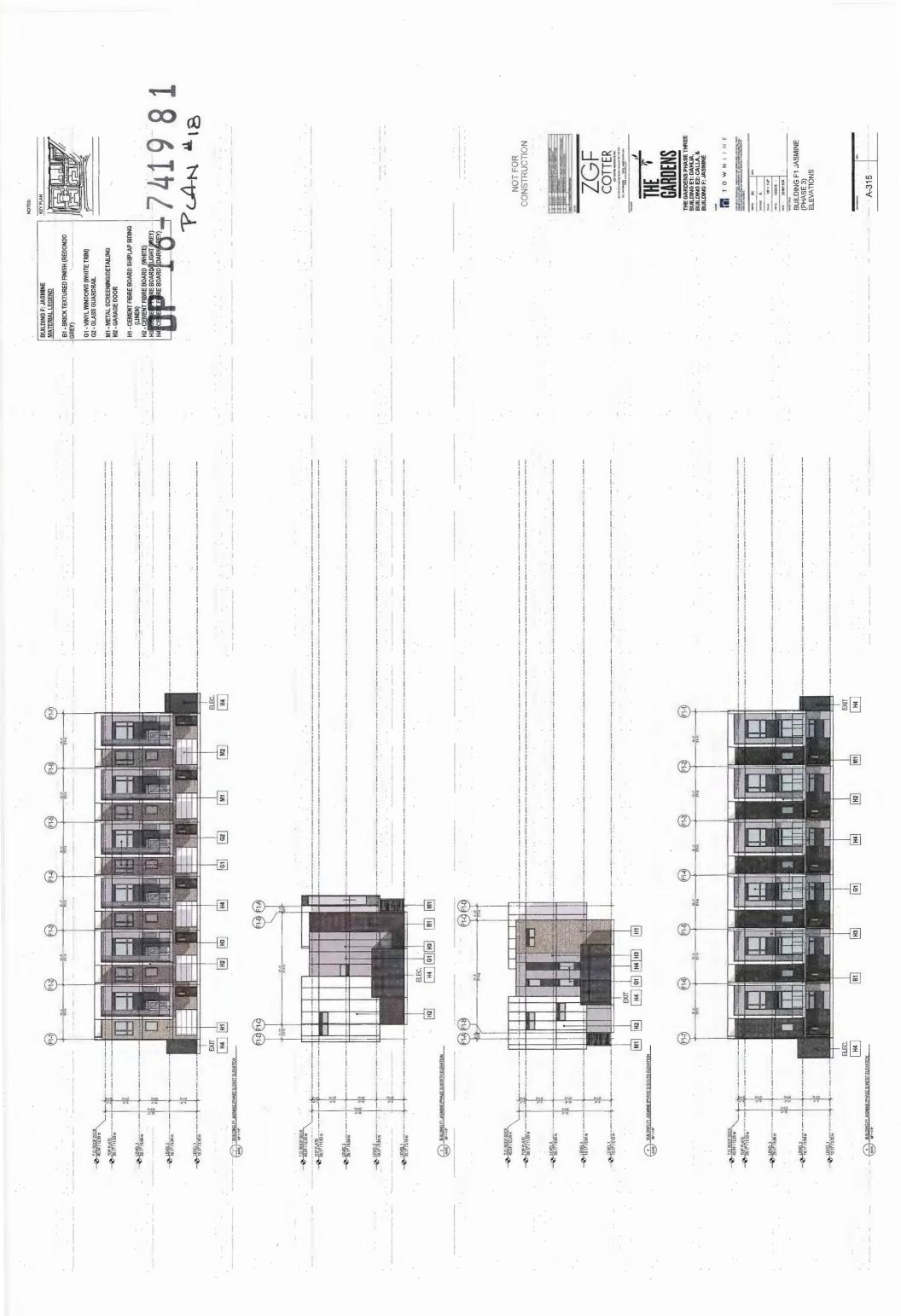




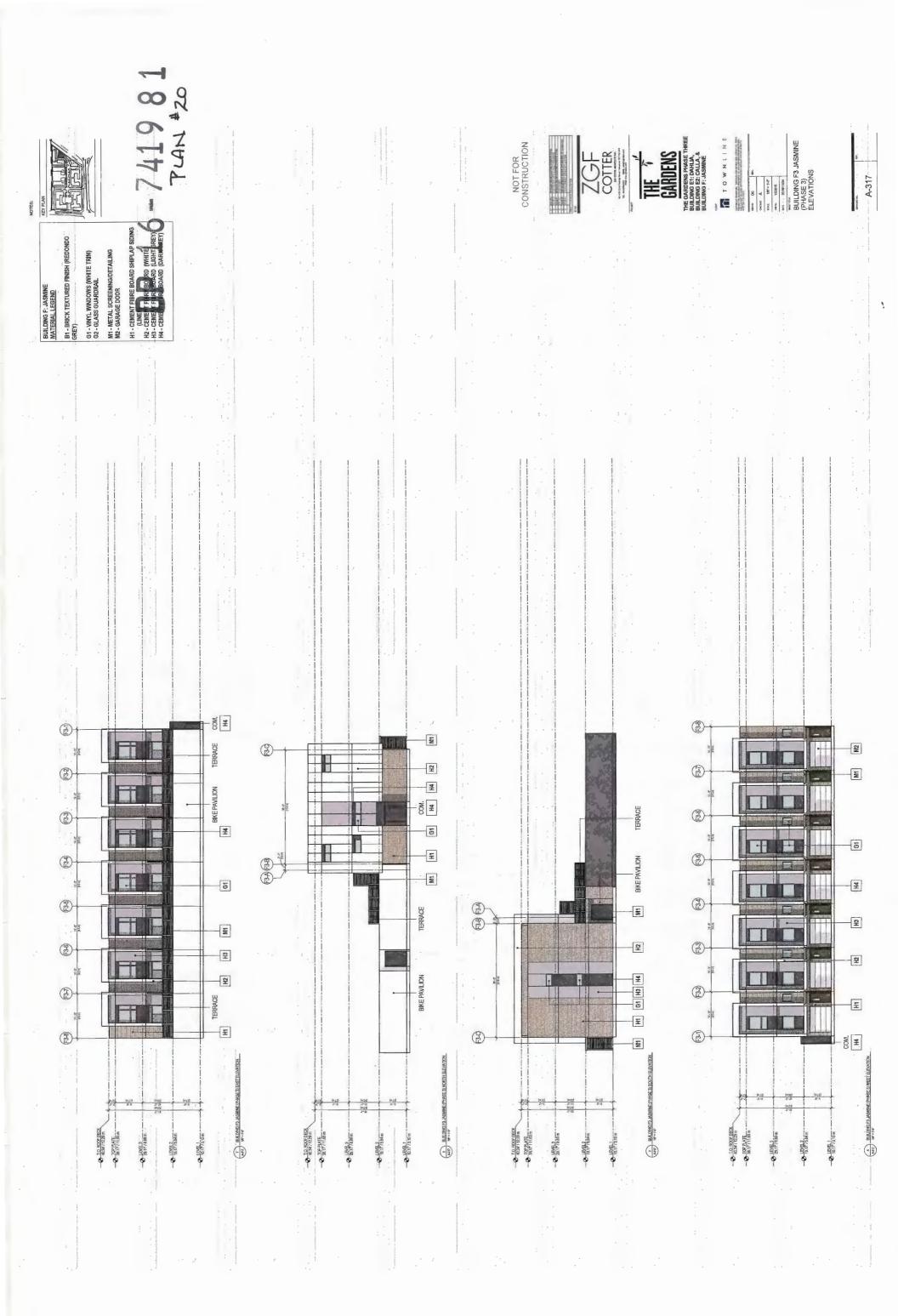






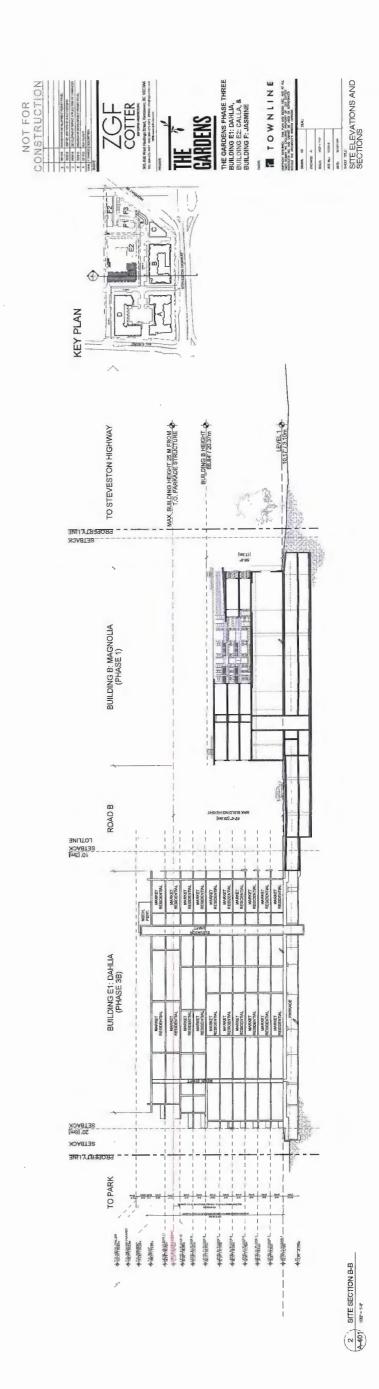








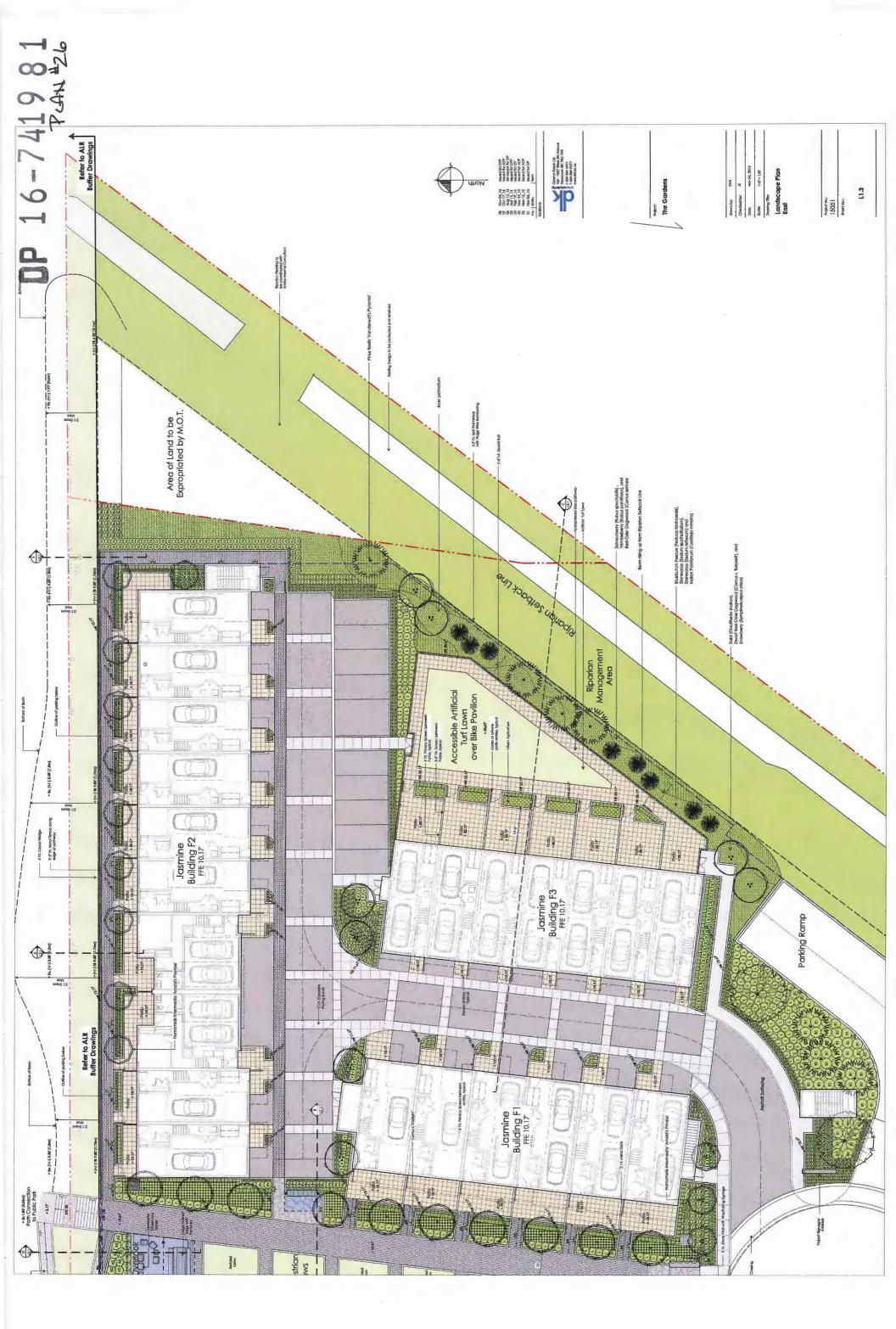


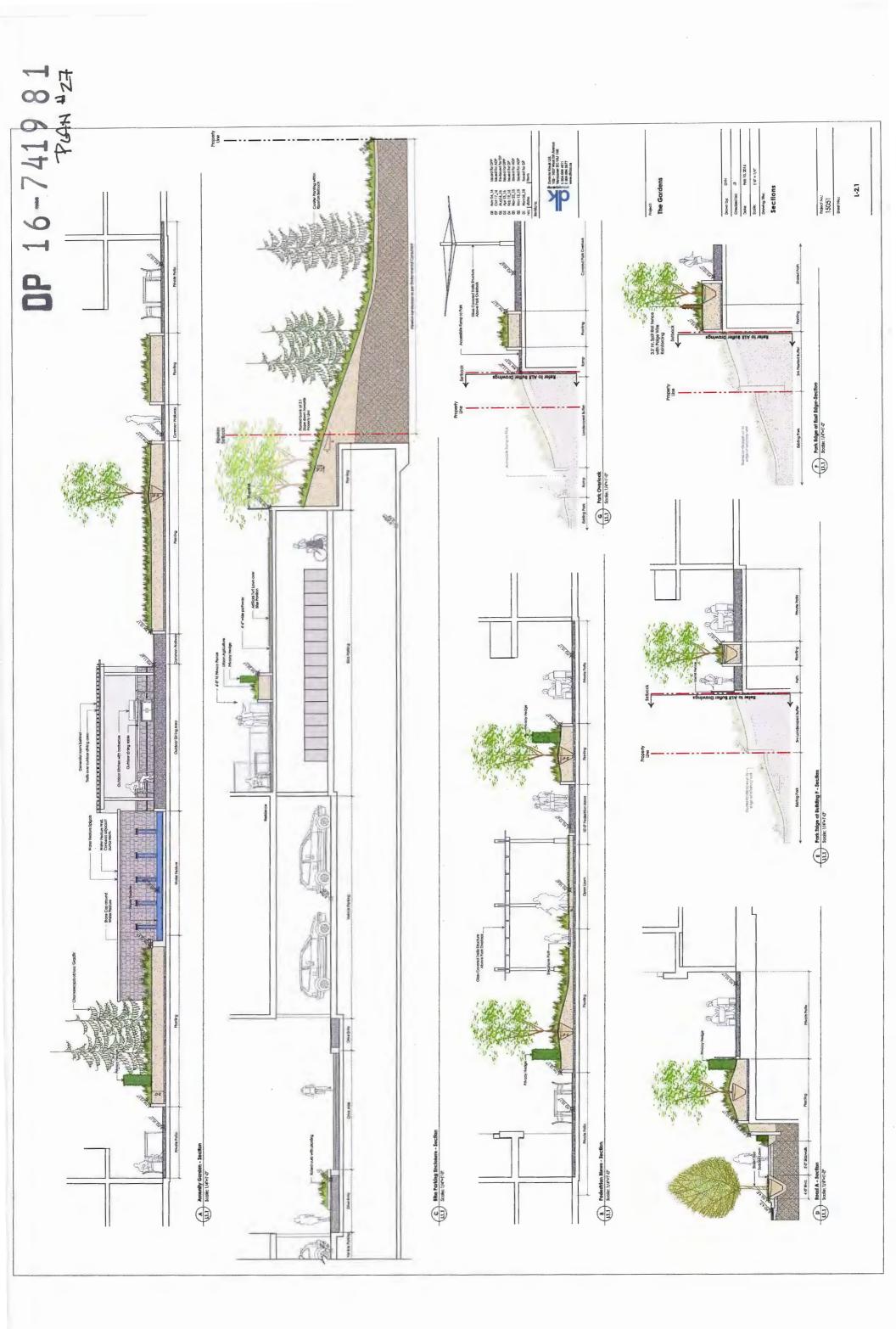






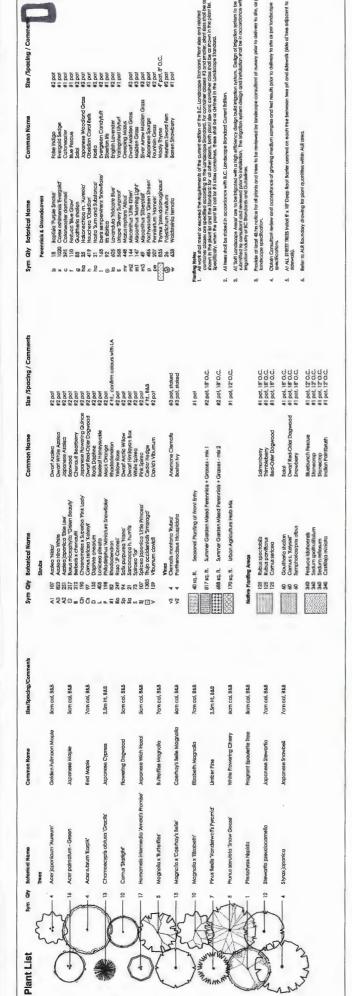


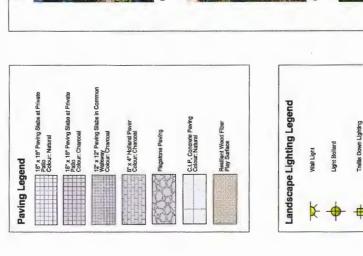
























DECEMBER 21 @ 9AM

JUNE 21 @ 9AM



DECEMBER 21 @ NOON



DECEMBER 21 @ 3PM



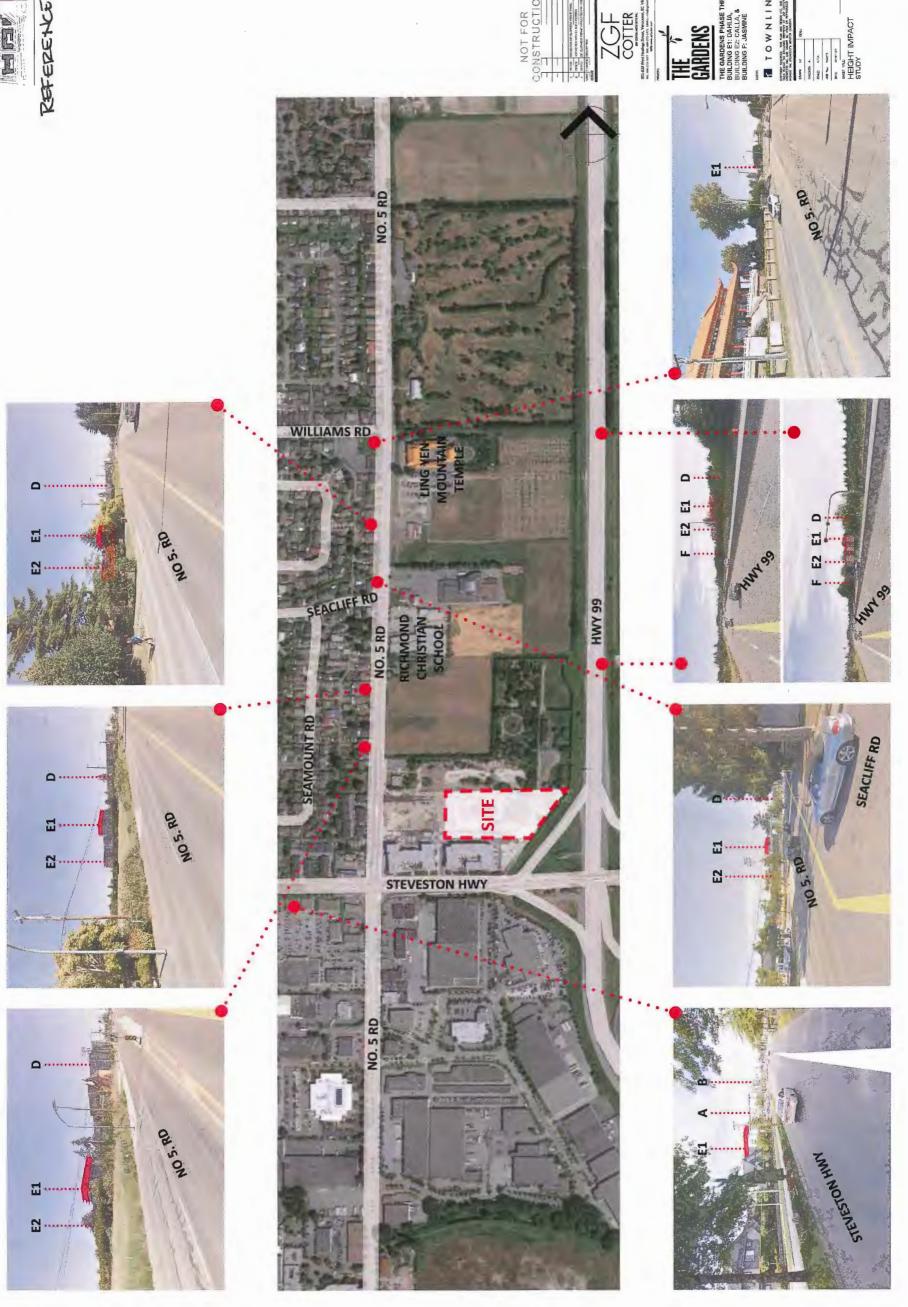
MARCH/SEPTEMBER 21 @ NOON

MARCH/SEPTEMBER 21 @ 3PM

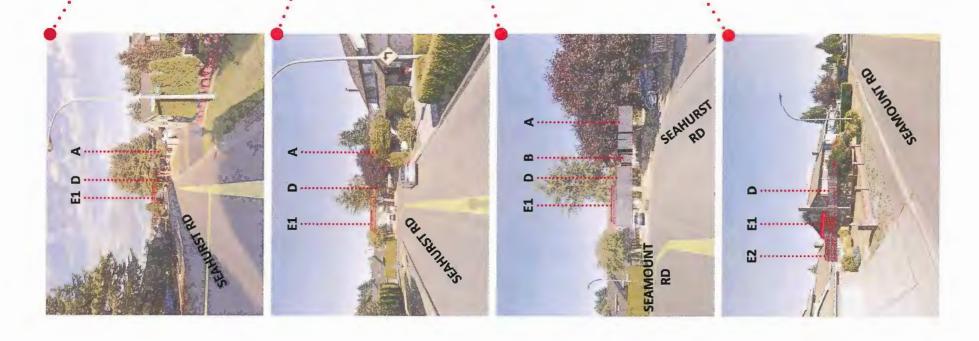
JUNE 21 @ NOON



JUNE 21 @ 3PM



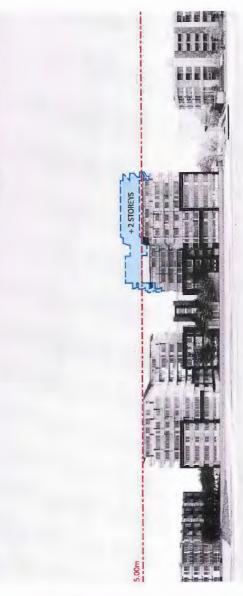






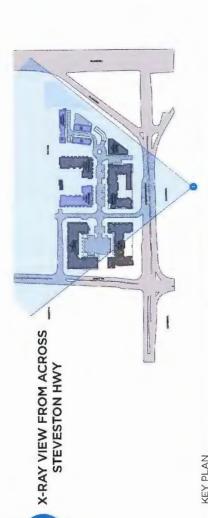
VIEW SOUTH FROM GARDEN PARK

KEY PLAN



HEIGHT INCREASE

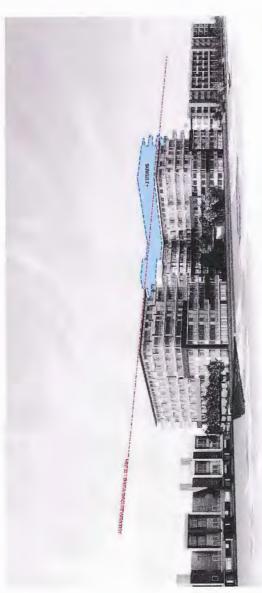








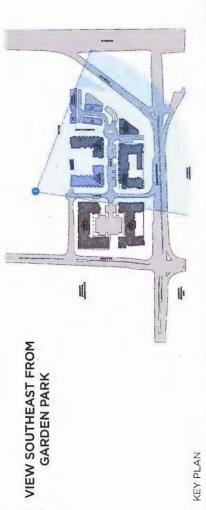






HEIGHT INCREASE

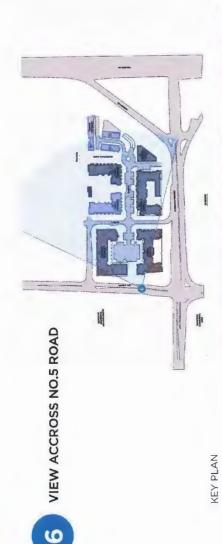
HEIGHT INCREASE





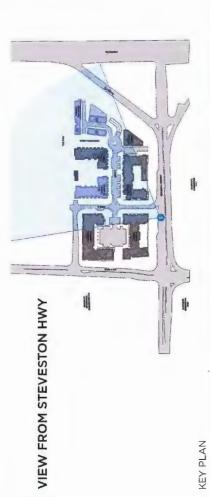


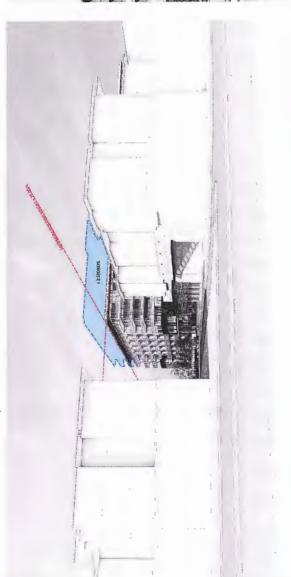














HEIGHT INCREASE

BEFFERENCE PLAN #7

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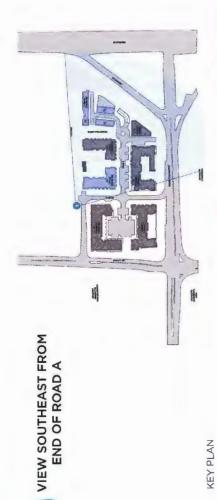
A-304

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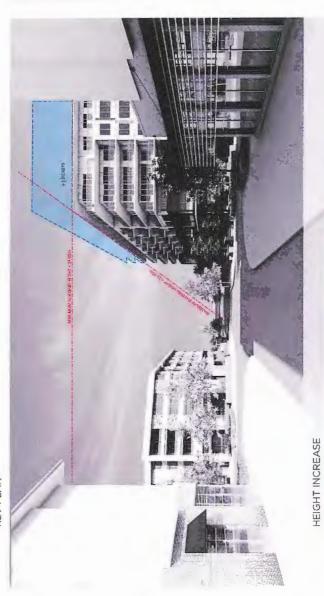
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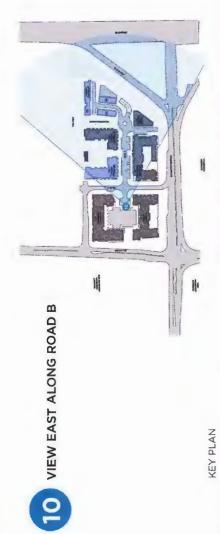


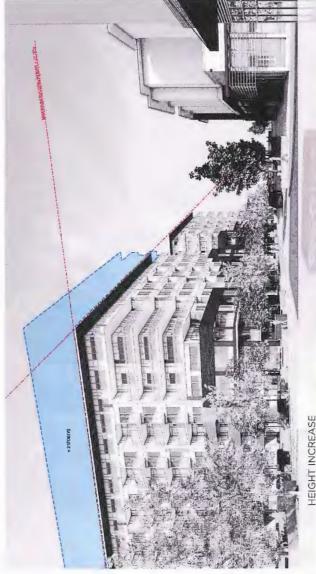






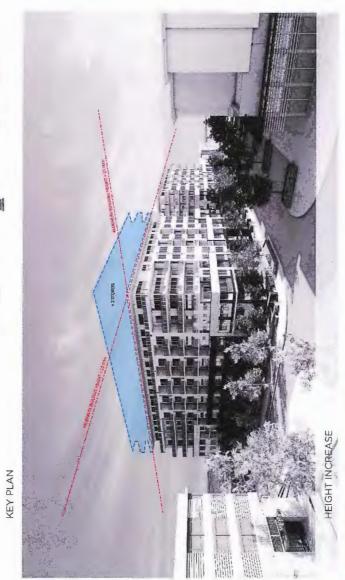








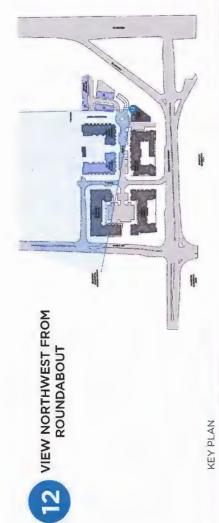


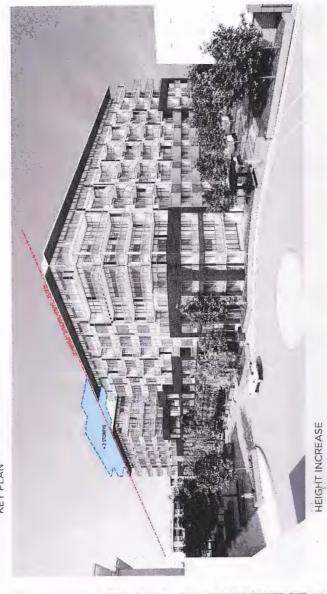




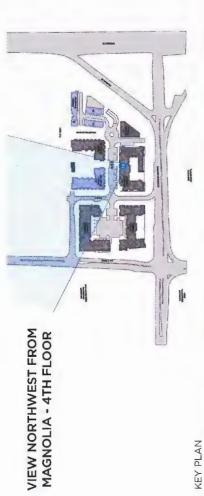
REPERENCE PURIL 49





































Development Permit Panel Wednesday, November 30, 2016

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) The Gardens (Shellmont)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

CARRIED

- 3. New Business
- 4. Date of Next Meeting: December 14, 2016
- 5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:55 p.

CARRIED

Development Permit Panel Wednesday, November 30, 2016

2. Development Permit 16-741981

(REDMS No. 5217500)

APPLICANT:

Townline Gardens Inc.

PROPERTY LOCATION:

10780 No. 5 Road

INTENT OF PERMIT:

1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and

- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

Applicant's Comments

Joseph Lau, ZGF Cotter Architects, accompanied by Stephen Slot, Townline Developments, provided background information on the proposed development and highlighted the following:

- the project is the last phase (Phase 3) of "The Gardens" mixed-used development;
- the original development permit application for Phase 3 was approved by Council in June 2016; however, the applicant is applying for a new development permit specifically for Building E1 and Buildings F1, F2 and F3 to respond to the Ministry of Transportation and Industry (MoTI) plan for a future expansion of Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project;
- the revised scheme for Phase 3 will redistribute the density from housing units adjacent to Highway 99 to the center of the subject site, through replacing the original proposal for a four-storey apartment building with a cluster of three 3-storey townhouse buildings and increasing the height of Building E1 from eight to ten storeys; and
- the applicant is requesting a variance to increase the height of Building E1 and another variance to increase the projection of unenclosed balconies of Building E1 from 0.9 meters to 1.8 meters into the side yard setback abutting the park to the north.

Development Permit Panel Wednesday, November 30, 2016

Dan Van Haastrecht, Durante Kreuk Ltd., briefed the Panel on the main landscaping features of the project, noting that the proposed design of the courtyard area between Buildings E1 and E2 and the central pedestrian mews that connects the site to the park to the north have remained largely unchanged in the new development permit application.

Mr. Van Haastrecht added that the proposed landscaping changes are in the areas around the cluster of townhouses including (i) improvements to the surface treatment of the drive aisle entrance, (ii) addition of east-west pedestrian connection for the townhouse cluster to the pedestrian mews, (iii) provision of accessible green roof area over the bicycle pavilion, and (iv) removal of the proposed dog park in the northeast section of the subject site which will be subject to future expropriation by the Ministry of Transportation and Infrastructure for the future GMTR project.

Staff Comments

Mr. Craig advised that (i) the proposed variance for increasing the projection of balconies is consistent with the previously approved development permit for Phase 3, (ii) the revised proposal reallocates the affordable housing units on the subject development, resulting in an increase in the total floor area for affordable housing being provided and an increase in family-oriented affordable housing units, (iii) no significant changes have been made to the overall landscape design for the project, and (iv) the proposed apartment and townhouse designs will conform to the Canada Mortgage and Housing Corporation (CMHC) standards for mitigation of traffic-related noise as per the acoustical engineering report provided by the applicant.

Panel Discussion

In response to queries from the Panel, Mr. Lau acknowledged that (i) changes in the architectural treatment for Building E1 will minimize the visual impact of its increased height, (ii) projected shadow impacts of Building E1 on the park and neighbouring developments to the northeast would be limited to the winter months and only for short durations during sunny days, (iii) the proposed additional two storeys for Building E1 would be accommodated with less than the normal corresponding increase in building height due to the proposed concrete construction, (iv) the applicant did not receive any negative comments regarding the proposed development during the public consultation meeting that was held on September 13, 2016, (v) the total number of proposed housing units for Phase 3 has been reduced as a result of the density transfer to the center of the subject development, and (vi) appropriate measures are expected to be undertaken by MoTI to mitigate the impact of traffic noise to the subject development when the Highway 99 road interchange will be constructed in the future.

The Panel expressed support for the project, noting that (i) the proposed redesign of the subject development and density transfer are well thought out, (ii) the shadow impacts of the increased height of Building E1 on the park and neighbouring developments would be minimal, and (iii) the proposed variations in building heights have made the subject development more visually appealing.



Minutes

Regular Council Monday, January 9, 2017

DEVELOPMENT PERMIT PANEL

R17/1-10 15. It was moved and seconded

- (1) That the minutes of the Development Permit Panel meetings held on November 30, 2016 and December 14, 2016 and the Chair's report for the Development Permit Panel meetings held on November 30, 2016, and December 14, 2016, be received for information; and
- (2) That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 16-723753) and a Heritage Alteration Permit (HA 16-723754) for the property at 3811 Moncton Street be endorsed, and the Permit so issued.

CARRIED

Wayne Craig, Director, Development, noted that the applicant for 10780 No.5 Road had revisited the design of their proposal after information was made available regarding the proposed design of the George Massey Tunnel replacement project interchange. Comments were made regarding the placement of the units in relation to the adjacent highway and the proposed height of the buildings. The merits of referring the matter to a Public Hearing were discussed.

R17/1-11

It was moved and seconded

That Development Permit (DP 16-741981) for the property at 10780 No. 5 Road be forwarded to the Public Hearing on February 20, 2017, and that staff contact the applicant to convey the concerns expressed by Council with regards to tandem parking, building heights, and living conditions.

CARRIED

ADJOURNMENT

R17/1-12

It was moved and seconded

That the meeting adjourn (10:35 p.m.).

CARRIED



Regular Council meeting for Public Hearings Monday, February 20, 2017

6. **DEVELOPMENT PERMIT (DP 16-741981)**

(Location: 10788 No. 5 Road (also referred to as 10780 No. 5 Road and 12733 Steveston Highway); Applicant: Townline Gardens Inc.)

Applicant's Comments:

John O'Donnell and Rick Ilich, Townline Gardens Inc., explained that the Province announced the design of the future Highway 99 interchange after the development permit for The Gardens project was approved and construction of the first building had commenced. Given the magnitude of the new interchange, a new development permit was subsequently submitted to increase the height of The Gardens' eight-storey building ('Dahlia') to a tenstorey building; and to change the four-storey building ('Jasmine') to a cluster of three-storey townhouse buildings. The buildings would be oriented in a manner that minimized impacts and situated more of the homes further away from the anticipated noise of the adjacent highway. Approximately 1,100 members of the public were sent invitations to attend a public information session hosted by the applicant (14 members of the public attended).

Council commended the applicant's efforts to consult with the community, and questioned if the configuration of the buildings could be reoriented to improve the views and address concerns from the adjacent neighbourhood.

Written Submissions:

Peter McKenna-Small, 11400 Sealord Road (Schedule 3)

Rae Nix, 11900 Seabrook Crescent (Schedule 4)

Rick Ilich, Townline Gardens Inc. (Schedule 5)

Leung Pingsun, 10880 No. 5 Road (Schedule 6)

Frank Suto, Richmond Resident (Schedule 7)

Stefanie Weng, 8011 Ryan Road (Schedule 8)

Don and Isobel Johnston (Schedule 9)

Bernie and Trisha Hoffman, 10571 Seaham Crescent (Schedule 10)

Marty McKinney, 11520 Seahurst Road (Schedule 11)

Donald Flintoff, 6071 Dover Road (Schedule 12)

Bryan Fraser and Shelagh Brennan, 201–12339 Steveston Highway (Schedule 13)



Regular Council meeting for Public Hearings Monday, February 20, 2017

Erika Simm (Schedule 14)

Stefan Emberson (Schedule 15)

Submissions from the floor:

Peter Kafka, 10781 Seamount Road, noted his opposition to the development permit and expressed concerns regarding the privacy impacts of increasing the height of the most westerly building ('Dahlia'). Mr. Kafka urged Council to maintain its prior commitment to a lower building height.

Ian Flanger, 10720 Seamount Road, expressed concerns regarding the increased height of the most westerly building ('Dahlia'), as it was contrary to what neighbours expected. He added that the additional vehicles from The Gardens development would likely worsen traffic congestion in the area.

Discussion:

In response to questions raised by Council, the applicant offered the following:

- an increase in two (2) storeys represents a 20-foot height increase to the western-most building of the development's three buildings ('Dahlia');
- the eight-storey building to the east is already under construction and the parkade has been built; 95% of the homes in the building have been sold; and
- concerns regarding the impacts of the recently announced Highway 99 interchange design will be conveyed to the Province.

In response to questions raised by Council, staff noted that information on the Development Permit Panel's June 2016 consideration of the building's prior height increase from six storeys to eight storeys would be provided to Council.

PH17/2-7 It was moved and seconded

(1) That Development Permit 16-741981 be referred to the March 20, 2017 Public Hearing to be held at 7:00 p.m. in the Council Chambers; and



Minutes

Regular Council meeting for Public Hearings Monday, February 20, 2017

(2) That DP 16-741981 be referred back to staff for an exhaustive analysis and review, with the applicant, of all possibilities and potential revisions to the proposed development in response to concerns raised at Public Hearing and report back at the next Public Hearing.

CARRIED

ADJOURNMENT

PH17/2-8

It was moved and seconded

That the meeting adjourn (8:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, February 20, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

Schedule 3 to the Minutes of the To Public Hearing Public Hearing meeting Date: Feb 20, 2017 Richmond City Council held on Item # 6 Mr Peter McKenna-Small Monday, February 20, 2017. 11400 Sealord Rd Re: 16788 No. 5 Rd Richmond BC V7A 3K7 DP 16-741981 I am against any new construction or increased of 16-741981 density at No. 5 Rd. + Stereston Hury. This new building will impact the neighbourhood il live en. The Ironwood area is vehide guidlock monday to Friday afternoone, adding more people living in this area would compound the traffic congestion in a very negative way. The Deas Finnel one of the worst troffing when when the locations, make pichmond. This DATE Would City of Richmond. This FEB 1 0 2017 it worse, by approving more ging RECEIVED & development? To make ging the CLERK'S OFF morer! Dichwood is changing. morey the worst, not meherman

MayorandCouncillors

Schedule 4 to the Minutes of the Public Hearing meeting Richmond City Council held on Monday, February 20, 2017.

From:
Comt.

Webgraphics

Sent:

Wednesday, 8 February 2017 17:11

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #999)

Follow Up Flag: Flag Status:

Follow up Flagged

To Public Hearing Date: Feb 20, 2017 Item # 6 Ro: 10788 No. 5Rq (DP 16-741981)

Send a Submission Online (response #999)

Survey Information

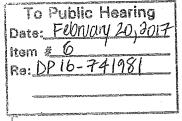
Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 5:10:02 PM

Survey Response

Your Name	rae nix
Your Address	11900 seabrook crescent
Subject Property Address OR Bylaw Number	Townline Gardens Inc.
Comments	I have attended several meetings held by Townline. The first sessions were back when they were telling the community they had purchased the mall and planned to build apartments. Most of the members of the community made it very clear we did not want buildings behond four stories. We got six. Now they are wanting to build' even higher. I oppose it. With all the added apartments in this location and prospects of townhouses across the street on No. 5 Rd. there is a dire need for better infrastructure. Traffic is ridiculous now and we can only expect that it will get worse with the increase of building permits.



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.



TO: MAYOR & EACH COUNCILLOR FROM: CITY CLERK'S OFFICE



TOWNLIN

Suite 1212, 450 SW Marine Drive Vancouver, BC, Canada V5X 0C3 Main 604 327-8760 Fax 604 327-5030

www.townline.ca

February 16, 2017

Attn: Mayor and Council City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Dear Mayor and Council,

PHOTOCOPIED

FEB 17 2017 GS & DISTRIBUTED



RE:

The Gardens – Phase 3 - 10788 No. 5 Road – DP 16-741981 - Additional Public Information Session and Project Information

This letter is to provide Mayor and Council with additional information on our development permit application with variances (DP 16-741981). The application proposes to add two storeys to an already approve 8 storey building and reduce the density and height of the building next to Highway 99. We are hosting a second public information session February 16, 2017 and with this letter are including a copy of the material to be presented during that session.

Townline believes in public consultation as proven back in 2009 when we hosted several workshops with the community which ultimately led to full support for the overall Gardens site specific zoning.

During the Regular Council Meeting of January 9, 2017 we understood that Council had concerns with the timing of our first public information session for DP 16-741981 held on September 13, 2016 which coincidentally coincided with an open house of the George Massey Tunnel Replacement Project. We have scheduled a second public information session for February 16, 2017 from 6:00 to 8:00 pm at the Gardens Presentation Centre located at #140, 10880 No. 5 Road.

Prior to this second public information session we erected a construction crane and indicated the proposed two storey height increase with orange fencing on the crane base which provided the community the opportunity to view the additional height from their home or yard. We have included an image at the end of this letter for your information.

We are not only building for today's residents of Richmond but also for the future residents of the Gardens. We purposely located the two taller buildings (Calla and Dahlia) in the centre of the overall community. Dahlia (for which we seek the height variance) is approximately 660 feet (200 meters) from the nearest single family home located to the West and approximately 575 feet (175 meters) from the future widened Highway to the East. The question was raised in the January 9, 2017 Council meeting as to why the applicant had not located the taller building closer to the Highway as to block the view from the highway and future Steveston highway interchange. We deliberately located the taller building (Dahlia) in the centre of the community therefore minimizing the number of future residents from being too close to the Highway. This approach was supported by Planning Staff, Advisory Design Panel (October 19, 2016) and Development Permit Panel (November 30, 2016).

The proposed Development Permit locates 23 townhomes on the East side of the Gardens. We undertook careful site planning to ensure that 16 of the townhomes have direct views of the future City park from all three levels,

therefore ensuring that the highway widening will have as minimal of an impact to residents of the Gardens as possible.

We encourage Mayor and Council to view the markers on the construction crane which demonstrates the impact to the neighbouring community which we believe to be minimal due to large amounts of mature neighbourhood trees and the inherent East West street grid in the community which positions the majority of homes away from direct view of the Gardens.



To date our current application has received support from Planning Staff, Advisory Design Panel and Development Permit Panel and we look forward to council's support on February 20, 2017.

Sincerely,

Townline Gardens Inc.

Rick Ilich President

Documentation Enclosed:

11X17 prints of the presentation materials presented at the public information session of February 16, 2017

TOWNLINE \Leftarrow

PURPOSE OF PUBLIC ENGAGEMENT TOWNLINE AND ZGF COTTER ARCHITECTS ARE HERE TODAY TO...



SHARE OUR VISION











PH - 391





ENGAGE YOU



COMPARISON TABLE BETWEEN THE APPROVED DP WITH VARIANCES AND PROPOSED DP WITH VARIANCES:

	APPROVED DEVELOPMENT PERMIT WITH VARIANCES DP-15-708397	PROPOSED DEVELOPMENT PERMIT WITH VARIANCES DP-16-741981
NUMBER OF TOTAL UNITS	322	312
		ONE (1) 10-STOREY BUILDING
NUMBER OF	TWO (2) 8-STOREY BUILDINGS	ONE (1) 8-STOREY BUILDING
BUILDINGS	ONE (1) 4-STOREY BUILDING	A CLUSTER OF THREE (3) 3-STOREY TOWNHOME BUILDINGS
MAX BUILDING HEIGHT	TWO (2) BUILDINGS AT 24.2	ONE (1) BUILDING AT 30.2 METERS (99 FEET) TO TOP OF ROOF AND 33.6 METERS (110 FEET) TO TOP OF MECHANICAL EQUIPMENT. IGM / 20 FT INCREASET
(AS MEASURED TO THE TOP OF ROOF)	METERS (79 FEET)	ONE (1) BUILDING AT 24.2 METERS (79 FEET) TO TOP OF ROOF AND 26.9 METERS (88.25 FEET) TO TOP OF MECHANICAL EQUIPMENT.



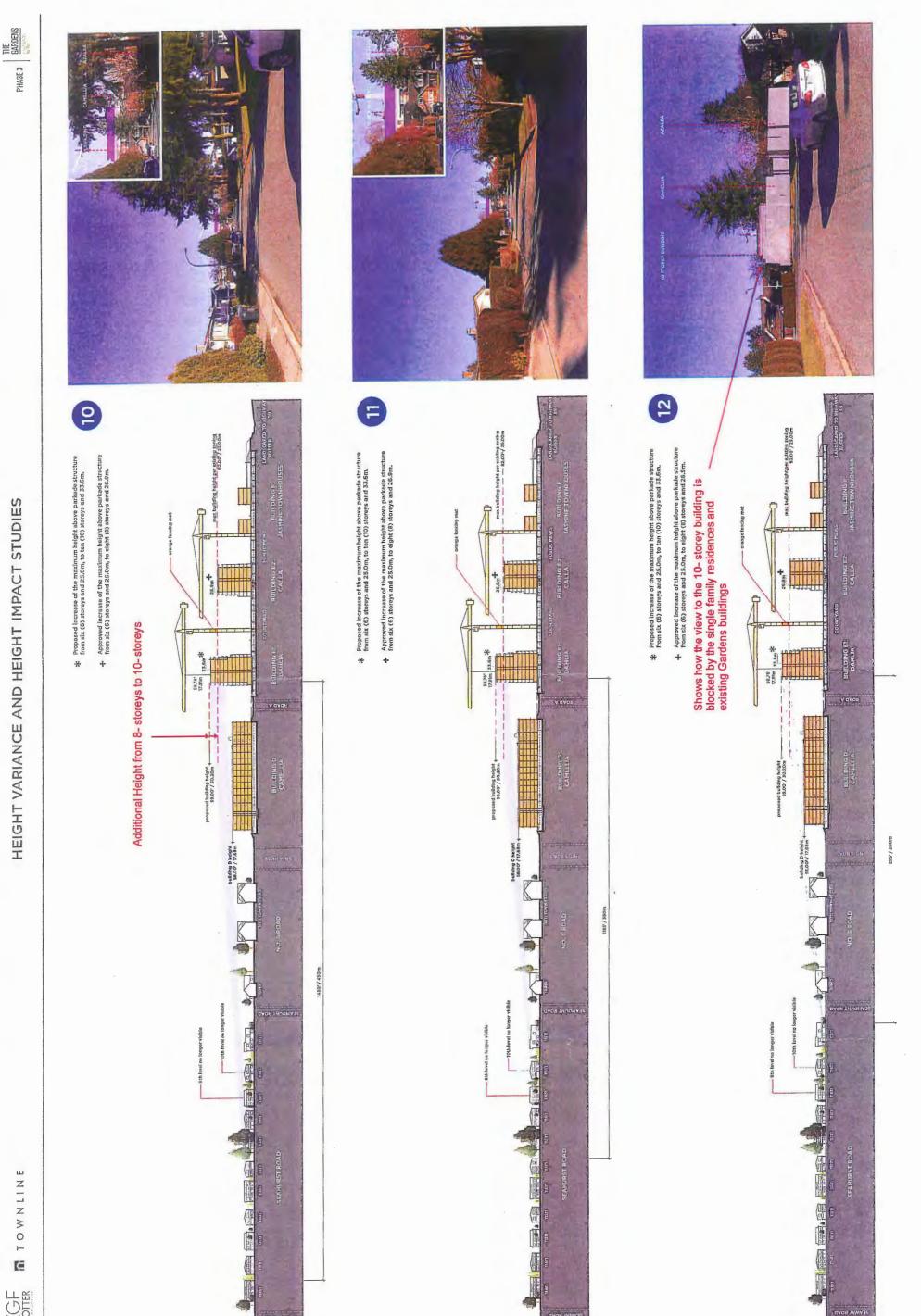




VIEW LOOKING DOWN SEAHURST ROAD



PHASE 3





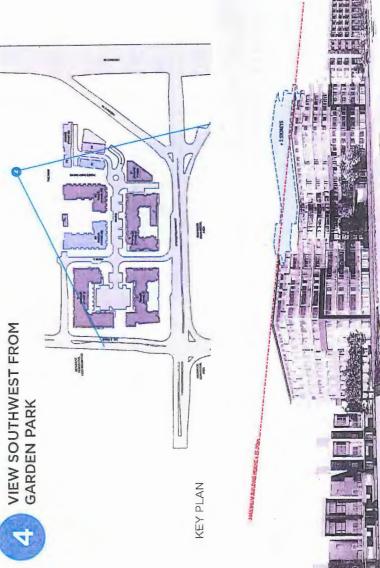
HEIGHT INCREASE

KEY PLAN

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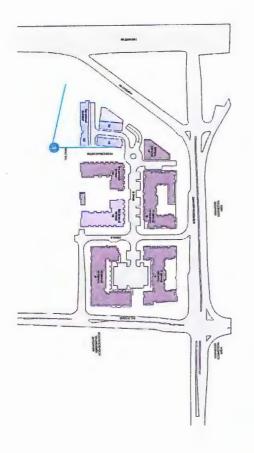




PH - 395



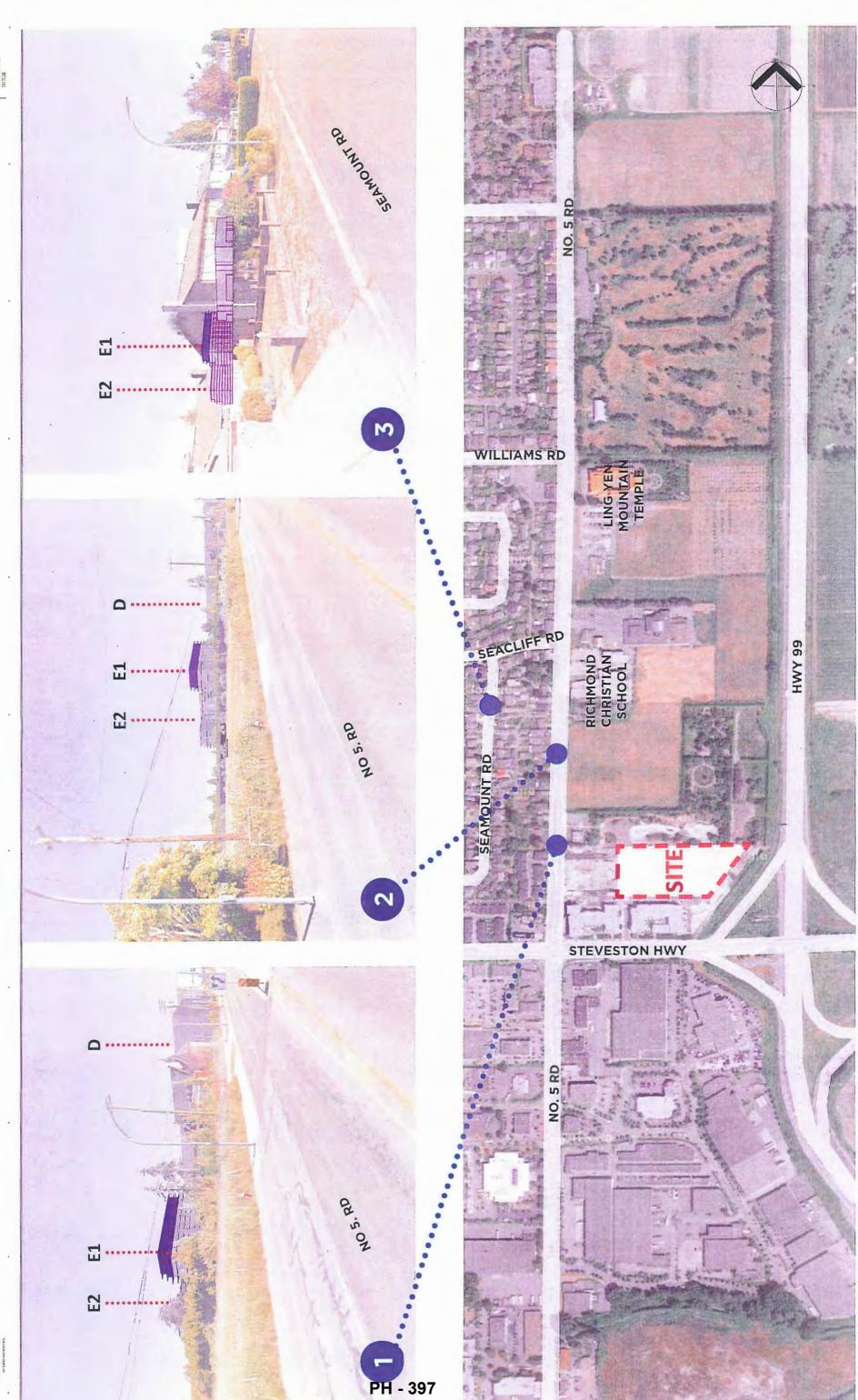


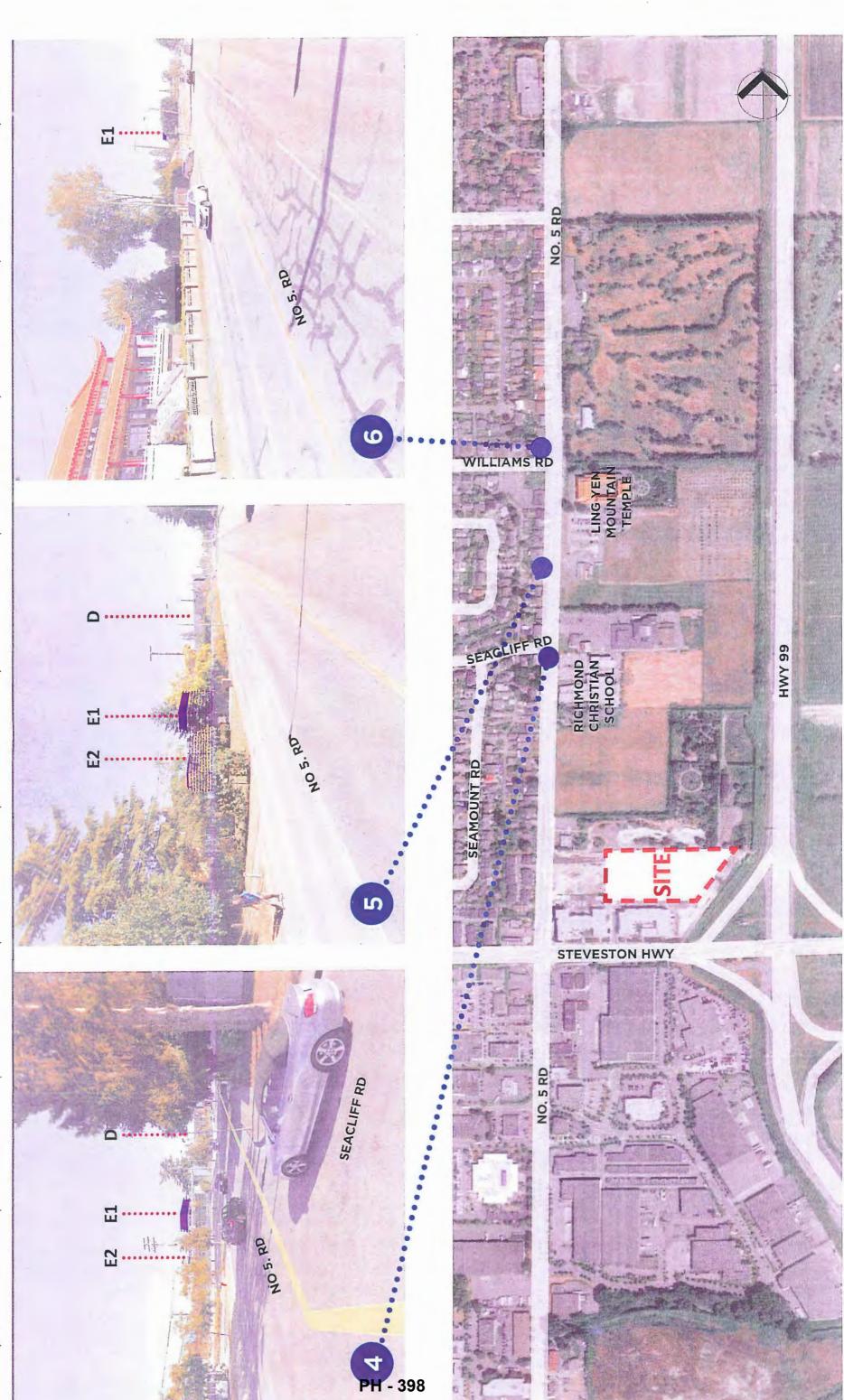












Schedule 6 to the Minutes of the **Public** Hearing meeting Richmond City Council held on Monday, February 20, 2017.

From:

Webgraphics

Sent:

Wednesday, 8 February 2017 19:23

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #1000)

Follow Up Flag:

Follow up

Flag Status:

Flagged

To Public Hearing Date: Feb 20, 2017 Item # b Re: 10788 No. 5 Rd (DP16-741981

Send a Submission Online (response #1000)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/8/2017 7:22:20 PM

Survey Response

Your Name	LEUNG PINGSUN
Your Address	321-10880 NO.5 ROAD,RICHMOND,BC
Subject Property Address OR Bylaw Number	BYLAW 8500
Comments	REJECT TO INCREASE THE MAX HEIGHT OVER A PARKADE STRUCTURE FROM 6 STOREYS TO 10 STOREYS. THE INCREASE WILL CREATE TOO MUCH TRAFFIC TO THIS AREA.



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

From: Sent: Frank Suto <fsuto@shaw.ca> Thursday, 9 February 2017 18:33

To:

Mayor and Councillors

Subject:

The Gardens Public Hearing

Follow Up Flag: Flag Status:

Follow up Completed To Public Hearing
Date: Feb. 20, 2017
Item # 6
Re: 10788 No. 5 Rd.
(DP16-741981)

Feb 9, 2017

Development Variances Requested by Townline for "The Gardens" project

Feb 8 letter regarding a Public Information Session and Public Hearing from Townline Undated Notice of Public Hearing from the City of Richmond

I received both missives yesterday and offer the following comments:

While both reference the same development permit number (DP 16-741981) there is considerable variation in the information presented which I found to be confusing and suspect most will find confusing.

The notice form the City indicates a request from the developer to increase the height of an approved six story 25.0 m high structure to a ten story 33.6 m high structure and a request to increase the allowable projection of unenclosed balconies from 0.9 m to 1.8 m.

The notice from Townline indicates a request to increase the height of one of two approved eight-storey 24.2 m high structures to a ten-storey 30.2 m structure and moving from one four-storey structure to three three-story structures.

A call to the City provided a fuzzy clarification: While the City's notice was technically correct; the information within the Townline letter is a more complete description of what is already approved (including variances) and what is being requested.

I'm still scratching my head with regard to the difference between the City's notice and Townline's letter. Nevertheless as a resident of the area I am of the opinion that <u>any structure taller than the approved 25.0 m height should not be approved</u>. The approved 25.0 m height is, in my opinion, already too high and out of character for the area and will set a precedent and open the door for additional requests for tall structures in the area.

The new bridge will provide enough visual distraction without the addition of residential towers.

While I am sympathetic to Townline's issue of proximity to Hwy 99; Hwy 99 is still in the same place it was before the project was proposed. And based on what I've learned about the proposed Hwy 99 / Steveston Hwy interchange it won't be getting all that much closer.

As a result I would suggest that Townline stay with what's already approved or come up with a new plan that increases separation from Hwy 99 with increased low rise density (no more than four or five storeys) toward the western side of the property. The outcome may be a project with fewer than the presently approved 500 residential units.

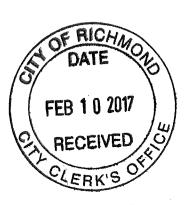
Without an understanding of what structures would abut ALR land on the north side (and the setback) it's difficult to offer an opinion one way or another on balconies.

I'd also like to suggest that the City re-address the geometry of the No 5 Road and Westminster Hwy intersection.

Anyone travelling westbound along Steveston Hwy has to make a 110 to 115 degree right turn (should be 90 degrees) into

a narrow right lane to go north on No 5 Road only to run into a standing bus at a bus stop on a regular basis. Not a good situation, especially if eastbound Steveston Hwy traffic is turning left (less than 90 degrees) into the narrow No 5 Road northbound left lane.

Sincerely, Frank Suto Shellmont resident.



Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

From:

Webgraphics

Sent:

Wednesday, 15 February 2017 21:50

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #1002)

To Public Hearing
Date: Feb 20, 2017
Item # 6
Re: 10788 No. 5 Rd
(DP 16-741981)

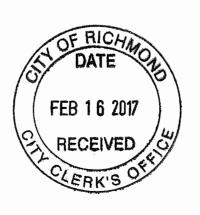
Send a Submission Online (response #1002)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/15/2017 9:49:58 PM

Survey Response

Your Name	Stefanie Weng
Your Address	309 - 8011 Ryan Road
Subject Property Address OR Bylaw Number	Townline Gardens DP-16-741981.
Comments	As a long time resident in the area, we welcome the new development at the Gardens. There have not been any new apartments in the area for long time. This development is a great addition to the area. It is also in a very convenient location with public transportation at the door step and close to the highway to Vancouver or to the Surrey. The park area is great and hard to find in any new development. I fully support this new development.



Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

MayorandCouncillors

From:

Don and Isobel <daandigj@telus.net>

Sent:

Sunday, 19 February 2017 16:36

To:

MayorandCouncillors

Subject:

Development Permit 16-741981

Mayor Brodie and City Councillors.

I have attended four open houses regarding the original gardens project.

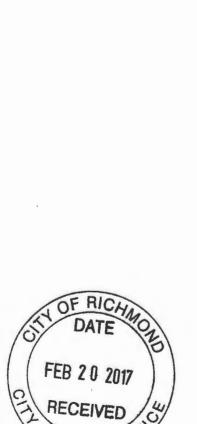
The then project as presented was for a maximum height of six stories.

At the public information session February16 2017 held at the Gardens, the site representatives talked of an eight story building which was news to me.

Mrs. Johnston and I are definitely not supportive of this DP 16-741981 project.

For your consideration.

Don Johnston



Schedule 10 to the Minutes of

the Public	Hea	aring	me	eting	0
Richmond	City	Coun	cil	held	or
Monday, Fe					

Webgraphics

From: Sent:

Monday, 20 February 2017 08:28

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #1004)

ON TABLE ITEM Deta: Feb 20/17

Send a Submission Online (response #1004)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/20/2017 8:27:57 AM

Bernie and Trisha Hoffman

10571 Seaham Crescent

Survey Response

Your Name

Your Address

Tour Address	1037 F Gearlain Grescent
Subject Property Address OR Bylaw Number	10788 No. 5 Road
Comments	We feel Townline's proposed changes for the final phase of The Gardens to be unacceptable for the area. Being that the predominantly single family home neighbourhood is well established the additional height of the 1 tower will have a negative visual impact for the area. The currently approved plan for the location of the towers is bad enough. The bridge has yet to receive final approval so making changes as proposed to accommodate it is premature and quite possibly unnecessary. Also, the neighbours have been fighting the nearby Temple for years over their desire to further develop including additional height allowances so if Council approves Townline's proposal this would likely serve to give the Temple more grounds to push for approval of their development. The existing plan should remain in place unless Townline is willing to scrap the towers in favour of more low- or mid-rise buildings which would be more in keeping with the area in terms of height, or if possible relocate the towers to the easternmost



portion of the development (closer to the highway) but ideally keep them no higher than the currently approved height.

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

ON TABLE ITEM

Date:	Feb.	2011	7
tem	# 6	ST To Million our	
Re:_	DP16	-74	198

From:

Marty McKinney <chiefhvvfd@hotmail.com>

Sent:

Monday, 20 February 2017 09:07

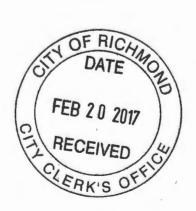
To:

MayorandCouncillors

Subject: The Gardens Development

Just a note to express my opposition to the addition of 2 more floor to The Gardens development. From what I read they have already had a variance to increase from 6 to 8 floors and now wish to go higher. If this is allowed it then sets a precedent for the rest of the 5 Road properties north of this development. More units adds up to more vehicles and even with the new interchange there are no changes to the #5 Road and Steveston Hwy corner merge mess.

Marty McKinney 11520 Seahurst Rd Richmond, BC V7A 3P2



Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

MayorandCouncillors

From: Sent: To:

Subject:

Don Flintoff <don_flintoff@hotmail.com> Monday, 20 February 2017 09:30

CityClerk; MayorandCouncillors

Townline Gardens Inc.

Dear Mr. Weber,

ON TABLE ITEM

Date: PCD 20/17 Item # 6 Re: DP 16-741981			c Hearing
0011 -11001	Dat	a: [W	WIT
Ro: DP 16-741981	Iter	n # 6	
	Re:	PP 16	-741981

After reviewing the site plans, I would prefer the original 8-storey building along the lines of the original proposal.

My reasons for this are:

- 1. The 10-storey residential building should be reduced to the original 8 stories as it would be obtrusive in this area.
- 2. It should be sound-proofed similar to those near the airport to reduce the road noise.
- 3. The balconies should not protrude into the setbacks.

To be clear, I oppose the 10-storey building.

Cheers,

Donald Flintoff,

6071 Dover Rd.



Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

ON TABLE ITEM

To Public	Hearing
Date: 10	20/17
Item # 6	
Re: DP 16	741981

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

Dear Mayor and Council,

We are writing to express our support for the development permit (DP-15-708397) plan for the final phase of 'The Gardens' community located at the corner of No. 5 Road and Steveston Highway. We believe this new plan successfully portrays the vision of 'The Gardens' while minimizing the impact to the surrounding community.

As owners of a residence in phase one of this project, we believe this final phase will turn 'The Gardens' into the community that was envisioned when we purchased the unit. We understand the reasons for the design changes and feel that this new proposal with the 10-storey building in the middle will benefit all residents of 'The Gardens'. We are looking forward to seeing our community being completed.

Regards,

Bryan Frazer and Shelagh Brennan

#201 - 12339 Steveston Hwy

Richmond V6W 0B4

FEB 20 2017
RECEIVED CLERK'S OFF

FROM : ERIKA SIMM FAX 273 3240

PHONE NO.: 273 3282

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.

Council meeting Feb. 20, 201

Re: Density exchange at the "Gardens", Steveston Hwy & No 5 Rd.

Your worship and councillors,

In December 2008 Townline Homes submitted a rezoning application to the City of Richmond for the old Fantasy Garden's site.

The developer sought the input of the community early in the process, to develop a vision and a plan for the site. There where three separate and well attended workshops to include the public. I attended all three workshops and was impressed, and the result was a plan that showed strong support by the public.

I remember appearing in front of Council, saying that this developer dotted all his I's and crossed his T's, and that I wished that more developers would involve the public like this. The result was that Townline Homes final plan was accepted by Council.

But this was, of course, before the Province of British Columbia prepared it's plan for a 10 lane bridge, which would change the eastern parameters of the site in a significant way. Proposed are now about 14 lanes of freeway adjoining the eastern part of the site, and some interchange lanes are up to three stories high.

To accommodate this major change a transfer of density is asked for by the developer. I can imagine why he exchanged the higher density of an 8 story building at the corner of the freeway and Steveston highway for the lower density of a townhouse development. He wishes to transfer this density toward the quieter middle of the site.

Sound travels up, not down; and so three story townhouses would not be as exposed to the freeway sight and noise as taller buildings.

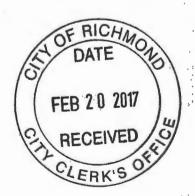
I hope that the row of Cedar trees is not lost by the re-configuration of the site, as they are needed by the townhouses as a buffer from all the car-exhaust.

Unforeseen external influences are responsible for "Townline Homes" request.

Because this developer did everything right with his initial application and he only wants to transfer density to the middle of the site, I am asking Council to accept "Townline Homes" density exchange as it is presented to you.

Thank you.

ErikaSimm



ON TABLE ITEM

TO: MAYOR & EACH COUNCILLOR FROM: CITY CLERK'S OFFICE

MayorandCouncillors

From:

Emily Emberson <emilyemberson@icloud.com>

Sent:

Monday, 20 February 2017 17:13

To:

MayorandCouncillors

Subject:

Tonight's Council Meeting-Garden's

To Public Hearing
Date: Feb 20/17
Item # 6
Re: DP 16-74/98/

This Gardens Project has been one thing after the other. This latest change is purely profit based. The four floor building that they want to cancel is based on the fact they will be hard to sell as they are facing the intersection and new bridge. The proposed town houses would be more profitable and easier to market.

Allowing to go ten floors would just be the tip of the iceberg, setting a precedence, along every corner of major roads in Richmond. Those two floors added to the new building would be easier to sell with better views and sell for more money, thats what they want.

The council should take into account how much money this project has made more than projected, due to the increase of the housing market. One, the land prices years ago when purchased. Two, the prices for the condos now, compared to then have been very rewarding and profitable and now they want more. Should the original plans stand AND NOT have council change the rules because DEVELOPERS will not make the \$\$\$'s they think they can. We ALL must now accept the new bridge and ALL the inconveniences and possible negatives that go with it. Build the original four floor tower and they will be cheaper and perhaps more affordable for sale as lower cost affordable housing. We all know this Developer has been a generous giver donating to the Richmond Hospital but now this has become pure greed. So stick to the plan building the original four floors and perhaps selling all for low income families, which is now most young families.

Yours Truly.
StefanEmberson.

Sent from my iPad

Sent from my iPad



Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.