



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

Monday, June 20, 2011 - 7 p.m.

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

OPENING STATEMENT

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9 1. Zoning Amendment Bylaw 8692 (RZ 07-397063)

TO VIEW eREPORT CLICK [HERE](#)

See Page **PH-9** of the Public Hearing agenda for full hardcopy report

Location: 8600 Park Road
Applicant: Saffron Homes Ltd.
Purpose: Currently, the subject property is subject to a housing agreement notice securing 21 affordable housing units located on the subject property pursuant to Housing Agreement (8600 Park Road) Bylaw 8540. On October 25, 2010, Council adopted recommended changes to the City's Affordable Housing Strategy. To reflect those changes, City Council intends to adopt the new Housing Agreement (8600 Park Road) Bylaw 8692 which has attached to it an updated housing agreement still securing 21 affordable housing units but with updated and increased eligible tenant income and increased permitted rent as well as other updated terms and conditions.

First Reading: May 9, 2011

Order of Business:

1. Presentation from the applicant.

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

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8692.



57 2. Zoning Amendment Bylaw 8739 (RZ 10-545919)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PH-57** of the Public Hearing agenda for full hardcopy report

Location: 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

Applicant: Paul Tang and Tony Chen

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, to permit development of 31 townhouse units on the site.

First Reading: May 24, 2011

Order of Business:

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

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8739.



79 3. Zoning Amendment Bylaw 8740 (RZ 10-555818)

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See Page **PH-79** of the Public Hearing agenda for full hardcopy report

Location: 8211/8231 Lundy Road

Applicant: Ajit Thaliwal & Gurmeet Malhi

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

First Reading: May 9, 2011

Order of Business:

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

Council Consideration:

1. Action on Second & Third Readings of 8740



95 4. Zoning Amendment Bylaw 8743 (Housekeeping Amendments – Third Set)

TO VIEW eREPORT CLICK HERE

See Page **PH-95** of the Public Hearing agenda for full hardcopy report

Location: All of Richmond

Applicant: City of Richmond

Purpose: Five specific housekeeping amendments to Richmond Zoning Bylaw 8500 in order to:

1. Permit electrical closets and similar ground-level projections attached to the building to project 0.6 m (2 feet) into the side yard and rear yard in all townhouse zones.
2. Permit uncovered entry stairs to project 1.2 m (4 feet) into the side yard and rear yard, but no closer than 1.2 m (4 feet) from an interior lot line and 1.8 m (6 feet) from an exterior lot line and rear lot line in all zones, except town housing and low rise apartment housing zones which have another specific projection.
3. Permit front roof and side roof dormers to project horizontally 0.915 m (3 feet) beyond the residential vertical lot depth and lot width envelopes in all single detached housing zones.

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4. Simplify the measurement of fence height in residential zones by stating that it shall be measured at the point at which the fence intersects the ground.
5. Reduce the minimum percentage of a lot restricted to landscaping with live plant material and the maximum percentage of a lot occupied by buildings, structures and non-porous surfaces by 5% in all the standard townhouse zones and three site specific townhouse zones.

First Reading: May 9, 2011

Order of Business:

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

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8743.

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2. Adoption of Bylaw 8743.

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103 5. Official Community Plan Amendment Bylaw 8757 and Zoning Amendment Bylaw 8748 (RZ 10-534751)

TO VIEW eREPORT CLICK HERE

See Page **PH-103** of the Public Hearing agenda for full hardcopy report

Location: 9251 and 9291 Alexandra Road

Applicant: F ADAB Architects Inc.

Purpose of OCP Amendment:

To amend the Alexandra Neighbourhood Land Use Map within the West Cambie Area Plan (OCP Schedule 2.11A) to realign Alexandra Road to utilize existing road right-of-ways and current property lines.

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Purpose of Zoning Amendment:

To create “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, and to rezone the subject property from “Single Detached (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, to permit the development of a 132 Unit Apartment complex over a small plate commercial space, all over one level of parking.

First Reading: May 9, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Zhe Wang, 408 – 9299 Tomicki Avenue
3. Submissions from the floor.

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Council Consideration:

1. Action on Second & Third Readings of Bylaws 8757 and 8748.
2. Adoption of Bylaw 8757.

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153 6. **Zoning Amendment Bylaw 8756 (RZ 10-549144)**

[TO VIEW eREPORT CLICK HERE](#)

See Page **PH-153** of the Public Hearing agenda for full hardcopy report

Location: 11951/11971 Montego Street

Applicant: Kulwinder S Kandola & Kulvir S Uppal

Purpose: To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided into two (2) lots fronting Montego Street.

First Reading: May 9, 2011

Order of Business:

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

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3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8756.



173 7. Zoning Amendment Bylaw 8759 (RZ 10-519918)

TO VIEW eREPORT CLICK HERE

See Page **PH-173** of the Public Hearing agenda for full hardcopy report

Location: 7500, 7520, 7540 and 7560 St. Albans Road

Applicant: Western St. Albans Venture Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “High Density Townhouses (RTH4)”, to permit development of 23 townhouse units on the site.

First Reading: May 24, 2011

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Margaret Matthews, Ryan Plato, 1856 Prairie Avenue, Port Coquitlam/7800 St. Albans Road, Richmond
3. Submissions from the floor.

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Council Consideration:

1. Action on Second & Third Readings of Bylaw 8759.



207 8. Zoning Amendment Bylaw 8761 (ZT11-567151)

TO VIEW eREPORT CLICK HERE

See Page **PH-207** of the Public Hearing agenda for full hardcopy report

Location: 11900 No. 1 Road

Applicant: GBL Architects Inc.

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Purpose: For a Zoning Text Amendment to the “Congregate Housing (ZR6)-ANAF Legion (Steveston)” Zone to include “Retail, General” as a Secondary Use to permit reassignment of a small area (188.6 m², 2,030 ft²) at the north-west corner of the ANAF Legion Clubhouse for a community-oriented retail unit, within the larger clubhouse/congregate housing development. No additional floor area is proposed.

First Reading: May 24, 2011

Order of Business:

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

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8761.



217 9. Zoning Amendment Bylaw 8763 (RZ 10-554759)

TO VIEW eREPORT CLICK HERE

See Page **PH-217** of the Public Hearing agenda for full hardcopy report

Location: 9791, 9811 Ferndale Road and 6071 6091, 6131 No. 4 Road

Applicant: Am-Pri Construction Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)”, to permit the construction of 24 two and three storey Townhouse units.

First Reading: May 24, 2011

Order of Business:

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

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Council Consideration:

1. Action on Second & Third Readings of Bylaw 8763.



ADJOURNMENT



City of Richmond

Report to Committee

To: Planning Committee

Date: April 14, 2011

From: Mike Kirk
Deputy Chief Administrative Officer

File: 12-8060-20-8687/Vol-1
12-8060-20-8692

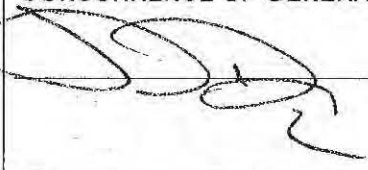
Re: Housing Agreement (8600 Park Road) Bylaw No. 8692- to Secure Affordable
Housing Units located in 8600 Park Road

Staff Recommendation

1. That Housing Agreement (8600 Park Road) Bylaw No. 8692 be introduced and given first reading to permit the City, after adoption, to enter into an amended Housing Agreement with Saffron Homes Ltd., in connection with the property identified in Housing Agreement (8600 Park Road) Bylaw No. 8692, all in accordance with section 905 of the *Local Government Act*.
2. That after adoption of Housing Agreement (8600 Park Road) Bylaw No. 8692, the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to execute the amended Housing Agreement on behalf of the City and to take all required steps to file a notice of the Housing Agreement in the Land Title Office.

for 
Mike Kirk
Deputy Chief Administrative Officer
(604-276-4142)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Origin

The purpose of this report is to obtain first reading of Housing Agreement (8600 Park Road) Bylaw No. 8692 (**Attachment 1**). After this first reading and after all required notice is given, the bylaw shall go to public hearing at which point, consideration will be given to second and third reading of the Bylaw.

On February 8, 2010, Housing Agreement (8600 Park Road) Bylaw 8540 was adopted by Council to permit the City to enter into a Housing Agreement with Saffron Homes Ltd., to secure 21 low end market rental units at 8600 Park Road, as part of Rezoning Application No. 07-397063 and associated Zoning & Development Bylaw No. 8439.

On October 25, 2010, Council adopted the recommended changes to the City's Affordable Housing Strategy, whereby:

1. The City's maximum income thresholds and rent rates for low end market rental units would be adjusted to align with Core Need Income Threshold values and/or other applicable data released from Canada Mortgage and Housing Corporation (CMHC) to reflect current market and affordability trend data.
2. The annual income threshold and maximum permitted rent for affordable housing would be adjusted by staff once every calendar year.
3. The effective date for the adjustment would be applied to all Housing Agreements brought forward after the date of Council approval.

Developers expressed concern that the adjusted rates and thresholds would not apply to existing Housing Agreements executed prior to October 25, 2010. Council, in turn, requested staff to contact developers with previous approved Housing Agreements to:

1. Inform them that the adjusted income and rent values would apply to the Housing Agreements prior to October 25, 2010.
2. Provide them with an opportunity to apply for an adjustment to the income and rent values in their Housing Agreements.

Section 905(4) of the *Local Government Act* provides that a Housing Agreement may only be amended by bylaw.

Analysis

The existing Housing Agreement restricts annual household income and rents in perpetuity for the 21 units, with the provision for an adjustment of the maximum annual household income and rental rates on an annual basis to ensure that the affordability terms established by the City remain in effect.

The property owner has since applied for its existing Housing Agreement to be reviewed for a rate adjustment which staff have completed. The table below compares the maximum total

household income and monthly rent values in the existing Housing Agreement to the proposed, amended Housing Agreement (**Attachment 2**) for the 21 affordable low end market rent units:

Unit Type	Maximum Monthly Rent		Total Household Annual Income	
	<i>Existing Housing Agreement</i>	<i>Amended Housing Agreement</i>	<i>Existing Housing Agreement</i>	<i>Amended Housing Agreement</i>
20 one-bedroom units	\$650	\$875	\$30,500	\$35,000
1 three-bedroom units	\$930	\$1,275	\$42,000	\$51,000

Staff have conducted the requested review and are proposing rate adjustments for the Saffron Homes Ltd. development situated at 8600 Park Road in accordance with Council's October 25, 2010 direction. The amended Housing Agreement shall also contain additional updated terms and conditions consistent with current housing agreements being approved by the City.

After adoption of Housing Agreement (8600 Park Road) Bylaw No. 8692, the City will be able to enter into an amended Housing Agreement with Saffron Homes Ltd. reflecting the October 25, 2010 changes to the City's Affordable Housing Strategy in connection with securing 21 affordable units in a development situated at 8600 Park Road.

A public hearing will be required, with normal notification to all residents within 50 metres from the property line (**Attachment 3**).

This report and bylaw are consistent with Council's adopted term goal:

Improve the effectiveness of the delivery of social services in the City through the development and implementation of a Social and Community Services Strategy that includes increased social housing, implementation of the campus of care concept and an emergency shelter for women.

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources.

Conclusion

In accordance with the *Local Government Act* (Section 905), adoption of Housing Agreement (8600 Park Road) Bylaw No. 8692 is required to permit the City to enter into an updated Housing Agreement to reflect October 25, 2010 changes to the City's Affordable Housing Strategy.

It is thus recommended that first reading be given to Housing Agreement (8600 Park Road) Bylaw No. 8692.



Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

Attachment 1	Bylaw No. 8692	Doc #3197257
Attachment 2	Housing Agreement	Doc #3143512 v.3
Attachment 3	Property Map	Doc #3200554



City of
Richmond

Bylaw 8692

Housing Agreement (8600 Park Road) Bylaw No. 8692

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 028-037-847 Lot 1 Section 9 Block 4 North Range 6 West NWD Plan
BCP 42365

2. The Deputy Chief Administrative Officer for the City of Richmond is authorized to cause notice of the housing agreement to be registered in the Land Title Office.
3. This Bylaw may be cited as "**Housing Agreement (8600 Park Road) Bylaw No. 8692**".

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8600 Park Road) Bylaw No. 8692

HOUSING AGREEMENT BETWEEN SAFFRON HOMES LTD. AND CITY OF
RICHMOND IN RELATION TO 8600 PARK ROAD

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 12th day of April, 2011.

BETWEEN:

SAFFRON HOMES LTD.

(Inc. No. BC0785445)

a company duly incorporated under the laws of the Province of British Columbia and having its offices at 3rd Floor, 1258 West Pender Street Vancouver, British Columbia, V6E 4B1

(the "Owner" as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND

a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered owner of the Lands (as hereinafter defined);
- C. As a condition of approving Rezoning Application RZ 07-387063 to rezone the Lands, the Owner was required to register the City's standard Housing Agreement(s) to secure at least twenty-one (21) Affordable Housing Units (as hereinafter defined) being constructed on the Lands;

- D. A Housing Agreement was entered into between the City and the Owner and a notice of it was filed under number BB1454175 in the Land Title Office on February 23, 2010; and
- E. The City and the Owner have agreed to amend certain of the terms of the Housing Agreement and therefore the Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide the Affordable Housing Units (as hereinafter defined) on the terms and conditions set out in this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"Building 1"** means the building identified as Building 1 on the plan attached hereto as Schedule "A";
- (d) **"Building 2"** means the building identified as Building 2 on the plan attached hereto as Schedule "A";
- (e) **"City"** means the City of Richmond;
- (f) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (g) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (h) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings,

duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(i) **"Eligible Tenant"** means a Family having a cumulative annual income of:

- (i) in respect to a bachelor unit, \$31,500 or less;
- (ii) in respect to a one bedroom unit, \$35,000 or less;
- (iii) in respect to a two bedroom unit, \$42,500 or less; or
- (iv) in respect to a three or more bedroom unit, \$51,000 or less

provided that, commencing July 1, 2010, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

(j) **"Family"** means:

- (i) a person;
- (ii) two or more persons related by blood, marriage or adoption; or
- (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption

(k) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on the ____ day of ____, 2011 under number _____;

(l) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238;

(m) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250;

(n) **"Lands"** means the following lands and premises situate in the City of Richmond and any part, including a building or a portion of a building, into which said land is Subdivided:

PID: 028-037-847

Lot 1 Section 9 Block 4 North Range 6 West New Westminster District Plan BCP42365

- (o) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323;
- (p) **"LTO"** means the New Westminster Land Title Office or its successor;
- (q) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (r) **"Permitted Rent"** means no greater than:
 - (i) \$788.00 a month for a bachelor unit;
 - (ii) \$875.00 a month for a one bedroom unit;
 - (iii) \$1,063.00 a month for a two bedroom unit; and
 - (iv) \$1,275.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2010, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (s) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41;
- (t) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78;
- (u) **"Strata Property Act"** means *Strata Property Act* S.B.C. 1998, Chapter 43;
- (v) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of

“cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;

- (w) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (x) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

- (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(i) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(i) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is 6 months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will

be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against title to the Affordable Housing Unit

and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units then City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner will indemnify, protect and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (u) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

- (v) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (w) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (u) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (v) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands;

7.8 City's Powers Unaffected

This Agreement does not:

- (u) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (v) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (w) affect or limit any enactment relating to the use or subdivision of the Lands; or

- (x) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (u) this Agreement is entered into only for the benefit of the City;
- (v) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (w) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

SAFFRON HOMES LTD.
by its authorized signatories:

Per: _____

Per: _____

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

CITY OF RICHMOND
by its authorized signatories:

Per:

Schedule A to the Housing Agreement
Plan of Buildings 1, 2 and 3

Appendix A to the Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants *and their employer(s)*]:

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of)
 Richmond, in the Province of British Columbia,)
 this _____ day of _____, 2011.)

 A Commissioner for Taking Affidavits in the
 Province of British Columbia)

 DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the of the *Local Government Act* between the City of Richmond and Saffron Homes Ltd, in respect to the lands and premises legally known and described as PID: 028-037-847 Lot 1 Section 9 Block 4 North Range 6 West NWD Plan BCP42365 (the "Lands").

THE BANK OF NOVA SCOTIA (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1943004 and BB1943005, respectively, (the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the Housing Agreement and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges The grant of priority is irrevocable, unqualified and without reservation or limitation.

THE BANK OF NOVA SCOTIA

by its authorized signatories:

Per: _____

Per: _____



Housing Agreement (8600 Park Road) Bylaw No. 8692

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 028-037-847 Lot 1 Section 9 Block 4 North Range 6 West NWD Plan
BCP 42365

2. The Deputy Chief Administrative Officer for the City of Richmond is authorized to cause notice of the housing agreement to be registered in the Land Title Office.
3. This Bylaw may be cited as **"Housing Agreement (8600 Park Road) Bylaw No. 8692"**.

FIRST READING

MAY 09 2011

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8600 Park Road) Bylaw No. 8692

HOUSING AGREEMENT BETWEEN SAFFRON HOMES LTD. AND CITY OF
RICHMOND IN RELATION TO 8600 PARK ROAD

HOUSING AGREEMENT
(Section 905 Local Government Act)

THIS AGREEMENT is dated for reference the 12th day of April, 2011.

BETWEEN:

SAFFRON HOMES LTD.

(Inc. No. BC0785445)

a company duly incorporated under the laws of the Province of British Columbia and having its offices at 3rd Floor, 1258 West Pender Street Vancouver, British Columbia, V6E 4B1

(the "Owner" as more fully defined in section 1.1 of this Agreement)

AND:

CITY OF RICHMOND

a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered owner of the Lands (as hereinafter defined);
- C. As a condition of approving Rezoning Application RZ 07-387063 to rezone the Lands, the Owner was required to register the City's standard Housing Agreement(s) to secure at least twenty-one (21) Affordable Housing Units (as hereinafter defined) being constructed on the Lands;

- D. A Housing Agreement was entered into between the City and the Owner and a notice of it was filed under number BB1454175 in the Land Title Office on February 23, 2010; and
- E. The City and the Owner have agreed to amend certain of the terms of the Housing Agreement and therefore the Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide the Affordable Housing Units (as hereinafter defined) on the terms and conditions set out in this Agreement.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"Building 1"** means the building identified as Building 1 on the plan attached hereto as Schedule "A";
- (d) **"Building 2"** means the building identified as Building 2 on the plan attached hereto as Schedule "A";
- (e) **"City"** means the City of Richmond;
- (f) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (g) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (h) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings,

duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(i) **"Eligible Tenant"** means a Family having a cumulative annual income of:

- (i) in respect to a bachelor unit, \$31,500 or less;
- (ii) in respect to a one bedroom unit, \$35,000 or less;
- (iii) in respect to a two bedroom unit, \$42,500 or less; or
- (iv) in respect to a three or more bedroom unit, \$51,000 or less

provided that, commencing July 1, 2010, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

(j) **"Family"** means:

- (i) a person;
- (ii) two or more persons related by blood, marriage or adoption; or
- (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption

(k) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on the ___ day of ___, 2011 under number _____;

(l) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238;

(m) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250;

(n) **"Lands"** means the following lands and premises situate in the City of Richmond and any part, including a building or a portion of a building, into which said land is Subdivided:

PID: 028-037-847

Lot 1 Section 9 Block 4 North Range 6 West New Westminster District Plan BCP42365

- (o) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323;
- (p) **"LTO"** means the New Westminster Land Title Office or its successor;
- (q) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (r) **"Permitted Rent"** means no greater than:
 - (i) \$788.00 a month for a bachelor unit;
 - (ii) \$875.00 a month for a one bedroom unit;
 - (iii) \$1,063.00 a month for a two bedroom unit; and
 - (iv) \$1,275.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2010, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (s) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41;
- (t) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78;
- (u) **"Strata Property Act"** means *Strata Property Act* S.B.C. 1998, Chapter 43;
- (v) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of

"cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

- (w) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (x) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;

- (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(i) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(i) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is 6 months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will

be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against title to the Affordable Housing Unit

and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units then City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner will indemnify, protect and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (u) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

- (v) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (w) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (u) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (v) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands;

7.8 City's Powers Unaffected

This Agreement does not:

- (u) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (v) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (w) affect or limit any enactment relating to the use or subdivision of the Lands; or

- (x) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (u) this Agreement is entered into only for the benefit of the City;
- (v) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (w) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

SAFFRON HOMES LTD.
by its authorized signatories:

Per: _____

Per: _____

CITY OF RICHMOND
APPROVED for content by originating dept

APPROVED for legality by Solicitor

DATE OF COUNCIL APPROVAL

CITY OF RICHMOND
by its authorized signatories:

Per:

Schedule A to the Housing Agreement
Plan of Buildings 1, 2 and 3

Appendix A to the Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants *and their employer(s)*]:

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - (b) the rent on the date of this statutory declaration: \$ _____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of)
 Richmond, in the Province of British Columbia,)
 this _____ day of _____, 2011.)

 A Commissioner for Taking Affidavits in the)
 Province of British Columbia)

 DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the of the *Local Government Act* between the City of Richmond and Saffron Homes Ltd. in respect to the lands and premises legally known and described as PID: 028-037-847 Lot 1 Section 9 Block 4 North Range 6 West NWD Plan BCP42365 (the "Lands").

THE BANK OF NOVA SCOTIA (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers BB1943004 and BB1943005, respectively, (the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the Housing Agreement and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

THE BANK OF NOVA SCOTIA
by its authorized signatories:

Per: _____

Per: _____



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: April 26, 2011
File: RZ 10-545919
Re: Application by Paul Tang and Tony Chen for Rezoning at 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Bylaw No. 8739, for the rezoning of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Paul Tang and Tony Chen have applied to the City of Richmond for permission to rezone 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road (**Attachment 1**) from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) in order to permit the development of 31 townhouse units on the site (**Attachment 2**).

Findings of Fact

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

Surrounding Development

To the North: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Garden City Road;

To the South: South Arm Community Centre zoned School and Institutional Use (SI);

To the West: Existing single-family dwellings lots zoned Single Detached (RS1/E) and two (2) in-stream townhouse proposals on the north side of Williams Road. The rezoning application for the 10 units townhouse proposal at 8511 and 8531/8533 Williams Road (RZ 08- 414049) was given Third Reading on April 18, 2011. The rezoning applications for the 15 unit townhouse proposal at 8391, 8411 and 8471 Williams Road (RZ 04-287969 and RZ 08-434086) were given Third Reading on May 22, 2007 and November 15, 2010 respectively. The Development Permit application for this 15 unit townhouse proposal will be presented to Development Permit Panel for consideration on May 11, 2011.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of locational criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the locational criteria.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$80,211.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff have not received any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 25 bylaw-sized trees on-site and 12 trees on the adjacent properties were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to preserve eight (8) trees on-site and relocate one (1) Japanese Maple tree on-site. In addition, all neighbouring trees are to be protected. Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree is required prior to final adoption.

The City's Tree Preservation Coordinator has also concurred with the proposed removal of 16 bylaw trees on-site due to poor condition (existing structural defects related to previous topping or excessive pruning, cavities in the upper crown or basal flare or significant phototropic leans, etc.). A large hedge-row consisting of 10 Lawson Cypress trees will also be removed due to conflict with the proposed buildings and internal driveway locations.

A Tree Preservation Plan is attached (**Attachment 4**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) 32 replacement trees are required. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 64 new trees on-site.

Site Servicing and Frontage Improvements

An independent review of servicing requirements (sanitary, storm and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that no sanitary nor water upgrades are required to support the proposed development, however, storm upgrades to the existing system are required. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Prior to final adoption, the developer is required to consolidate the six (6) lots into one (1) development parcel, dedicate 2.0 m along the south property line up to a 100 m west of the Garden City Road/Williams Road intersection for future road widening, and provide a \$12,000 contribution to the proposed Audible Pedestrian Sign (APS) system upgrade at existing Garden City Road/Williams Road signalized intersection. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements are also required (please see **Attachment 5** for details).

Vehicle Access

One (1) driveway is proposed at the middle of the site frontage. The long-term objective is for the driveway access established on this site to be utilized by adjacent properties to the east and west if they ultimately apply to redevelop. A Public Rights-of-Passage (PROP) right-of-way (ROW) will be secured as a condition of rezoning to facilitate this purpose.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$43,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$24,063.

Analysis

OCP Compliance – Arterial Road Developments

Under the Arterial Road Redevelopment and Lane Establishment Policies, the subject block on the north side of Williams Road between Garden City Road and Pigott Drive is designated for multiple-family development. The rezoning applications for the first townhouse development proposal on this block, located at 8391, 8411 and 8471 Williams Road, are at Third Reading.

It is noted that the proposed development will create an orphan development site situation at 8811 Williams Road and 9991 Garden City Road where the width of the site (25.65 m) will be less than the required site width under the Arterial Road Redevelopment Policy (40 m). In order to avoid the creation of an orphan lot situation, staff requested the applicant to acquire 8811 Williams Road and 9991 Garden City Road. The applicant made attempts to acquire these properties to extend the development proposal, but was unable to come to an agreement with the current owners. In order to proceed with the subject development proposal, a development concept plan for 8811 Williams Road and 9991 Garden City Road has been prepared and is on file. Due to the small size of future developable area of 8811 Williams Road and 9991 Garden City Road, the outdoor amenity space, as well as the garbage/recycling facilities at the subject site, will be shared by the subject development and future development at 8811 Williams Road and 9991 Garden City Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and potential future multi-family developments. All units immediately adjacent to the neighbouring houses have been reduced in height to two (2) storeys. The front building along Williams Road has been stepped down from three (3) storeys to two (2) storeys along the side yards and the entry driveway. The back buildings along the rear property line have been limited to two (2) storeys. The two (2) storey massing will be controlled through the Development Permit process.

Medium Density Townhouses (RTM2)

The proposed zoning Medium Density Townhouses (RTM2) with a maximum density of 0.65 FAR complies with the Low-Density Residential land use designation contained in the Official Community Plan (OCP) for development on the City's arterial roads. Densities above the range of 0.6 FAR are usually considered in conjunction with development sites in close proximity to a Community Centre and/or Neighbourhood Service Centre. The subject site is across from South Arm Community Centre and is within walking distance to the Broadmoor Shopping Centre. To qualify for the proposed density and to satisfy the requirements of the RTM2 zone, the applicant is:

- Dedicating 2.0 m along the south property line up to a 100 m west of the Garden City Road/Williams Road intersection for future road widening;
- Preserving nine (9) of the 25 bylaw-sized trees on site and protecting all of the 12 trees on adjacent properties, located in proximity to the development site;
- Proposing a 4:1 tree replacement ratio, which is over and above the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP);
- Providing an extended rear yard setback (ranging from 5.0 to 6.0 m, instead of the 3.0 m setback as required in Medium Density Townhouses (RTM2) and the 4.5 m setback as required under the Arterial Road Redevelopment Policy);
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing a voluntary contribution to the City's Public Art fund.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 30 tandem parking spaces in 15 of the three-storey townhouse units is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 9.3 (Multiple-Family Guidelines);
- Detailed review of building form and architectural character;
- Review of the location and design of the convertible unit and other accessibility features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

Financial Impact or Economic Impact

None.

Conclusion

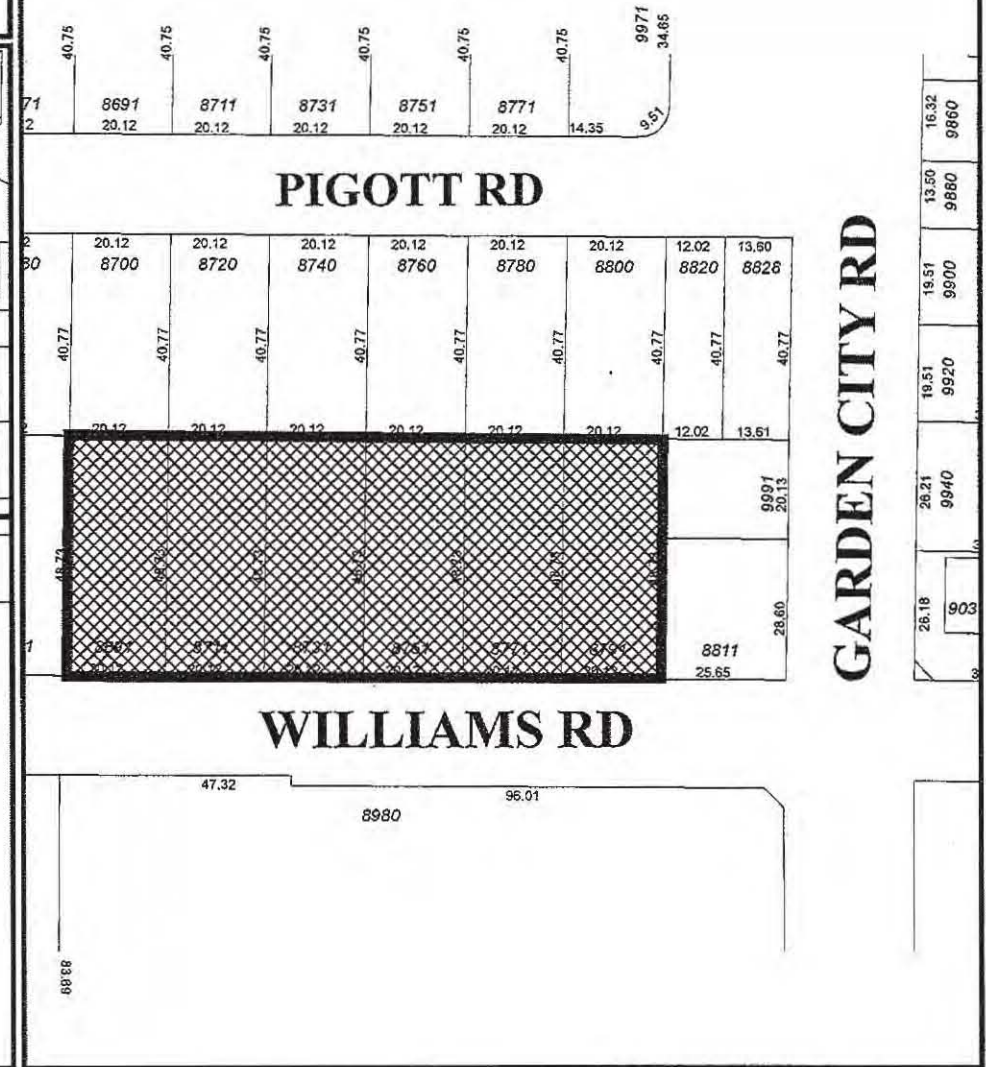
The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved



Edwin Lee
Planning Technician -- Design
(Local 4121)

EL:blg

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



RZ 10-545919

Note: Dimensions are in METRES

ATTACHMENT 1



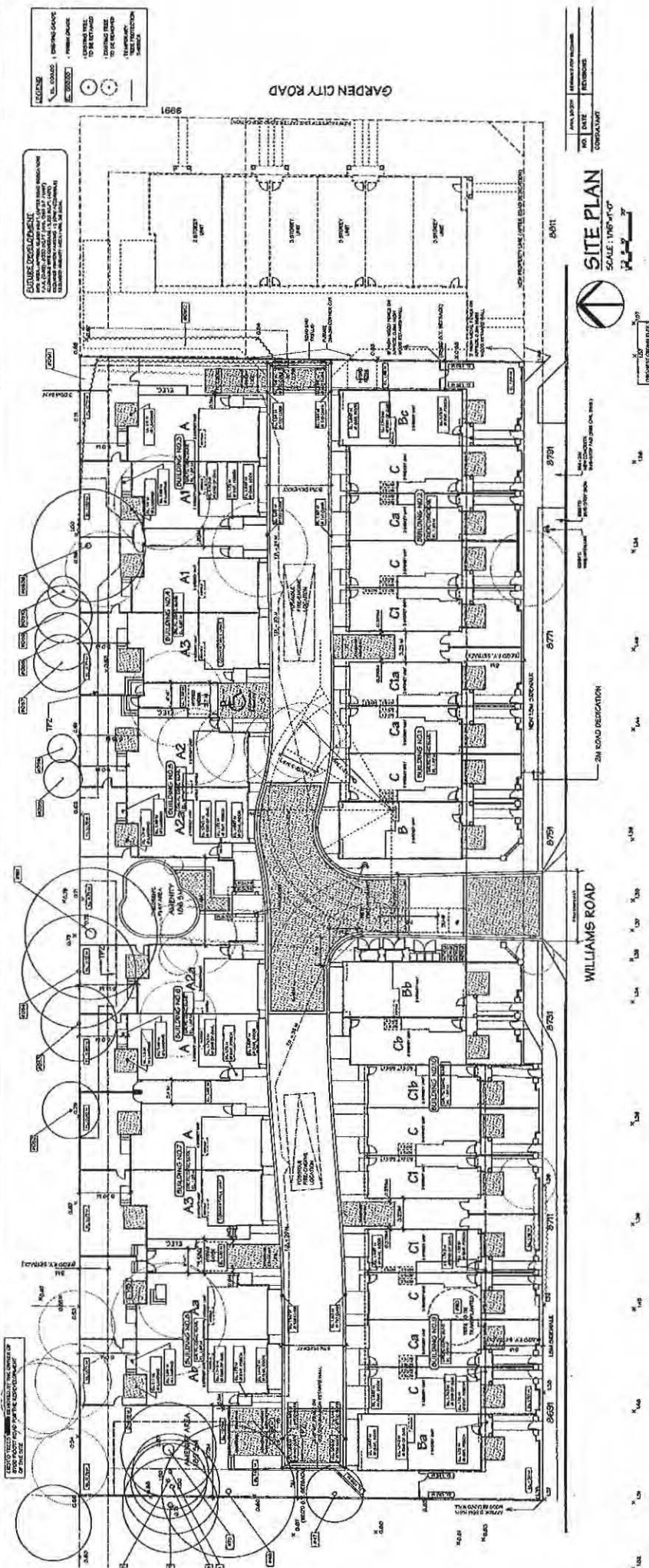
RZ 10-545919

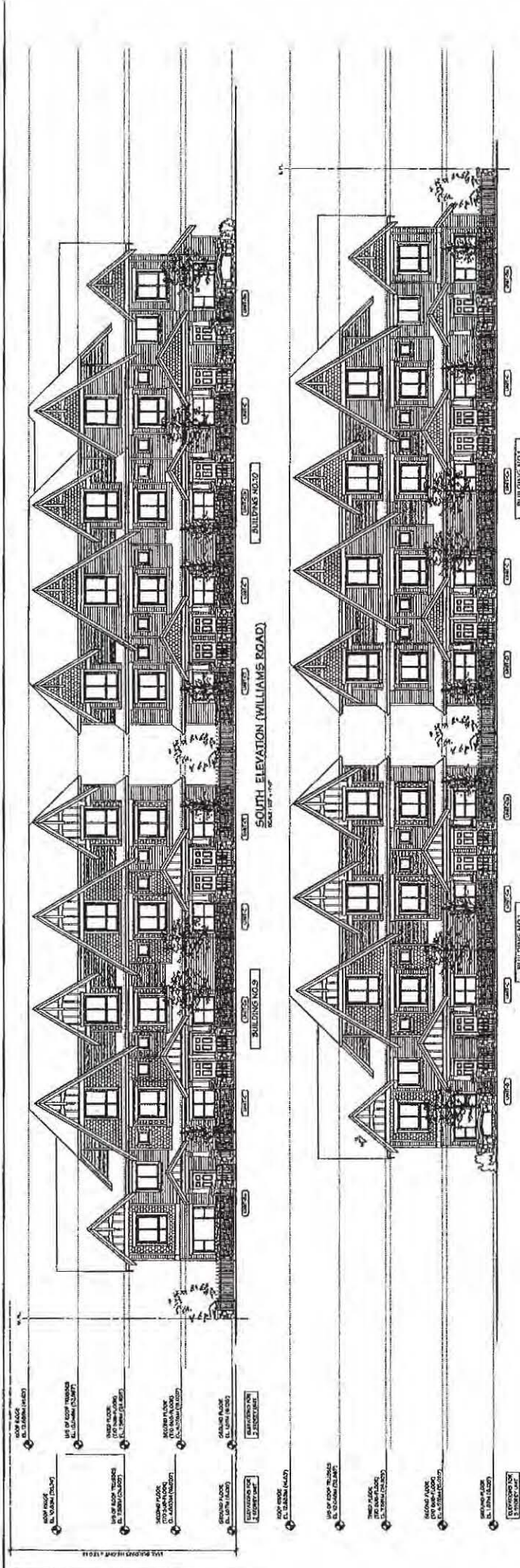
Original Date: 09/24/10

Amended Date:

Note: Dimensions are in METRES

PH - 65





DATE	10/11/2011	PROJECT	31 UNIT TOWNHOUSE DEVELOPMENT
NO.	101	DESIGNER	YAMAMOTO ARCHITECTS
NO.	102	DATE	10/11/2011

31 UNIT TOWNHOUSE DEVELOPMENT

31 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto Architecture Inc.

ELEVATIONS

SCALE	1/4" = 1'-0"	UNIT NO.	4
DATE	10/11/2011	NO.	101
NO.	102	DATE	10/11/2011

Projects
8691-8791
WILLIAMS RD.
RICHMOND B.C.

Scale:	1/8" = 1'-0"
Orientation:	M:
Coordinate:	71
Date:	JAN 8, 2011
Job:	10127
Sheet:	

Apr 12, 2011: Landscape
area including plan notes
issued for Review/CP

Apr 12, 2011:

May 1, 2011: Landscape modified
per comments from CP

May 1, 2011: Landscape modified
per comments from CP

May 1, 2011: Landscape modified
per comments from CP

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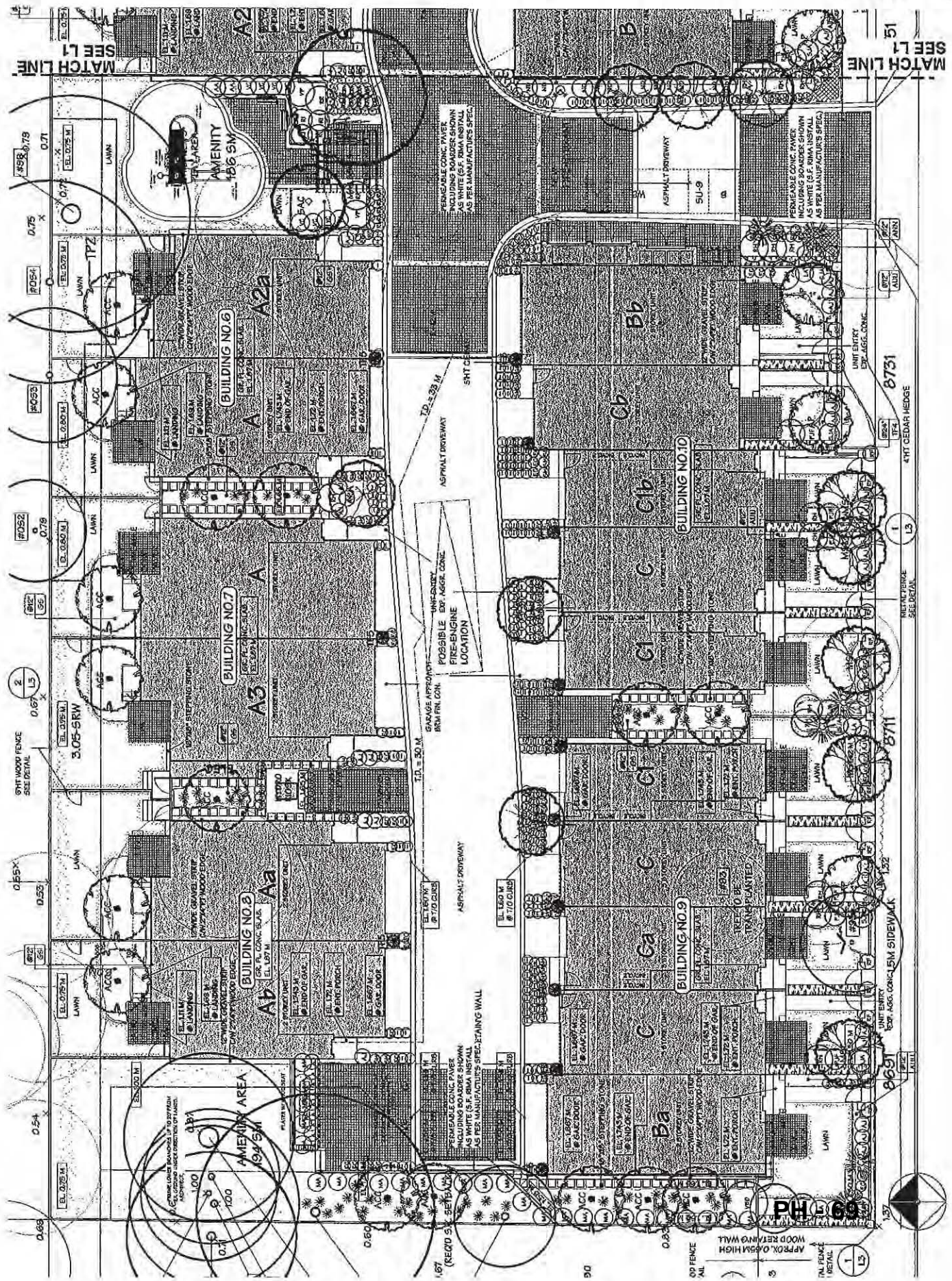
ITO

& ASSOCIATES
Landscape Architects
1942 E 8th Ave
Vancouver, BC V6H 1A2
Tel: (604) 255 5009
Email: toren@ito.ca

8691-8791
WILLIAMS RD.
RICHMOND B.C.

LANDSCAPE PLAN

L2 of 3



13

PROJECT ADDRESS: 8691-8791 WILLIAMS RD. RICHMOND

[illegible]

AAU	605	ARCTOSTAPHYLOS UVA URSI
GA	895	GAULTHERIA SERRATA

[illegible]

VINES

PERENNIALS/ANNUALS/FERNS/GROUSES/AQUATIC PLANTS

2 6' HT. WOOD FENCE
L3 SCALE 1"=1'-0"

WIES

* DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CITA STANDARDS FOR NURSERY STOCK AND THE BELTA STANDARDS FOR CONTAINER GROWN PLANTS.

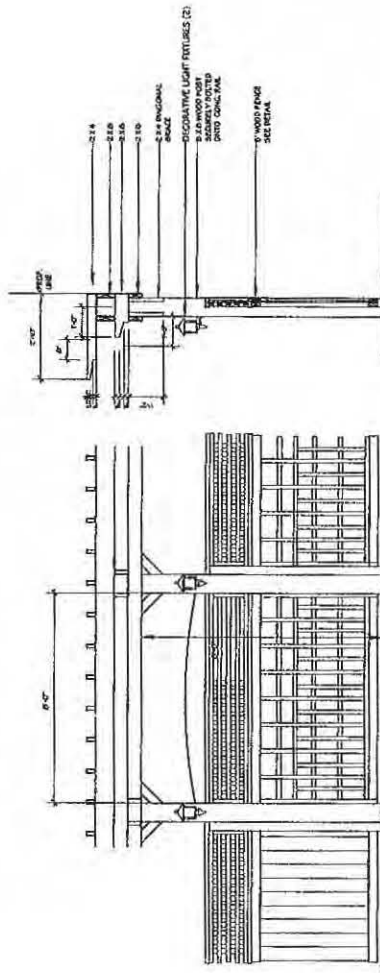
ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING S

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE AGENCY AND APPROVED.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

6691-8791 WILHELM RD. RICHMOND

13 SCALE 1/2" = 1' 0"



Overriding Time:

8691-8791
WILLIAMS RD.
RICHMOND B.C.

Apr 27, 2011: Penetration Area & Unobscured Area calculated per unit actual based on February 08
 May 19, 2011: Big 2 - Penetration modified Big 1 area subtracted for DP
 May 31, 2011: Big 3 - Penetration modified Big 2 area subtracted for DP
 Jun 17, 2011: Big 2 - Penetration modified Big 1 area subtracted for DP
 Jan 14, 2011: 12 used for DP
 1/15/2011/15/2/2

ITTO
& ASSOCIATES
Landscape Architects
1942 E 5th Ave.
Vancouver, BC V5N 1A2
T/F: (604) 255 5003
Email: blowen@itmac.com

L3^{of 3}



City of Richmond

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

Development Application Data Sheet

RZ 10-545919

Attachment 3

Address: 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

Applicant: Paul Tang and Tony Chen

Planning Area(s): Broadmoor

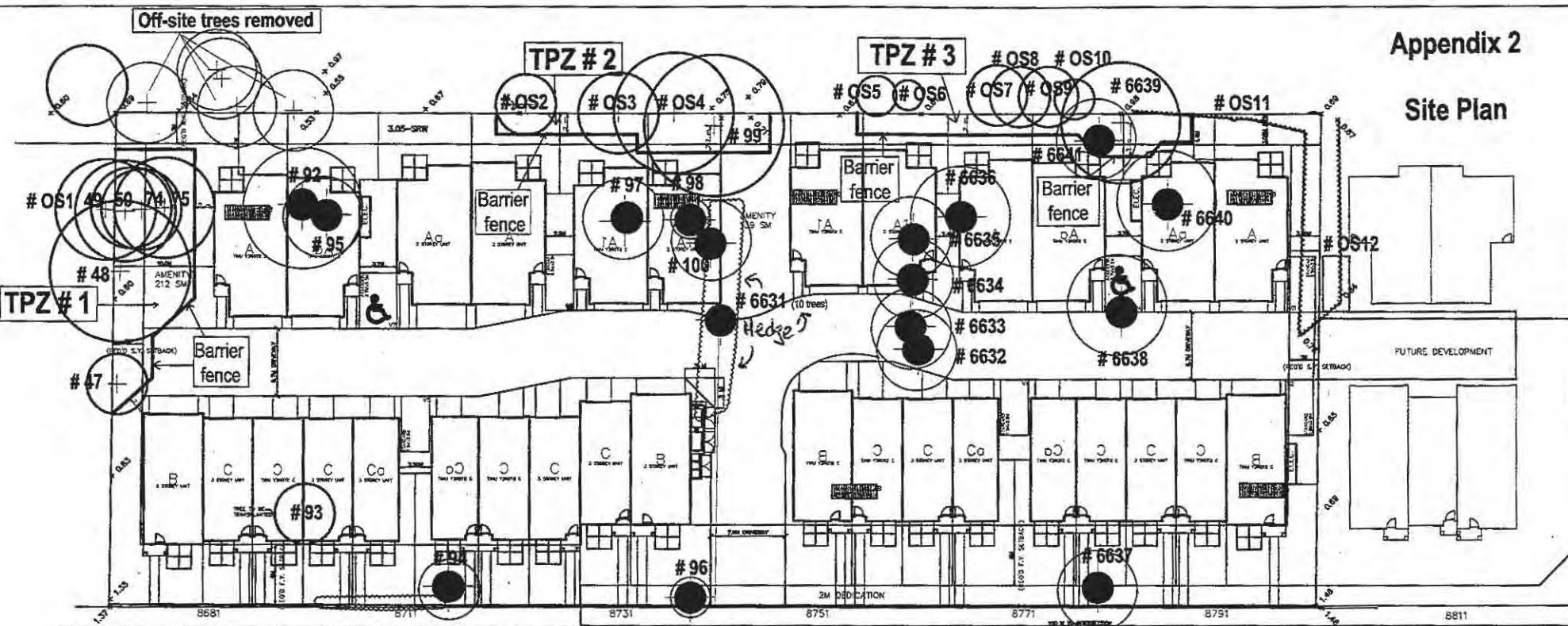
	Existing	Proposed
Owner:	Kaibo Tang & Zhiqiang Wu	No Change
Site Size (m ²):	5,880.7 m ² (63,301.40 ft ²)	5,732.0 m ² (61,700.75 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium-Density Townhouses (RTM2)
Number of Units:	6	31
Other Designations:	Arterial Road Redevelopment Policy – Multiple Family Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 70%	70% max.	none
Lot Coverage – Landscaping:	Min. 30%	30% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m min.	none
Setback – Side Yard (East) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m min.	none
Setback – Rear Yard (m):	Min. 3 m	5.0 m min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 40 m wide x 30 m deep	Approx. 120.66 m wide x 48.73 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	69	69	none
Tandem Parking Spaces:	not permitted	30	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$43,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 31 units = 186 m ²	186 m ² min.	none

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

Site Plan



STATISTICS:
SITE AREA: 5,880.0 SQ (63,238 SF) GROSS
5,731.9 SQ (61,700 SF) NET
PROPOSED DENSITY: 0.65
LOT COVERAGE
MAX. ALLOWED: 24,630 SF (42%)
PROPOSED: 24,850 SF (40%) INCLUDING PORCHES
FLOOR AREA
MAX. ALLOWED: 0.65 X 61,700 SF = 40,105 SF
PROPOSED TOTAL: 32 UNITS: 40,105 SF
EXISTING AVERAGE GRADE: 1.42M
AVERAGE FINISHED SITE GRADE: 1.71M

Tree statistics

- 25 on-site trees
- 12 off-site trees
- 9 trees proposed for preservation
(# 47, 48, 49, 50, 74, 75, 99, 6639, transplant # 93)
- Off-site trees and hedges preserved



Tree removal symbol

SITE PLAN
SCALE : 1"=10'-0"

Yamamoto
Architecture Inc.

1.67

30% PLR

City	State
NY	NY
NY	NY
NY	NY
NY	NY

Rezoning Considerations

8691, 8711, 8731, 8751, 8771 and 8791 Williams Road

RZ 10-545919

Prior to final adoption of Zoning Amendment Bylaw 8739, the developer is required to complete the following:

1. Consolidation of 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the south property line up to 100 m from the Garden City Road/Williams Road intersection (west property line of Garden City Road);
3. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
4. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) over the internal drive aisle on Title allowing access to/from the future development sites to the east (at 8811 Williams Road and 9991 Garden City Road) and to the west (at 8671 Williams Road), and any consolidation thereof.
5. Registration of a cross-access easement agreement over the outdoor amenity space and garbage/recycling facility (design as per Development Permit for 8691, 8711, 8731, 8751, 8771 and 8791 Williams Road), in favour of the future multiple-family development at 8811 Williams Road and 9991 Garden City Road, allowing access to/from the outdoor amenity space and garbage/recycling facility at the development site.
6. Registration of a covenant prohibiting the conversion of parking area into habitable space.
7. Enter into the City's standard Servicing Agreement to design and construct off-site works on both frontages. Works include, but are not limited to:
 - a. upgrades to the existing 525 mm frontage storm sewer system to 750 mm from the site's west property line (PRD1) to the outfall at Garden City Road (OUT);
 - b. relocation of the sidewalk to the property line (a 1.5 m concrete sidewalk) and installation of a grass and treed boulevard between the new sidewalk and existing road curb; and
 - c. construction of a 2 m x 5 m concrete bus pad at the existing west bound bus stop location on Williams Road.

Note: Works are at the developer's sole cost; no credits apply.

8. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$80,211) to the City's Affordable Housing Reserve Fund.
9. City acceptance of the developer's offer to voluntarily contribute \$12,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at existing Garden City Road/Williams Road signalized intersection.

10. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$24,063) to the City's Public Art fund.
11. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$43,000.
12. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Japanese Maple tree on-site.
13. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8739 (10-545919)
8691, 8711, 8731, 8751, 8771 AND 8791 WILLIAMS ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **MEDIUM DENSITY TOWNHOUSES (RTM2)**.

P.I.D. 003-489-655

Lot 7 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 001-610-953

Lot 8 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 003-701-484

Lot 9 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 010-364-706

Lot 10 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 004-037-235

Lot 11 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

P.I.D. 010-364-722

Lot 12 Section 28 Block 4 North Range 6 West New Westminster District Plan 18216

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8739"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MAY 24 2011

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

ADOPTED

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** April 14, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-555818
Director of Development
Re: Application by Ajit Thaliwal and Gurmeet Malhi for Rezoning at
8211/8231 Lundy Road from Single Detached (RS1/E) to Single Detached
(RS2/C)

Staff Recommendation

That Bylaw No. 8740, for the rezoning of 8211/8231 Lundy Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Ajit Thaliwal and Gurmeet Malhi have applied to the City of Richmond for permission to rezone 8211/8231 Lundy Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", to permit the property to be subdivided into two (2) lots (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located in an established residential neighbourhood consisting primarily of single-detached dwellings on large-sized lots. Development immediately surrounding the subject site is as follows:

- To the north, is an old dwelling on a large lot zoned "Single Detached (RS1/E)";
- To the east, immediately across Lundy Road, is Saint Paul's Catholic Church and School on a lot zoned "Assembly (ASY)";
- To the south, are two (2) old dwellings on large lots zoned "Single Detached (RS1/E)", at the corner of Lundy Road and Lurgan Road; and
- To the west, fronting Luton Road, are two (2) newer dwellings on smaller lots zoned "Single Detached (RS1/C)", created through rezoning and subdivision of a duplex lot in 2005.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject site is located in the Broadmoor Planning Area. The OCP's Generalized Land Use Map designation for this property is "Neighbourhood Residential". The OCP's Specific Land Use Map designation for this property is "Low-Density Residential". This redevelopment proposal is consistent with these designations.

Lot Size Policy 5423

The subject site is located within the area covered by Lot Size Policy 5423, adopted by Council in 1989 (**Attachment 3**). The Lot Size Policy permits rezoning and subdivision of duplex lots into no more than two (2) lots in accordance with "Single Detached (RS2/B or RS2/C)". This redevelopment proposal would allow for the creation of two (2) lots, each approximately 14 m wide and 612 m² in area, consistent with the Lot Size Policy.

Affordable Housing Strategy

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

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

Should the applicant change their minds prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$6,453).

Flood Management

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

Public Input

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

Staff Comments

Background

This neighbourhood has seen minimal redevelopment through rezoning and subdivision as a result of the Lot Size Policy, which restricts the majority of properties in the neighbourhood to large-sized lots. There is currently one other active rezoning application to permit subdivision of a duplex-lot to create two (2) smaller lots, consistent with the Lot Size Policy (RZ 10-557898 at 8180/8200 Lundy Road).

Trees & Landscaping

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

- Seven (7) bylaw-sized trees on-site, and one (1) undersized hedging cedar tree located on the shared north property line with the adjacent property at 8191 Lundy Road;

- Two (2) bylaw-sized trees in the boulevard on City-owned property; and
- One (1) bylaw-sized tree on adjacent property at 8220 Luton Road.

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

The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to:

- Retain Trees # 003 and 004 on the basis of good condition and location in the rear yard setback of the proposed new lots (tree protection fencing is required as described in the Arborist's Report and as shown on the Tree Retention Plan).
- Retain the off-site bylaw-sized tree on the adjacent property at 8220 Luton Road (tree protection fencing is not required as the tree is located far enough away from the west property line and there are no anticipated impacts from proposed construction on-site).
- Remove Trees # 001, 002, 005, 006, and 007 on the basis of poor condition (i.e. basal cavities, weak structure, disease infections, 40-50% canopy dieback, and visible declining health).
- Remove Tree # 8, which is located within the building envelope and is not a valuable specimen to consider for retention through significant design modifications (the building footprint would require a reduction of 50% in order to retain the tree).
- Remove the undersized hedging cedar tree located on the shared north property line with the adjacent property at 8191 Lundy Road, which is in conflict with proposed development and is of low value (written authorization from the neighbour for future tree removal has been obtained by the applicant and is on file).

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

To ensure survival of retained Trees # 003 and 004, the applicant is required to submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any works to be conducted at development stage within tree protection zones. The Contract must include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, lot grading, landscaping, installation of perimeter drainage, retaining walls, and service connection), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and,
- A Survival Security to the City in the amount of \$2,000 (reflects the 2:1 replacement tree ratio).

The City's Parks' Arborist concurs with the Arborist's recommendations to:

- Remove the two (2) Plum trees (Trees A & B) located in the boulevard on City-owned property in front of the site, due to poor condition.

Prior to rezoning adoption, the applicant is required to submit \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City. Formal authorization from the City's Parks department must be obtained directly by the applicant prior to tree removal to enable removal signage to be posted on the property.

The proposed Tree Retention Plan is included in **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 12 replacement trees are required to be planted and maintained on the future lots. Considering the available space in the yards of the future lots and the effort to be taken by the applicant to retain the two (2) bylaw-sized trees on-site, staff recommend that only eight (8) replacement trees be required, with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	9 cm		5 m
2	8 cm		4 m
4	6 cm		3.5 m

The applicant proposes to plant and maintain six (6) replacement trees [three (3) per future lot] and provide a voluntary contribution in the amount of \$1,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees.

To ensure that the proposed replacement trees are planted and maintained on the future lots, the applicant is required to submit a landscaping security to the City in the amount of \$3,000 (\$500/tree) prior to rezoning adoption.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the future lots will be from Lundy Road.

Subdivision

At Subdivision stage, the applicant will be required to pay Servicing Costs and Neighbourhood Improvement Charges for future road improvements.

Analysis

The subject site is located in an established residential area that has seen minimal redevelopment to smaller lot sizes as a result of the Lot Size Policy, which restricts rezoning and subdivision to properties with duplexes and five other specific properties in the neighbourhood. This redevelopment proposal is consistent with the Lot Size Policy, as it contains a duplex and is intended to be subdivided into two (2) lots, each approximately 14 m wide and 612 m² in area. Other duplex and specific properties within this neighbourhood have the potential to rezone and subdivided in accordance with the Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex lot into two (2) smaller lots complies with applicable land use designations and policies contained within the OCP, and is consistent with the Lot Size Policy.

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

On this basis, staff recommends support for the application.



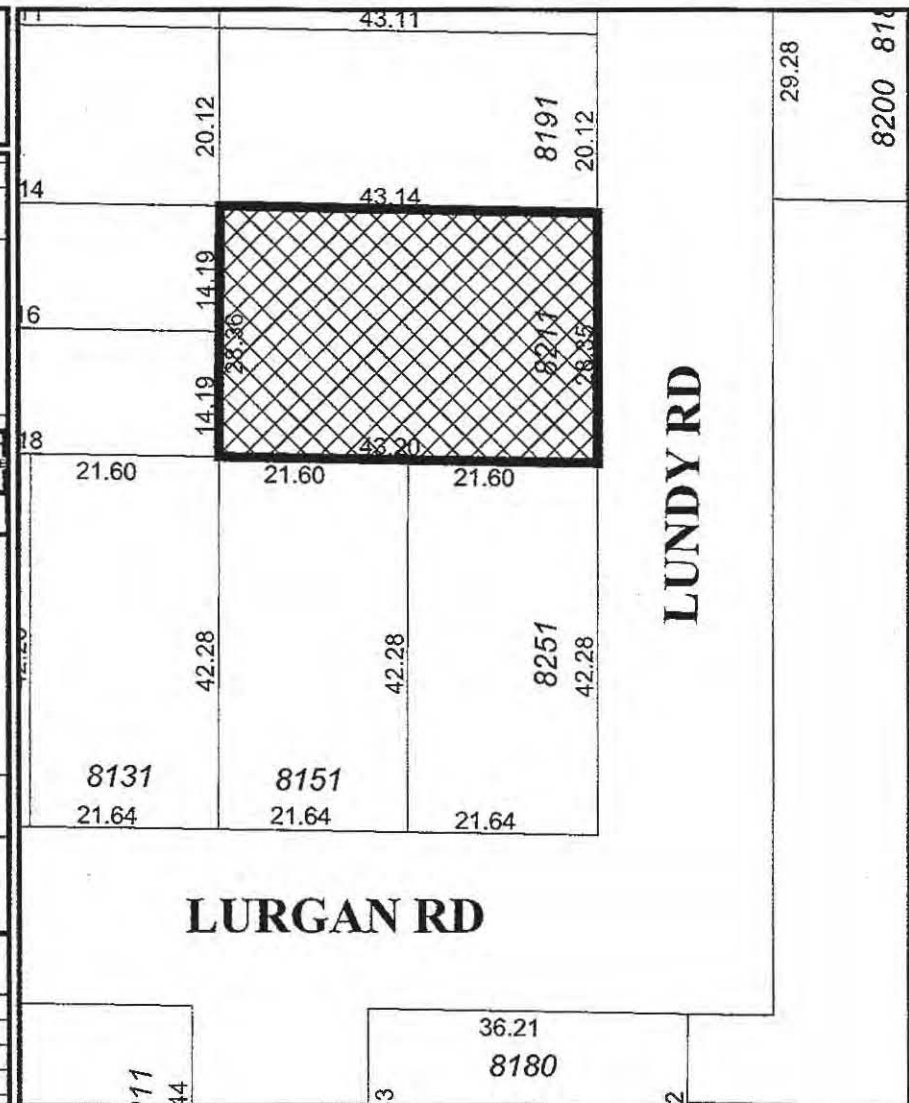
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5423
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



City of Richmond



PH-85



RZ 10-555818

Original Date: 01/05/11

Revision Date: 04/13/11

Note: Dimensions are in METRES



RZ 10-555818

Original Date: 01/05/11

Revision Date:

Note: Dimensions are in METRES

PH - 86



City of Richmond

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

Development Application Data Sheet

RZ 10-555818

Attachment 2

Address: 8211/8231 Lundy Road

Applicant: Ajit Thaliwal & Gurmeet Malhi

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Judy Sin-Yee Wong	To be determined
Site Size (m²):	1,224 m ² (13,176 ft ²)	Two lots – each approx 612 m ² (6,588 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map designation – "Neighbourhood Residential" Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5423 permits rezoning and subdivision of properties with duplexes in accordance with "Single Detached (RS2/B or RS2/C)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/C)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Two (2) lots – each approx 612 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

Amended by Council: November 17th, 2003Amended by Council: March 15th, 2004**POLICY 5423**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

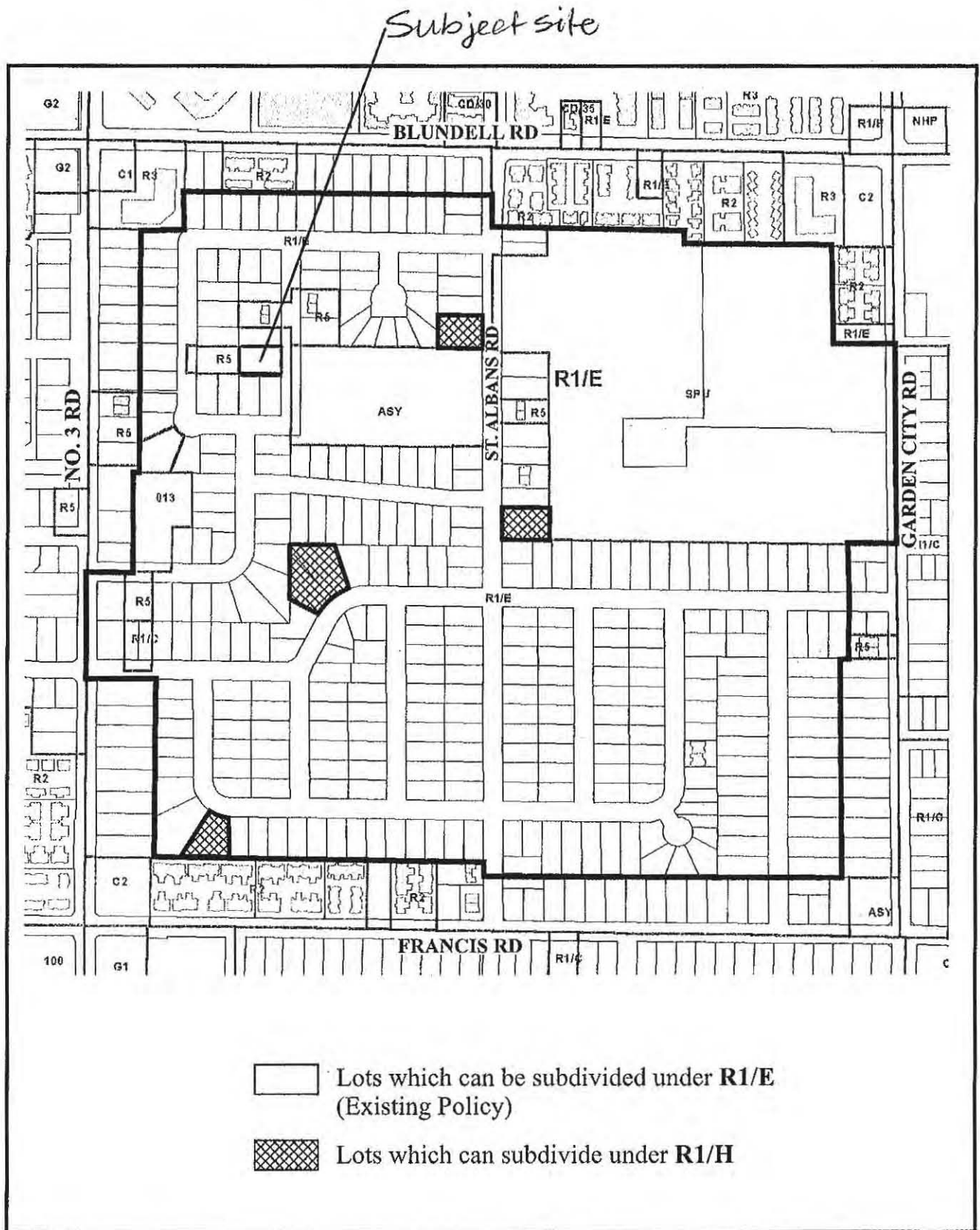
POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, 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 exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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



Policy 5423 Section 21, 4-6

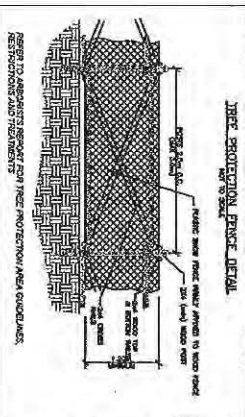
Adopted Date: 11/20/89
Amended Date: 03/15/04

PH - 89

LEGEND - TREE RETENTION

- ③ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ✕ denotes tree to be **REMOVED**
- denotes tree to be **RETAINED**

③ denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Client:	MALHI CONSTRUCTION
Project:	PROPOSED DEVELOPMENT
Address:	3211 LUNDY RD, RICHMOND
Date:	3 NOVEMBER 2010
Our File:	10267

ACL
arboritech consulting ltd
Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
email: tree@arboritech.bc.ca

PH - 90

Scale 1:250

Muni File:

Rezoning Considerations

8211/8231 Lundy Road

RZ 10-555818

Prior to final adoption of Zoning Amendment Bylaw 8740, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$3,000 (\$500/tree) for the planting and maintenance of six (6) replacement trees [three (3) per future lot], with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	9 cm		5 m
2	8 cm		4 m
2	6 cm		3.5 m

2. City acceptance of the applicant's voluntary contribution in the amount of \$1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
3. City acceptance of the applicant's voluntary contribution in the amount of \$2,600 to the City's Tree Compensation Fund for the removal of Trees A and B from the boulevard on City-owned property and for the planting of replacement trees within the city.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted at development stage within the tree protection zone of retained trees (Trees # 003 and 004). The Contract must include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, lot grading, landscaping, installation of perimeter drainage, retaining walls, and service connections), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the two (2) trees to be retained (Trees # 003 and 004).
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 one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,453) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Tree Removal stage, the applicant is required to:

- Obtain formal authorization from the City's Parks department a minimum 48 hours prior to removal of Trees A and B from the boulevard on city-owned property, to enable tree removal signage to be posted on-site.

At Demolition stage, the applicant is required to:

- Install Tree Protection Fencing on-site around retained trees (Trees # 003 and 004), as described in the Certified Arborist's report dated December 6, 2010, by Arbortech Consulting Ltd. and as illustrated in the Tree Retention Plan included in the staff report by the Director of Development (Attachment 4).

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

At Subdivision stage, the applicant is required to:

- Pay Servicing Costs and Neighbourhood Improvement Charges for future road improvements.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8740 (RZ 10-555818)
8211/8231 LUNDY ROAD**

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

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

P.I.D. 006-286-933

Lot 77 Section 21 Block 4 North Range 6 West New Westminster District Plan 20753

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8740**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 09 2011



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: April 13, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: 12-8060-20-8743/Vol 01

Re: Housekeeping Amendments to Richmond Zoning Bylaw 8500

Staff Recommendation

That *Richmond Zoning Bylaw 8500, Amendment Bylaw 8743* be introduced and given first reading.

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

Att. 1

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to introduce various housekeeping amendments to *Richmond Zoning Bylaw 8500*. These amendments are considered minor and are intended to keep the *Zoning Bylaw* current and up-to-date.

When *Richmond Zoning Bylaw 8500* was adopted, staff envisioned that minor housekeeping amendments would be required. This was not consistently done with the previous *Richmond Zoning & Development Bylaw No. 5300*, which is why such a comprehensive update was required. Experience has shown that it is better to continually update the *Zoning Bylaw* with small housekeeping amendments rather than to let these amendments accumulate into one large review.

Findings Of Fact

This is the third set of housekeeping to *Richmond Zoning Bylaw 8500*. There are five proposed housekeeping amendments to the *Zoning Bylaw*. Each of these is described in detail below.

1. Variances For Projections Into The Setbacks Of Townhouse Zones

Over the past year, the Development Permit Panel has approved two Development Permit applications that requested a variance for a ground-level electrical closet attached to the building that projected into the required side yard setbacks in the standard townhouse zones. Neither of these variances were problematic or adversely affected the form and character of the proposed new townhouse development.

As a result, recent new site specific townhouse zones (formerly called comprehensive development districts) permit electrical closets forming part of the principal building to project 0.6 m (2 feet) in the side yard and rear yard.

With the exception of the aforesaid comprehensive development districts, the previous *Richmond Zoning & Development Bylaw No. 5300* did not deal with this issue.

Therefore, it is recommended that a general development regulation be added to the section of *Richmond Zoning Bylaw 8500* that permits projections into yards in townhouse zones. Specifically, it is proposed that electrical closets and similar ground-level projections attached to the building on the ground floor be allowed to project 0.6 m (2 feet) into the side and rear yards in all townhouse zones.

2. Uncovered Entry Stairs Projections Into The Setbacks Of Some Zones

Richmond Zoning Bylaw 8500 currently permits uncovered entry stairs to project into any yard but no closer than:

- 0.6 m (2 feet) to a lot line abutting a road in the low rise apartment zones;
- 1.5 m (5 feet) to a side lot line or rear lot line and 3.0 m (10 feet) to a front lot line in the townhouse zones; and
- 1.2 m (4 feet) to an interior side yard in all other zones.

City staff have been asked how far an uncovered entry stair could project into an exterior side yard on a corner lot in the coach house zone. *Richmond Zoning Bylaw 8500* does not specify how close such a staircase to a coach house above the garage can be from the side street. Similarly, the previous *Richmond Zoning & Development Bylaw No. 5300* did not mention uncovered stair projections and this was never before raised as an issue.

Although this situation will not arise that often, it is recommended the general development regulations be amended to indicate that uncovered entry stairs can project 1.2 m (4 feet) into the side and rear yards, but must be no closer than 1.2 m (4 feet) from an interior lot line, 1.8 m (6 feet) from an exterior side lot line and 1.8 m (6 feet) from a rear lot line. These distances would not apply to the townhouse and low rise apartment zones which have their own specific setback requirement for uncovered entry stairs.

3. Dormer Projections Into The Residential Vertical Envelope In Single Detached Zones

Some of the single detached zones permit the ridge line of a front roof and side roof dormer to project horizontally between 0.9 m to 0.915 m (3 feet) beyond the residential vertical lot depth and lot width envelopes, but no further than the setback required for the front yard or side yard (i.e., the compact single detached, coach house and certain site specific single detached zones). None of these zones limit the size of the front roof or side roof dormer (i.e., amount of building area or wall space the dormer can occupy), and this has not been a problem in these zones to date.

Other single detached zones do not permit a similar projection for a front roof and side roof dormer (i.e., standard single detached, residential child care and various other site specific single detached zones). City staff see no reason why this should not be permitted in these zones too since it will add to the roofscape and design of the single detached house. Furthermore, staff are not aware of any issues or complaints regarding the zones that do permit a front roof and side roof dormer to project beyond the residential vertical lot depth and lot width envelope. The implications of this amendment will be monitored and if it is found that the size of the front roof or side roof dormer becomes problematic (e.g., it occupies an inordinate amount of wall space or adversely increases the building area), the *Zoning Bylaw* could be amended further to define dormers and limit their size or scale.

The previous *Richmond Zoning & Development Bylaw No. 5300* contained a similar discrepancy between the compact single detached and coach house zones and the standard single detached and residential child care zones. Likewise, some of the former comprehensive development districts (now called site specific single detached zones) permitted front roof and side roof dormer projections and other comprehensive development districts did not.

Therefore, for the sake of consistency and better design, it is recommended that a new general development regulation entitled "Projections Into Heights In Single Detached Housing Zones" be added to the *Zoning Bylaw*, which would permit the ridge line of a front roof and side roof dormer to project horizontally 0.915 m (3 feet) beyond the residential vertical lot depth and lot width envelope but no further than the setback required for the front yard or side yard in all single detached housing zones.

4. Fence Height Limitations In Residential Zones

Richmond Zoning Bylaw 8500 specifies that “fence height shall be measured using the average landscape grade 1.0 m from both sides of the fence”. This works if both of the properties are at the same grade. However, if one property is higher than the other, using the average grade on both sides of the fence could create a situation where the higher property will have a much lower fence than normal (e.g., 0.9 m to 1.2 m or 3 foot to 4 foot high fence along the side or rear lot lines rather than the typical 2.0 m or 6 foot 6 inch high fence). Such a lower fence could raise safety and privacy issues, especially in the single detached housing zones.

The new way of measuring fence height is also difficult to administer since a permit is not required for a fence. Since most single detached home owners and builders are used to the typical 2.0 m (6 foot 6 inch) height restriction on fences in the side and rear yards, it is likely that this is what is actually being built. Furthermore, calculating the average landscape grade on both sides of the fence is not easily determined where one property is higher than the other and is only a temporary situation since eventually all new single detached houses are being raised to a similar grade for flood protection purposes.

According to the previous *Richmond Zoning & Development Bylaw No. 5300*, the height of a fence in the residential zoning districts “shall be calculated from: (i) the point at which the fence intersects the ground; or (ii) the top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway; whichever is the highest”.

Staff recommend simplifying the measurement of fence height in the residential zones of the *Zoning Bylaw* by saying it is measured from the point at which the fence intersects the ground (i.e., based on the landscape grade of the property on which the fence is located and not the grade of the adjacent property or the height of the curb/crown of any adjacent roadway).

5. Variances For Landscaping With Live Plant Material In Townhouse Zones

Over the past year, the Development Permit Panel has approved four Development Permit applications that requested a variance to reduce the lot coverage for landscaping with live plant material in the standard townhouse zones. In each case, the amount of porous surfaces exceeded the requirements in these townhouse zones by means such as permeable pavers in the driveways, parking spaces and patios. As a result, none of these variances were problematic or adversely affected the landscaping or porosity of the proposed new townhouse development.

The previous *Richmond Zoning & Development Bylaw No. 5300* did not have a requirement for the percentage of the lot area restricted to landscaping with live plant material. However, three former comprehensive development districts (CDs) did specify the maximum lot coverage for buildings and any non-porous surfaces or structures and stated that the remainder of the lot area was restricted to landscaping with live plant material. Accordingly, when these three CDs were converted to site specific townhouse zones in the new *Zoning Bylaw*, it was specified that the remaining lot area, stated as a percentage, was restricted to landscaping with live plant material.

Based on the precedence of these three site specific townhouse zones, and in order to ensure sufficient live landscaping and site porosity for other new townhouse developments, new requirements shown in the table on the next page were added to the standard townhouse zones in *Richmond Zoning Bylaw 8500*.

In light of the experience over the past year, it is recommended that the lot coverage requirements in these standard townhouse zones and the three site specific townhouse zones be amended as shown in the following table by:

- 1) Reducing the minimum percentage of the lot area restricted to landscaping with live plant material by 5%; and
- 2) Reducing the maximum percentage of the lot area occupied by buildings, structures and non-porous surfaces by 5%.

This should eliminate the need for variances with future standard townhouse zone projects, while maintaining an adequate amount of live landscaping and porous or permeable surfaces.

MINIMUM % OF LOT AREA RESTRICTED TO LANDSCAPING WITH LIVE PLANT MATERIAL IN TOWNHOUSE ZONES			
Zone	Previous <i>Richmond Zoning & Development Bylaw No. 5300</i>	Existing <i>Richmond Zoning Bylaw 8500</i>	Proposed <i>Housekeeping Amendment Bylaw 8743</i>
Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)	N/A	30%	25%
Medium Density Townhouses (RTM1, RTM2, RTM3)	N/A	30%	25%
High Density Townhouses (RTH1, RTH2, RTH3, RTH4)	N/A	25%	20%
Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)	N/A	20%	15%
Town Housing (ZT15)	N/A	20%	15%
Town Housing (ZT18)	N/A	20%	15%
Town Housing (ZT45)	N/A	30%	25%
MAXIMUM % OF LOT AREA OCCUPIED BY BUILDINGS, STRUCTURES & NON-POROUS SURFACES IN TOWNHOUSE ZONES			
Zone	Previous <i>Richmond Zoning & Development Bylaw No. 5300</i>	Existing <i>Richmond Zoning Bylaw 8500</i>	Proposed <i>Housekeeping Amendment Bylaw 8743</i>
Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)	N/A	70%	65%
Medium Density Townhouses (RTM1, RTM2, RTM3)	N/A	70%	65%
High Density Townhouses (RTH1, RTH2, RTH3, RTH4)	N/A	75%	70%
Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)	N/A	80%	75%
Town Housing (ZT15)	80%	80%	75%
Town Housing (ZT18)	80%	80%	75%
Town Housing (ZT45)	70%	70%	65%

Analysis

Each of the five proposed housekeeping amendments are intended to improve the quality of *Richmond Zoning Bylaw 8500*. None are considered controversial.

The two housekeeping amendments related to the townhouse zones arise from experience at the Development Permit Panel. The only public concern expressed at the Panel meetings was that the ground-level electrical closet would create noise that would adversely impact adjacent properties. Staff's response is that the electrical closet will not be noisy and is always visually screened by landscaping elements. None of the public delegations or correspondence at the Panel meetings expressed concerns regarding the variances to the lot coverage for landscaping with live plant material.

The other three housekeeping amendments regarding uncovered entry stairs, front roof and side roof dormers, and fence heights primarily relate to single detached housing zones. City staff discussed these amendments with Richmond's single family residential builders on March 29, 2011. No objections were expressed with regard to these three housekeeping amendments.

In fact, the single family residential builders pointed out one other potential change to *Richmond Zoning Bylaw 8500* that can be incorporated into a future set of housekeeping amendments (i.e., allow a post or pillar in the front yard to exceed the 1.2 m or 4 foot fence height limitation). Further research and thought needs to be put into this suggestion.

Financial Impact

None.

Conclusion

Five minor housekeeping amendments are proposed to *Richmond Zoning Bylaw 8500*.

Each of these respond to issues that have arisen since *Bylaw 8500* was adopted in November 2009.

None of the proposed housekeeping amendments are expected to raise public concerns.

Therefore, it is recommended that *Richmond Zoning Bylaw 8500, Amendment Bylaw 8743* be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'H. Burke'.

Holger Burke, MCIP
Development Coordinator
(604-276-4164)

HB:cas



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8743
(Housekeeping Amendments – Third Set)**

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 4.9. by adding the following:
 - 4.9.8.1. Electrical closets and similar ground-level projections attached to the **building** on the ground floor may project into the **side yard** and **rear yard** not more than 0.6 m.
 - b) by deleting section 4.12.6. in its entirety and substituting the following:
 - 4.12.6. Stairs which are uncovered and are not entry stairs to **town housing** or low rise **apartment housing**, may project into a required **yard**. Such stairs may project 1.2 m into the **side yard** and **rear yard**, but shall not be closer than 1.2 m to an interior **side lot line**, 1.8 m to an exterior **side lot line** and 1.8 m to a **rear lot line**.
 - c) at section 4. by adding the following after section 4.12:
 - 4.12A. **Projections into Heights in Single Detached Housing Zones**
 - 4.12A.1. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
 - 4.12A.2. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
 - d) by deleting section 6.8.3. in its entirety and substituting the following:
 - 6.8.3. **Fence height** shall be measured at the point at which the **fence** intersects the ground.
 - e) by deleting:
 - i) sections 8.6.5.2., 8.7.5.2. and 17.45.5.2. in their entirety and substituting the following:

No more than 65% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.

- ii) section 8.8.5.2. in its entirety and substituting the following:
No more than 70% of the **lot** may be occupied by **buildings, structures and non-porous surfaces.**
- iii) sections 8.9.5.2., 17.15.5.2. and 17.18.5.2. in their entirety and substituting the following:
No more than 75% of the **lot** may be occupied by **buildings, structures and non-porous surfaces.**
- iv) sections 8.6.5.3., 8.7.5.3. and 17.45.5.3. in their entirety and substituting the following:
25% of the **lot area** is restricted to **landscaping** with live plant material.
- v) section 8.8.5.3. in its entirety and substituting the following:
20% of the **lot area** is restricted to **landscaping** with live plant material.
- vi) sections 8.9.5.3., 17.15.5.3. and 17.18.5.3. in their entirety and substituting the following:
15% of the **lot area** is restricted to **landscaping** with live plant material.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8743"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAY 09 2011



MAYOR

CORPORATE OFFICER



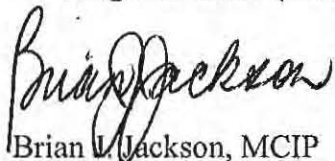
City of Richmond

Report to Committee

To: Planning Committee **Date:** April 11, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-534751
Director of Development
Re: **F ADAB ARCHITECTS INC. has applied to the City of Richmond for permission to amend the Richmond Official Community Plan – West Cambie Area Plan, Alexandra Neighbourhood Land Use Map and to rezone 9251 and 9291 Alexandra Rd from “Residential Single Detached (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)” in order to permit a medium-density, four (4) storey residential over small plate commercial development.**

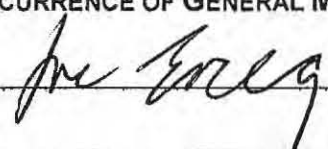
Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8757 proposing to repeal the existing Alexandra Neighbourhood Land Use Map of Schedule 2.11A (West Cambie Area Plan) and replacing it with “Schedule A attached to and forming part of Bylaw 8757” and amending the relevant maps within the Area Plan; to modify the proposed Area Plan road alignment, be introduced and given first reading.
2. That Bylaw No. 8757, having been considered in conjunction with:
 - the City’s Financial and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
3. That Bylaw No. 8757 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;
4. That Bylaw No. 8748, to create “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, and the rezoning of 9251/9291 Alexandra Road from “Single Detached, (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



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

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

F ADAB ARCHITECTS INC. has applied to the City of Richmond for permission to rezone 9251 and 9291 Alexandra Road (**Attachment 1**) from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)" in order to develop a 4 storey - 132 unit residential apartment complex over a small plate commercial development on the ground floor. (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: Across Tomicki Avenue, a 259 unit apartment complex over one level of parking by Polygon Meridian Gate Homes Ltd. as part of RZ 06-644033 and zoned "Low Rise Apartment – Alexandra Neighbourhood (West Cambie) (ZLR20)".

To the South: Across Alexandra Road, several Single Detached Dwellings zoned "Single Detached (RS1/F)" these lots are a part of a larger assembly of lots with an application for a shopping centre (RZ 10-528877).

To the East: Single Detached Dwelling at 9231 and 9191 Alexandra Road zoned "Single Detached (RS1/F)", with the same land use designation as the subject site.

To the West: Single Detached Dwelling at 9311 and 9331 Alexandra Road zoned "Single Detached (RS1/F)", with the same land use designation as the subject site.

Related Policies and Studies

Official Community Plan

OCP designation: West Cambie Area Plan, Schedule 2.11A.

West Cambie Area Plan – Alexandra Neighbourhood

The implementation of this Area Plan, specifically the Alexandra Neighbourhood, enables land assembly patterns for Rezoning and Development Permit applications. The resulting land assemblies for recent development applications are creating challenges for future development projects, with the remaining land being affected by the proposed road alignment currently shown within the Neighbourhood Plan. This proposed OCP amendment is to modify the proposed road alignment to simplify land assemblies in this area while maintaining the original intent of the road network. Further details are outlined in this report.

Land Use Designation for the Subject Site

- Mixed Use: Abutting the High Street, medium density over retail with a 1.25 base FAR. Building Heights low to mid-rise. A maximum 1.50 FAR with density bonusing for affordable housing (**Attachment 4**).

The applicant is proposing a density of 1.55 FAR, which is .05 FAR above the maximum density of 1.50 FAR as indicated in the OCP. To qualify for all this additional density and to satisfy the requirements of the OCP and the ZMU 20 zone, the applicant shall:

1. Provide eight (8) built units for affordable housing which will be secured through a housing agreement; and
2. Submit written confirmation of their intent to connect into the Alexandra District Energy Utility (ADEU) as allowed under the recently adopted OCP amendment Bylaw 8715, allowing in-stream applications an additional density bonus of 4% to hook into the ADEU. This application qualifies for this additional density bonusing as it was in-stream when the Alexandra District Energy Utility Bylaw No. 8688 was adopted by Council on January 24, 2011.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.6 m GSC. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located in OCP Aircraft Noise Sensitive Use (ANSD) Policy Area 2 and is subject to noise mitigation measures and the registration of an OCP ANSD Use Restrictive Covenant prior to final adoption of this rezoning application.

The applicant is also required to retain a registered professional qualified in acoustics to prepare a report that recommends site specific methods of mitigating interior noise levels from external sources such as overhead aircraft and other such noise sources that are generated at Vancouver International Airport. The report is to include methods of air cooling in the summer months to avoid having residents to open doors and windows which would negate these sound measures. ANSD design measures are to keep rooms from exceeding the following noise levels:

Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways and utility rooms	45 decibels

This report is to be submitted to the City for review during the Development Permit Stage.

Affordable Housing

In accordance with the City's Affordable Housing Strategy, the applicant is proposing to provide eight built (8) units for affordable housing that will be secured through a Housing Agreement. Further details are included later in this report.

Consultation

The proposed OCP amendment complies with the City's Policy 5043, regarding OCP consultation and requires no additional consultation beyond that of the Public Hearing process, as it involves only minor map changes (a slight shifting of a road alignment and some land uses), to simplify the implementation of the Area Plan,

This rezoning application complies with the policies and land designation criteria of the Official Community Plan (OCP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

The proposed OCP amendment does not need to be referred to the School Board; however, a copy of the report will be sent to the School Board for courtesy and information.

As the amendment does not introduce any new residential units into the area where no housing is permitted due to aircraft noise, no comment is needed from the Vancouver International Airport Authority.

Public Input

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

Staff Comments

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

Analysis

The analysis is set out in two parts to clarify the proposed OCP and Rezoning Bylaws.

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE WEST CAMBIE AREA PLAN (SCHEDULE 2.1D) ALEXANDRA NEIGHBOURHOOD LAND USE MAP (BYLAW 8757)

The current proposed alignment of Alexandra Road shown on the Alexandra Neighbourhood Land Use Map has always intended to be conceptual with the exact road alignment subject to detailed functional design (**Attachment 4**). As the implementation of the Area Plan has occurred, the land assemblies for new development projects have created complications for those wishing to later assemble land. For example, the current proposed Alexandra Road bisects as many as nine (9) properties as is shown in the southwest corner of this Land Use Map. For the proposed development, the proposed alignment of Alexandra Road would require the removal of an excessive amount of land for the purpose of constructing the road from the southwest corner of the subject site. The proposed OCP amendment will minimize this inefficiency by extending Alexandra Road further west along the current road right-of-way before shifting north to align with the future Leslie Road extension located west of Garden City Road. This proposed realignment reduces the amount of land required from private property owners by rerouting the road using the existing road rights-of-way and existing property lines as much as possible. This is intended to not only lessen the burden of land dedication requirements by the land owners for new road development, but to also make land assemblies easier while still meeting the need to realign Alexandra Road to connect to Garden City and Leslie Road intersection.

The amendment is intended to:

1. Revise the Alexandra Neighbourhood Land Use Map to establish a revised road alignment of Alexandra Road as shown in Schedule A; and
2. Revise the maps listed in the table below be revised to ensure consistency within the Area Plan.

Page #	Section/Map to be amended
9	Section 4.3 Alexandra Neighbourhood Road Systems Map
13	Section 5.3 Alexandra Neighbourhood Open Space Systems Map

22	Section 8.2 Alexandra Neighbourhood Character Areas Map
23	Section 8.2.1 Character Area 1 – Business Office Map
26	Section 8.2.2 Character Area 2 – Mixed-Use Map
31	Section 8.2.3 Character Area 3 – The High Street Map
33	Section 8.2.4 Character Area 4 – Medium Density Housing Map

No text amendments to the Area Plan are needed.

This OCP amendment is being brought forward as the proposed road realignment is significant enough to require an amendment.

PART 2 – PROPOSED REZONING AT 9251 AND 9291 ALEXANDRA ROAD(BYLAW 8748)

Proposed Zoning to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”

The proposed rezoning from “Single Detached (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)” is an acceptable increase in density by adding more residential units and a small street front commercial space. The submitted information is in conformance with the West Cambie Area Plan - Alexandra Neighbourhood in its transformation toward a medium density neighbourhood through the development of low-rise apartment buildings. The proposal meets the land use designation within the Area Plan’s Land Use Map, as ‘Mixed Use’ allows for medium density residential over retail up to 1.50 FAR (with density bonusing for affordable housing), and 1.55 FAR with the provision that the applicant also connect to the Alexandra District Energy Utility (ADEU) in accordance with Bylaw No. 8715. The proposal also meets the land use designation by proposing a commercial frontage in accordance with the neighbourhood’s “High Street” provisions.

Site Design

The site layout of this proposal is a creative use of the land by having two separate buildings over one level of parkade (**Attachment 2**). The separation and configuration of the buildings utilize the space available for outdoor amenity space for residents.

The south building, which faces Alexandra Road, contains 62 of the 132 residential units to the complex, as well as the commercial component of the project which addresses the “High Street” commercial frontage of the neighbourhood. The High Street is intended to be a focal point of the neighbourhood by designing a public space that has the ability to draw people to gather, shop, eat, work and socialize throughout the day by promoting safe pedestrian sidewalks and road crossings. Vehicular access to the commercial parking stalls is from Alexandra Road, along the western edge of the site. These stalls are located at behind the commercial unit(s) and also serve as visitor parking stalls to the residential units to the south building. Pedestrian access to the residential units is to the side of the vehicular drive aisle, leading to the main lobby of the building, just off the vehicular turnaround and drop off.

The second building to the north faces Tomicki Avenue, which contains the remaining 70 residential units. Tomicki Avenue serves as the primary vehicular access to the underground parkade for both residents and visitors. The building has its own front lobby off Tomicki Avenue that serves as the main pedestrian access to the building. The ‘U-shaped’ footprint of

the building allows space for the outdoor amenity area, which provides a child's play area, a water feature, seating and lawn space to the whole complex.

The entire eastern edge of the subject site is the pedestrian oriented Alexandra Way, a green thoroughway intended for public access that will be secured through the registration of a privately owned publicly accessible statutory right-of-way (PROP) prior to the adoption of this rezoning application.

Transportation and Site Access

The applicant will be dedicating land along the northern edge of the site for the purpose of continuing the design and construction of Tomicki Avenue in accordance with the neighbourhood plan. Frontage improvements along both Alexandra Road and Tomicki Avenue will be designed and constructed by the developer and will consist of a curb and gutter, boulevard and sidewalk.

Vehicular access to and from the site is off both Alexandra Road and Tomicki Avenue. Access off Alexandra Road will service the commercial space fronting the street and will be shared with visitor parking to the residential units, which is allowed under the parking provisions of Zoning Bylaw No. 8500. Additional vehicle access is via the underground parkade, located off Tomicki Avenue to the north and will serve as the main parking area to both residential and visitor parking. Access to the Tomicki Avenue parkade is made possible by the previous development to the north. This project has dedicated the land and constructed their portion of Tomicki Avenue and Dubbert Street in accordance to the Area Plan. These roads provide the connection to Odlin Road, where it ultimately connects to Garden City Road.

The parkade falls short of meeting the parking requirements of the Zoning Bylaw by about 9.7%. To make up for this shortfall, the applicant has submitted a Transportation Demand Management (TDM) plan that includes the installation of a bus shelter and standing pad along Garden City Road at Alexandra Road. Also, the applicant is to design an ultimate frontage improvement for the designated "High Street" along Alexandra Road that will include the frontage of this project as well as the commercial frontage of the two properties to the west at 9191 and 9231 Alexandra Road (to the future Dubbert Road intersection). This will allow continuity of the sidewalk and frontage design for both projects to promote the "High Street". To help implement this design, the applicant is to provide a interim design for this project in addition to the ultimate final design that will be constructed by the developer of the sites to the west when they are ready for redevelopment. The City's Transportation Department has reviewed the TDM Plan and has accepted this parking variance request upon the condition that these measures be implemented.

The applicant is providing sufficient space for loading bays to the complex. Confirmation of the manoeuvrability of the larger vehicles to and from the loading bays will be provided at the Development Permit stage.

The applicant has provided ample long and short term storage for bikes that meet bylaw requirements.

Affordable Housing

The Area Plan and the Affordable Housing Strategy include specific provisions to establish a density bonus system to encourage the applicant to provide built affordable housing units instead of making a cash-in-lieu payment.

To help encourage the development of on-site affordable housing, a density bonus of 0.25 FAR is allowed to the applicant in exchange for a minimum of one-third (1/3) of the density bonus to be designated for affordable housing units with the remaining two-thirds (2/3) directed to market

housing. These rental units will be secured through an affordable housing agreement with the City, with the terms of the agreement to be in perpetuity.

The Affordable Housing Strategy outlines the requirements for low end market rental units as:

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent ¹ *	Total Household Annual Income ¹ *
Bachelor	37 m ² (400 ft ²)	\$788	\$31,500 or less
One bedroom	50 m ² (535 ft ²)	\$875	\$35,000 or less
Two bedroom	80 m ² (860 ft ²)	\$1,063	\$42,500 or less
Three bedroom	91 m ² (980 ft ²)	\$1,275	\$51,000 or less

Notes:

¹ Rent and Income may be adjusted periodically as provided for under the City's Affordable Housing Strategy.

* Denotes 2009 amounts.

For the subject application, the applicant is taking advantage of the density bonusing provision that will increase the allowable density from 1.25 FAR to 1.50 FAR. The minimum affordable housing requirement will require the developer to construct and register at least one-third of the 0.25 FAR density bonus of residential floor space within the complex as affordable housing. This works out to be 6,793 ft² (631.1m²). Out of the 132 proposed residential units, the applicant has identified eight (8) affordable units that will be spread out amongst the two buildings as shown on the attached floor plans (**Attachment 2**). The units are identified on the attached plans as shaded units. The following table breaks down the proposed number of units into types and locations:

	Unit Type	No. Of Bedrooms	Floor Level	Unit Area	No. Of Units
Building 1	E	2	ground floor	871.5 ft ²	1
	C	2	second floor	917 ft ²	1
	E	2	third floor	871.5 ft ²	1
Building 1 Total:				2,660 ft²	3
Building 2	E	2	ground floor	871.5 ft ²	2
	A-HC	1	second floor	647 ft ²	1
	E	2	second floor	871.5 ft ²	2
Building 2 Total:				4,133 ft²	5
Total:				6,793 ft² (6,793 ft ² required)	8

Trees

An Arborist Report and survey plan (**Attachment 6**) was submitted to assess the condition and location of the trees both on the subject site and in the immediate area.

Tree inventory Summary:

- There are three existing individual trees on site. An additional tree on the neighbouring property to the east has an impact on this site and will require retention and protection.
 - Of the 3 trees on the site, none are in a condition or in a location to recommend retention. (**Attachment 6**)
- Two street trees located on the Alexandra Way roadway fronting this site.

The submitted development drawings show that the commercial building fronting Alexandra Road is located in the area where two of the three on-site trees are located and will require

dedication area required for the development of Tomicki Avenue. The two street trees were examined by the Parks Department and they do not recommend retention.

The applicant is to provide replacement for the on-site trees at a minimum 2:1 replacement ratio. Compensation of the street trees is through a contribution to the Tree Compensation Account for \$1,300.00 for new tree planting. A specific count of how many trees that will need to be planted will be a part of the Development Permit review process.

Amenity Space

The proposal provides for both indoor and outdoor amenity space for its residents.

The main outdoor amenity space is located within the courtyard of the North Building, and offers a water feature, ample lawn areas, children's play area and seating opportunities. Internal pathways are also provided to direct people to and from the outdoor areas within the complex as well as providing access to the Alexandra Way thoroughway. Access to this outdoor area is through both buildings as well as from Alexandra Way. More details on landscaping will be provided during the Development Permit review.

Indoor amenities are provided within Building 1 and are located just off the main lobby. Details to the function of this space will follow in the upcoming Development Permit application.

A separate legal agreement is required as a condition of final adoption to ensure the occupants of the affordable housing units enjoy full and unlimited access and use of the indoor amenity space provided on-site.

Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Provide upgrades to the frontage to improve the storm system as per City requirements. No sanitary upgrades are required.
- Submit fire flow calculations to meet the City's requirements at the time of applying for Building Permit.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to rezoning adoption. Works include, but not limited to:

- Road design along Tomicki Avenue is to be coordinated with the offsite works completed with the development site to the north (RZ 06-344033).
- Frontage improvements for Alexandra Road in accordance with City standards. This is to include providing an ultimate design for the commercial frontage of the sites immediate to the west at 9191 and 9231 Alexandra Road to the satisfaction of the Director of Transportation.
- Design and construct an interim north-south portion of Alexandra Way, including intersection improvements at the intersection of both Alexandra Road and Tomicki Avenue.
- Provide a ultimate design of Alexandra Way is required to include lands along the western edge of 9231 Odlin Road when this site becomes ready for redevelopment..

Local Area Development Cost Charges (DCC)

The implementation of the Alexandra Area has some unique challenges given the current state of the neighbourhood, mainly in regards to the lack of services in the immediate area. As part of

the implementation of the Area Plan, Local Area DCC fees were established to help offset the costs of providing appropriate infrastructure to the increased density the approved Area Plan has in store. These fees are a supplement to the city-wide DCC program and are payable at the time of Building Permit.

Alexandra Neighbourhood Development Agreement

In accordance with the West Cambie Alexandra Neighbourhood Development Agreement, the applicant will be making a contribution of \$1,836.72 per unit (plus applicable interest) towards the total cost of infrastructure upgrades to the neighbourhood. Payment is due prior to the issuance of the Building Permit.

Advisory Design Panel

The proposal was presented to the Advisory Design Panel (ADP) at the March 23, 2011 meeting for a preliminary review. **Attachment 5** outlines the Panel's comments as well as the Architect's reply in addressing the comments. Overall, the panel supports the direction the project is taking.

Alexandra's Liveability Guidelines

In addition to guidelines regulating design standards within the West Cambie Area Plan-Alexandra Neighbourhood, the provision of an integrated social infrastructure is a requirement of the Area Plan. The Plan requires development proposals to respond to elements of well-being and liveability articulated in the guidelines.

Childcare

The City of Richmond's Child Care Policy is included in the Official Community Plan (OCP); access to affordable, flexible, quality childcare is a priority. In response, the developer proposes a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) in the amount of \$75,807.09, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. Another option is to provide a voluntary contribution at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) that can be built. This amount comes to \$75,807.09 for the entire project and is payable prior to the adoption of the rezoning application. The rate is based due to the application being made prior to January 1, 2011 when the rate per developable square footage increased to \$0.75/ft².

Community and Engineering Planning Costs

To assist in paying for community planning and engineering costs to plan community land use, services and infrastructure, the developer proposes to provide a voluntary contribution based on a rate of \$0.07 /ft² based on maximum FAR in the amount of \$8,844.16, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

City Public Realm Beautification

To assist in paying for City beautification works, such as High Street landscaping, public realm, walkways, plazas, and feature landscaping, the developer proposes to provide a voluntary contribution based on a rate of \$0.60/ft² based on maximum FAR in the amount of \$75,807.09, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines). As the applicant will be supplying a design for the fully complete portion of Alexandra Way, the cost of this engineering design work can be incorporated into this payment as determined by the Director of Development.

Universal Access

To assist in assuring that aging in place is an option for residents of the Alexandra area, the applicant is supplying 20 out of the 132 residential units for conversion to Universal access for wheelchair accessibility. **Attachment 2** of this report identifies which units have this designation with the asterisk (*) next to the unit type. Some of the items that are included during the construction are:

- providing wider doors to facilitate wheelchair movement through the unit.
- installing additional blocking for future installation of grab bars.
- ensure greater clearances for easier access to bathroom fixtures.

To help compensate for the additional costs associated with the construction, the Zoning Bylaw allows for an additional 20ft² per unit to be excluded from the FAR calculations.

Alexandra's Building Sustainability Guidelines

Similar to the Liveability Guidelines articulated above, the applicant has incorporated a response to the Area Plan's encouragement to long-term environmental sustainability.

District Energy Utility (DEU)

The City encourages efforts to implement environmentally responsible services. Areas of interest include the Alexandra area of West Cambie where infrastructure to support a District Energy Utility is being implemented by the City. Staff has encouraged and the developer has agreed to designing and connecting into the City run DEU once the service is available at the time of building occupancy.

Sustainability Features

In addition to connecting to the DEU, the applicant will be providing the following additional sustainability features to the project.

- Water saving faucets and Energy Star appliances.
- Building efficiency measures (increased insulation ratings, weather stripping, incorporation of LED light fixtures).
- Conscientious on-site storm water management (landscaping plant selection).
- Controllable energy systems (individual room temperature controls).
- Low-emitting materials (selective use of water based paints and low volatile organic compounds (VOC) interior paints).
- Construction waste management (management of supplier and trades waste) will be provided at the time of making Building Permit application.
- Provisions to support alternative transportation is provided by the construction of Alexandra Way along the western edge of the property.

Alexandra Way Walkway

Development of Alexandra Way is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood and is intended to promote and facilitate accessibility and the movement of pedestrians, cyclists and wheelchairs, through West Cambie by a landscaped walkway. The Land Use Map (**Attachment 4**) identifies the conceptual location of Alexandra Way, which is shown as bisecting through the neighbourhood. It is understood that the actual location of the Walkway can be adjusted based on the amount and arrangement of land assembled for each project and to make the land use and building layout patterns more efficient. City staff work with developers to determine how the path can best be located. In this case, it is proposed that the Walkway run between development projects in a north-south direction, along

the eastern edge of the property. This approach works and provides flexibility to future land assembly for development projects.

As articulated in the Area Plan, Alexandra Way will be a privately owned publicly accessible statutory right-of-way (PROP). As a condition of rezoning, the applicant is required to register a 5.0 meter PROP along the eastern edge of the subject property. In addition, the PROP is to widen at both ends of Alexandra Way, resulting in a wider PROP at both ends of the block to allow for greater visibility and access to the corridor. This extra width is reflected in the Land Use Map in **Attachment 4** where circles represent the widening of the walkway when it intersects the road, and is intended to provide design enhancements at the end of each block to act as a welcoming gateway. In addition, appropriate signage to indicate the permanent nature of this PROP at each end of the block will be a condition of rezoning.

The implementation of the walkway in this case will be for the developer to contribute half of the required full width along the eastern edge of the site. The developer will design and construct a temporary path along the eastern edge in addition to the registration of a PROP to allow public access. The applicant is to also provide a final design that will incorporate the western half of the site directly to the east to give the developer direction for the full and complete construction of the path when the assembly of sites to the east is ready for redevelopment.

The design of this section of Alexandra Way was undertaken in conjunction with the applicant's Landscape Architect and City Parks and Planning staff. The landscaping drawing in **Attachment 2** shows the current plan for the temporary appearance of the walkway that will be constructed to allow public use.

The applicant has undertaken an interim design of Alexandra Way between Alexandra Road and Tomicki Avenue on the submitted landscape plan (**Attachment 2**). Although this is to be a temporary design, the combination of landscaping elements and a pathway will introduce a welcoming and safe pathway for users that facilitates both movement within the neighbourhood and creates a space at the mid-way point for resting and interaction. More detailed information will be provided at the Development Permit stage of the application process.

Overall, the proposed interim design of Alexandra Way meets the design intent of the neighbourhood plan while meeting the functional purpose of the development.

Development Permit

The applicant is to submit a separate application for a Development Permit. Staff are willing to work with the applicant on these items, which include but are not limited to:

1. The interim and final design of the Alexandra Way thoroughfare. These designs are to include:
 - a) Connection with the units fronting the thoroughway;
 - b) Connection with the access to the central courtyard;
 - c) Intersection design at both Alexandra Road and Tomicki Avenue;
2. The overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard;
3. An illustration to show the manoeuvrability of single unit truck (SU9) vehicles to and from the loading bays;
4. The design of a child's play area within the outdoor amenity area;
5. The overall appropriateness to the form and character of the buildings and the interaction to the street;
6. The submission of a noise mitigation report for the proposed buildings;

7. The finish of the exposed parkade wall along the western edge of the site; and
8. The inclusion of direct pedestrian access to the ground floor units fronting Tomicki Avenue.

Financial Impact


None expected.

Conclusion

The applicant proposes to rezone the subject site to construct a 132 unit apartment complex over a small plate commercial over one level of underground parking.

The proposal meets the requirements of the Area Plan, but will require an amendment to it, to realign the current proposed configuration of Alexandra Road which is shown on the south west corner of the Alexandra Neighbourhood Land Use Map. This realignment will simplify the land assembly options for developers by better utilizing the existing road rights-of-way and existing property lines while still achieving the same road network objectives.

The design requirements meet the Area Plan neighbourhood character guidelines and staff are confident the outstanding conditions will be met prior to final adoption, and therefore recommend that rezoning application RZ 10-537689 proceed to first reading.



David Johnson
Planner 2
(604-276-4193)

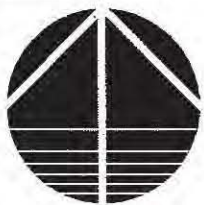
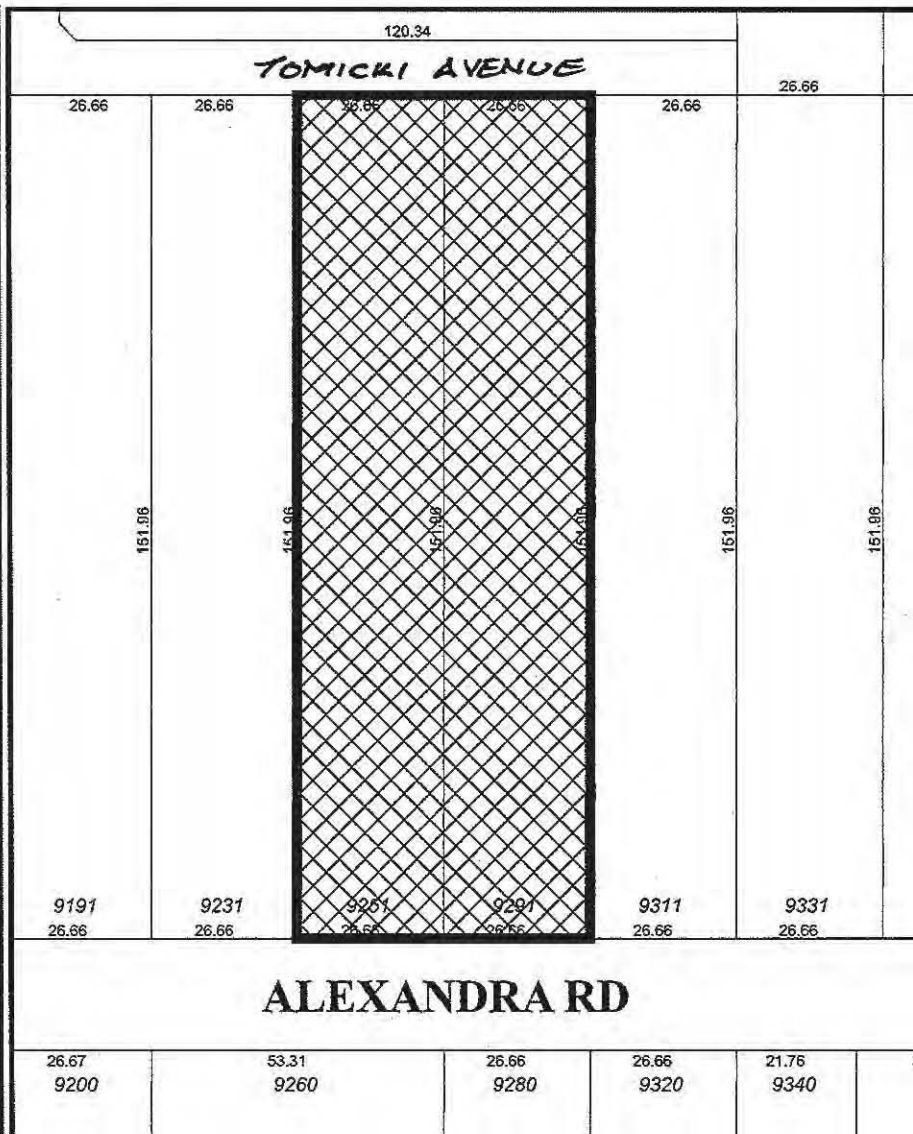
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List of Attachments

Attachment 1	Location Map, Zoning Site Map and Site Context
Attachment 2	Preliminary Architectural Drawings (Site plan, Elevations)
Attachment 3	Development Application Data Sheet
Attachment 4	West Cambie - Alexandra Area Land Use Map
Attachment 5	Advisory Design Panel Comments and the applicant's response from the March 23, 2011 meeting of the Advisory Design Panel
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



City of Richmond



RZ 10-534751

Original Date: 06/16/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-534751

Original Date: 06/16/10

Amended Date:

Note: Dimensions are in METRES



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9251-9291 ALEXANDRA ROAD, RICHMOND MIXED-USE DEVELOPMENT

DRAWING LIST:

- A-0.0 COVER SHEET
- A-1.0 PROJECT DATA
- A-2.1 PARKING PLAN
- A-2.2 FIRST FLOOR PLAN
- A-2.3 SECOND FLOOR PLAN
- A-2.4 THIRD & FOURTH FLOOR PLAN
- A-2.5 ROOF PLAN
- A-3.1 ELEVATIONS
- A-4.1 SITE SECTION
- A-5.1 STATISTIC FOR ADJACENT LOT
- A-5.2 CONCEPT PARKING PLAN FOR ADJACENT LOT
- A-5.3 CONCEPT GROUND FLOOR PLAN FOR ADJACENT LOT
- A-5.4 CONCEPT TYPICAL FLOOR PLAN FOR ADJACENT LOT

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Richmond, B.C. V7C 5S7

CITY OF RICHMOND:

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Richmond, B.C. V6Y 2C1 Fax: 604.276.4052

ARCHITECT:

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LANDSCAPE ARCHITECT:

VAN DER ZALM & ASSOCIATES
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Surrey, B.C. V4N 3W8 Fax: 604.882.0042

GEOTECHNICAL:

GEO PACIFIC CONSULTANTS LTD.
215-1200 West 73rd Avenue Tel: 604. 439. 0922
Vancouver, B.C. V6P 6G5 Fax: 604. 439. 9189

ARBORIST:

FROGGERS CREEK TREE CONSULTANTS
7763 McGregor Avenue Tel: 604. 721. 6002
Burnaby, B.C. V5J 4H4 Fax: 604. 437. 0970

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PROJECT TITLE:
9251-9291 ALEXANDRA
MIXED-USE DEVELOPMENT

ADDRESS:
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC LTD. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
COVER SHEET

DATE: JAN 2013
SCALE: N.T.S.
DESIGN: FI
DRAWING: PH-117
PROJECT NO:

PROJECT STATISTICS

DATA SUMMARY

TOTAL GROSS SITE AREA OF LOT 1 AND LOT 2 :	87,254.00 SQ. FT.
ROAD DEDICATION :	5741.00 SQ. FT.
TOTAL NET AREA OF LOT 1 & 2 (AFTER DEDICATION) :	81,513.00 SQ. FT.
GROSS AREA OF BUILDING 1 :	62,179.49 SQ. FT.
GROSS AREA OF BUILDING 2 :	67,948.03 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 :	130,125.52 SQ. FT.
TOTAL EXCLUDED AREA FROM FAR FOR BUILDING 1 AND BUILDING 2 :	3,435.20 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 LESS AREA EXCLUDED :	126,687.32 SQ. FT.
BONUS FOR HANDICAP UNIT @ 20 SQ.FT. EACH; 20 X 21 UNITS =	420 SQ.FT.
FAR CALCULATIONS	
LOT AREA :	81,513.00 SQ. FT.
ALLOWABLE AREA :	81,513.00 X 1.55 = 126,345.15 SQ. FT.
FAR :	ALLOWED : 1.55 PROVIDED : 126,287.32/ 81,513.00 = 1.549
NUMBER OF MARKETABLE UNITS:	124 UNITS
NUMBER OF AFFORDABLE UNITS:	8 UNITS
TOTAL NUMBER OF UNITS:	132 UNITS
OUTDOOR AMENITY AREA :	REQUIRED : 64.69 SQ. FT. X 132 UNITS 8,925.88 SQ. FT. PROVIDED : 8,587.00 SQ. FT.
INDOOR AMENITY AREA :	1,076.42 SQ. FT. 1,084.00 SQ. FT.

FSR CALCULATION

BUILDING 1

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	SERVICE	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	10482.45	-	2000	10482.45	1084.28	-	-	234.96	1319.24	11163.21
2F	16565.68	-	-	16565.68	-	83.00	257.20	-	320.20	16245.48
3F	16565.68	-	-	16565.68	-	63.00	257.20	-	320.20	16245.48
4F	16565.68	-	-	16565.68	-	63.00	257.20	-	320.20	16245.48
				62179.40					2278.84	58889.59

BUILDING 2

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	SERVICE	EXEMPTED AREA ELEVATOR	STAIRS	TOTAL EXEMPTED AREA	TOTAL NET AREA
LOBBY	557.80	-	-	557.80	-	-	-	-	557.80
1F	15796.27	-	-	15796.27	-	-	-	-	15796.27
2F	17197.32	-	-	17197.32	-	128.00	280.10	386.12	16811.20
3F	17197.32	-	-	17197.32	-	128.00	280.10	386.12	16811.20
4F	17197.32	-	-	17197.32	-	128.00	280.10	386.12	16811.20
				67946.03				1158.36	66787.67

UNIT STATISTICS

	UNIT TYPE								TOTAL UNITS
BUILDING 1	A	A1	B	B1	C	D	E		
1F	1	0	1	0	0	2	3	1	8
2F	4	1	4	1	1	2	4	1	18
3F	4	1	4	1	1	2	4	1	18
4F	4	1	4	1	1	2	4	1	18
TOTAL	13	3	13	3	3	6	15	4	62
BUILDING 2									
1F	2	1	2	0	0	4	5	2	16
2F	2	2	2	0	0	4	6	2	18
3F	2	2	2	0	0	4	6	2	18
4F	2	2	2	0	0	4	6	2	18
TOTAL	8	7	8	0	0	16	23	8	70

PARKING REQUIREMENTS

RESIDENTIAL MARKET UNITS	REQUIRED 1.5 PER UNIT
AFFORDABLE UNITS	1.0 PER UNIT
MARKET UNITS	124 UNITS
AFFORDABLE UNITS	8 UNITS
TOTAL STALLS FOR MARKETABLE UNITS	188.0
TOTAL STALLS FOR AFFORDABLE UNITS	8.0
TOTAL STALLS FOR ALL RESIDENTIAL UNITS	194.0
RESIDENTIAL VISITOR (COMBINE WITH COMMERCIAL PARKING) STALLS (0.2 OF TOTAL NUMBER OF UNITS)	26.4
TOTAL RESIDENTIAL STALLS:	220.4
COMMERCIAL (COMBINE WITH RESIDENTIAL VISITOR PARKING) 3 SPACES PER 100 SQ.M. UP TO 350 SQ.M., PLUS 4 SPACES FOR EACH ADDITIONAL 100 SQ.M.	6

BIKE REQUIREMENTS

COMMERCIAL LONG-TERM SUGGESTED AS PER POLICY - CLASS 1 (0.27 SPACES PER 1,076.43 SQ. FT.)	1
SHORT-TERM SUGGESTED AS PER POLICY - CLASS 2 (0.4 SPACES PER 1,076.43 SQ. FT.)	1
RESIDENTIAL LONG-TERM SUGGESTED AS PER POLICY - CLASS 1 (1.25 SPACES PER UNIT)	163.75
SHORT-TERM SUGGESTED AS PER POLICY - CLASS 2 (0.2 SPACES PER UNIT)	26.0

SITE COVERAGE

BUILDING 1 SITE COVERAGE	
18,080.64 SQ. FT./81,513.00 SQ. FT. (BUILDING 1 FOOTPRINT/TOTAL NET SITE AREA)	22.88%
BUILDING 2 SITE COVERAGE	
17,197.32 SQ. FT./81,513.00 SQ. FT. (BUILDING 2 FOOTPRINT/TOTAL NET SITE AREA)	21.10%
TOTAL SITE COVERAGE	
(18,080.64 SQ. FT. + 17,197.32 SQ. FT.)/81,513.00 SQ. FT. (TOTAL BUILDING FOOTPRINT/TOTAL NET SITE AREA)	43.98%

SETBACKS

FROM TOMICKI ROAD :	(RESIDENTIAL) (PARKING)	6.04M = 19'-10" 2.67M = 8'-9"
FROM ALEXANDRA ROAD :	(RESIDENTIAL) (COMMERCIAL) (PARKING)	1.83M = 6'-0" 0.0M 23.47M = 77'-0"
WEST SIDE YARD :	(RESIDENTIAL) (COMMERCIAL)	6.03M = 19'-6" 12.85M = 42'-2"
EAST SIDE YARD :	(RESIDENTIAL) (COMMERCIAL)	7.46M = 24'-7" 7.67M = 25'-2"

BUILDING HEIGHT

PROVIDED

BUILDING 1 : 15.14M = 49'-8 1/4"
BUILDING 2 : 18.26M = 59'-10 3/4"

AFFORDABLE UNITS

REQUIRED:
MIN. 7 UNITS & 6305 SF.

PROVIDED:

8 UNITS & 6436 SF.
TYPE A1 582 SF x 2 = 1164 SF
TYPE C 817 SF x 1 = 817 SF
TYPE E 874 SF x 5 = 4355 SF
TOTAL 8 UNITS; 6436 SF

AFFORDABLE UNITS: (6% OF TOTAL NO. OF UNITS): 8
MARKETABLE UNITS: 124

PROVIDED

175
(83 SMALL CAR PROVIDED = 47.4% OF RESIDENTIAL PARKING)
(13 TANDEM PARKING PROVIDED = 7.42% OF RESIDENTIAL PARKING)
24 (11 SMALL CARS & PARTIALLY INCLUDED IN COMMERCIAL PARKING)
199 (9.71% REDUCTION)
6 (NOT INCLUDED IN ACTUAL CALCULATION OF TOTAL NUMBER OF PARKING)



**F. ADAB
ARCHITECTS
INC.**

8130 1009 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H4
TEL: (604) 661-2222 FAX: (604) 661-2033
EMAIL: fadab@fadabinc.com

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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

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3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ACP
1	JAN 11, 2011	ISSUED FOR REZONING APPLICATION
NO	DATE	REVISION/ISSUED

PROJECT TITLE:

9251-9291 ALEXANDRA
MIXED-USE DEVELOPMENT

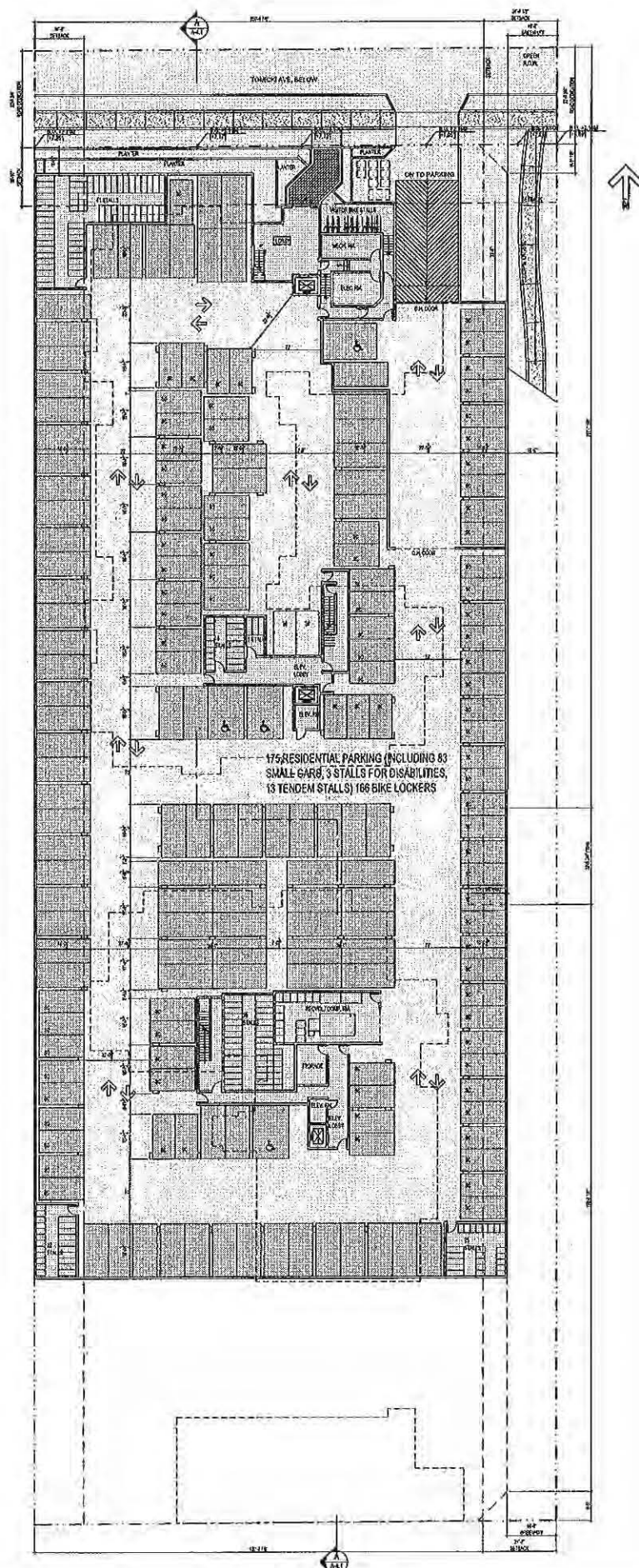
ADDRESS
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0781289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:

SITE PLAN

DATE:	JAN 2010	SHEET NO:
SCALE:	N.T.S.	
DESIGN:	FA	
DRAWN:	DI	
PROJECT:	PH-118	



F. ADAB ARCHITECTS INC.

1130-1000 BROADVIEW AVE. SUITE 201
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TEL: (604) 987-3003 FAX: (604) 987-3005
E-MAIL: fadab@fadab.com

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3	MAY 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ADP
1	JUN 11, 2010	ISSUED FOR REZONING APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**9251-9291 ALEXANDRA
MIXED-USE DEVELOPMENT**

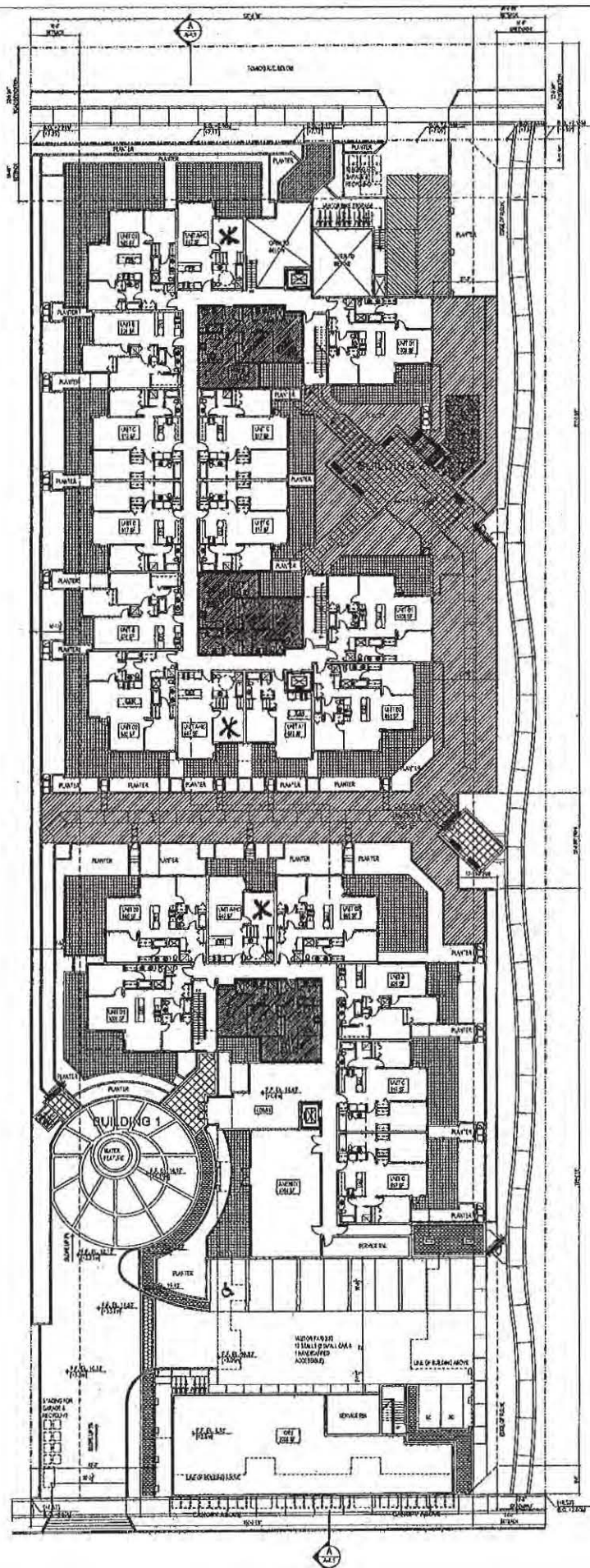
ADDRESS
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
**0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM**

DRAWING TITLE:
P1 PARKING PLAN

DATE:	JUN 2010	SHEET NO:
SCALE:	1/4" = 1'-0"	
DESIGNER:	FA	
DRAWN:	DA	
PROJECT:	PH-119	

A-2.1



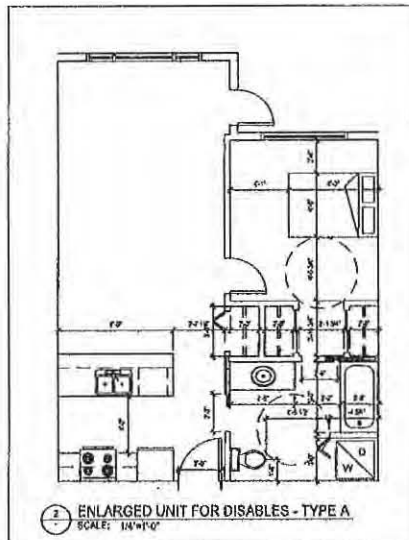
**F. ADAB
ARCHITECTS
INC.**

4180-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 2H1
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- EXISTING ELEMENTS
- EXISTING ELEMENTS TO REMAIN
- + NEW PROPOSED ELEMENTS

3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ADP
1	JUN 13, 2010	ISSUED FOR REZONING APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**9251-9281 ALEXANDRA
MIXED-USE DEVELOPMENT**

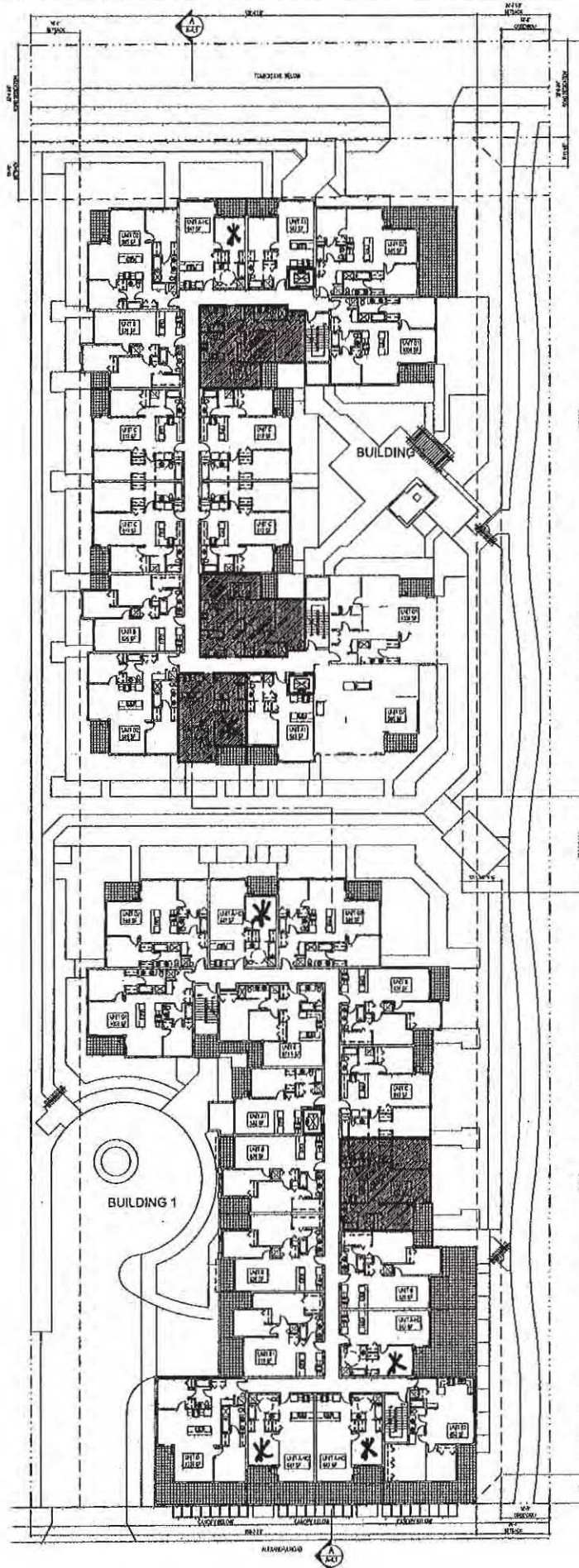
ADDRESS:
9251-9281 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
GROUND FLOOR PLAN

DATE:	JAN 2010	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGN:	TA	
ORIGIN:		
PROJECT:		

PH - 120



F. ADAB ARCHITECTS INC.

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☒ EXISTING WALLS
☒ EXISTING DOORWAYS
☒ EXISTING FLOOR FINISHES

3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 28, 2011	ISSUED FOR SUBMISSION OF ACP
1	JAN 11, 2011	ISSUED FOR REDLINE APPLICATION
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**0251-0281 ALEXANDRA
MIXED-USE DEVELOPMENT**

ADDRESS:
0251-0281 ALEXANDRA ROAD
RICHMOND, BC

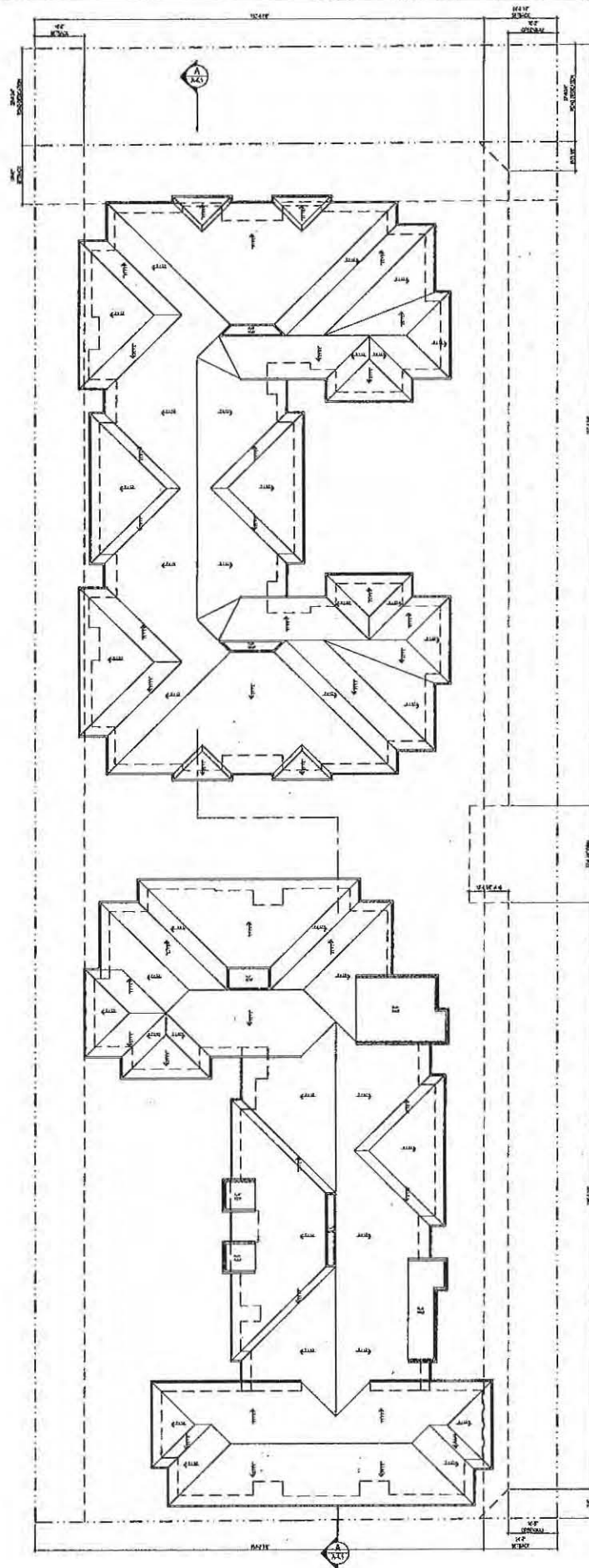
FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
2ND FL. PLAN

DATE: JAN 2010 SHEET NO:
SCALE: 1/8" = 1'-0"
DESIGN: FA
DRAWN: PH
PROJECT: PH-121

A-2.3

DATE: JUN 2008	SHEET NO:
SCALE: 1/8" = 1'-0"	
DESIGN: FA	
DRAWN BY: PH	A-24
PROJECT: PH - 122	



F. ADAB ARCHITECTS INC.

#100-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5R4
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3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ACP
1	JUN 11, 2010	ISSUED FOR REZONING APPLICATION
NO.	DATE	REVISION/ SIGNED

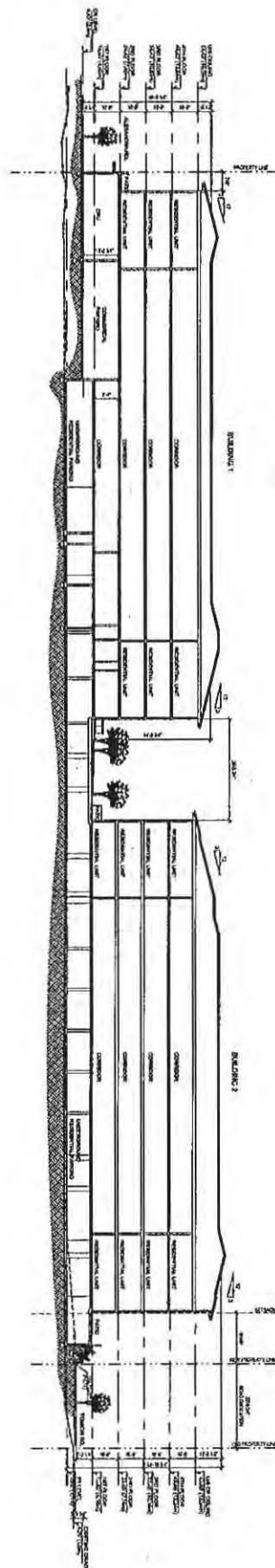
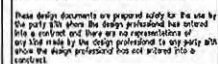
PROJECT TITLE:
**9251-9281 ALEXANDRA
MIXED-USE DEVELOPMENT**

ADDRESS:
**9251-9281 ALEXANDRA ROAD
RICHMOND, BC**

FOR:
**0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM**

DRAWING TITLE:
ROOF PLAN

DATE:	JUN 2012	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	FA	
DRAWN:	PH	
PROJECT:	PH - 123	



3	MAR 30, 2011	ISSUED FOR PLAIN COMMITTEE
9	FEB 22, 2011	ISSUED FOR SUBMISSION OF APP
1	MAR 11, 2012	ISSUED FOR REZONING APPLICATION
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:

9251-9291 ALEXANDRA
MIXED-USE DEVELOPMENT

ADDRESS
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

PRAYING TITLE:

Site Section

DATE:	JUL 2016	SHEET NO:	
SCALE:	1/2" = 1'-0"		
DESIGN:	FA		
DRAWN:	DA		
PROJECT:			

A-4.1

PH - 125

PROJECT STATISTICS

DATA SUMMARY

TOTAL GROSS SITE AREA OF LOT 1 AND LOT 2 :	87,216.59 SQ. FT.
ROAD DEDICATION:	1725.69 SQ. FT.
TOTAL NET AREA OF LOT 1 & 2 (AFTER DEDICATION):	85,490.90 SQ. FT.
GROSS AREA OF BUILDING 1:	51,742.89 SQ. FT.
GROSS AREA OF BUILDING 2:	57,461.09 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2:	109,203.98 SQ. FT.
TOTAL EXCLUDED AREA FROM FAR FOR BUILDING 1 AND BUILDING 2:	4,399.09 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 LESS AREA EXCLUDED:	104,804.89 SQ. FT.
FAR CALCULATIONS	
LOT AREA:	81,971.24 SQ. FT.
ALLOWABLE AREA:	64,971.59 X 1.5 = 104,957.39 SQ. FT.

FAR :	ALLOWED:	PROVIDED:
	1.5	104,957.39 / 81,971.24 = 1.28

NUMBER OF MARKETABLE UNITS:	98 UNITS	
NUMBER OF AFFORDABLE UNITS:	5 UNITS	
TOTAL NUMBER OF UNITS:	103 UNITS	
OUTDOOR AMENITY AREA :	REQUIRED :	PROVIDED :
	84,59.60, FT.X(103 UNITS)	
	8,632.77 SQ. FT.	11,206.00 SQ. FT.
INDOOR AMENITY AREA :	1,078.47 SQ. FT.	1,118.89 SQ. FT.

FSR CALCULATION

BUILDING 1

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	1131.00	-	7651.00	5992.00	-	-	-	0.00	5992.00
2F	13800.00	-	-	13800.00	-	63.00	372.00	435.00	13365.00
3F	13800.00	-	-	13800.00	-	63.00	372.00	435.00	13365.00
4F	13800.00	1350.00	-	15150.00	-	63.00	372.00	435.00	14715.00
				51742.00				1305.00	50437.00

BUILDING 2

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	SERV. RM.	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	13660.00	-	-	13660.00	1118.00	-	-	433	1561.00	12109.00
2F	13557.00	-	-	13557.00	-	126.00	324.00	-	450.00	13107.00
3F	13557.00	-	-	13557.00	-	126.00	324.00	-	450.00	13107.00
4F	13557.00	3870.00	-	17427.00	-	126.00	324.00	-	450.00	16977.00
				54691.00					2501.00	52190.00

UNIT STATISTICS

NUMBER OF UNITS:	
BUILDING 1:	45 UNITS
BUILDING 2:	58 UNITS
TOTAL :	103 UNITS

AFFORDABLE UNITS REQUIRED (% OF TOTAL NO. OF UNITS):	5
MARKETABLE UNITS:	98

PARKING REQUIREMENTS

RESIDENTIAL MARKET UNITS AFFORDABLE UNITS MARKET UNITS AFFORDABLE UNITS	REQUIRED 1.5 PER UNIT 1.0 PER UNIT 90 UNITS 5 UNITS	PROVIDED
TOTAL STALLS FOR MARKETABLE UNITS	147.0	152
TOTAL STALLS FOR AFFORDABLE UNITS	5.0	(47 SHALL CAR PROVIDED = 31% OF RESIDENTIAL PARKING)
TOTAL STALLS FOR ALL RESIDENTIAL UNITS	152.0	(7 TANDEM PARKING PROVIDED= 4.6% OF RESIDENTIAL PARKING)
RESIDENTIAL VISITOR (COMBINE WITH COMMERCIAL PARKING) STALLS (0.2 OF TOTAL NUMBER OF UNITS)	20.6	21 (PARTIALLY INCLUDED BY COMMERCIAL PARKING)
TOTAL RESIDENTIAL STALLS:	172.6	173
COMMERCIAL (COMBINE WITH RESIDENTIAL VISITOR PARKING) 3 SPACES PER 1,076 SQ. FT. PLUS 4 SPACES FOR EACH ADDITIONAL 1,076 SQ. FT.	28.2	11 (COMBINE WITH RESIDENTIAL VISITOR PARKING)
TOTAL PARKING STALLS	200.8	184.0



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E: info@f-adab.com

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1	DATE	REVISION
NO	DATE	REVISION

PROJECT TITLE:
0251-0281 ALEXANDRA MIXED-USE DEVELOPMENT

ADDRESS:
0251-0281 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. & MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
STATISTIC FOR ADJACENT LOT

DATE:	JAN 2010	SHEET NO:
SCALE:	3/8" = 1'-0"	
DRAWN:	FA	
CHECKED:	FA	
PROJECT:	PH - 126	

Alexandra Road Mix-Use Development Phase II - Landscape Development:

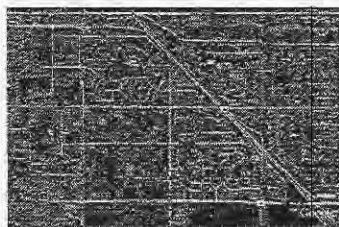
Project:
9251-9291 Alexandra Mix-Use Development

Client/Owner:
0761259 BC Ltd. & Maple Ridge Organic Farms

Architect:
F.A.D.A.B. Architects Inc.

Landscape Architect:
van der Zalm + associates Inc.

Project Location:
9251-9291 Alexandra Road, Richmond, BC V6X 3A1
Project No. 0761259
Date: 03/02/2011
Scale: 1:1250
Drawing No. L-01



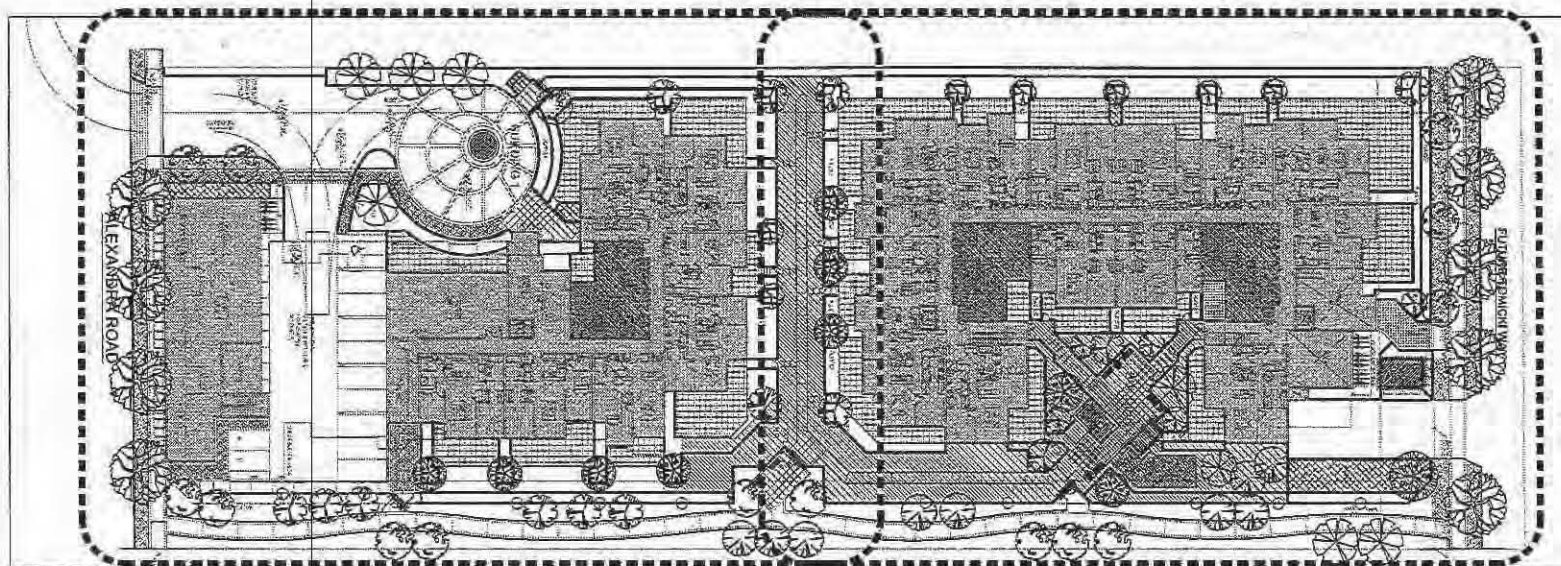
Project Location

1 CONTEXT PLAN
SCALE: HTS

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
4. Material quantities shown are for contractor convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
5. Work shall conform to B.C.M.A. Standards.
6. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
7. The landscape architect reserves the right to reject landscape material on site whether stock, off-site or installed in place.
8. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replaced promptly at no additional expense to the owner.
9. Fine grade, fertilizer and soil/aerated all disturbed areas within the construction limits as shown. All areas shall drain completely and shall not pond nor bubble.
10. Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Match all shrub beds to the line shown.
11. For trees planted in turf areas, provide a 1 metre diameter mulch ring (remove existing turf) at 2" depth with a cultivated edge.
12. An approved manufacturer's handbook shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
13. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.

Sheet List Table		
City of Richmond Number	Sheet Number	Sheet Title
Plan #3	L-01	COVER SHEET
Plan #3A	L-02	LANDSCAPE REFERENCE PLAN
Plan #3B	L-03	TREE PLAN
Plan #3C	L-04	SHRUB PLANTING PLAN
Plan #3D	LD-01	LANDSCAPE DETAILS I
Plan #3E	LD-02	LANDSCAPE DETAILS II



2 SITE PLAN
SCALE: 1:250

1 L-02 L-03 L-04
LANDSCAPE PLAN A / TREE PLAN A
SHRUBS AND GROUND COVER PLAN A

2 L-02 L-03 L-04
LANDSCAPE PLAN B / TREE PLAN B
SHRUBS AND GROUND COVER PLAN B



van der Zalm + associates Inc.
Landscape Architecture • Urban Design • Urban Planning
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Surrey, British Columbia
V4E 2P9
P: 604.582.2004
F: 604.582.2002
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www.vza.com



F.A.D.A.B. ARCHITECTS
INC.
4030AUR ROAD SUITE 100
NORTH VANCOUVER, BC V7P 3A1
TEL: 604.461.1122 FAX: 604.461.1123
www.fadab.com

NOTES:

NO.	REVISION/REMARKS	DATE
1	For Review/Approval	Nov. 24, 2011
2	For DR Distribution	Nov. 15, 2011
3	Final	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL BE FOLLOWED AT ALL TIMES.

PROJECT:
9251-9291 Alexandra
Mixed-Use Development

LOCATION:
9251-9291 Alexandra Road
Richmond, BC

DRAWN	JG
CHECKED	JG
APPROVED	MV
SCALE	1:250
DATE	MAR. 2011

PH 1273

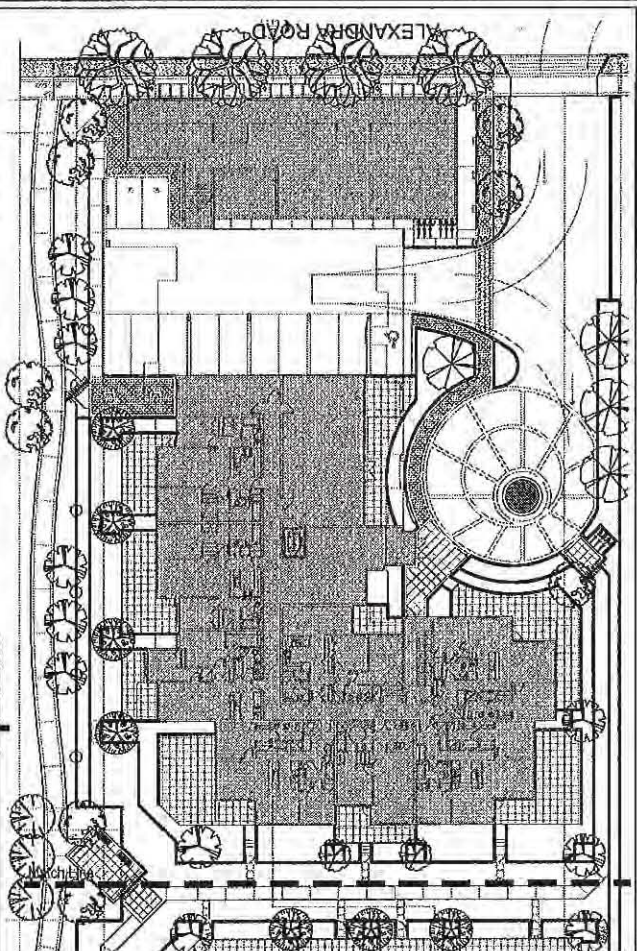
COVER SHEET

PROJECT TITLE

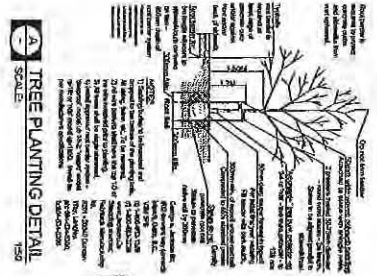


PROJECT NO.
DP2011-12

DRAWING NO.
L-01



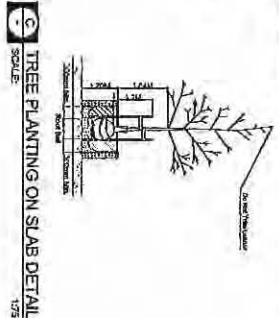
1 TREE PLAN A
SCALE 1:200



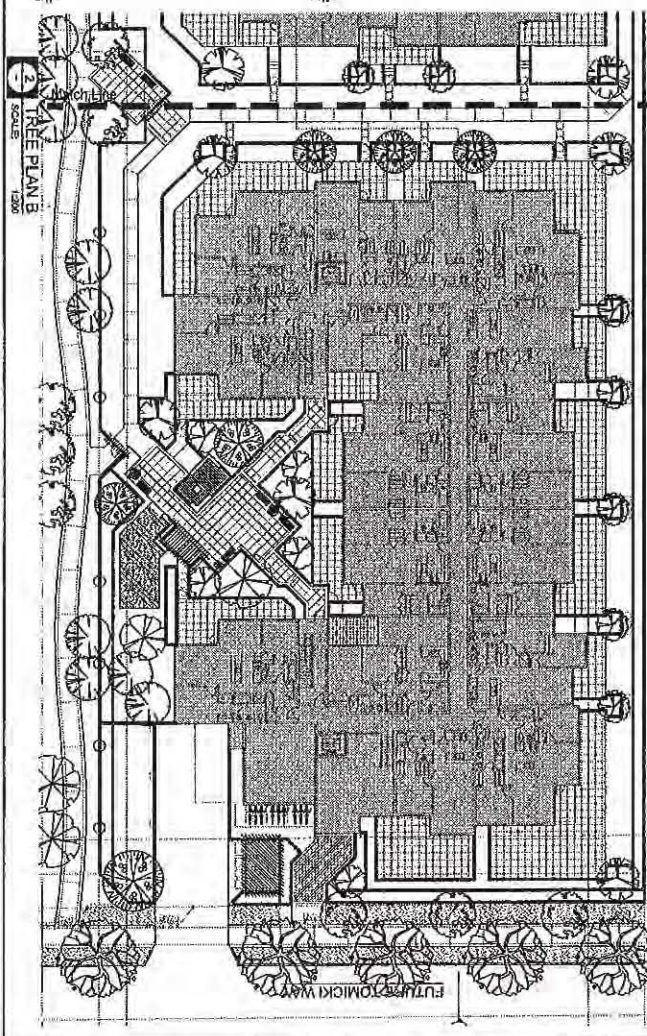
A TREE PLANTING DETAIL
SCALE 1:25



B TREE PLANTING ON SLAB DETAIL
SCALE 1/25



C TREE PLANTING ON SLAB DETAIL
SCALE 1/25



2 TREE PLAN B
SCALE 1:200

Trees	Counts	Botanical Name	Common Name	Sizing	Spacing
1	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
2	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
3	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
4	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
5	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
6	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
7	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
8	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
9	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'
10	1	Red Alder	Red Alder	100' x 100' x 100'	10' x 10' x 10'

NOTES

1. All trees to be planted in accordance with the City of Vancouver's Tree Bylaw.

2. All trees to be planted in accordance with the City of Vancouver's Tree Bylaw.

3. All trees to be planted in accordance with the City of Vancouver's Tree Bylaw.

PROJECT NO. DP2011 - 12

DRAWING TITLE TREE PLAN

DATE MAR 2011

SCALE 1:200

LOCATION 5251-5251 Alexandra Road
Richmond, BC

PROJECT NO. 5251-5251 Alexandra Road
Mixed-Use Development

DESIGNER J.S.

CHECKED J.S.

APPROVED J.S.

DATE MAR 2011

SCALE 1:200

DRAWING NO. L-03

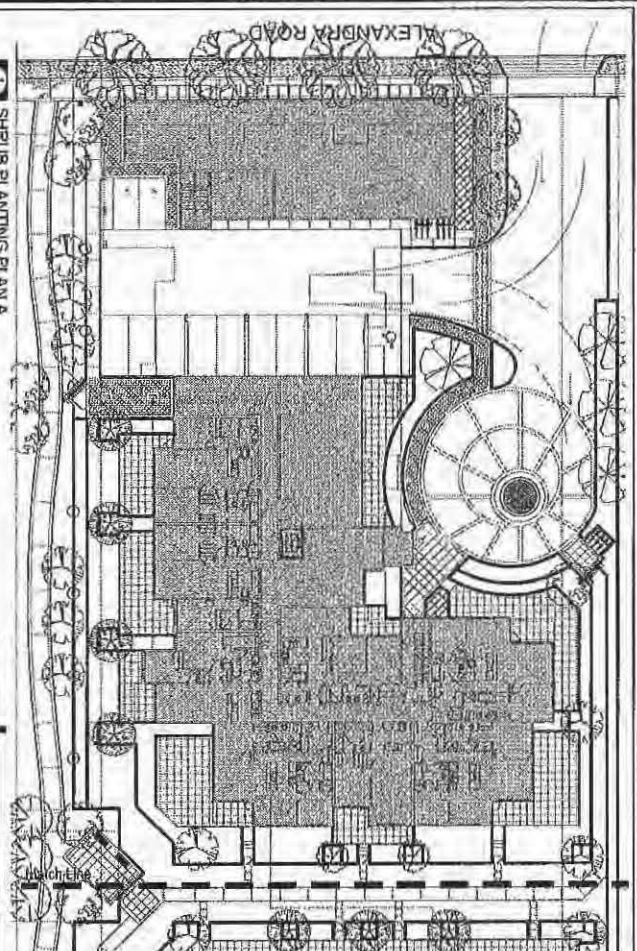
PROJECT NO. DP2011 - 12

DRAWING TITLE TREE PLAN

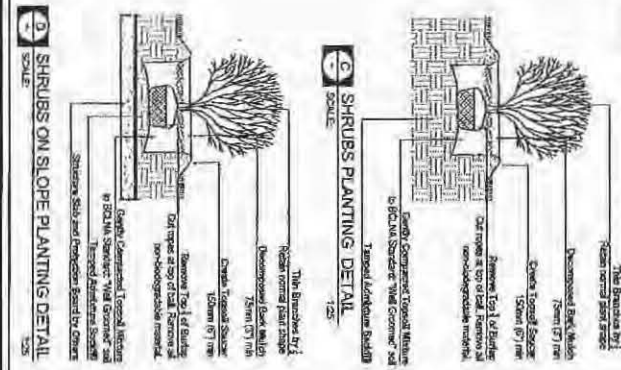
PH 129

PH 129

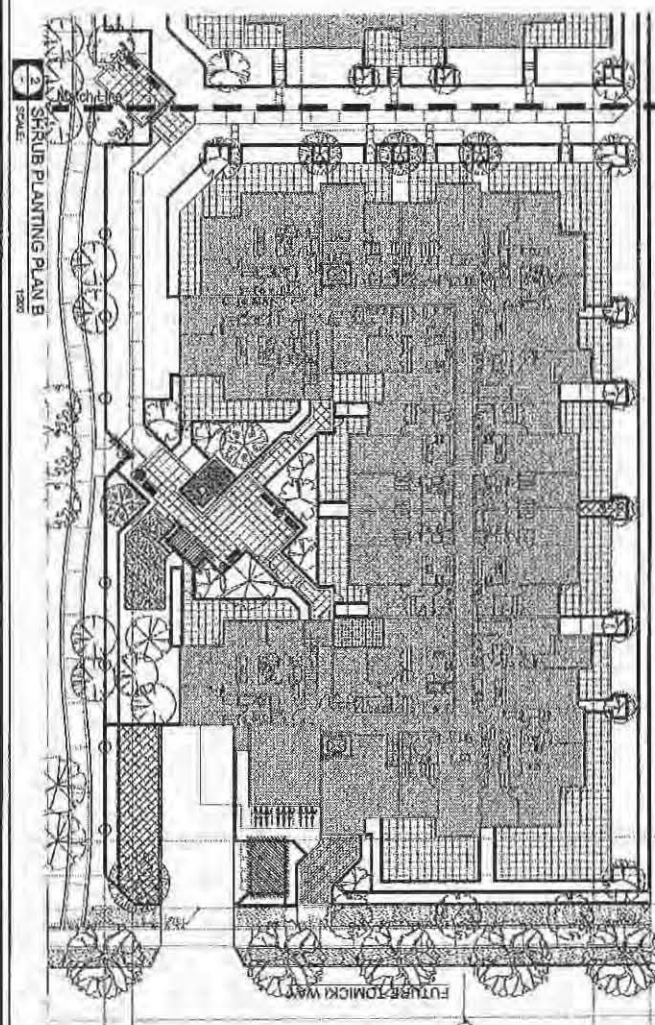
PH 129



1 SHRUB PLANTING PLAN A
1:200
SCALE



2 SHRUBS ON SLOPE PLANTING DETAIL
1:25
SCALE



3 SHRUB PLANTING PLAN B
1:200
SCALE

KEY	COUNTS	SYMBOL NAME	COMMON NAME	SPACING	SPACING
1	1	Large shrub	Large shrub	4' x 4'	4' x 4'
2	2	Medium shrub	Medium shrub	4' x 4'	4' x 4'
3	3	Small shrub	Small shrub	4' x 4'	4' x 4'
4	4	Very small shrub	Very small shrub	4' x 4'	4' x 4'
5	5	Large shrub	Large shrub	4' x 4'	4' x 4'
6	6	Medium shrub	Medium shrub	4' x 4'	4' x 4'
7	7	Small shrub	Small shrub	4' x 4'	4' x 4'
8	8	Very small shrub	Very small shrub	4' x 4'	4' x 4'
9	9	Large shrub	Large shrub	4' x 4'	4' x 4'
10	10	Medium shrub	Medium shrub	4' x 4'	4' x 4'
11	11	Small shrub	Small shrub	4' x 4'	4' x 4'
12	12	Very small shrub	Very small shrub	4' x 4'	4' x 4'
13	13	Large shrub	Large shrub	4' x 4'	4' x 4'
14	14	Medium shrub	Medium shrub	4' x 4'	4' x 4'
15	15	Small shrub	Small shrub	4' x 4'	4' x 4'
16	16	Very small shrub	Very small shrub	4' x 4'	4' x 4'
17	17	Large shrub	Large shrub	4' x 4'	4' x 4'
18	18	Medium shrub	Medium shrub	4' x 4'	4' x 4'
19	19	Small shrub	Small shrub	4' x 4'	4' x 4'
20	20	Very small shrub	Very small shrub	4' x 4'	4' x 4'
21	21	Large shrub	Large shrub	4' x 4'	4' x 4'
22	22	Medium shrub	Medium shrub	4' x 4'	4' x 4'
23	23	Small shrub	Small shrub	4' x 4'	4' x 4'
24	24	Very small shrub	Very small shrub	4' x 4'	4' x 4'
25	25	Large shrub	Large shrub	4' x 4'	4' x 4'
26	26	Medium shrub	Medium shrub	4' x 4'	4' x 4'
27	27	Small shrub	Small shrub	4' x 4'	4' x 4'
28	28	Very small shrub	Very small shrub	4' x 4'	4' x 4'
29	29	Large shrub	Large shrub	4' x 4'	4' x 4'
30	30	Medium shrub	Medium shrub	4' x 4'	4' x 4'
31	31	Small shrub	Small shrub	4' x 4'	4' x 4'
32	32	Very small shrub	Very small shrub	4' x 4'	4' x 4'
33	33	Large shrub	Large shrub	4' x 4'	4' x 4'
34	34	Medium shrub	Medium shrub	4' x 4'	4' x 4'
35	35	Small shrub	Small shrub	4' x 4'	4' x 4'
36	36	Very small shrub	Very small shrub	4' x 4'	4' x 4'
37	37	Large shrub	Large shrub	4' x 4'	4' x 4'
38	38	Medium shrub	Medium shrub	4' x 4'	4' x 4'
39	39	Small shrub	Small shrub	4' x 4'	4' x 4'
40	40	Very small shrub	Very small shrub	4' x 4'	4' x 4'
41	41	Large shrub	Large shrub	4' x 4'	4' x 4'
42	42	Medium shrub	Medium shrub	4' x 4'	4' x 4'
43	43	Small shrub	Small shrub	4' x 4'	4' x 4'
44	44	Very small shrub	Very small shrub	4' x 4'	4' x 4'
45	45	Large shrub	Large shrub	4' x 4'	4' x 4'
46	46	Medium shrub	Medium shrub	4' x 4'	4' x 4'
47	47	Small shrub	Small shrub	4' x 4'	4' x 4'
48	48	Very small shrub	Very small shrub	4' x 4'	4' x 4'
49	49	Large shrub	Large shrub	4' x 4'	4' x 4'
50	50	Medium shrub	Medium shrub	4' x 4'	4' x 4'
51	51	Small shrub	Small shrub	4' x 4'	4' x 4'
52	52	Very small shrub	Very small shrub	4' x 4'	4' x 4'
53	53	Large shrub	Large shrub	4' x 4'	4' x 4'
54	54	Medium shrub	Medium shrub	4' x 4'	4' x 4'
55	55	Small shrub	Small shrub	4' x 4'	4' x 4'
56	56	Very small shrub	Very small shrub	4' x 4'	4' x 4'
57	57	Large shrub	Large shrub	4' x 4'	4' x 4'
58	58	Medium shrub	Medium shrub	4' x 4'	4' x 4'
59	59	Small shrub	Small shrub	4' x 4'	4' x 4'
60	60	Very small shrub	Very small shrub	4' x 4'	4' x 4'
61	61	Large shrub	Large shrub	4' x 4'	4' x 4'
62	62	Medium shrub	Medium shrub	4' x 4'	4' x 4'
63	63	Small shrub	Small shrub	4' x 4'	4' x 4'
64	64	Very small shrub	Very small shrub	4' x 4'	4' x 4'
65	65	Large shrub	Large shrub	4' x 4'	4' x 4'
66	66	Medium shrub	Medium shrub	4' x 4'	4' x 4'
67	67	Small shrub	Small shrub	4' x 4'	4' x 4'
68	68	Very small shrub	Very small shrub	4' x 4'	4' x 4'
69	69	Large shrub	Large shrub	4' x 4'	4' x 4'
70	70	Medium shrub	Medium shrub	4' x 4'	4' x 4'
71	71	Small shrub	Small shrub	4' x 4'	4' x 4'
72	72	Very small shrub	Very small shrub	4' x 4'	4' x 4'
73	73	Large shrub	Large shrub	4' x 4'	4' x 4'
74	74	Medium shrub	Medium shrub	4' x 4'	4' x 4'
75	75	Small shrub	Small shrub	4' x 4'	4' x 4'
76	76	Very small shrub	Very small shrub	4' x 4'	4' x 4'
77	77	Large shrub	Large shrub	4' x 4'	4' x 4'
78	78	Medium shrub	Medium shrub	4' x 4'	4' x 4'
79	79	Small shrub	Small shrub	4' x 4'	4' x 4'
80	80	Very small shrub	Very small shrub	4' x 4'	4' x 4'
81	81	Large shrub	Large shrub	4' x 4'	4' x 4'
82	82	Medium shrub	Medium shrub	4' x 4'	4' x 4'
83	83	Small shrub	Small shrub	4' x 4'	4' x 4'
84	84	Very small shrub	Very small shrub	4' x 4'	4' x 4'
85	85	Large shrub	Large shrub	4' x 4'	4' x 4'
86	86	Medium shrub	Medium shrub	4' x 4'	4' x 4'
87	87	Small shrub	Small shrub	4' x 4'	4' x 4'
88	88	Very small shrub	Very small shrub	4' x 4'	4' x 4'
89	89	Large shrub	Large shrub	4' x 4'	4' x 4'
90	90	Medium shrub	Medium shrub	4' x 4'	4' x 4'
91	91	Small shrub	Small shrub	4' x 4'	4' x 4'
92	92	Very small shrub	Very small shrub	4' x 4'	4' x 4'
93	93	Large shrub	Large shrub	4' x 4'	4' x 4'
94	94	Medium shrub	Medium shrub	4' x 4'	4' x 4'
95	95	Small shrub	Small shrub	4' x 4'	4' x 4'
96	96	Very small shrub	Very small shrub	4' x 4'	4' x 4'
97	97	Large shrub	Large shrub	4' x 4'	4' x 4'
98	98	Medium shrub	Medium shrub	4' x 4'	4' x 4'
99	99	Small shrub	Small shrub	4' x 4'	4' x 4'
100	100	Very small shrub	Very small shrub	4' x 4'	4' x 4'

PROJECT
3251-3291 Alexandra Road
Richmond, BC

DATE
MAR 2011

DRAWING NO.
L-04

PROJECT NO.
DP2011 - 12

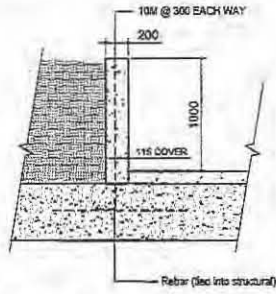
DRAWING TITLE
SHRUB PLANTING PLAN PH 130

CLIENT
F. ADAR ARCHITECTS INC.

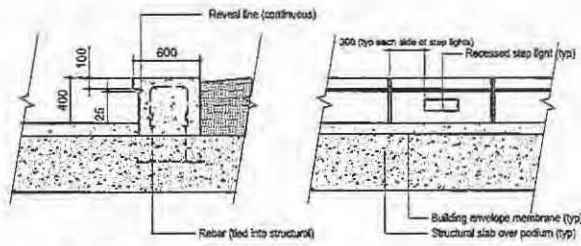
DESIGNER
F. ADAR ARCHITECTS INC.

DATE
MAR 2011

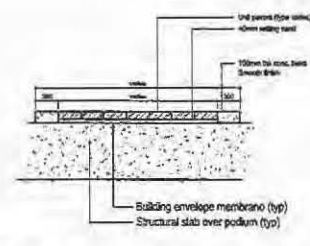
DRAWING NO.
L-04



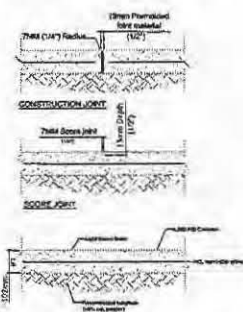
1 1m x 200mm PLANTER WALL DETAIL-TYP.
SCALE: 1:20



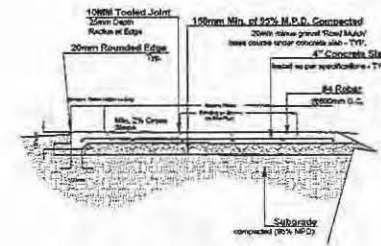
2 400mm x 600mm LOW PLANTER WALL DETAIL-TYP.
SCALE: 1:20



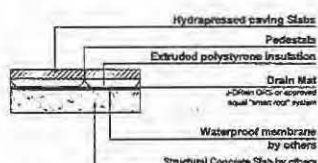
3 UNIT PAVER WALKWAYS WITH CONCRETE BANDS-TYP.
SCALE: 1:20



4 SCORED CONCRETE SIDEWALKS - TYP
SCALE: 1:20



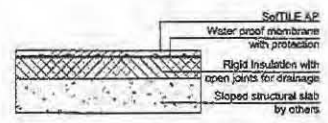
5 SCORED CONCRETE - TYP
SCALE: 1:20



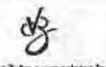
Hydrapressed Slab Details:

Pattern:	Pattern:
Colour:	Colour:
Size:	Size:
Manufacturer:	Abbottford Concrete Products
TSL:	1-800-663-4091
Website:	www.pavingstones.com

6 HYDRAPRESSED SLAB DETAIL
SCALE: 1:10



7 PLAYGROUND SURFACE DETAIL
SCALE: 1:10



van der Zalm + Associates Inc.
Landscape Architecture • Interior Design • Project Management
Suite 1, 2008 101 Street • 604-262-2024
Surrey, British Columbia • 98045LZAC
V4N 1Z1S • info@vzalm.ca



F. ADAB
ARCHITECTS
INC.
4750-10000 HURONTARIO STREET
MIDLAND, ONTARIO, CANADA N4L 3P4
TEL: 905-881-1111 FAX: 905-881-1112
Email: info@fadam.com

NOTES:

1. Consider Materials, Methods and Construction to the quality of work and the safety of the project. All materials and methods shall be approved by the Engineer.

NO.	REVISION/DESCRIPTION	DATE
1	For Review Application	10/10/2011
2	For Review Application	10/10/2011
3	For Review Application	10/10/2011
4	For Review Application	10/10/2011
5	For Review Application	10/10/2011
6	For Review Application	10/10/2011
7	For Review Application	10/10/2011
8	For Review Application	10/10/2011
9	For Review Application	10/10/2011
10	For Review Application	10/10/2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETAINED AT THE COMPLETION OF THE WORK.

PROJECT:
9251-9291 Alexandra
Mixed-Use Development

LOCATION:
9251-9291 Alexandra Road
Richmond, BC

DESIGNER	JG
DRAWN	JG
APPROVED	MY
SCALE	1:250
DATE	MAR. 2011

LANDSCAPE DETAILS I PH 1111

PROJECT NO. DP2011 - 12



PROJECT NO. DP2011 - 12

LD-01

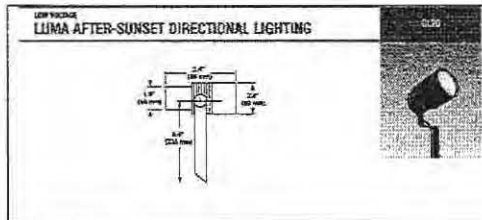
Product: Cronulla
 Company: Season Lighting
 SOL: 200556
 Description: cronulla 12v lpe pigtail as
 Detail: cronulla
 12v large path light in stainless steel



1 BOLLARD LIGHT - TYP.
 SCALE: NTS

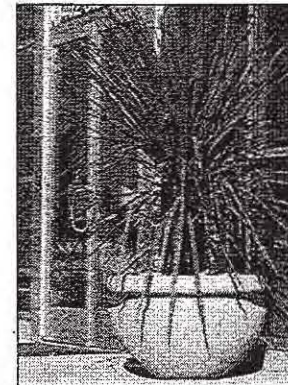
*Install per manufacturer's specifications
 *Location of Bollards to be coordinated with Electrical,
 Mechanical, and Building Envelope consultants.

Product: Luma After-Sunset Directional Lighting
 Company: KLUJO Lighting
 Luma: MR16
 Description: 20w GL30-GR12v large path light in stainless steel

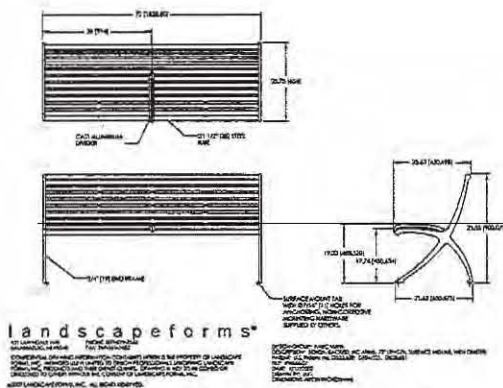


2 UPLIGHTING - TYP.
 SCALE: NTS

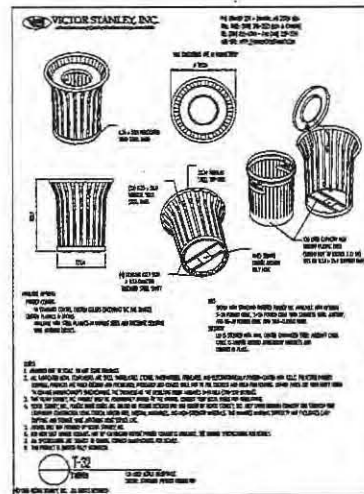
*Install per manufacturer's specifications
 *Location of Bollards to be coordinated with Electrical,
 Mechanical, and Building Envelope consultants.



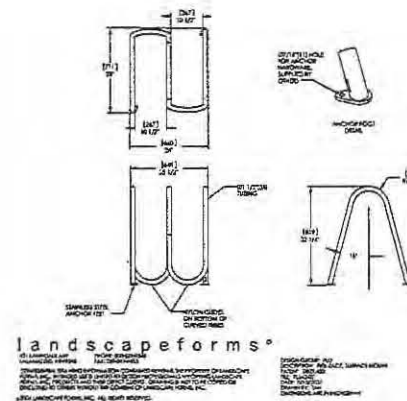
3 MOVEABLE PLANTER
 SCALE: NTS



3 PARK VUE BENCH BY LANDSCAPE FORMS
 SCALE: NTS



4 T32 RECEPTACLE BY VICTOR STANLEY
 SCALE: NTS



5 FLO BIKE RACK BY LANDSCAPE FORMS
 SCALE: NTS



Van der Zahn + Associates Inc.
 Landscape Architects - Interior Design - Urban Planning
 Suite 1000 100 Street
 Surrey, British Columbia
 V4A 1A6
 P: 604.592.5224
 F: 604.592.5227
 info@vanzahn.com



F. ADAB
 ARCHITECTS
 INC.
 873-888 FOSCOLOTT CRESSENT
 NORTH VANCOUVER, BC V7P 3A1
 TEL: 604.943.9999 FAX: 604.943.9999
 E-MAIL: info@f-adab.com

NOTES:

1	For Recording Application	Nov. 15, 2011
2	For CP Distribution	Nov. 15, 2011
3	For CP Distribution	Nov. 15, 2011
4	For CP Distribution	Nov. 15, 2011
5	For CP Distribution	Nov. 15, 2011
6	For CP Distribution	Nov. 15, 2011
7	For CP Distribution	Nov. 15, 2011
8	For CP Distribution	Nov. 15, 2011
9	For CP Distribution	Nov. 15, 2011
10	For CP Distribution	Nov. 15, 2011

1	For Recording Application	Nov. 15, 2011
2	For CP Distribution	Nov. 15, 2011
3	For CP Distribution	Nov. 15, 2011
4	For CP Distribution	Nov. 15, 2011
5	For CP Distribution	Nov. 15, 2011
6	For CP Distribution	Nov. 15, 2011
7	For CP Distribution	Nov. 15, 2011
8	For CP Distribution	Nov. 15, 2011
9	For CP Distribution	Nov. 15, 2011
10	For CP Distribution	Nov. 15, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS
 ON THE WORK AND REPORT ANY DISCREPANCY
 TO THE CONSULTANT BEFORE PROCEEDING.
 ALL DIMENSIONS AND SPECIFICATIONS ARE THE
 SOLE PROPERTY OF THE OWNER AND
 SHALL BE FURNISHED AT THE COMPLETION OF
 THE WORK.

PROJECT:
 9251-9291 Alexandra
 Mixed-Use Development

LOCATION:
 9251-9291 Alexandra Road
 Richmond, BC

DESIGN:	JG
CHECKED:	JG
APPROVED:	BMV
SCALE:	1:250
DATE:	MAR. 2011

LANDSCAPE DETAILS II PH 132

DRAWING TITLE



PROJECT NO.:
 DP2011 - 12

DRAWING NO.:
 LD-02


City of Richmond

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

**Development Application
Data Sheet**
RZ 10-534751

Address: 9251 and 9291 Alexandra Road

Applicant: Fred Adab Architects Inc.

Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood (Schedule 2.11A)

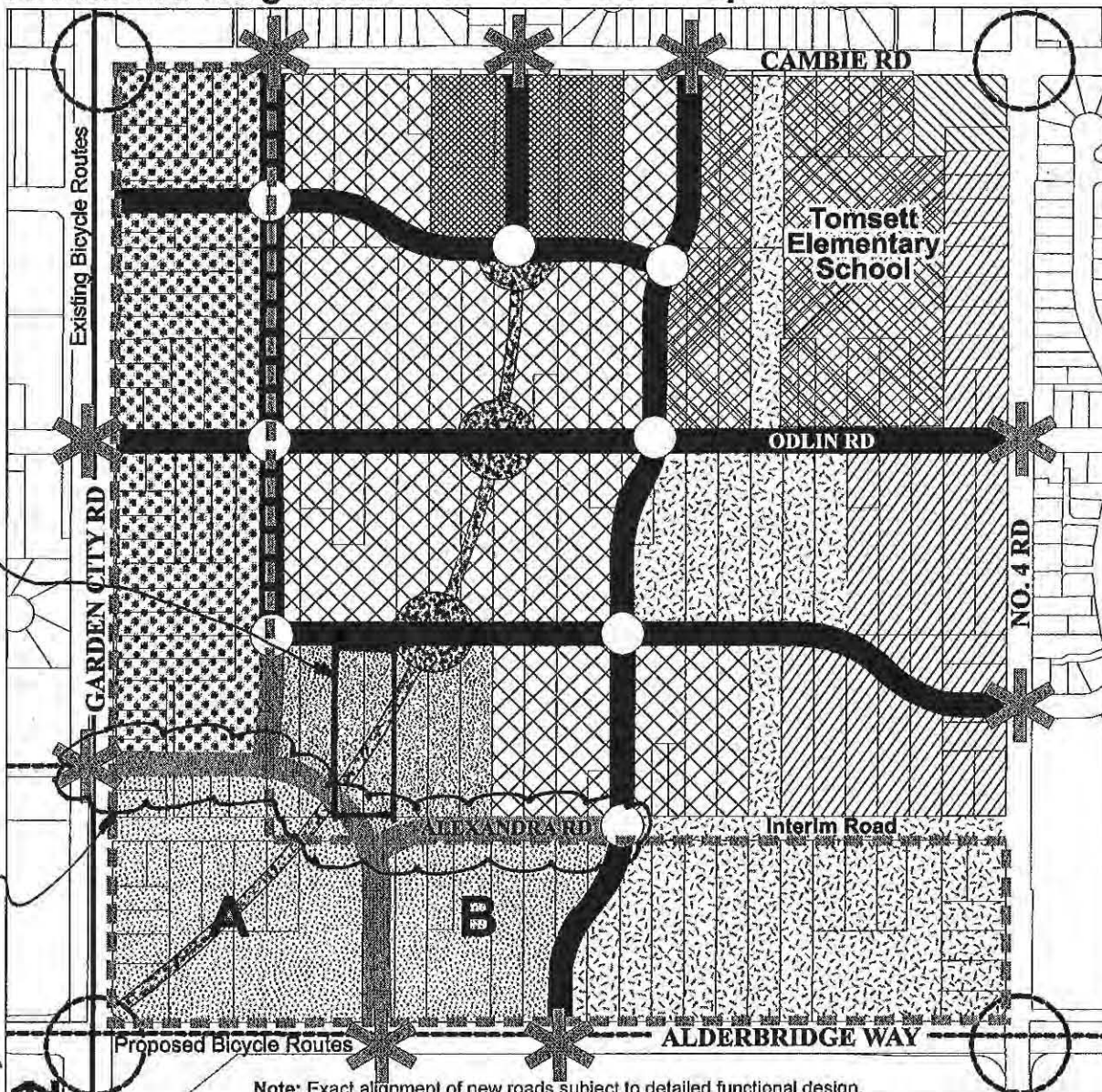
	Existing	Proposed
Civic Address:	9251 Alexandra Road 9291 Alexandra Road	To Be Determined
Owner or Applicant:	Fred Adab Architects Inc.	No Change
Site Size (m²):	8,106.16m ²	7,572.8m ² (after land dedication for Tomicki Road)
Land Uses:	Single Detached	Apartment Residential over Small Plate Commercial
OCP Area Plan Designation:	Mixed Use – 1.25 base FAR (Max. 1.50 FAR with density bonusing for affordable housing) Medium Density over Retail	No Change
Zoning:	Single-Detached Housing District (RS1/F)	"Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)" Permits Apartments at 1.55 F.A.R. with Density Bonusing if affordable housing units are provided as well as committed connection to the Alexandra District Energy Utility
Number of Units:	1 Single-Detached Dwelling per existing lot.	132 Apartment Units plus 185.8m ² of commercial on a consolidated lot.

	Bylaw Requirement ZMU20	Proposed	Variance
Density (FAR):	Site Area = 8,106.16m ² (1.55) = 11,737.8m ²	11,730.6m ² (1.55 FAR)	none permitted
Lot Coverage – Building:	45% Max.	44%	none

Lot Size:	No lot size requirements	N/A	N/A
Front Road Setback - Alexandra Road (min)	0.0m for commercial 1.5m for residential 7.0m for parking structure	0.0m (commercial) 1.83m (residential) 23.5m (parking structure)	none
Front Road Setback - Tomicki Avenue (min)	6.0m for residential 2.6m for parking structure	6.0m (residential) 2.67 (parking structure)	none
Setback – Alexandra Way (min)	7.5m for residential 8.0m for commercial 5.0m for parking structure	7.5m (residential) 8.0m (commercial) 5.0m (parking structure)	none
Height:	20.0m (max.)	17.3m	none
Off-street Parking Requirements:	Resident – 194 (includes 8 stalls for affordable housing units) Visitor – 27 Commercial: - 6 227 spaces required (min.)	Resident: - 175 (includes 8 stalls for affordable housing units) Visitor – 24 Commercial: - 6 205 spaces provided	22 parking spaces (9.7%) TDM report required
Tandem Parking Spaces	Residents only	13 tandem spaces (26 parking stalls)	none
Small Car Ratio:	50% (min.) to be standard size spaces	52.6% standard size spaces	none
Amenity Space – Indoor:	100.0m ² or cash-in-lieu payment	100.7m ²	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 132 units = 792.0m ²	797.8m ²	none

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 8715
2011/03/21

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing), 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, Natural Park, South Parkway
Business/Office – office over retail FAR up 1.25	Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 1.0 FAR.	Alexandra Way (Public Rights of Passage Right-of-way)
Convenience Commercial	Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	Proposed Roadways
Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical).	Community Institutional	High Street
Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).		New Traffic Signals
		Feature Intersections – details to be developed
		Feature Landmarks in combination with Traffic Calming Measures

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

RZ 10-534751 – MIXED USE RESIDENTIAL AND COMMERCIAL

ARCHITECT: F. Adab Architects

PROPERTY LOCATION: 9251/9291 Alexandra Road

Panel Discussion*Comments from the Panel were as follows:*

- the project is a typical four-storey format in the area;
- massing and hip-roofs are working well;
- design development is needed for the commercial component facing Alexandra Road; looks like a long and blank piece; should reflect a residential character;

Our intent, as the design develops, is to provide further details and introduce secondary elements in a form such that the character of the buildings will be clearly expressed. The materials that will be used (metal, concrete, glass decorative fascias, bricks and concrete panels) will enrich the architectural image.

- design development is needed for building elevations facing Alexandra Way to provide a strong interface to it; elevations should look like entry gates;

Acknowledged. The architectural expression of the two buildings is intended to provide the observer with the variety of stimuli that will enrich the experience of the users of the greenway. Furthermore, an actual physical and formal strong connection will be established between the greenway and the development locating gates and features that will highlight key locations and functions.

- vehicular entries on both ends of the site need more work; commercial and visitor parking space should provide other opportunities for use by the residents such as bike racks; will mitigate the appearance of vehicular parking space adjacent to a pedestrian realm; parking ramp access on the north side is close to Alexandra Way and should either be relocated or enhanced through design;

It is undoubtedly true that further development of the design needs to be created to complete the architectural and landscape expression. On the other hand, elements already present in the design (i.e. second floor terraces and areas offering opportunities for reach landscaping and installation of features) constitute a good base on which improvements can be based.

- design development is needed for the south elevation of Building 1 facing Alexandra Way; there is one long stretch of hip roof along this elevation; has potential for three distinct tower forms with individual hips; more texture can be added consistent with the building vocabulary;

Acknowledged. This aspect will be reviewed in conjunction with the further development of the design.

- overall image of the buildings' facade works well; however, the central segment of the east elevation is too repetitive; vertical plasters need to be modified; buildings should have a base, middle, and top hierarchy;

Acknowledged

- Alexandra walkway needs more work; should have a strong urban presence; spines will hold together the disparate developments in the area; consider connections to adjacent developments in design development; look at precedent in Dover Crossing;

The reference will be explored.

- applicant needs to provide more explanatory drawings; create more sections to understand the transitions from the terraces to the common and public spaces;

During the Development Permit Process these drawings will be produced.

- consider a stronger urban treatment of the Alexandra Road entry; also consider permeability of the parking stalls adjacent to the commercial building;

Attention will be given to both aspects of the project.

- provide unique identity to the development; needs to be distinguished from other similar developments in the City; consider marketing and design aspects;

Noted.

- provide context in the presentation of the project to understand how the architecture and landscape relates to a theme;

Additional drawings will be provided. A section that has been shown intended to give a sense of the articulation of the design.

- project is moving in the right direction;
- generally, project design is good and mass suits the context
- parking space between the commercial and residential buildings is a shaded area; consider architecturally lighting up the area by introducing glazing in the commercial building;

The commercial glazing is intended to be maximized as far as the code allows it.

- consider introducing public art related to the building architecture and landscaping of the project;

We will explore the possibility to introduce art in the development. It should be noted that on the Alexandra Road side a water feature already is planned. Perhaps this element can provide the opportunity to include an artistic expression.

- building forms and design of the subject development are not different from other developments in the area; Building 2 is a traditional four-storey building in the Alexandra neighbourhood; Building 1 needs to address some issues such as the CPTED issue in the parking lot between this building and the commercial building; address also the impact of the operation of the restaurant in the commercial building to the residential units above it; will affect the liveability of these residential units;

Attention will be given to providing a safe environment in the parking area between the commercial and the residential. The area of 2000 sq. ft. could be suitable for a small restaurant with some limited sitting. This aspect of the program for the development has not been established. However, if this use will be included in the project program, attention will be given in providing a technical solution that would not affect the residential portion of the project.

- loading and garbage behind the commercial building will affect the appearance of the parking lot and heat pumps, fans, loading, etc will affect the space, Alexandra Way and the residential units; a difficult part of the project;

Through the design and careful consideration of these aspects we intend to overcome these potential negative factors that can lower the quality of the environment.

- consider design development of turnaround to address the inconvenience of residents when they drop off people in Building 1 but are unable to access the resident parking;

The turnaround is an added urban feature. The building does function even if the turnaround is eliminated. Convenient access to the building is provided through the underground parking. Users will access the turnaround according to their needs. The concept of splitting the residential traffic from the commercial flow of cars is based on two major reasons:

- A) Not to overload one side, which in case of the commercial area along Alexandra Road will be already quite busy (when the shopping centre and Wall Mart construction will be completed)*
- B) The entrance to the development on the Alexandra side is close to a T intersection*

- buildings need a distinct definition of base, middle and top; cornice design at the top is too rich; consider reducing richness to lighten the building towards the top; consider also stepping back the top floor to soften the massing and provide relief to the building; materiality of the building is very rich; needs to be toned down;

The above aspects will be considered.

- overall form and development is fine;

- pleased to see the inclusion of affordable and accessible units in the development; design and lay-out of one-bedroom units are suitable;
- consider design development of some two-bedroom units to provide accessible features; older residents with an extended family may need more than one bedroom; will enhance the marketability of the project;

This aspect will be explored

- the site lay-out is clever; site is very challenging as it is very narrow and deep; appreciate the two-core treatment of the site; a linear lay-out would have resulted in a long building mass; landscape treatment of the two cores with two different languages is successful;
- south elevation that faces Alexandra Road is the weakest among the four elevations in terms of architectural design; needs more attention;

The further development of the design will articulate the architectural vocabulary

- treatment of the landscape between the two buildings needs further design development to provide more uses to the residents; a walking area within the development will improve the design and marketability of the project;

Presently, within the property, a system of trails is already shown. However, opportunities for activities and/ gathering areas will be considered.

- would like to see more context to the drawings when the project is presented again to the Panel; also provide more detail on how the buildings look from Alexandra Way;

The presentation did not include all the elevations and additional drawings will be provided as the design becomes more defined.

- commercial building is embedded in the residential component of the project; needs to be separated to avoid conflicts; and

The residential component is clearly set back from the façade of the commercial part of the building. This provides a clear definition between the residential and commercial parts of the construction.

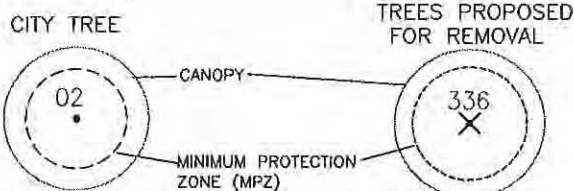
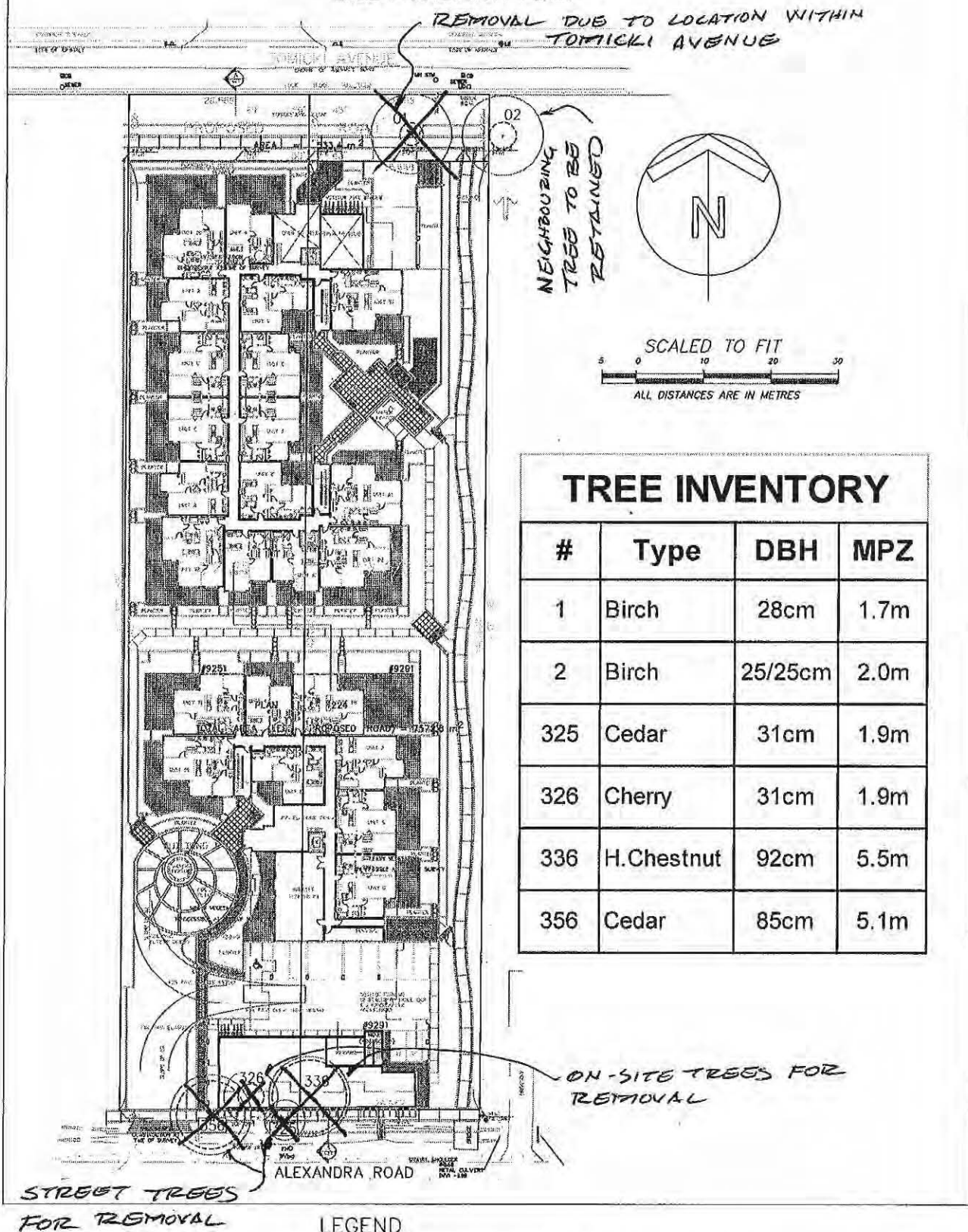
Having stated the above, the introduction of some materials, further definition of the commercial canopy and the already existing extensive glazing will increase the distinction and define the unique character of the two components.

- relationship of the parking area with the adjacent walkway needs to be further examined; consider how the parking area will look from the walkway.

Noted

APPENDIX 2

TREE PROTECTION PLAN



PAGE 6

NOTES:
1. SITE LAYOUT INFORMATION AND TREE
SURVEY DATA PER MATSON PECK &
TOPLISS SURVEYORS & ENGINEERS

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

9251-81 ALEXANDRA ROAD, RICHMOND BC

TREE PROTECTION PLAN

THE DRAWING PLOTS ALL TREES, THEIR CANOPIES AND MINIMUM PROTECTION ZONES (MPZ's) IN RELATION TO PROPOSED LAYOUT

PH - 140

**Conditional Zoning Requirements
9251 and 9291 Alexandra Road
RZ 10-534751**

Prior to adoption of Zoning Amendment Bylaw 8748, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate the TWO lots into one development parcel.
2. Make a land dedication for road of up to ten (10) meters wide along the northern end of the subject property to allow for the continued development of Tomicki Avenue. The exact amount of land dedication required will be confirmed as part of the Servicing Agreement with the City.
3. Registration of a Public Right of Passage (PROP) Right-of-Way (ROW) that is to include:
 - a) A 5.0 meter wide PROP ROW along the entire eastern edge of the subject property (after land dedication) for the development of Alexandra Way;
 - b) A PROP ROW is to be registered at the intersection of Alexandra Road for an additional 3.0 meter wide PROP at the south property line to angle into the property at 45 degrees until it meets with the 5.0 meter width;
 - c) A PROP ROW is to be registered at the intersection of Tomicki Avenue for an additional 3.0 meter wide PROP at the north property line (after land dedication) to angle into the property at 45 degrees until it meets with the 5.0 meter width; and
 - d) In addition to the 5.0 meter PROP ROW outlined in (a) above, an additional 10.0 meter wide and 4.0 meter deep PROP ROW is to be registered at the midpoint, between the two buildings and at the access point to the outdoor space to the complex.

After satisfactory completion, the City will maintain the hard surfacing of the walkway, with the Strata Corporations will maintain the soft landscaping on their property. Installation of signage at both ends of the block is to be installed to notify users that the path is available for public use.

4. Registration of a Flood Plain Restrictive Covenant specifying a minimum habitable floor level of 2.6 GSC.
5. Registration of an Aircraft Noise Sensitive Use Covenant for Mixed Use.
6. Registration of the City's standard Housing Agreement(s) to secure nine (9) affordable housing units consisting of 7 - two-bedroom units and 2 – one bedroom units scattered over the two buildings. The terms of the Housing Agreement(s) will include date from the following chart.

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent ^{1*}	Total Household Annual Income ^{1*}
Bachelor	37 m ² (400 ft ²)	\$788	\$31,500 or less
One bedroom	50 m ² (535 ft ²)	\$875	\$35,000 or less
Two bedroom	80 m ² (860 ft ²)	\$1,063	\$42,500 or less
Three bedroom	91 m ² (980 ft ²)	\$1,275	\$51,000 or less

Notes:

¹ Rent and Income may be adjusted periodically as provided for under the City's Affordable Housing Strategy.

* Denotes 2009 amounts.

The term of the agreement is in perpetuity.

This agreement shall include provisions to ensure the occupancy of the Affordable Housing Units enjoy full and unrestricted access and use of the indoor amenity space.

7. Voluntary contribution of \$75,807.09 towards the provision of West Cambie child care facilities to the City.
8. Voluntary contribution of \$75,807.09 towards the provision for City Beautification works within the Alexandra Neighbourhood (West Cambie). A reduction to this fee for the engineering design costs of the Alexandra Way thoroughway is to be determined by the Director of Development.
9. Voluntary contribution of \$8,844.16 to assist in the Planning and Engineering costs for the Community Planning and Engineering services and infrastructure costs of the West Cambie Neighbourhood plan.
10. Provision of Public Art along Alexandra Way in accordance with City Policy, or a contribution toward the City's public Art Statutory Reserve Fund in the amount of \$75,807.09.
11. Voluntary contribution of \$1,300.00 towards the City's Street Tree Compensation Fund to replace the street trees fronting the property that are identified for removal.
12. Registration of a legal agreement(s) regarding the developer's voluntary commitment to connect to the West Cambie District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
13. Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
 - a) Improvements to the storm system to infill the existing ditch fronting Alexandra Road in favour of an interim drainage system to alleviate potential downstream flooding issues and install their portion of the ultimate storm sewer alignment in the centre of Alexandra Road, to the extent of the two properties.
 - b) Raising the grade height of Alexandra Road to a minimum of 2.0m GSC.
 - c) Road widening and frontage improvements along the north side of Alexandra Road to the following ultimate cross section (from north to south):
 - 2.0m sidewalk
 - 1.5m boulevard to consist of either grass and tree boulevard or a tree lined paved surface.
 - 0.15m curb and gutter
 - min. 6.2 meter wide road pavement
 - appropriate side slope and tie-in to the properties to the south.
 - d) Road design and construction of the Tomicki Avenue to complete the ultimate road cross section, including:
 - 2.0m sidewalk on the south side
 - 3.6m grass boulevards and curb and gutter on both north and south sides, and widening asphalt pavement to a minimum of 8.5m wide.
 - e) Provide an interim design for Alexandra Way Greenway for the period of time until the site to the east (9311 Odlin Road) is set for redevelopment that will complete the full width of the path. Also the applicant is to provide a finished design to guide the final construction, including grading, lighting and pavement as determined by the Director of

Transportation. Treatment of the 3.5 meter wide path to consist of red stamped concrete border along the edge of the pavement with scored concrete in between. Treatment of the intersection at each end is to be determined at the Development Permit review.

- f) Construction of a bus shelter with a standing concrete pad near the corner of Garden City Road and Alexandra Road.

14. The submission and processing of a Development Permit** completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to prove information pertaining to:

- a) Design of the interim and final design of the Alexandra Way thoroughfare. These designs are to include:
 - i. Connection with the units fronting the throughway;
 - ii. Connection with the access to the central courtyard;
 - iii. Intersection design at both Alexandra Road and Tomicki Avenue;
- b) Overall appropriateness of the landscaping plan -- in particular the central amenity area and courtyard.
- c) Provide an illustration to show the manoeuvrability of SU9 vehicles to and from the loading bays.
- d) Design of a child's play area within the outdoor amenity area.
- e) Overall appropriateness to the form and character of the buildings and the interaction to the street.
- f) Submission of a noise mitigation report for the proposed buildings.
- g) Finish of the exposed parkade wall along the western edge of the site.
- h) The inclusion of direct pedestrian access to the ground floor units fronting Tomicki Avenue.

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

- a) A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>);
- b) Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
- c) The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. Contact Building Approvals Division at 604-276-4285.
- d) Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow is required at the Building Permit stage;
- e) Demonstration of compliance with all terms outlined in Section 4.16 of the Zoning Bylaw to permit floor area exclusion in lieu of the provision of dwelling units with basic universal housing features;
- f) Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report;
- g) Payment of \$1,836.72 per unit plus applicable interest towards the Alexandra Neighbourhood Development Agreement; and
- h) Payment of the Supplementary Development Cost Charges for the Alexandra Area.

**** Note:** This requires a separate application

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

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

Signed _____

Date _____



**Richmond Official Community Plan Bylaw 7100
McLennan South Sub Area Plan (2.10D)
Amendment Bylaw 8757**

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

1. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Alexandra Neighbourhood Land Use Map", and replacing it with "Schedule A attached to and forming part of Bylaw No. 8757" and similarly amending the following related maps identifying the road in the Area Plan:

Area Plan Page #	Section/Map to be amended
9	Section 4.3 Alexandra Neighbourhood Road Systems Map
13	Section 5.3 Alexandra Neighbourhood Open Space Systems Map
22	Section 8.2 Alexandra Neighbourhood Character Areas Map
23	Section 8.2.1 Character Area 1 – Business Office Map
26	Section 8.2.2 Character Area 2 – Mixed-Use Map
31	Section 8.2.3 Character Area 3 – The High Street Map
33	Section 8.2.4 Character Area 4 – Medium Density Housing Map

2. This Bylaw may be cited as "Official Community Plan Bylaw 7100 (Schedule 2.10D – McLennan South Sub-Area Plan), Amendment Bylaw 8757".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MAY 09 2011



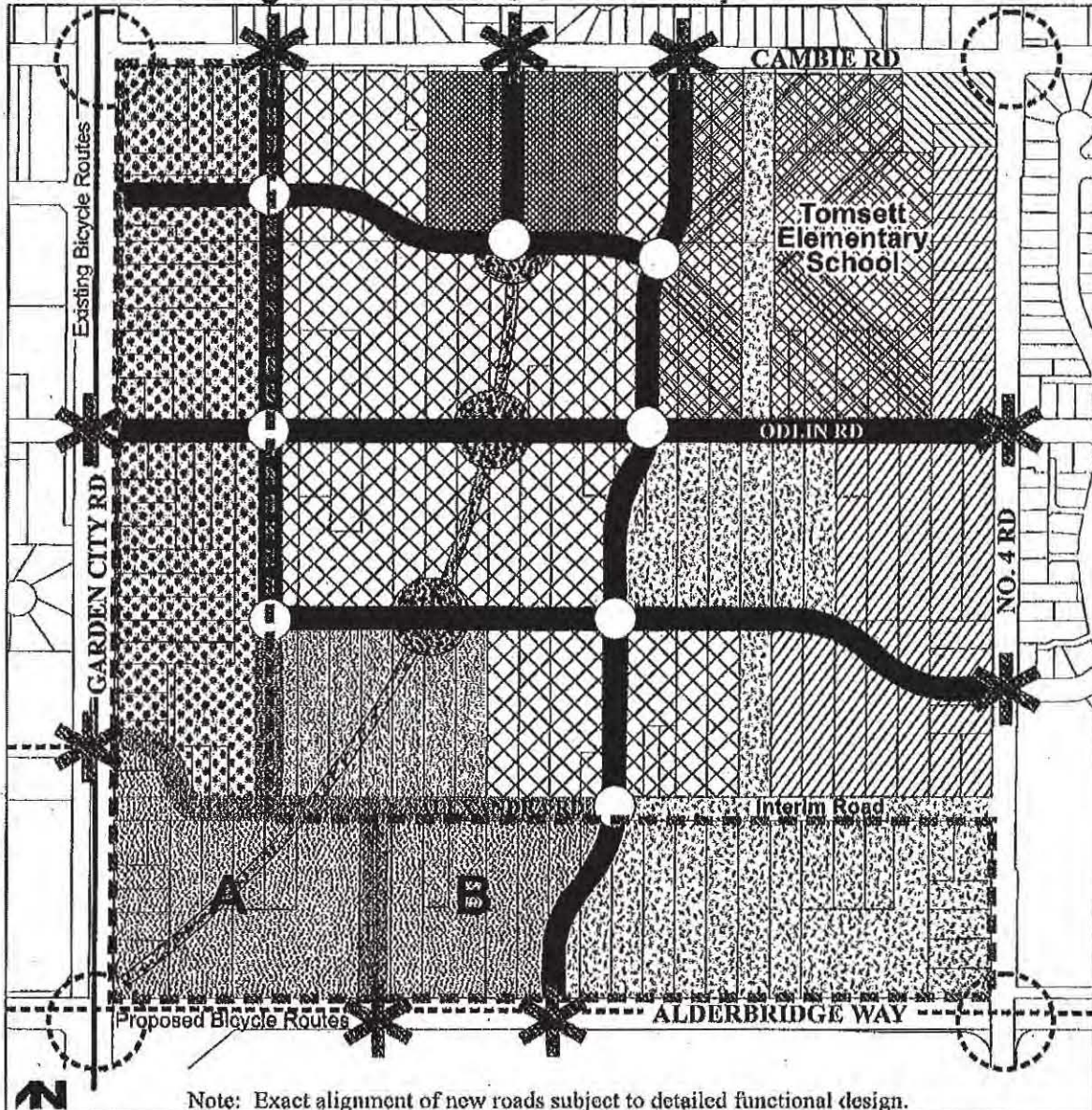
ADOPTED

MAYOR

CORPORATE OFFICER

City of Richmond

Alexandra Neighbourhood Land Use Map



Note: Exact alignment of new roads subject to detailed functional design.

<p>Area of No Housing Affected by Aircraft Noise</p> <p>Business/Office - office over retail F.A.R. up to 1.25</p> <p>Convenience Commercial</p> <p>Residential Area 1 1.60 base F.A.R. (Max. 1.70 F.A.R. with density bonusing for affordable housing) Townhouse, Low-rise Apts. (4-storey typical)</p> <p>Residential Area 1A 1.50 base F.A.R. (Max. 1.75 F.A.R. with density bonusing for affordable housing) Townhouse, Low-rise Apts. (6-storey maximum)</p>	<p>Residential Area 2 0.65 base F.A.R. (Max. 0.75 F.A.R. With density bonusing for affordable housing) 2 & 3-storey Townhouses</p> <p>Mixed Use: Hotel, office and streetfront retail commercial. Area A: F.A.R. up to 2.0. Area B: Large and small floor plate up to 1.0 F.A.R.</p> <p>Mixed Use: Housing over small floor-plate retail. 1.25 base F.A.R. (Max. 1.50 F.A.R. with density bonusing for affordable housing) Building heights low to mid-rise.</p> <p>Community Institutional</p>	<p>Park: North Park Way Central Park, Natural Park, South Park Way</p> <p>Alexandra Way (Public Rights of Passage Right- of-way)</p> <p>Proposed Roadways</p> <p>High Street</p> <p>New Traffic Signals</p> <p>Feature Intersections - details to be developed</p> <p>Feature Landmarks in Combination with Traffic Calming Measures</p>
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West Cambie Area Plan



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8748 (RZ 10-534751)
9251 and 9291 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting as Section 20.20 thereof the following:

20.20 "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West-Cambie)"

20.20.1 PURPOSE

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.20.2 PERMITTED USES

- child care
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, personal

20.20.3 SECONDARY USES

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

20.20.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 1.25.
2. Notwithstanding Section 20.20.4.1, the reference to "1.25" is increased to a higher **density** of "1.50" if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.083 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. Notwithstanding Section 20.20.4.2, the reference to "1.50" is increased to a higher **density** of "1.55" for the following **site** if, prior to the first occupancy of the **building**, the **owner** provides the amenity of a reduction in greenhouse gas emissions by connecting, or committing to connect in a manner satisfactory to the **City**, and **buildings** on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641.

9251 Alexandra Road
P.I.D 004-222-431

East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

9291 Alexandra Road
P.I.D 000-635-987

West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

4. A minimum of 0.024 of the total **floor area ratio** must be used for non-residential **uses**. The maximum non-residential area on the **lot** can not exceed 0.14 of the total **floor area ratio**.

20.20.5 **MAXIMUM LOT COVERAGE**

- .01 Maximum **Lot Coverage**: 45%

20.20.6 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback**:

- a) Alexandra Road: 0 m for non-**residential** use and 1.5 m for **residential** use
 - i. unenclosed patios may encroach into the **public road** setback; and
 - ii. the parking **structure** is setback 7.0 m.
- b) Tomicki Avenue: 6.0 m
 - i. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 2.6 m. Such encroachments must be architecturally treated and landscaped by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

- .02 **Side Yard setback**:

- a) 8.0 m for non-**residential** use and 6.0 m for **residential** use;
- b) unenclosed balconies may project into the **side yard** setback for a maximum distance of 1.2 m; and
- c) a parking **structure** may project into the **side yard** setback. Such encroachments must be landscaped or screened by a combination of landscaping and parking structure treatment as specified by a Development Permit approved by the City.

20.20.7 **MAXIMUM HEIGHTS**

- .01 **Buildings**: 20 m

- .02 **Accessory Buildings & Structures**: 5 m

20.20.8 **SUBDIVISION PROVISIONS/MINIMUM LOT SIZE**

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

20.20.9 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 8500.

20.20.10 **SIGNAGE**

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Neighbourhood Commercial (CN)" district.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "**Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)**".
- P.I.D. 004-222-431
East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
- P.I.D. 000-635-987
West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8748**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 09 2011

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>ml</i>
APPROVED for legality by Solicitor

MAYOR_____
CORPORATE OFFICE

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2011 10:20 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #557)

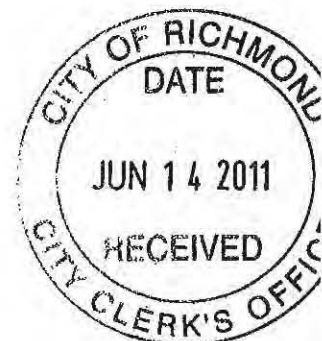
To Public Hearing	
Date:	June 20, 2011
Item #	5
Re:	Bylaws 8757
	+ 8748

Send a Submission Online (response #557)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	6/14/2011 10:19:28 AM

Survey Response

Your Name:	Zhe Wang
Your Address:	#408-9299 Tomicki Ave
Subject Property Address OR Bylaw Number:	8757, 8748
Comments:	<p>I disagree about this plan. There are so much propety in this area. I don't know if the city planning and development department have ever do any research and analysis before the decision. Do you know, when all of the existing building is completed, what the community's population density would be? If you use google map on Richmond, you could find here is the only community without park and community center. The children and seniors have to go to other community to do exercise. In order to build new propety plenty of trees were cut down. Now here looks like a big construction site. Of course I hope our community can be developed, but only supporting facilities are complete, the future development should be suitable for people to live. Thanks a lot.</p>



PH - 151



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: April 11, 2011
File: RZ 10-549144
Re: Application by Kulwinder S. Kandola and Kulvir S. Uppal for Rezoning at 11951/11971 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8756, for the rezoning of 11951/11971 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Kulwinder S. Kandola and Kulvir S. Uppal have applied to the City of Richmond for permission to rezone 11951/11971 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", to permit the existing duplex property to be subdivided into two (2) lots fronting Montego Street (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the northwest corner of Montego Street and No. 5 Road in the East Cambie planning area. The surrounding area contains predominantly single detached housing and two-unit dwellings mostly on large lots, with some smaller lots that have been created through rezoning and subdivision.

To the north of the subject site, is a new dwelling on a large lot zoned "Single Detached (RS1/E)" fronting No. 5 Road.

To the east, immediately across No. 5 Road, are newer dwellings fronting No. 5 Road on small lots zoned "Single Detached (RS1/A)", created through rezoning and subdivision in the mid 1990's.

To the south, immediately across the street on the southwest corner of Montego Street and No. 5 Road, is the Richmond Faith Fellowship Church on a lot zoned "Assembly (ASY)".

To the west, is an older dwelling on a large lot zoned "Single Detached (RS1/E)" at the corner of Montego Street and Aztec Street.

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP's Generalized Land Use Map designation for this property is "Neighbourhood Residential". The East Cambie Area Plan's Land Use Map designation for this property is "Residential (Single-Family only)". This redevelopment proposal is consistent with these designations.

Lot Size Policy 5454, and the Arterial Road Redevelopment Policy

The subject property is not located within a Lot Size Policy area. The subject site falls immediately adjacent to the area boundary of Lot Size Policy 5454 (adopted by Council in 1994), which permits the rezoning and subdivision of duplexes to create no more than two (2) lots (**Attachment 3**). The Lot Size Policy was amended in 2001 to remove the subject site and all other properties fronting or abutting No. 5 Road between Thorpe Road and Highway 91, due to the Arterial Road Redevelopment Policies at that time, which generally allowed for redevelopment on arterial roads using either dedicated or interim lanes secured via right-of-way (ROW) over private property for access out to arterial roads. The revised Arterial Road Redevelopment Policy approved by Council in 2006 does not designate this section of No. 5 Road for redevelopment. The subject proposal is, therefore, being considered on its own merit.

Aircraft Noise Sensitive Development Policy

The Aircraft Noise Sensitive Development (ANSND) Policy applies to the subject site, which is located within the Moderate Aircraft Noise Area (Area 3). In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Affordable Housing Strategy

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

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

Should the applicant change their minds prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$6,104).

Flood Management

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

Public Input

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

Staff Comments

Background

This redevelopment proposal is to enable the creation of two (2) smaller lots (each approximately 14 m wide) from an existing large duplex-zoned lot. In recent years, the surrounding neighbourhood has undergone some redevelopment through rezoning and subdivision of duplex properties to smaller lot sizes, consistent with the Lot Size Policy, which covers all properties on Montego Street with the exception of the subject site. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses four (4) bylaw-sized trees (Trees # 1-4) and one (1) hedge (Tree # 5) on the subject site, all of which are recommended for removal.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to remove all trees from the subject site on the basis of poor tree condition and structure (e.g. unstable root system, dieback in the canopy, co-dominant stems, bark inclusion, previous topping, decay, and other structural defects).

The hedge is not subject to the Tree Protection Bylaw and was not assessed by the City's Tree Preservation Coordinator. The Certified Arborist's Report recommends removal due to poor condition caused by blackberry suppression and the unlikelihood of recovery.

The City's Tree Preservation Coordinator notes that the three (3) undersized City-owned street trees in the boulevard along No. 5 Road are to be retained. Tree Protection Fencing cannot be accommodated, as the trees are located in the existing concrete sidewalk.

The final Tree Retention Plan is included in **Attachment 4**.

Consistent with the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), the applicant proposes to plant a total of eight (8) replacement trees of the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	11 cm		6 m
4	9 cm		5 m
2	6 cm		3.5 m

Preliminary Landscape Plan & Architectural Elevations

The applicant has submitted a preliminary landscape plan and conceptual architectural elevation plans to illustrate how the front and exterior side yards will be enhanced and how the future corner lot interface will be treated (**Attachments 5 & 6**). The preliminary landscape plan also illustrates the proposed number, sizes, and locations of required replacement trees, the proposed concept for the new driveway crossings and for the required frontage improvements along Montego Street.

The preliminary landscape plan generally complies with the guidelines in the OCP. Prior to rezoning adoption, the applicant must submit a final Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

The proposed conceptual elevation plans are consistent with the character of new dwellings being constructed city-wide. At Building Permit stage, the final building design must comply with all City regulations.

Existing Covenant

There is currently a covenant on title that restricts the use of the property to a duplex (charge # AD250425). This covenant must be discharged by the applicant prior to rezoning adoption.

Existing Utility Right-of-Way

There is an existing 6 m wide utility right-of-way (ROW) that runs along the north property line of the subject site. The City's Engineering Division has reviewed the right-of-way (ROW) agreement, and advises that it is no longer required as there are no subsurface utilities located within it. The right-of-way (ROW) should be discharged by the applicant prior to rezoning adoption (charge # 251157C).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning adoption, the applicant is required to dedicate a 4 m x 4 m corner cut at the intersection of Montego Street and No. 5 Road.

Vehicle access is not permitted to or from No. 5 Road in accordance with Bylaw 7222.

An existing driveway crossing is currently located along the west property line of the subject site, which is shared with the adjacent property to the west at 11911 Montego Street. The applicant has attempted to discuss proposed development plans with the neighbouring property owner without success.

The City's Transportation Division requires that:

- The existing shared driveway crossing along the west property line of the subject site be maintained for the proposed west lot; and,
- That the new driveway crossing for the proposed east lot be located as far west as possible from No. 5 Road.

The final design of the driveway crossings will be determined at subdivision stage;

Subdivision

At subdivision stage, the applicant is required to:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Montego Street. Improvements are to include, but are not limited to: curb & gutter, pavement widening, 1.5 m concrete sidewalk, min. 1.5 m grass boulevard, street trees at 9 m spacing, and street lighting. The design is to include driveway locations, water, storm and sanitary connections for each lot;
- Register a cross-access agreement over the portion of the existing shared driveway crossing located on the subject site to legitimize the existing situation, and enabling residents of 11911 Montego Street to cross over the common property line to enter and exit through the subject site; and,
- Register a restrictive covenant on title to ensure that vehicular access to the proposed corner lot is located as far west as possible from No. 5 Road.

Analysis

As mentioned previously, the surrounding neighbourhood has undergone some redevelopment through rezoning and subdivision of duplex properties to smaller lot sizes, consistent with the Lot Size Policy, which covers all properties on Montego Street with the exception of the subject site. The Lot Size Policy was amended in 2001 to remove the subject site and all other properties fronting or abutting No. 5 Road between Thorpe Road and Highway 91, due to the previous Lane Establishment and Arterial Road Redevelopment Policies. The revised Lane Establishment and Arterial Road Redevelopment Policies approved by Council in 2006, do not designate this section of No. 5 Road for redevelopment.

Although this property is located on an arterial road, the introduction of a rear lane on the west side of this block of No. 5 Road (between Woodhead Road and Montego Street) is not suitable for the following reasons:

- The configuration and shallow depth of the existing properties on the west side of this block of No. 5 Road does not allow for the introduction of a lane and the minimum depth required under existing single-family zoning to be achieved;
- The newer character of some dwellings limits the redevelopment potential of this block in the near future;

- The subject proposal, which has been reviewed by the City's Transportation division, meets the transportation objectives of the Arterial Road Redevelopment Policy as it does not result in the creation of new driveway crossings on No. 5 Road;
- The subject proposal is consistent with the City's Zoning Bylaw provisions (Section 2.3.7a) which allow duplex lots to rezone and subdivide into no more than two (2) lots, the rationale being that there is no resulting increase in unit density; and,
- The subject proposal is consistent with the pattern of redevelopment already established on Montego Street, and provides for a number of community benefits (i.e. vehicle access to and from Montego Street as opposed to No. 5 Road, frontage improvements along Montego Street, a secondary suite consistent with the Affordable Housing Strategy, and opportunities for design input into landscaping and architectural elevations along the No. 5 Road streetscape).

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment established on Montego Street.

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

On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician
(604-276-4106)

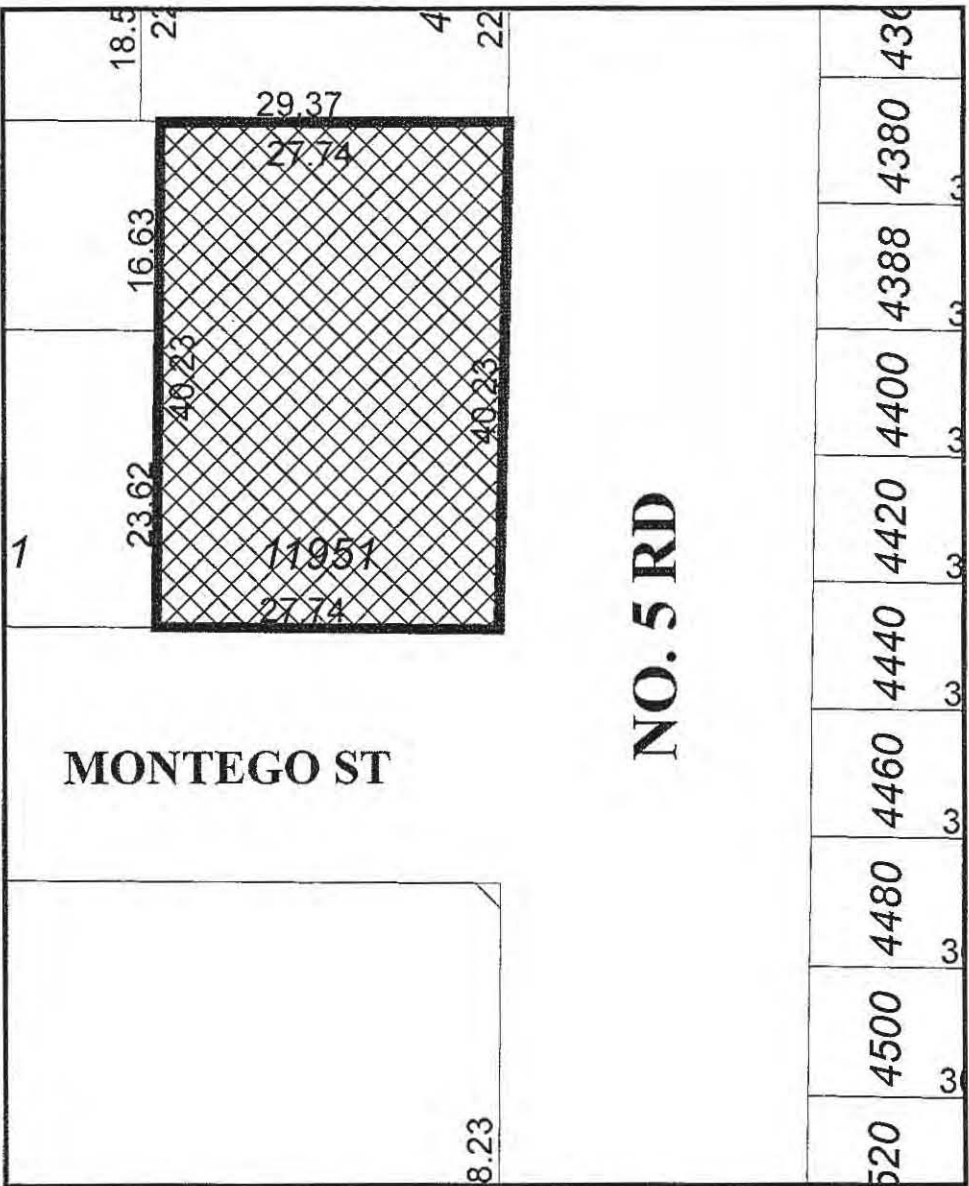
CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5454
- Attachment 4: Tree Retention Plan
- Attachment 5: Preliminary Landscape Plan (future corner lot)
- Attachment 6: Preliminary Architectural Elevations (future corner lot)
- Attachment 7: Rezoning Considerations Concurrence



City of Richmond

PROPOSED REZONING



PH-160



RZ 10-549144

Original Date: 10/13/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-549144

Original Date: 10/13/10

Amended Date:

Note: Dimensions are in METRES

PH - 161



City of Richmond

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

Development Application Data Sheet

RZ 10-549144

Attachment 2

Address: 11951/11971 Montego Street

Applicant: Kulwinder S. Kandola & Kulvir S. Uppal

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Kulwinder S Kandola & Kulvir S Uppal	To be determined
Site Size (m²):	1,693 m ² (18,224 ft ²)	West lot – approx 539.3 m ² (5,805 ft ²) East lot – approx 576.8 m ² (6,209 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	• Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	"Residential (Single-Family Only)"	No change
702 Policy Designation:	Located outside the area boundary of Lot Size Policy 5454	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	West lot – approx 539.3 m ² East lot – approx 576.8 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Interior - Min. 1.2 m Exterior – Min. 3 m	Interior - Min. 1.2 m Exterior – Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994
 Amended by Council: February 19, 2001 *
 Amended: November 17, 2003

POLICY 5454

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

POLICY 5454:

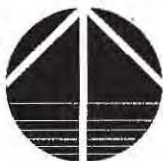
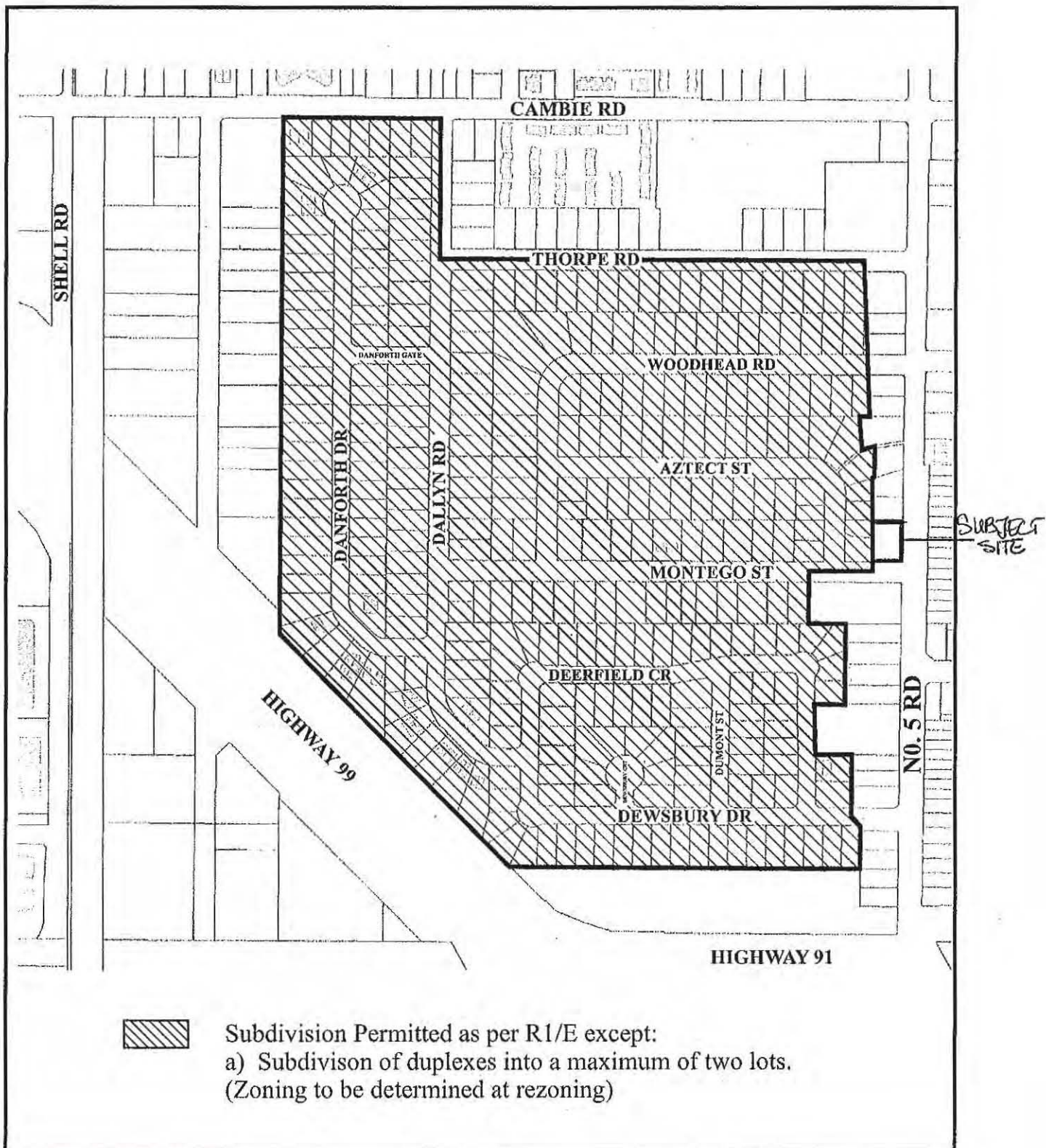
The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

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

Adopted Date: 05/16/94

Amended Date: 11/17/03

PH - 164

SURVEY PLAN OF LOT 1 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 17398

PARCEL IDENTIFIER (PID): 003-703-941

CIVIC ADDRESS

#11951 MONTEGO STREET
RICHMOND, B.C.



LEGEND
SCALE 1:250

5 0 5 10 15

ALL DISTANCES ARE IN METRES.

- x 1.08 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- PP INDICATES POWER POLE
- LB INDICATES LAWN BASIN
- WV INDICATES WATER VALVE
- (T) INDICATES TOP OF RETAINING WALL
- D INDICATES DECIDUOUS TREE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG

© COPYRIGHT

NOTES:

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

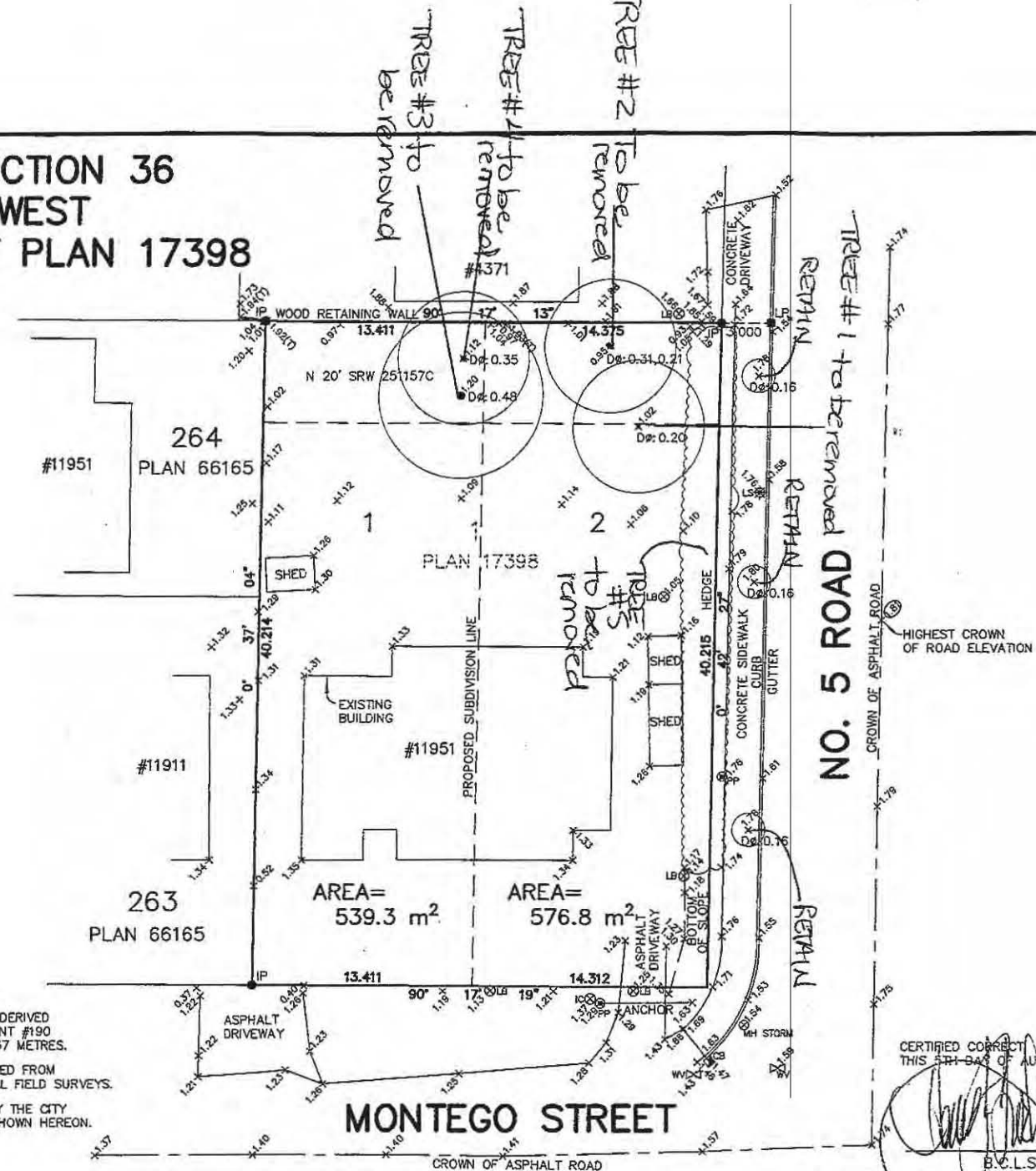
#320 1120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE 18456-001-TPG-000.DWG

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #190 (02H2415) WITH AN ELEVATION OF 3.337 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY THE CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

R-10-16456-TPG

CLIENT REF: KULWINDER KANDOLA

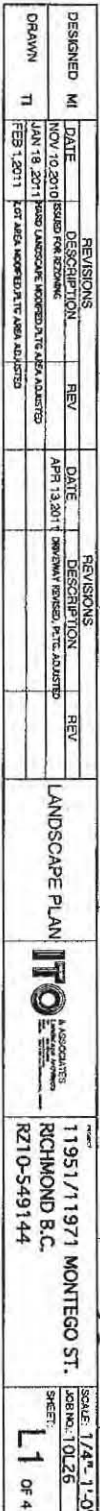


ATTACHMENT 4

CERTIFIED CORRECT
THIS SURVEY OF AUGUST, 2010.

B.C.L.S.

DATE OF SURVEY: JULY 23, 2010



PLANT LIST

PROJECT ADDRESS 11951-11971 MONTEGO ST. RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	4	ACER PALMATUM	JAPANESE MAPLE	9.0cm Cal. B&B
PC03.5	2	PICEA OMORICA	SERBIAN SPRUCE	9.5m HT. B&B
PY	2	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	11.0cm CAL. B&B 1.8m
TF4	20	THUJA OCCIDENTALIS 'FASTIGIATA'	PYRAMIDAL CEDAR	1.25m HT.
SHRUBS				
AJ	20	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	12	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	24	LEUCOTHOS AXILLARIS	COAST LEUCOTHOE	#2 POT
RF	28	ROSA FLOWER CARPET	FLOWER CARPET ROSE	#1 POT
SJA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
VD	3	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT
GROUND COVERS				
ALU	135	ARCTOSTAPHYLOS UVA URSI	KINKINNICK	#SP3 POT
PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS				
CMA	43	CAREX MORROWII 'AURO-VARIEGATA'	CAREX	#1 POT
IS	4	IRIS SIBIRICA	SIBERIAN IRIS	#1 POT
LVA	20	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
ANN	80	ANNUALS **		#SP3 POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

NEW SIDEWALK CURB STREET TREES TO BE FINALIZED BY CIVIL ENGINEERING.

EXTING TREE REPLACEMENT RATIONAL

11951-11971 MONTEGO ST. RICHMOND RZ10-549144

EXISTING TREE TO BE REMOVED	QTY	SIZE	REQUIRED QTY OF REPLACEMENT TREES	PROPOSED TREES	BALANCE
Ø20-30CM	1	Ø6CM CAL./3.5M HT.	2	(C)2	0
Ø30-40CM	0	Ø8CM CAL./4.0M HT.	0	0	0
Ø40-50CM	2	Ø9CM CAL./5.0M HT.	4	4	0
Ø50-60CM	0	Ø10CM CAL./5.5M HT.	0	0	0
60CM+	1	Ø11CM CAL./6.0M HT.	2	2	0

* CASH CONTRIBUTION

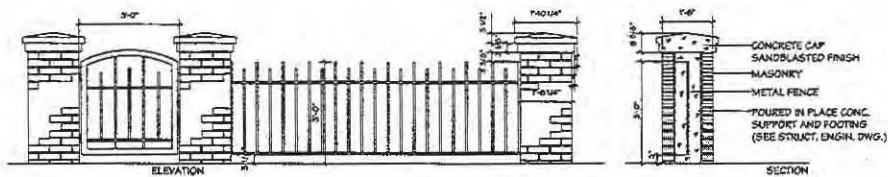
DESIGNED	MI	REVISIONS			DATE	REVISIONS			DATE
		DATE	DESCRIPTION	REV		DATE	DESCRIPTION	REV	
DRAWN	TI	NOV 10 2010	ISSUED FOR REDLINING			APR 13 2011	DRIVEWAY REVISED, PLTG. ADJUSTED		
		JAN 18 2011	HARD LANDSCAPE MODIFIED, PLTG AREA ADJUSTED						
		FEB 1 2011	LOT AREA MODIFIED, PLTG AREA ADJUSTED						

PLANT LIST

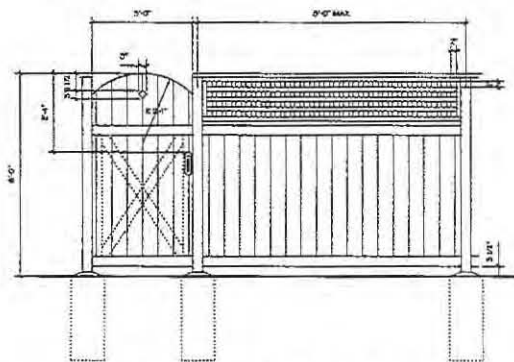


PROJECT
11951/11971 MONTEGO ST.
RICHMOND B.C.
RZ10-549144

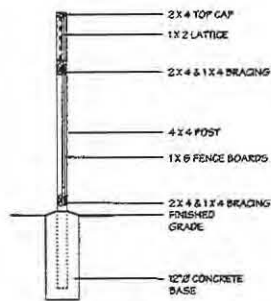
SCALE: 1/4" = 1'-0"
JOB NO: 10L26
SHEET:
L2 OF 4



1
L2 METAL FENCE/POST DETAIL
SCALE = 3/4" = 1'-0"



4'HT LATICE/6'HT WOOD FENCE
SCALE - 3/4"=1'-0"



NOTE:

ALL WOOD SHALL BE PRESSURE TREATED FIR
S.A.S.

ALL WOOD SHALL BE STAINED WITH 2 COATS
SOLID STAIN, COLOUR TO BE COORDINATED
WITH THE BUILDING AND APPROVED BY THE
LANDSCAPE ARCHITECT PRIOR TO
APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS
SHALL BE GALVANIZED.

ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES

DESIGNED	MI	REVISIONS			REVISIONS		
		DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV
		NOV 10, 2010	ISSUED FOR RECORD		APR 13, 2011	DRIVEWAY REVISED, PLTGL ADJUSTED	
DRAWN	TI	JAN 18, 2011	HARD LANDSCAPE, MODIFIED PLTGL AREA ADJUSTED				
		FEB 1, 2011	LOT AREA MODIFIED, PLTGL AREA ADJUSTED				

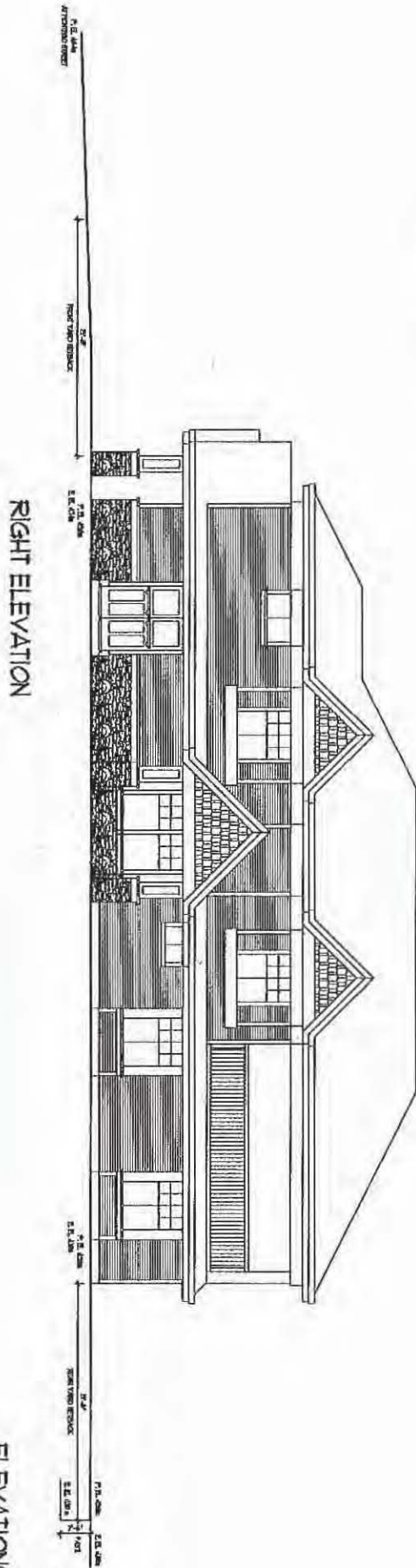
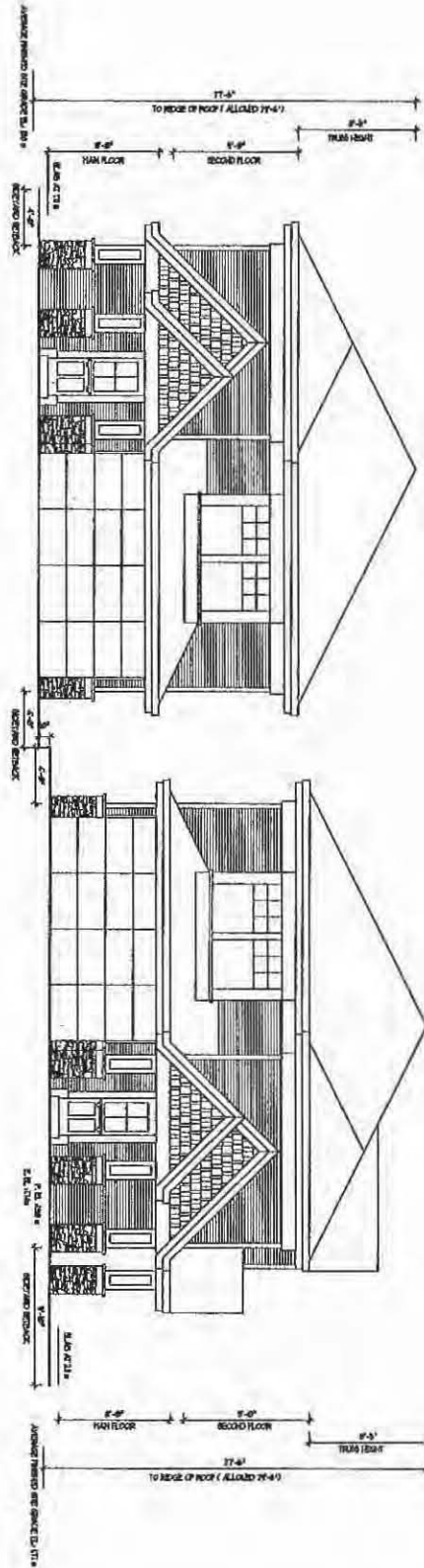
DETAILS



11951/11971 MONTEGO ST.
RICHMOND B.C.
RZ10-549144

SCALE: 1/4"=1'-0"
JOB NO.: 10L26

SHEET: **L3** OF 4



DESIGNED AND DRAWN BY
JAMES H. HARRIS, INC.
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: (303) 733-1111
FAX: (303) 733-1112
WWW.JHHARRIS.COM

ELEVATIONS

Rezoning Considerations

**11951/11971 Montego Street
RZ 10-549144**

Prior to final adoption of Zoning Amendment Bylaw 8756, the following items are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Dedication of a 4 m x 4 m corner cut at Montego Street and No. 5 Road.
3. Submission of a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front or exterior yard property lines;
 - include a mix of coniferous and deciduous trees;
 - include the eight (8) required replacement trees with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	11 cm		6 m
4	9 cm		5 m
2	6 cm		3.5 m

4. Registration of an aircraft noise sensitive use covenant on title.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. **Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,104) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
8. The discharge of the existing covenant on title restricting the use of the property to a duplex (charge # AD250425).
9. The discharge of the existing 6 m wide utility right-of-way located along the north property line of the subject site on title (charge # 251157C).

At Subdivision stage*, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Montego Street. Improvements are to include, but are not limited to: curb & gutter, pavement widening, 1.5 m concrete sidewalk, min. 1.5 m grass boulevard, street trees at 9 m spacing, and street lighting. The design is to include driveway locations, water, storm and sanitary connections for each lot.
- Register a cross-access agreement over the portion of the existing shared driveway crossing located on the subject site to legitimize the existing situation, and enabling residents of 11911 Montego Street to cross over the common property line to enter and exit through the subject site; and,
- Register a restrictive covenant on title to ensure that vehicular access to the proposed corner lot is located as far west as possible from No. 5 Road.

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8756

Richmond Zoning Bylaw 8500 Amendment Bylaw 8756 (RZ 10-549144) 11951/11971 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/B)**.

P.I.D. 003-703-941

Lot 1 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 8756**".

FIRST READING

MAY 09 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: April 28, 2011
File: RZ 10-519918
Re: Application by Western St. Albans Venture Ltd. for Rezoning at 7500, 7520, 7540 and 7560 St. Albans Road from Single Detached (RS1/E) to High Density Townhouse (RTH4)

Staff Recommendation

That Bylaw No. 8759, for the rezoning of 7500, 7520, 7540 and 7560 St. Albans Road from "Single Detached (RS1/E)" to "High Density Townhouse (RTH4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJJ:el
Att.

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

Staff Report

Origin

Western St. Albans Venture Ltd. has applied to the City of Richmond for permission to rezone 7500, 7520, 7540 and 7560 St. Albans Road (**Attachment 1**) from Single Detached (RS1/E) to High Density Townhouse (RTH4) in order to permit the development of 23 three-storey townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

- To the North: Four-storey condominiums (three-storeys over parking) zoned Medium Density Low Rise Apartments (RAM1).
- To the East: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1) and a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex.
- To the South: Across Jones Road, a multiple-family development (3-storey townhouses), zoned Medium Density Low Rise Apartments (RAM1); and
- To the West: Across St. Albans Road, a mix of two- and three-storey townhouses on lots zoned Medium Density Low Rise Apartments (RAM1) and Town Housing (ZT45) as well as older single-family dwellings on lots zoned Single Detached (RS1/E).

Related Policies & Studies

City Centre Area Plan

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

St. Albans Sub Area Plan

The proposed development is generally consistent with the Multi-Family Low-Rise land use designation in the St. Albans Sub-Area Plan (Schedule 2.10A), which envisions three-storey apartments, townhouses, two-family, or single-family dwellings (**Attachment 4**). The proposal for 23 three-storey townhouse units fits well within the emerging multi-family development pattern.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.

Affordable Housing Strategy

The applicant proposes to make cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy, making the payable contribution amount of \$66,040.00.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff received two (2) petitions (**Attachment 5**) from the residents of the multiple-family development to the east (8580 General Currie Road). The following concerns were outlined in the petitions. The response to the concern is provided in *italics*.

1. Concern that the coniferous trees which border the proposed development will be removed and the natural buffer between the apartment building and the development site will be lost.

The developer has agreed to preserve all of the trees along the east property line to maintain the natural buffer between the adjacent apartment building and the subject development.

2. Concern that the proximity of the townhouses (and proposed balconies) to the east property line would reduce privacy and sunlight to the existing residential units in the adjacent apartment building to the east.

The developer has agreed to build the proposed townhouses along the east property on existing grade and has confirmed that the proposed balconies on the second floor are at a lower elevation than the neighbours' lowest decks.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 38 bylaw-sized trees onsite and four (4) trees on the adjacent properties were identified on the Tree Survey and reviewed by the Arborist. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove 26 bylaw trees onsite since these trees are either suffering from advanced health decline and/or significant structural defects due to previous topping or natural occurring defects due to age. twelve (12) trees would remain.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 52 replacement trees are required. Staff will work with the applicant on the landscaping scheme to ensure that replacement trees are included in the landscape design at the Development Permit stage. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting will be required. Should the applicant wish to begin site preparation work after Third Reading of the rezoning bylaw, but prior to Final Adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security (i.e. \$26,000) to ensure the replacement planting will be provided.

The applicant has committed to the retention of twelve (12) bylaw-sized trees on-site and all of the four (4) trees located on the adjacent properties to the north and east. All of the protected trees are along the east property line, except for a Beech tree located at the southwest corner of the site. The City's Tree Preservation Coordinator has recommended a 3.0 m building setback to the Beech tree. However, it is noted that the proposed setback from the covered porch on the ground floor and the decks on the second and third floor of the B-units fronting Jones Road to the Beech tree is only 2.0 m. In order to protect the Beech tree at the existing location, the project arborist recommended that the second floor deck be supported by small spread footings (and sono tube) off each corner of the deck. This will require only a very minor disturbance to the critical root zone. The project arborist has also recommended a custom designed support system that might involve a wood deck or a suspended slab for the ground level patio under the deck to ensure the site grades between the building and the tree be maintained at the existing elevation. The City's Tree Preservation Coordinator has reviewed and concurred with the project arborist's recommendations. Staff will work with the applicant on the building design to ensure tree protection at the Development Permit stage. A proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees and a tree survival security will be required at the Development Permit stage.

Tree protection fencing on-site around the driplines of all trees to be retained will be required prior to any construction activities, including building demolition, occurring on-site. A Tree Management Plan is attached (**Attachment 6**).

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary, storm and water) has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The Capacity Analysis concludes that storm upgrades to the existing system are required. As a condition of rezoning, the applicant is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 7** for details).

Prior to final adoption, the applicant is required to dedicate a 4 m x 4 m corner cut at St. Albans and Jones Roads, as well as to contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads. As part of the Servicing Agreement for the servicing upgrades, the design and construction of frontage improvements is also required (please see **Attachment 7** for details).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$27,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be reviewed as part of the Development Permit application.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.60 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$19,812.

Analysis

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 and the St. Albans Sub Area Plan in terms of land use, character, and density. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex.

Design

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP).

The proposed height, siting and orientation of the buildings respect the massing of the existing multi-family developments. No building is being proposed adjacent to the existing single-family dwelling to the east in order to provide a better single-family interface. Existing trees along the east property line are to be retained on site to provide a natural privacy screen between the adjacent residential units to the east and the proposed development on the subject site.

The proposed three-storey townhouses provide an array of different unit types. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

Variance Requested

Based on the review of current site plan for the project, a variance is being requested to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections. The proposed building setback with proposed streetscape design (including residential-style entries and windows oriented towards the street and a combination of private outdoor space, trees, shrubs, and decorative fences) is consistent with the Development Permit Guidelines in the City Centre Area Plan for street-oriented dwellings. 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.

Design Review and Future Development Permit Considerations

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in Schedule 2.10 – City Centre Area Plan (Section 3). The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character;
- Ensure that the proposal, including but not limited to building footprint, projections, and hard surface paving, is not in conflict with the preservation of protected trees on site;
- Ensure there is adequate private outdoor space in each unit;
- Review of the location and design of the convertible unit and other accessibility features;
- Opportunities to distribute the visitor parking spaces throughout the site to better serve the units; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

Financial Impact or Economic Impact

None.

Conclusion

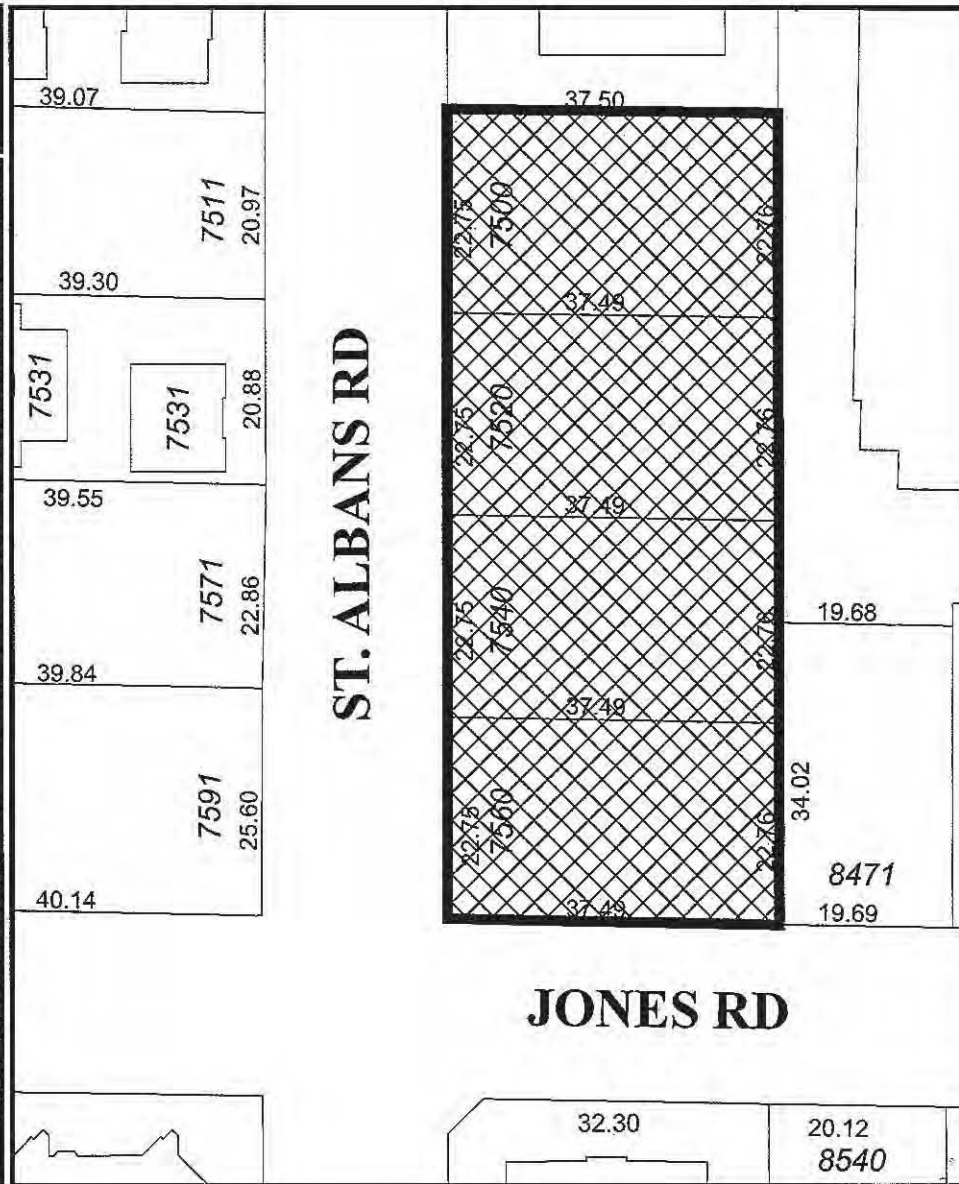
The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: St. Albans Sub-Area Plan
- Attachment 5: Petitions from Residents at 8580 General Currie Road
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations Concurrence



RZ 10-519918

Original Date: 03/08/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT I

**SUBJECT
PROPERTY**

GENERAL CURRIE RD

GARDEN CITY RD

JONES RD

ST ALBANS RD

BLUNDELL RD



RZ 10-519918

Original Date: 03/08/10

Amended Date:

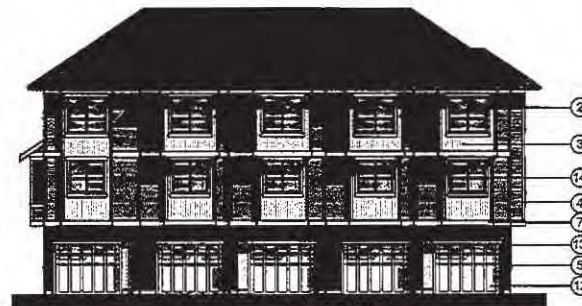
Note: Dimensions are in METRES

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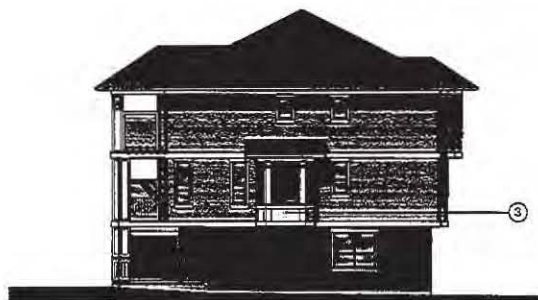




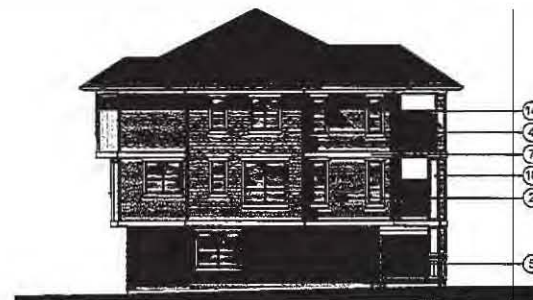
FRONT ELEVATION



BACK ELEVATION



EAST SIDE ELEVATION



WEST SIDE ELEVATION

EXTERIOR FINISHES SCHEDULE	
1 ROOF	PASCO - Asphalt shingles - Weathered Wood
2 VINYL SIDING - HORIZONTAL	GENTEX - Wicker 636
3 VINYL SIDING - VERTICAL	GENTEX - Linn 012
4 VINYL SHAKES	FOUNDRY - 112
5 HARD SIDING	SHERWIN WILLIAMS - SW 6226 Refuge
6 FASCO	SHERWIN WILLIAMS - SW 7526 Maison Blanche
7 HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
8 ENTRY DOOR (Exterior Only)	SHERWIN WILLIAMS - SW 6258 Tricorn Black
9 WINDOW FRAMES	Boyle
10 WOOD COLUMNS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
11 WOOD RAIL & PICKETS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
12 GARAGE DOOR	OVERHEAD DOOR Thermacore-Color Terra Bronze (1st choice)
	OVERHEAD DOOR Thermacore-Color Sandstone (option 2)
13 GARAGE DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
14 WINDOW & DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
15 GUTTERS	GENTEX - Almond 532
16 SOFFITS	VINYL Siding
17 DOWNSPOUTS	GENTEX - Almond 532
18 ALL FLASHING	Match to Trim or GENTEX - Almond 532

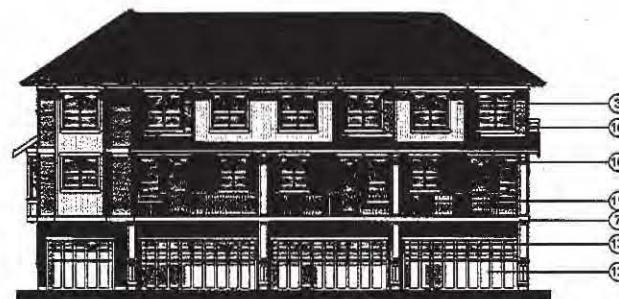
BUILDING 1 ELEVATIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads

for
WESTERN INTERNATIONAL CONSTRUCTION LTD.



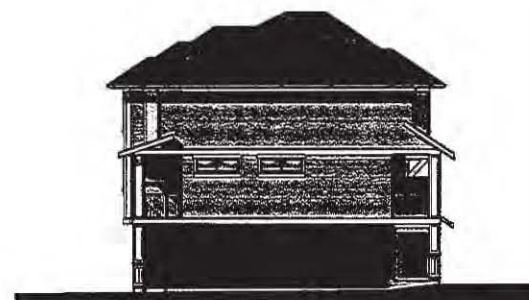
FRONT ELEVATION



BACK ELEVATION



SOUTH SIDE ELEVATION



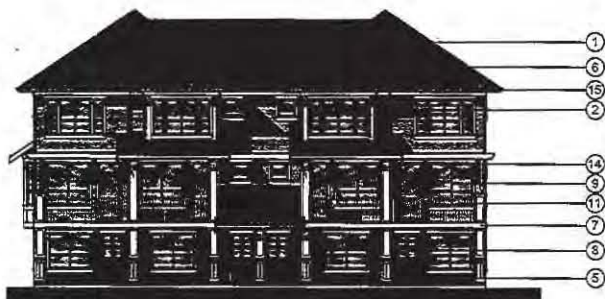
NORTH SIDE ELEVATION

EXTERIOR FINISHES SCHEDULE

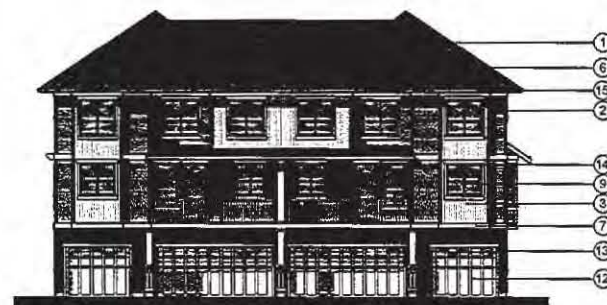
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2 VINYL SIDING - HORIZONTAL	GENTEX - Wicker 650
3 VINYL SIDING - VERTICAL	GENTEX - Lisen 012
4 VINYL SHAKES	FOUNDER - 112
5 HARD SIDING	SHERWIN WILLIAMS - SW 6228 Refuge
6 FASCIA	SHERWIN WILLIAMS - SW 7526 Mason Blanche
7 HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 7526 Mason Blanche
8 ENTRY DOOR (Exterior Only)	SHERWIN WILLIAMS - SW 6250 Tricorn Black
9 WINDOW FRAMES	Sage
10 WOOD COLUMNS	SHERWIN WILLIAMS - SW 7526 Mason Blanche
11 WOOD RAIL & PICKETS	SHERWIN WILLIAMS - SW 7526 Mason Blanche
12 GARAGE DOOR	OVERHEAD DOOR Thermacore-Color Terra Bronze (let choice)
13 GARAGE DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Mason Blanche (option 2)
14 WINDOW & DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Mason Blanche
15 GUTTERS	GENTEX - Almond 532
16 SOFFITS	VINYL Siding
17 DOWNSPOUTS	GENTEX - Almond 532
18 ALL FLASHING	Match to Trim or GENTEX - Almond 532

BUILDING 2 ELEVATIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads
for
WESTERN INTERNATIONAL CONSTRUCTION LTD



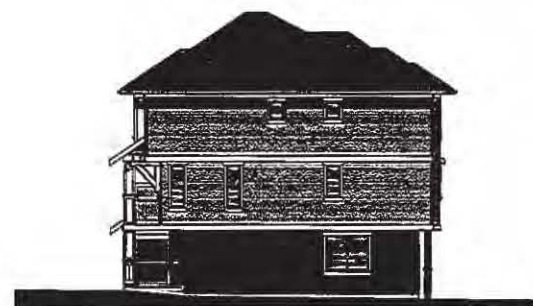
FRONT ELEVATION



BACK ELEVATION



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION

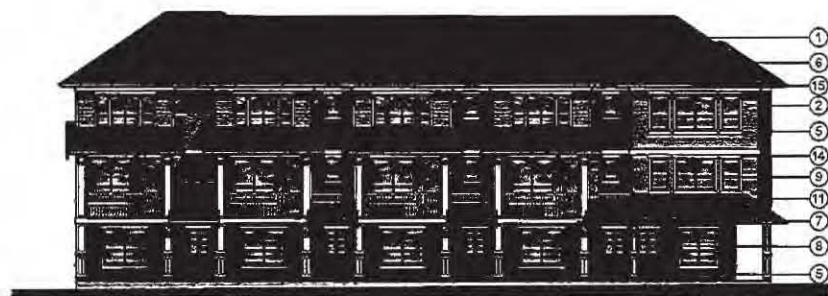
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1 ROOF	PARCO - Asphalt shingles - Weathered Wood
2 VINYL SIDING - HORIZONTAL	GENTER - Waker 630
3 VINYL SIDING - VERTICAL	GENTER - Lichen 012
4 VINYL SHAKES	FOUNDER - 112
5 HARD SIDING	SHERWIN WILLIAMS - SW 5223 Refuge
6 FASCIA	SHERWIN WILLIAMS - SW 7526 Maison Blanche
7 HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
8 ENTRY DOOR (Exterior Only)	SHERWIN WILLIAMS - SW 6250 Tricorn Black
9 WINDOW FRAMES	Edge
10 WOOD COLUMNS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
11 WOOD RAIL & PICKETS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
12 GARAGE DOOR	OVERHEAD DOOR Thermacore-Color: Terra Shores (1st choice)
13 GARAGE DOOR TRIM	OVERHEAD DOOR Thermacore-Color: Sandstone (option 2)
14 WINDOW & DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
15 GUTTERS	GENTER - Almond 532
16 SOFFITS	VINYL Siding
17 DOWNSPOUTS	GENTER - Almond 532
18 ALL FLASHING	Match to Trim or GENTER - Almond 532

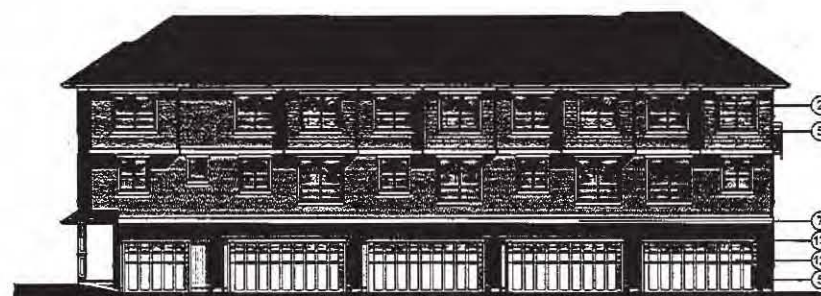
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St Albans and Jones Roads

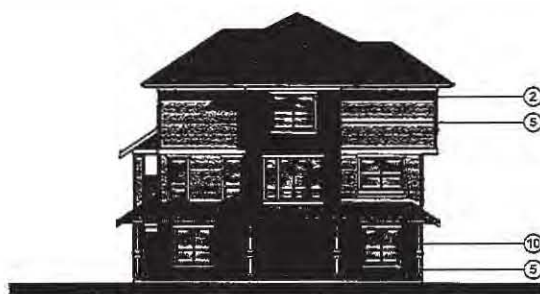
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WESTERN INTERNATIONAL CONSTRUCTION LTD



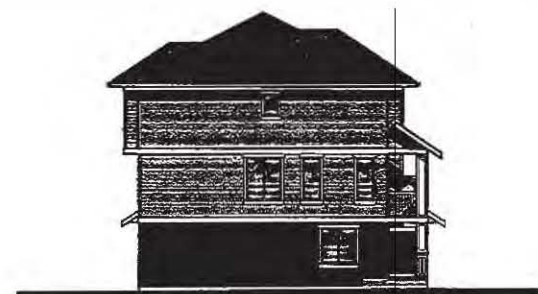
FRONT ELEVATION



BACK ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION

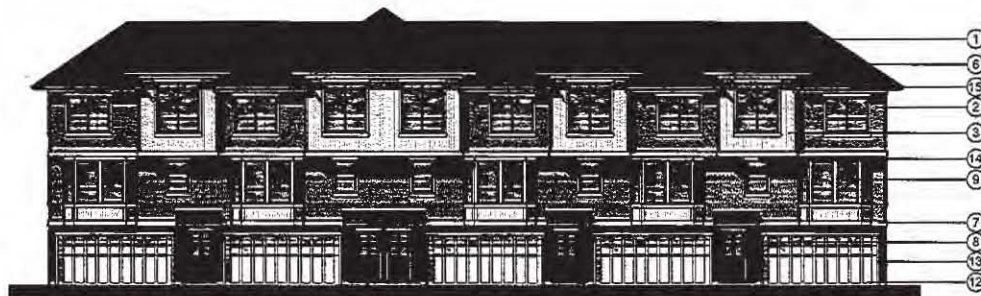
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1 ROOF	PABCO - Asphalt shingles - Weathered Wood
2 VINYL SIDING - HORIZONTAL	GENTEX - Wicker 655
3 VINYL SIDING - VERTICAL	GENTEX - Union 012
4 VINYL SHAKES	FOUNDURY - 112
5 HARD SIDING	SHERWIN WILLIAMS - SW 6222 Refuge
6 FASCIA	SHERWIN WILLIAMS - SW 7526 Mason Blanche
7 HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 7526 Mason Blanche
8 ENTRY DOOR (Exterior Only)	SHERWIN WILLIAMS - SW 6255 Tricorn Black
9 WINDOW FRAMES	Dodge
10 WOOD COLUMNS	SHERWIN WILLIAMS - SW 7526 Mason Blanche
11 WOOD RAIL & PICKETS	SHERWIN WILLIAMS - SW 7526 Mason Blanche
12 GARAGE DOOR	OVERHEAD DOOR Thermacore-Color: Terra Bronze (1st choice)
13 GARAGE DOOR TRIM	OVERHEAD DOOR Thermacore-Color: Sandstone (option 2)
14 WINDOW & DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Mason Blanche
15 GUTTERS	GENTEX - Almond 532
16 SOFFITS	VINYL Siding
17 DOWNSPOUTS	GENTEX - Almond 532
18 ALL FLASHING	Match to Trim or GENTEX - Almond 532

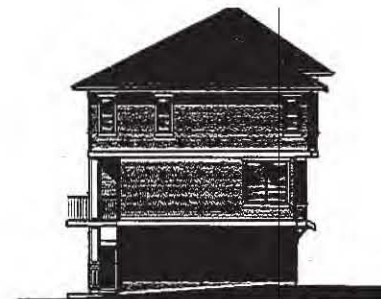
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St Albans and Jones Roads

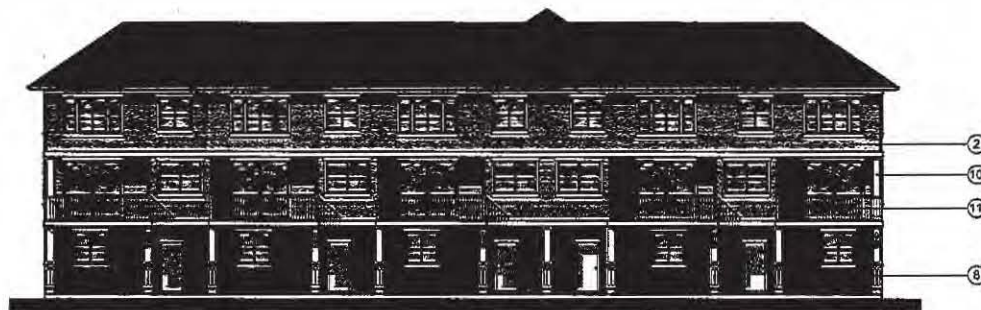
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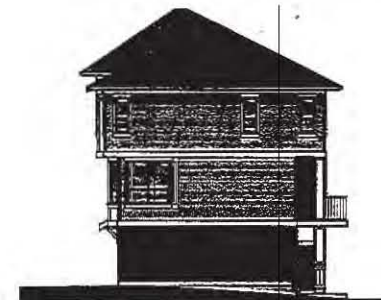
FRONT ELEVATION



NORTH SIDE ELEVATION



BACK ELEVATION



SOUTH SIDE ELEVATION

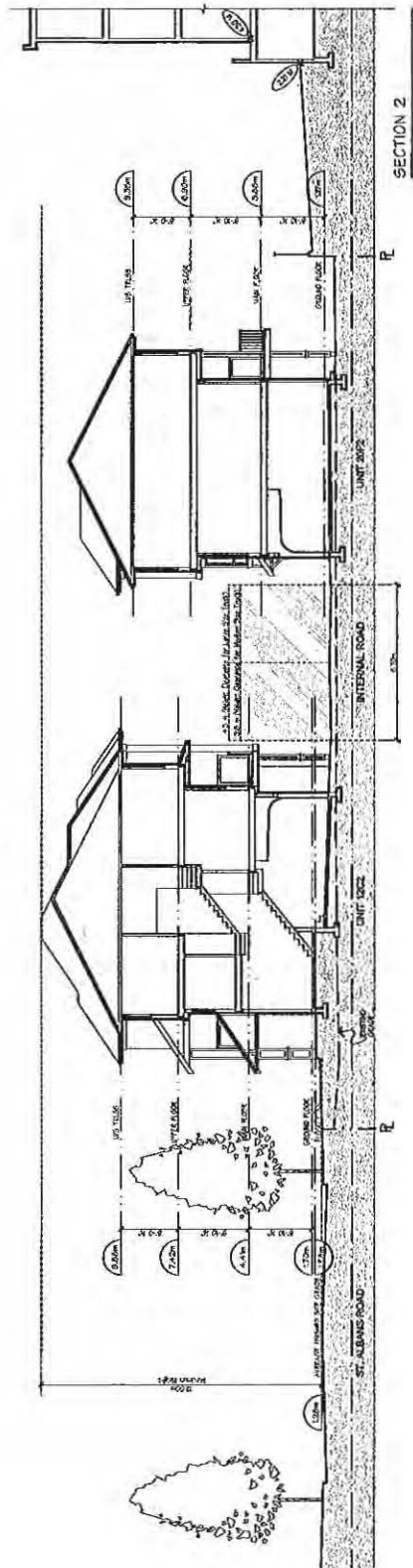
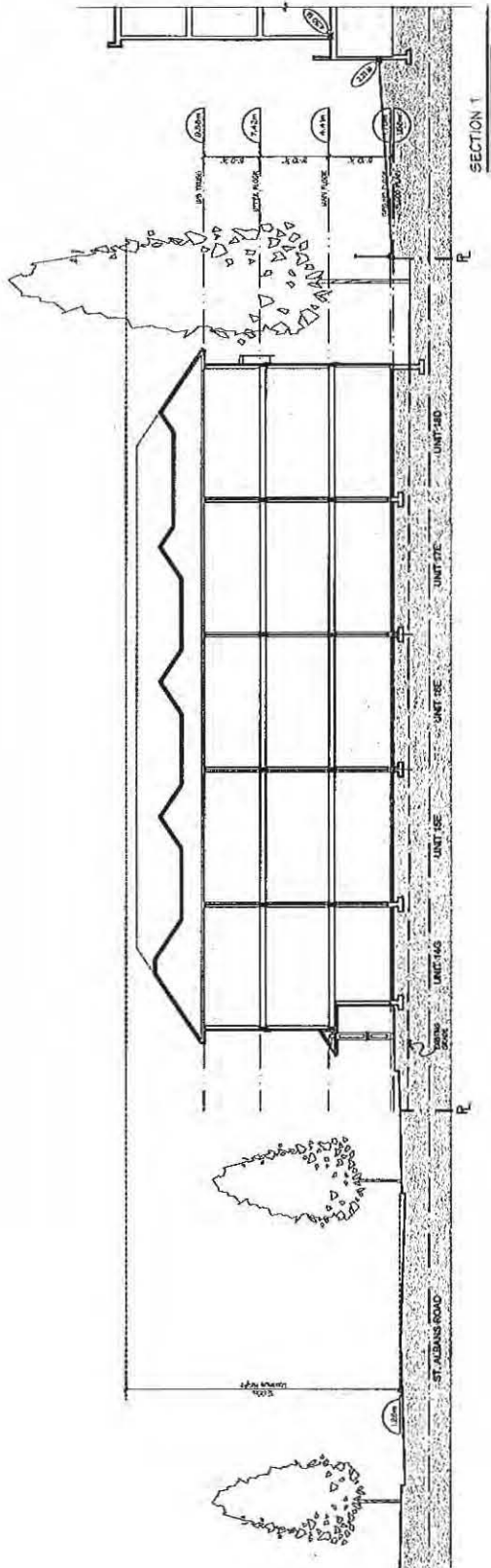
EXTERIOR FINISHES SCHEDULE

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2 VINYL SIDING - HORIZONTAL	GENTER - Wicker 630
3 VINYL SIDING - VERTICAL	GENTER - Lichen D12
4 VINYL SHAKES	FOUNDATION - 12
5 HARD SIDING	SHERWIN WILLIAMS - SW 6025 Refuse
6 FASCIA	SHERWIN WILLIAMS - SW 7526 Maison Blanche
7 HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
8 ENTRY DOOR (Exterior Only)	SHERWIN WILLIAMS - SW 6255 Tri-tone Black
9 WINDOW FRAMES	Poler
10 WOOD COLUMNS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
11 WOOD RAIL & PICKETS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
12 GARAGE DOOR	OVERHEAD DOOR Thermacore-Colort Terra Orange (let choose)
13 GARAGE DOOR TRIM	OVERHEAD DOOR Thermacore-Colort Sandstone (option 2)
14 WINDOW & DOOR TRIM	SHERWIN WILLIAMS - SW 7526 Maison Blanche
15 GUTTERS	SHERWIN WILLIAMS - SW 7526 Maison Blanche
16 DOWNSPUTS	GENTER - Almond 532
17 ALL FLASHING	VINYL Siding
	GENTER - Almond 532
	Match to Trim or GENTER - Almond 532

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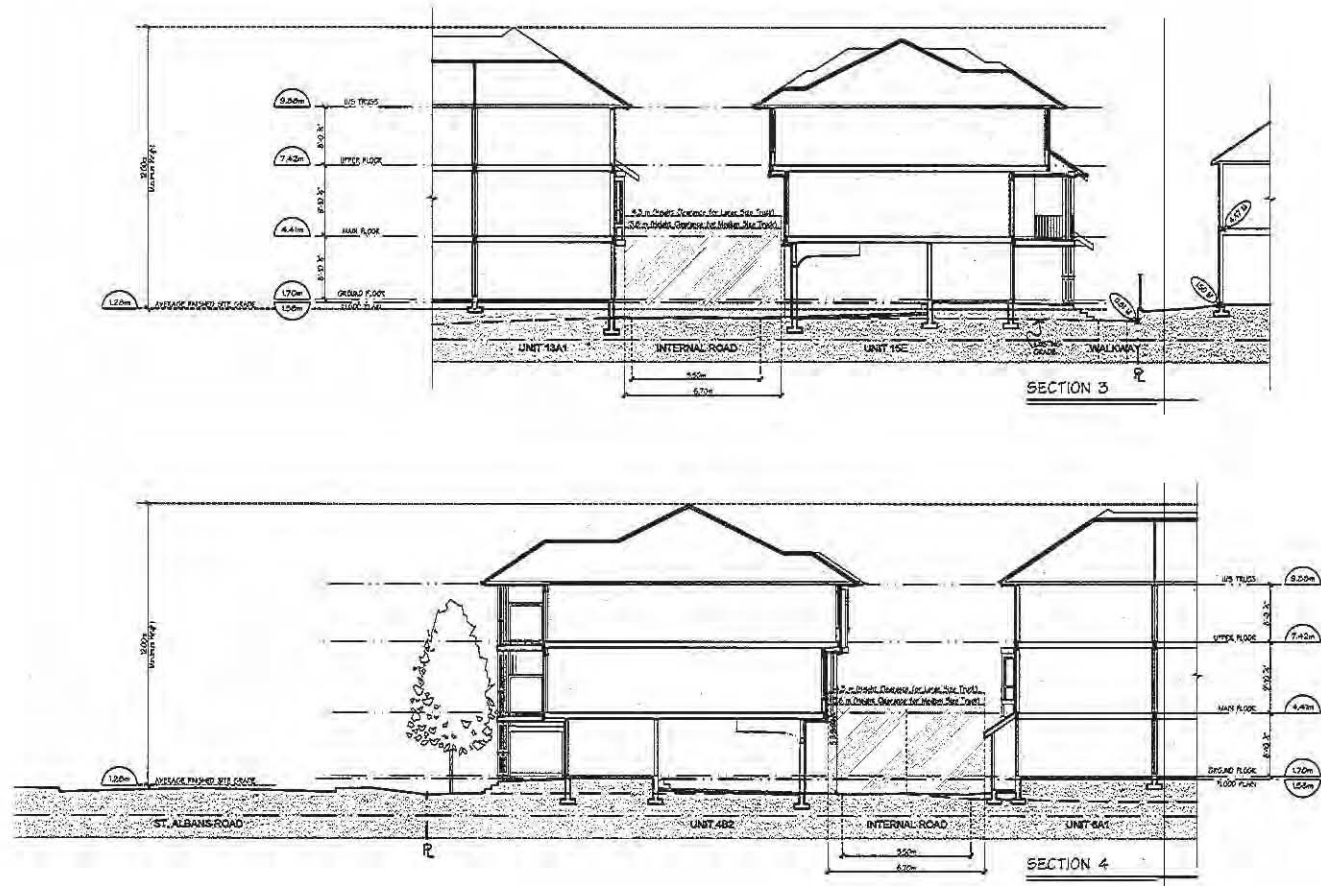
St Albans and Jones Roads

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SITE SECTIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads
for
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SITE SECTIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads
for
WESTERN INTERNATIONAL CONSTRUCTION LTD



City of Richmond

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

Development Application Data Sheet

RZ 10-519918

Attachment 3

Address: 7500, 7520, 7540 and 7560 St. Albans Road

Applicant: Western St. Albans Venture Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Western St Albans Venture Ltd.	To be determined
Site Size (m²):	3408.4 m ² (36,688 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouse (RTH4)
Number of Units:	4	23
Other Designations:	N/A	No Change

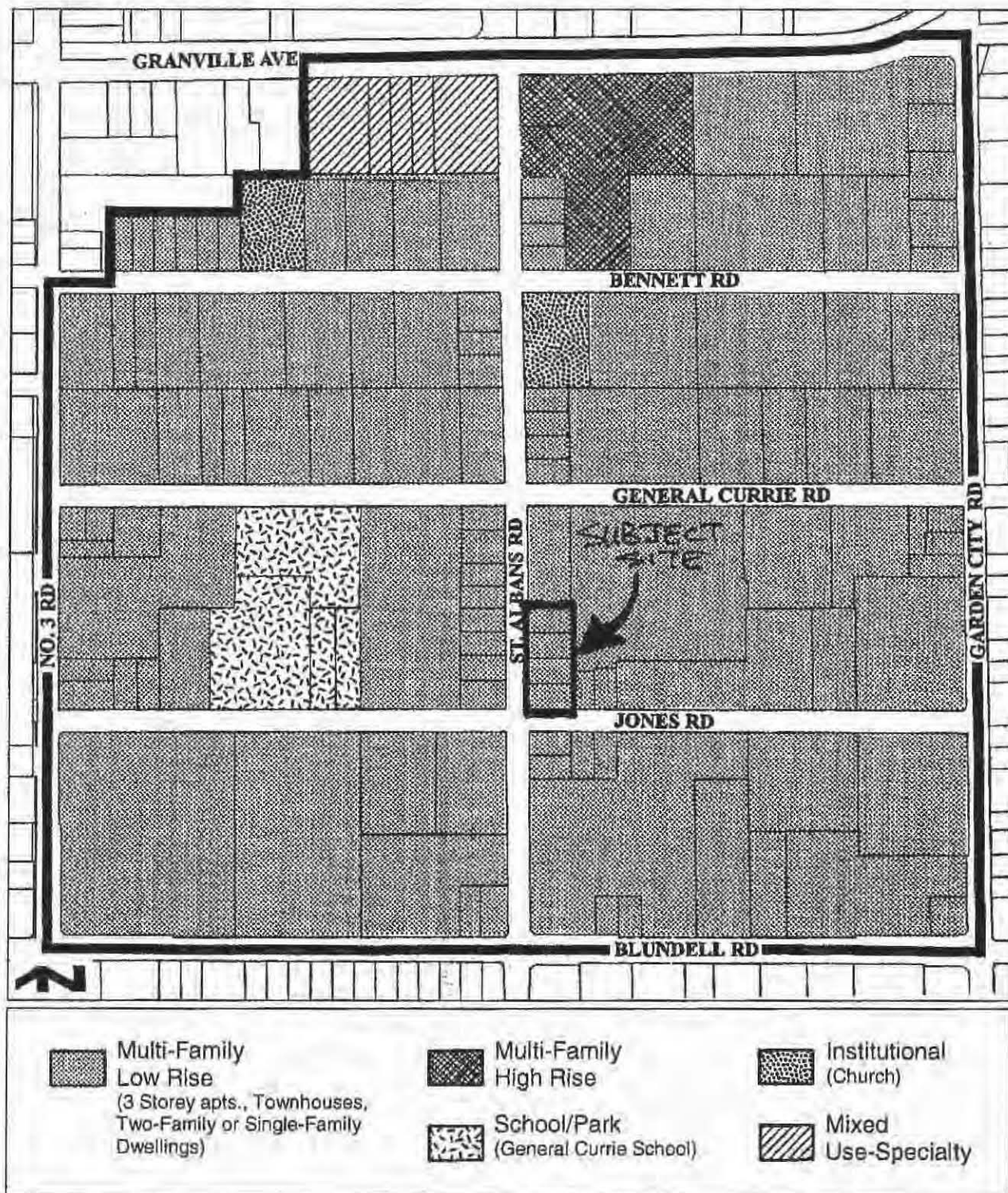
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	27.3 upa	none permitted
Floor Area Ratio:	Max. 0.9	0.86	none permitted
Lot Coverage – Building:	Max. 45%	43.1%	none
Lot Coverage – Landscaping:	Min. 25%	25%	none
Setback – Front Yard – Jones Road (m):	Min. 4.5 m	4.5 m min.	variance requested to allow a min. 3.0 m setback to all floors above the main floor, including all projections.
Setback – Flanking Side Yard – St. Albans Road (m):	Min. 4.5 m	4.5 m min.	
Setback – East Side Yard (m):	Min. 2.0 m	3.2 m	none
Setback – Rear Yard - North (m):	Min. 2.0 m	2.9 m	none
Height (m):	12.0 m (3 storeys)	12.0 m max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	1,800 m ² (min. 20 m wide x 30 m deep)	3,408.4 m ² (37.54 m wide x 91.08 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.6 (R) and 0.26 (V) per unit	none
Off-street Parking Spaces – Total:	38	43	none
Tandem Parking Spaces:	not permitted	none	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$27,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 23 units = 138 m ²	138 m ²	none

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

City of Richmond

Land Use Map



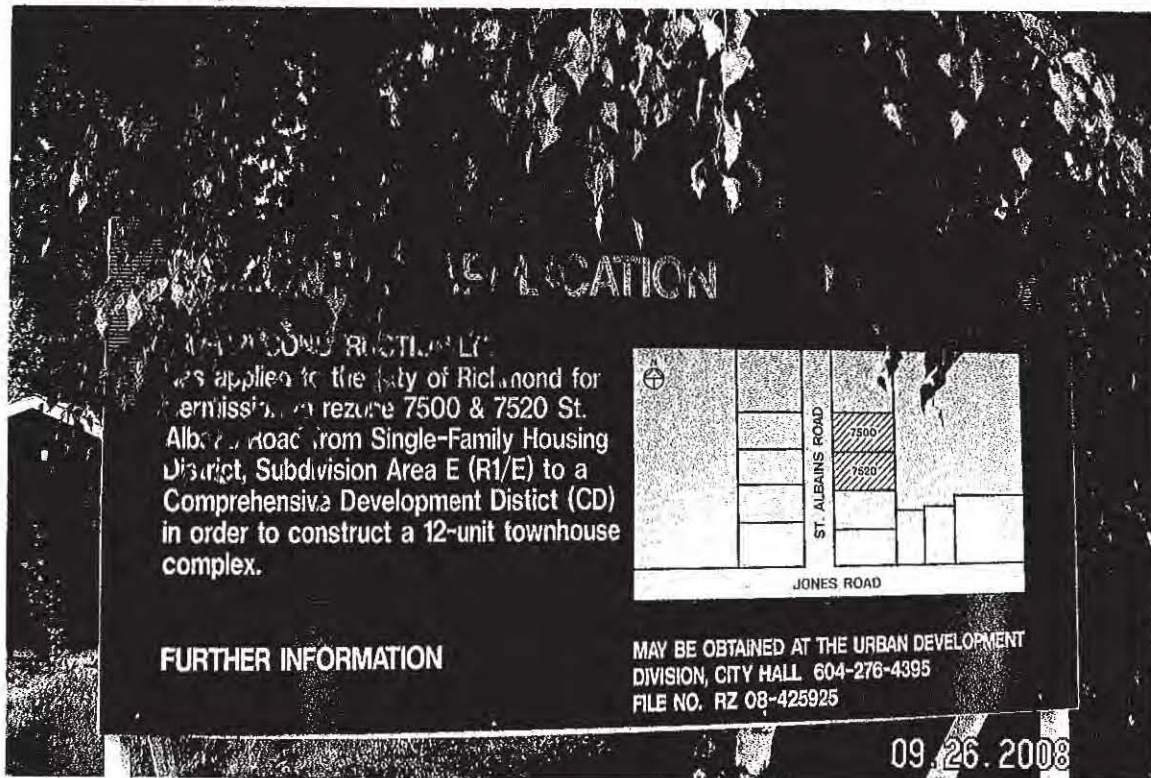
City of Richmond
6911 No. 3 Road,
Richmond, B.C.

Attention: Edwin Lee,
Urban Development Division\File No. RZ 08-425925

R2 10-519918
7500-7560 St. Albans Rd.

7500/7520 St. Albans Road

In walking along St. Albans Road a few weeks ago we noticed this sign:



It startled us because:

1. We are residents on the West side of Queens' Gate which is directly behind the two residential lots applying for rezoning.
2. To this date we, as owners living in the condominium complex adjacent to the proposed development, have not received any letter regarding this rezoning.

Being good neighbours and as part of the legal process would this not normally Precede any application to the City?

We oppose this application because:

1. There are beautiful trees, the poplars, which exceed 70' in height, an evergreen, which stands 50' tall plus a beautiful alder about the same height as the evergreen.

2. These trees are home to many beautiful birds, a variety of sparrows, Chickadees, squirrels.

3. These same trees provide shade for the apartment complex as well as absorb CO 2's from the atmosphere and release oxygen.

4. As St. Albans is a fairly busy street, traffic moving constantly, these trees Act as a buffer. As documented in "The Big List of Tree Facts: a treeless street Enhances the perception of a street being wide and free of hazard, thereby Increasing speeds. Increased speed leads to more accidents.

5. Overall the above document repeatedly states that trees are an essential part of a neighbourhood. From shading, noise pollution, strengthening communities, decreased police calls, friendlier neighbourhoods, Absorbing rainfall and reducing runoff of polluted stormwater and flooding.

If this application is approved, we the neighbours, will lose the buffer we now Have – the trees that provide the shade, the trees that protect us from the West wind and the traffic noise, and the variety of birds that make their homes In them.

We will also lose our privacy, as the townhouses, if approved, will be right Next to our property line. They will remove the beauty of the sunset and the Sky above.

Please help us to keep our neighbourhood from further development. We, the Undersigned, oppose the application.

KAY Ogilvie #326-8520 Gen. Currie Rd.

Mary Ellen Buckley 122-8520 General Currie Rd.

de B. L. L. 120 8520 General Currie Rd.

5 King - 8560 Gen. Currie Rd

Ann Childers - 5580 Gen. Currie

Barry Ogilvie 326 8520 Gen Currie

Mary Dumas - 8560 General Currie #302

Jerome Wright #201-8560 Gen. Currie Rd.

Hilda Stone #207-8560 Gen Currie Rd

Mary Busdon #220-8500 Gen. Currie Rd.

Mary A. Smith 317-8500 General Currie Rd.

Mr Butsa 113 8500 Gen Currie Rd.

Theresa Sampson 203-8500 General Currie Rd.

Virick J. 24 305-8560 " " "

Eileen Riley 305-8560 " " "

Mildred Edgar

Jeanne Rayford 226-8520 " "

Ben John 229-8520 " "

Beryl Scott 125-8520 " "

Betty 125-8520 " "

Mary Laughness 127-8520 " "

Glorie Rupp 327-8520 " "

Edward Lane 221-8500 " "

Gwen Lavares 270-2140

Gwen Lavares 270-2140

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

March 4th, 2011

0

Attention: Edwin Lee
Planner.

Dear Sirs,

Re: 7500-7560 St. Albans Road – Rezoning #519918

We attended at City Hall and met with Mr. Edwin Lee who was kind enough to review the plans with regarding the townhouse development on the above property.

We were advised by Mr. Lee that some of the trees, that we had been concerned about in an earlier letter to you, are now being kept and will not be destroyed as was indicated previously and we are grateful for that.

Looking at the Plans with the proximity of the townhouses and extending balconies to the property line, approximately 5', we are wondering if the balconies could be recessed to give us a little more space, more privacy, and more sunlight. In the surrounding buildings the depth to the lot boundary is much more significant than what is planned on this Site.

In the property across the Street, 7531 St. Albans, the "Krystal" townhouse complex, which consists of three story homes at the Street with two story homes in the back, provides some degree of space for the neighbouring property.

Also the ground level of the property, the way it currently sits, is about 3' below street level which, if built at that level, would reduce the height of the building quite substantially again providing more light and feeling of space as was done in the "Palms" at the corner of St. Albans and Granville.

These are some ideas for your consideration to give some feeling of space, of a degree of privacy in our ever increasing busy City and our right to adequate light.

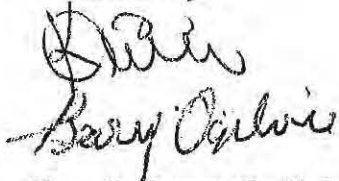
We love our neighbourhood and only hope that the proposed design of the Complex will be an enhancement to the beauty of our area and equally comfortable to all of us as neighbours.

Also would you please inform us as to the approximate timeline for:

1. Clearing the Site;
2. Preloading and
3. Construction.

Thankyou and we hope to hear from you in the near future.

Yours truly,

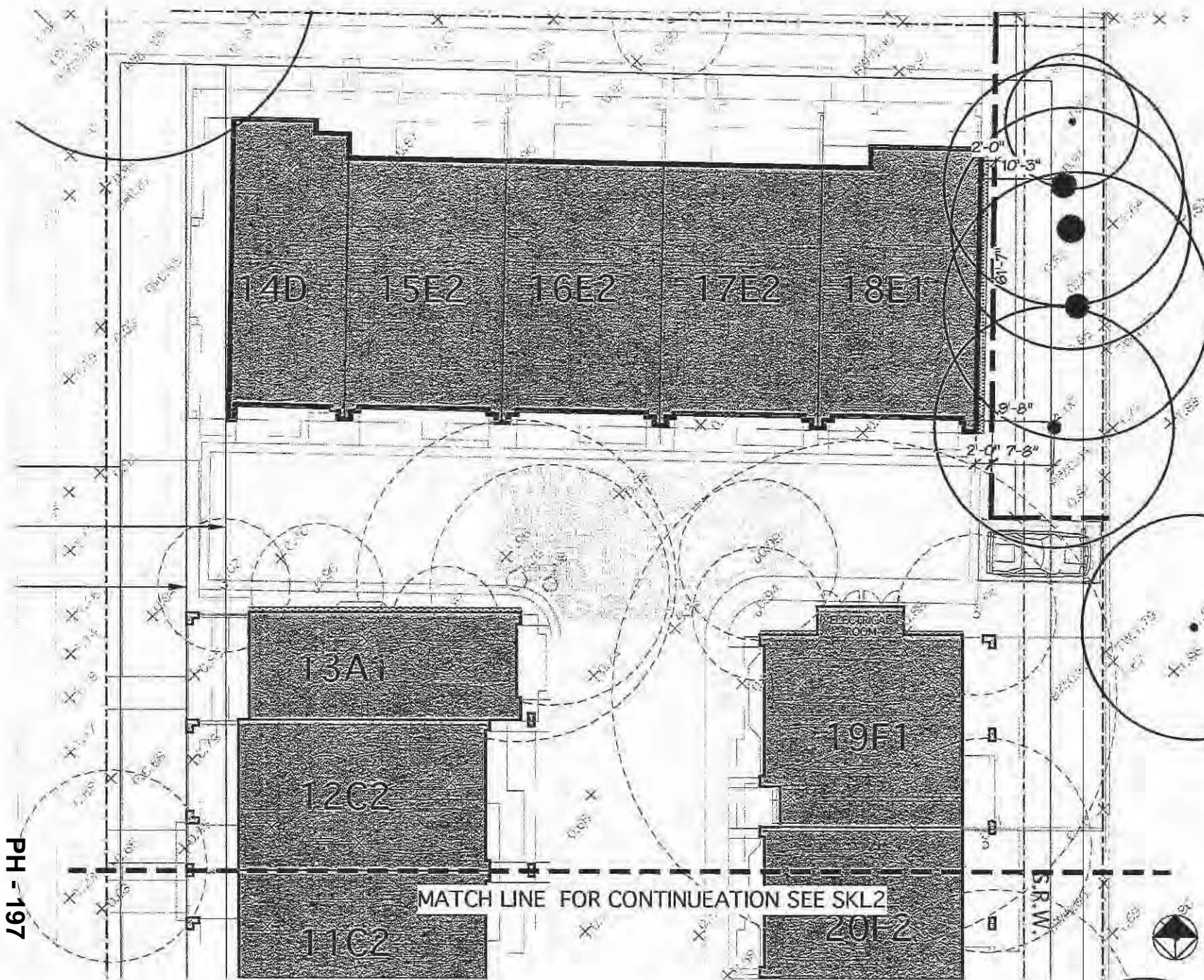


Kay & Barry Ogilvie
#326-8520 General Currie,
Richmond, BC
V6Y 1M2
(604) 270-7765.

Other Concerned Owners.

Ben Johnston	#229-8520	General Currie Rd.
Maie Shaughtnessy	#127-8520	General Currie Rd.
Jamie Riddick	#226-8520	General Currie Rd.
John Scott	#125-8520	General Currie Rd.
Donna Jones	#225-8520	General Currie Rd.
Dennis White	#201-8560	General Currie Rd.
Kathy Smith	#1207-8560	General Currie Rd.
Sandra B. B. B.	#120-8520	General Currie Rd.
David F. F. F.	#301-8580	General Currie Rd.
Edward Lan	221-8500	General Currie Rd.
JOHN REID	213-8500	GENERAL CURRIE RD.
MORLEY BILLET	329-8520	GENERAL CURRIE RD.

PH-196



APR 18, 2011:
Revised for RECORDING

APR 12, 2011:
Revised for RECORDING

MAR 2, 2011:
Revised for RECORDING

REVISIONS/ISSUES

ITO
 & ASSOCIATES
 Landscape Architects
 12442 E 5th Ave.
 Vancouver, BC V5N 1Y2
 T/P: (604) 255 5009
 Email: aovare@mac.com

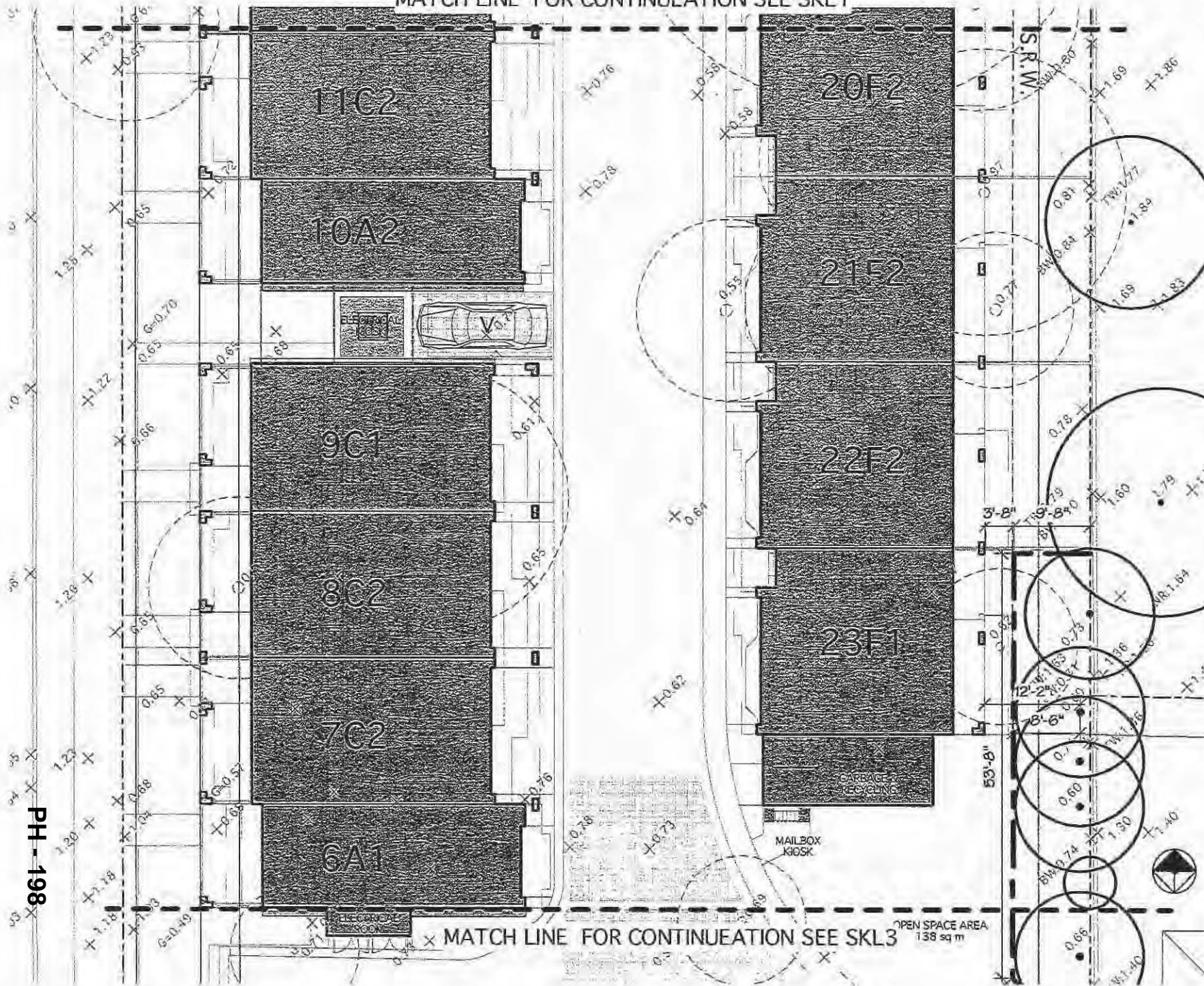
Project:
 PROPOSED 23 UNITS
 TOWN HOUSE
 ST. ALBANS
 JONES RD.
 RICHMOND B.C.

Drawing Title:
 TREE RETENTION
 PLAN

Scale: 1/8" = 1'-0"
 Drawn: MB
 Checked: TI
 Date: MAR 2, 2011
 Job: 11154
 Sheet:

SKL1

MATCH LINE FOR CONTINUATION SEE SKL1



APR 13/2011:
Site plan/landscape review
for SKL2/2011

APR 13/2011:
Issued for FOLLOWING

APR 13/2011:
Issued for SKL2/2011

REVISIONS / ISSUES

ITO
 & ASSOCIATES
 Landscape Architects
 1942 E 5th Ave.
 Vancouver, BC V6M 1M2
 T/F: (604) 255 5009
 Email: tomas@ito.ca

Project:
 PROPOSED 28 UNITS
 TOWN HOUSE
 ST. ALBANS
 JONES RD.
 RICHMOND B.C.

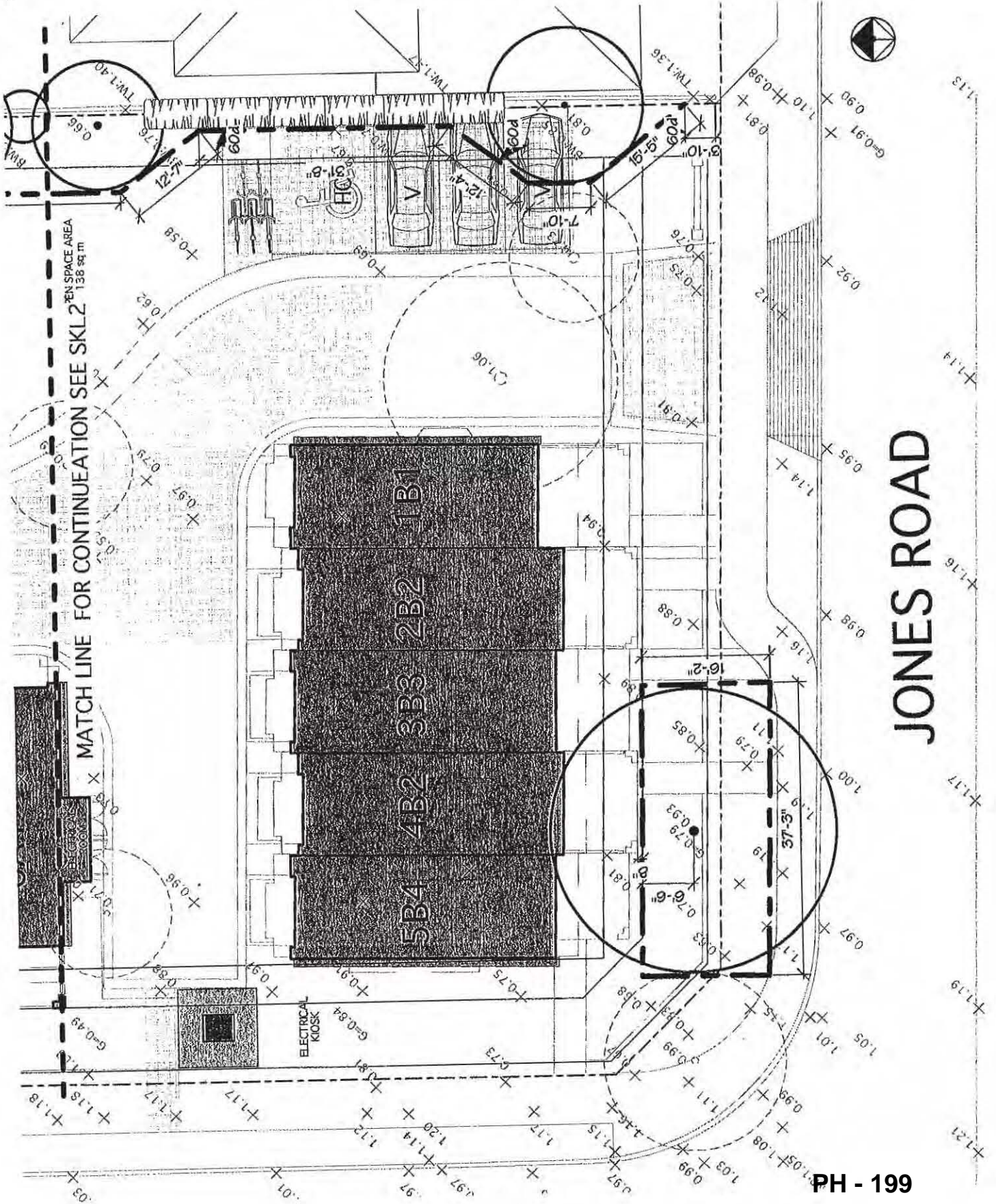
Drawn By:
 TREE RETENTION
 PLAN

Scale: 1/8" = 1'-0"
 Date: 04/13/2011
 Drawn: 11/04
 Sheet: SKL2

ITO

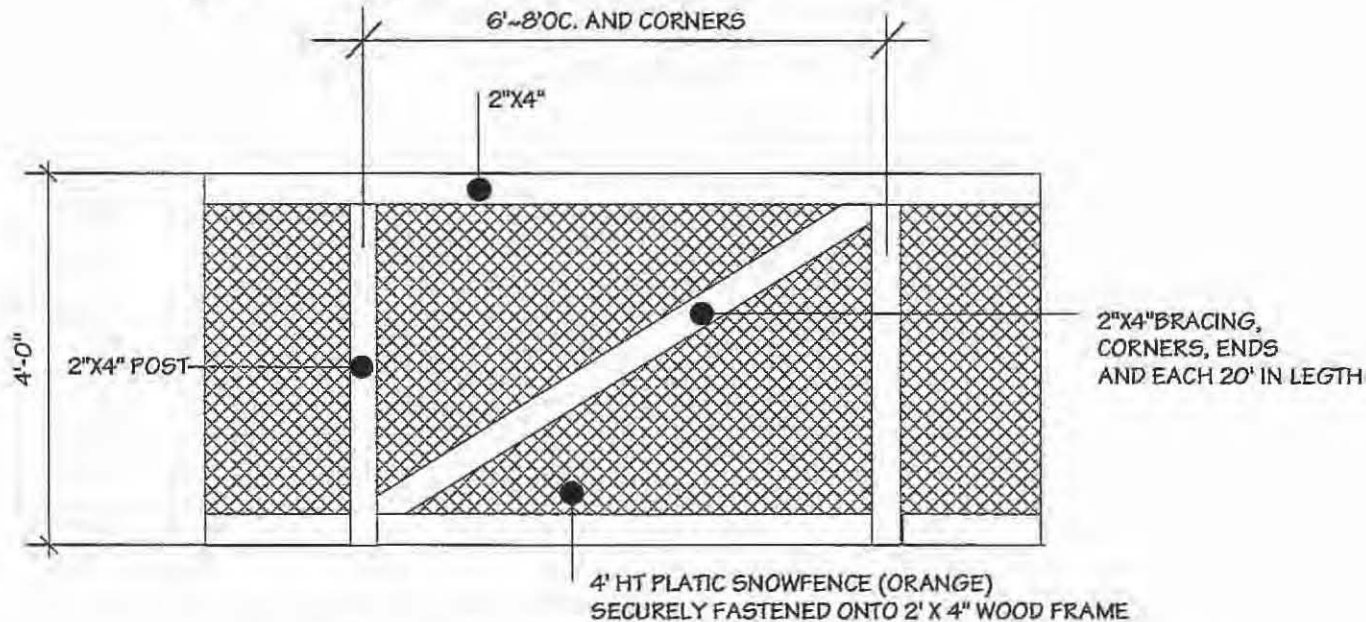
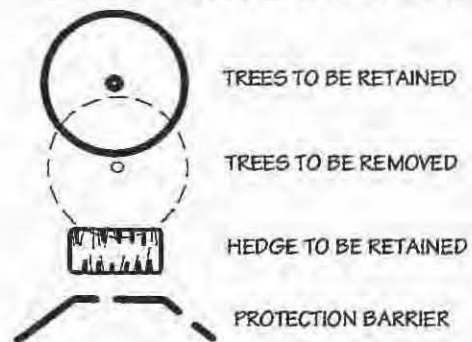
TREE RETENTION
PLAN

SKL3



JONES ROAD

LEGEND FOR EXISTING TREES



PROTECTION BARRIER

SCALE 1/2" = 1'-0"

APR 18, 2011
REVISION 1: 100%
APR 18, 2011
REVISION 2: 100%
MAY 12, 2011
REVISION 3: 100%
REVISIONS / ISSUES

ITO
& ASSOCIATES
Landscape Architects
1942 E 5th Ave.
Vancouver, BC V5N 1M8
T/F: (604) 255-5009
Email: kovan@itac.com

Project:
PROCESSED 23 UNITS
TOWN HOUSE
ST. ALBANS
JONES RD.
RICHMOND B.C.

Drawing Title:
TREE RETENTION
PLAN

Scale: 1/2" = 1'-0"
Drawn: H
Checked: T
Date: MAY 12, 2011
Job: TUD4
Sheet:

SKL4

Rezoning Considerations

7500, 7520, 7540 and 7560 St. Albans Road

RZ 10-519918

Prior to final adoption of Zoning Amendment Bylaw 8759, the developer is required to complete the following:

1. Consolidation of 7500, 7520, 7540 and 7560 St. Albans Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Road dedication of a 4m x 4m corner cut at the northeast corner of St. Albans and Jones Roads;
3. Registration of a flood indemnity covenant on Title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
4. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$66,040) to the City's Affordable Housing Reserve Fund.
5. City acceptance of the developer's offer to voluntarily contribute \$10,000 towards the upgrades of the crosswalk at St. Albans and Jones Roads.
6. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$19,812) to the City's Public Art Fund.
7. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$27,000.
8. Enter into a Servicing Agreement* for the design and construction of upgrades proposed for the city utilities and frontage improvements. Works include, but may not be limited to,
 - a) Storm:
 - i. Upgrade of the existing 525mm diameter storm sewer to 675mm diameter from manhole MH4595 to MH4593 (approximately 97 m); and
 - b) Frontage Improvements:
 - i. Removal of all the current sidewalk and replacing it with a new 2m concrete sidewalk at the property line and filling in the area between that and the existing curb with a grass and treed boulevard and converting the existing street lighting, installing a bracket arm with a Lumec Domus 50 series roadway luminaire + poles to be painted Black. The curb return at Jones and St Albans Roads is to have a 9m radius with dual ramp letdowns.

Note: The new sidewalk must be designed to meander around the protected Beech tree along Jones Road. Tree species to be determined. Hydro poles may need to be relocated to accommodate the new sidewalk. All works are at the developers sole cost; i.e. no credits.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The servicing agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- i. that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and;
- ii. that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.

The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.

9. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Development Permit:

1. Provide a proof of contract with a Certified Arborist for supervision of on-site works conducted close to all protected trees located on site and on adjacent site.
2. Submission of a tree survival security for all protected trees located on site; amount to be determined at the Development Permit stage.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on-site around all trees to be retained on site and on adjacent properties to the north and east 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. \$26,000) to ensure the replacement planting will be provided.

Prior to issuance of Building Permit:

1. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8759

Richmond Zoning Bylaw 8500 Amendment Bylaw 8759 (10-519918) 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HIGH DENSITY TOWNHOUSES (RTH4)**.

P.I.D. 011-233-851

North Half of the North Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 011-233-834

South Half of the North Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 0033-633-772

North Half of the South Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

P.I.D. 004-909-704

South Half South Half Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 7502

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8759**".

FIRST READING

MAY 24 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 14, 2011 12:20 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #558)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8759 (RZ 10-519918)

To Public Hearing	
Date:	June 20, 2011
Item #	7
Re:	Bylaw 8759

Send a Submission Online (response #558)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	6/14/2011 12:19:55 PM

Survey Response

Your Name:	Margaret MATTHEWS/RYAN PLATO
Your Address:	1856 Prairie Ave, Port Coquitlam, B.C./7800 St. Albans Rd, Richmond, BC
Subject Property Address OR Bylaw Number:	Zoning Bylaw 8759 (RZ 10-519918)
Comments:	<p>Regarding the Notice of Public Hearing scheduled for June 20/11 at 7 p.m. Could you please address the following issues that I have with the rezoning. My property is located at 7800 St. Albans Rd, Richmond. What impact will the rezoning of 7500-7560 St. Albans Rd have on my property located at 7800 St. Albans Rd. Richmond which is only about a block away? How will it affect the property taxes, water and sewer rates and other taxes and levies that City Hall requires of me to pay as the owner? How will the BC Assessment affect the value of the property? All related matters are required to be brought up at the discussion where my family and I will be attending. I am sending this email ahead of time so that you can research the matter and be knowledgeable about the issues, before presenting it and discussing it at the Public Hearing. We are not satisfied with the answer "I don't know" - Not acceptable to me and my family. We will attend but not be a speaker at the podium or</p>



microphone, as we are sending you our concerns now (ahead of time) for you to research, bring to the table and discuss them. Thanks. Margaret Matthews, B.A.



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: May 3, 2011
File: ZT 11-567151
Re: Application by GBL Architects Inc. for a Zoning Text Amendment to the
"Congregate Housing (ZR6) – ANAF Legion (Steveston)" Zone to Include
Retail, General as a Secondary Use at 11900 No. 1 Road

Staff Recommendation

That Bylaw No. 8761, for a Zoning Text Amendment, to include "Retail, General" as a Secondary Use in "Congregate Housing (ZR6) – ANAF Legion (Steveston)" be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

BJ:tcb
Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

GBL ARCHITECTS INC. has applied to the City of Richmond for permission to have a zoning text amendment to include "retail, general" as a Secondary Use in the "Congregate Housing (ZR6) - ANAF Legion (Steveston)" Zone at 11900 No. 1 Road to permit a portion of ANAF Club to be converted to a commercial/retail unit. (**Attachment 1**) The area allocated for the ANAF Club exceeds requirements at this time. A small commercial retail unit would also permit additional revenue for the Club and further their community mandate. No additional floor area is proposed as part of this change.

Findings of Fact

The intent of the amendment is to permit reassignment of 188.6 m² (2,030 ft²) at the north-west corner of the ANAF Legion Clubhouse for a commercial/retail unit, within the larger clubhouse/congregate housing development at Chatham and No. 1 Road (11900 No. 1 Road) (**Attachment 2**). Proposed new Secondary Uses would include "retail, general".

Rezoning (RZ 07-384741) and Development Permit (DP 07-389916) have been approved and issued, and construction has commenced on the development. Refer to **Attachment 2**. No Heritage Alteration Permit is necessary.

Surrounding Development

The subject site is not located in the Steveston Village Heritage Conservation Area and is adjacent to Steveston Park with other residential and mixed use developments on Chatham Street and No. 1 Road.

Related Policies & Studies

OCP-Steveston Area Plan

The proposed uses comply with the *Official Community Plan* and *Steveston Area Plan* by providing complementary commercial uses for the community.

Public Input

Site signage has been posted to fulfil requirements for notice and advertisement. To time of writing, no concerns or enquiries have been received from the public in general.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

Parking

Parking to be provided on the site has been initially allocated at a rate of 8.5 spaces per 100.0 m² of gross leasable floor area of building used for all secondary uses. The typical parking requirement for retail uses in Steveston Village is 3 spaces per 100.0 m² of gross leasable floor area, so the conversion of private club space into a retail use will not generate additional parking requirements.

Form & Character

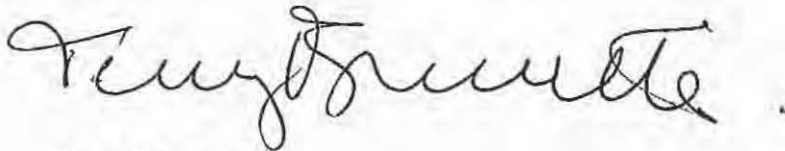
The intent of the Development Permit is to achieve an active street frontage. The proposed Zoning Text Amendment maintains this goal with retail, general use. Minor changes to a door and window are required to facilitate the conversion of a portion of the Club into a retail space. These minor changes do not affect the form and character of the building as approved in DP 07-389916.

Financial Impact

None

Conclusion

The proposed Zoning Text Amendment will maintain uses in compliance with the OCP and Area Plan, while preserving the active street frontage to No. 1 Road. Staff recommend support for the proposed text amendment to the "Congregate Housing (ZR6) - ANAF Legion (Steveston)" Zone to permit a portion of ANAF Club to be converted to a commercial/retail unit.



Terry Brunette
Planner 2

TCB:cas

Attachments: Attachment 1 Location Map
 Attachment 2 Architectural Drawings



NO. 1 RD.



ZT 11-567151

Note: Dimensions are in METRES

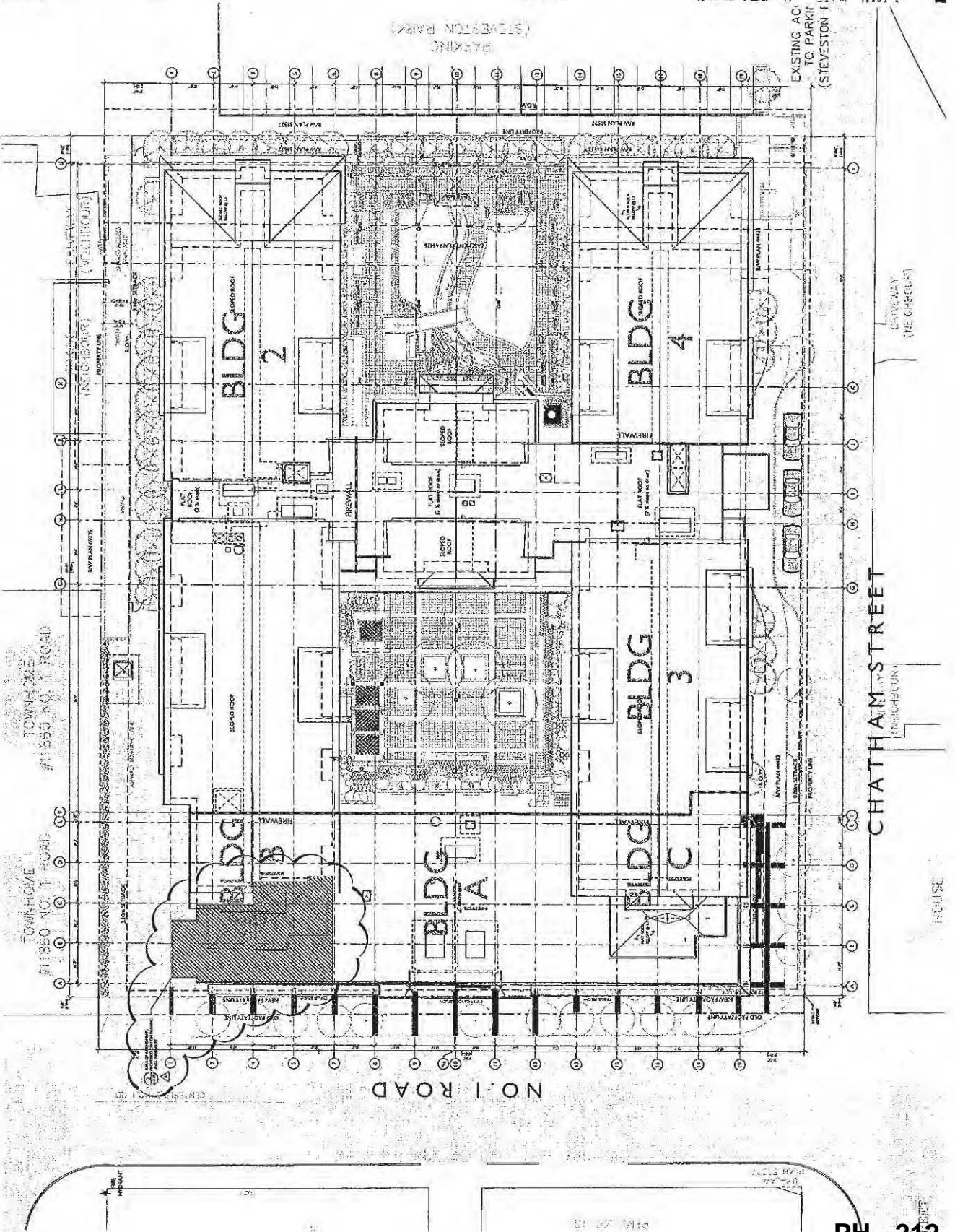


ZT 11-567151

Original Date: 03/24/11

Revision Date:

Note: Dimensions in METRES
PH-211

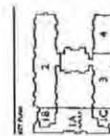


A-1.30



07/23

Project Name	The Maple Residences
Project Address	1400 No. 1 Road, Rossmore, NC
Project Type	Multi-Family Residential
Project Size	100,000 sq. ft.
Project Status	Under Construction
Project Owner	Maple Residences LLC
Project Architect	PH Architectural Engineering
Project Engineer	PH Architectural Engineering
Project Designer	PH Architectural Engineering
Project Contractor	Maple Residences LLC
Project Date	07/23

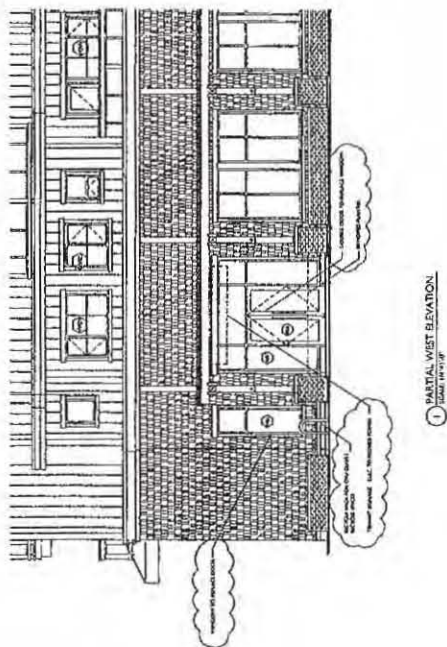
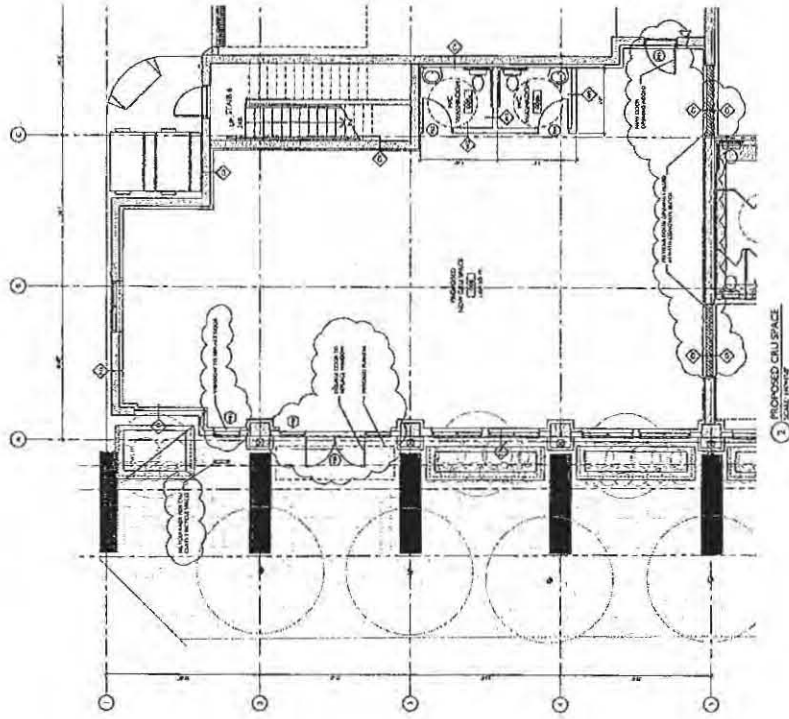


The Maple Residences

1400 No. 1 Road
 Rossmore, NC
 CUI PLAN AND
 EXTERIOR ELEVATION

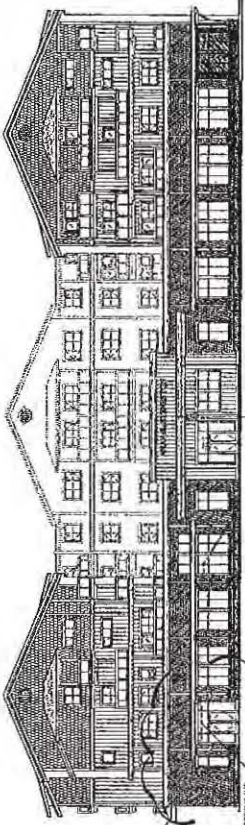
07/23

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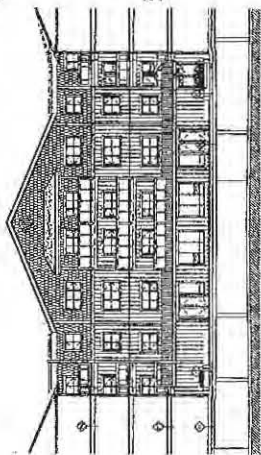


PARTIAL WEST ELEVATION
 SCALE 1/8"=1'-0"

6
 1000 Pine | East
 Richmond, VA
 703.771.1111
 www.6architects.com



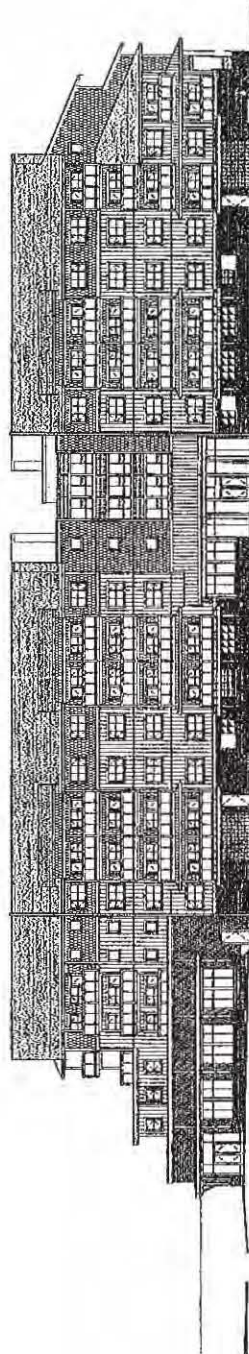
① WEST ELEVATION FROM COURTYARD



① WEST ELEVATION FROM COURTYARD

MATERIAL LEGEND

1. WALL - BRICK
2. WALL - STUCCO
3. WALL - CONCRETE
4. WALL - METAL PANELS
5. WALL - GLASS
6. WALL - METAL PANELS - ALUMINUM
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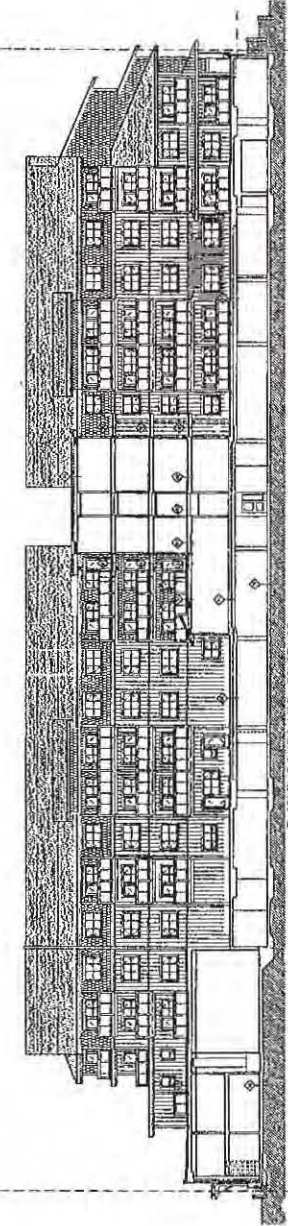


② SOUTH ELEVATION FROM COURTYARD

6
 1000 Pine | East
 Richmond, VA
 703.771.1111
 www.6architects.com

The Maple Residences
 1100 Pine | East
 Richmond, VA
 703.771.1111
 www.6architects.com

A-3.10
 0929



② SOUTH ELEVATION FROM COURTYARD



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8761 (ZT 11-567151)
11900 NO. 1 ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. inserting the following uses in Section 21.6.3 Secondary Uses of "Congregate Housing (ZR6) – ANAF Legion (Steveston)":
 - "Government service"**
 - "Health service, minor"**
 - "Office"**
 - "Retail, general"**
 - ii. inserting the following new subsections, (d), (e), (f), and (g), into Section 21.6.11 Other Regulations of "Congregate Housing (ZR6) – ANAF Legion (Steveston)":
 - "d) Government service"**
 - "e) Health service, minor"**
 - "f) Office"**
 - "g) Retail, general"**
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8761"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAY 24 2011

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: April 26, 2011
File: RZ 10-554759
Re: **AM-PRI CONSTRUCTION LTD.** has applied to the City of Richmond for permission to rezone 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from "Single detached (RS1/F)" to "Medium Density Townhouses (RTM2)" in order to develop a 24 unit townhouse development.

Staff Recommendation

That Bylaw No. 8763 for the rezoning of 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road from "Single Detached, (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

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

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

Staff Report

Origin

Am-Pri Construction Ltd. has applied to rezone 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road (**Attachment 1**) from "Single Detached, (RS1/F)" to a "Medium Density Townhouses (RTM2)" to permit the construction of 24 residential townhouse units (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: At 6188 Birch street, a 51 unit Townhouse complex by CR38 Holdings, zoned "Town Housing (ZT59) – North McLennan (City Centre)".

To the East: Across No. 4 Road, Single Detached Dwellings on land zoned "Agriculture and Golf Zones (AG1)".

To the South: Across Ferndale Road at 9300 Birch Street, a 98 unit Townhouse complex by Ah Ten Holding Ltd., zoned "Town Housing (ZT32) – North McLennan (City centre)".

To the West: At 9751 Ferndale Road, a 21 unit Townhouse complex, by Am-Pri Construction Ltd., zoned "Town Housing (ZT59) – North McLennan (City Centre)".

Related Policies and Studies

Official Community Plan

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

McLennan North Sub-Area Plan

- Residential Area 4. One and Two-Family Dwelling and Townhouses (2 ½ - stories typical, 3- stories maximum where a maximum 30% lot coverage is achieved). 0.55 base FAR (**Attachment 4**).

The applicant is proposing a density of 0.65 FAR, which is above the base density of 0.55 FAR as indicated in the OCP, which is an acceptable increase based on the size of the subject site. To qualify for the additional density and to satisfy the requirements of the RTM2 zone, the applicant is providing:

- A voluntary contribution to the Affordable Housing Strategy reserve fund;
- Land dedications for the purpose of local road improvements;
- A voluntary contribution to the McLennan North Road development fund; and
- An agricultural buffer along No. 4 Road.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures at the time of applying for a Development Permit.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. One comment has been received from the adjacent Strata Corporation to the west at 9751 Ferndale Road, where an access easement was registered at the time of their rezoning application to the benefit of the adjacent properties to the east and west to allow vehicle access through the site. The Strata has been informed of this easement and has submitted a letter (**Attachment 6**) indicating they do not support access through their site for the purpose of allowing additional vehicles to service a 24 unit townhouse complex.

Upon review of the submitted information, Transportation will support the subject site having direct access to Ferndale Road as proposed.

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

Staff CommentsProposed Site Assembly and Site Design

The applicant was able to acquire all five of the remaining sites on the northwest corner of No. 4 Road and Ferndale Road to facilitate this 24 unit townhouse proposal. Since the adjacent properties to the north and west of the subject site contain recent townhouse developments, and the total area of the subject site meets minimum size requirements of the Area Plan, no additional site acquisitions are needed.

Land dedication requirements, intended for local road improvements are as follows:

1. 2.0 meters from No. 4 Road, affecting this site, originating from the corner of No. 4 Road and Westminster Highway, extending down 100.0 meters. This impacts approximately 34.6 meters from the northern edge of the subject property;
2. 0.52 meters from the remainder of the frontage along No. 4 Road;
3. After land dedication from above, a 4 meter by 4 meter corner cut for the corner of Ferndale Road and No. 4 Road; and
4. Land dedication for Ferndale Road begins at the eastern property line of 9811 Ferndale Road with a 0.28 meter dedication, tapering to 0 meters at the west property line of 9791 Ferndale Road.

With the proposed access from Ferndale Road, this 24 unit, two and three story townhouse proposal is arranged in four, five and six unit clusters within this 'L-shaped' site. A five unit cluster is proposed to front Ferndale Road with the end unit closest to No. 4 Road being reduced

from three stories to two. This is reflective of all building clusters that have units fronting No. 4 Road to address the single family character of the lots across No. 4 Road. All remaining units in the proposal are three stories. An outdoor amenity area is located along the drive aisle, next to Building 3.

In keeping with the low density character on lots along No. 4 Road, the Neighbourhood Plan Development Permit Guidelines suggest a setback of ten (10) meters for lots with a depth equal to or greater than 50 meters. This affects units located at the northern 27 meters of the site. The rest of the site has a depth of less than 50 meters and are allowed a setback of six (6) meters from the property line. In response, the applicant has proposed a building setback of 7.5 meters from No. 4 Road to the northern building (Building 4), which will require a variance at the Development Permit stage. This is an acceptable distance given the design of the end unit is two stories tall as well as the townhouse development directly to the north is located 8.23 meters away from the property line. The 7.5 meter distance provides a good transition distance while achieving the objective of providing sufficient landscaping along the No. 4 Road frontage.

Transportation and Site Access

- The proposed vehicular access to and from the site is proposed from Ferndale Road, along the western edge of the site, with the internal drive-aisle running up the western edge of the site to provide access to the units. Transportation considered using the access easement currently registered on title to the property to the west at 9751 Ferndale Road to be the main access to the site, but is satisfied with the direct access off Ferndale Road as proposed. Should the adjacent strata corporation wish to discharge the easement, they will need to make an application with the City and pay all associated fees. The discharge cannot take place until after the issuance of the Development Permit for the proposed townhouse project on the subject site.
- In accordance with the North McLennan Roads Fund, a contribution of \$257,114.00 is required prior to the formal adoption of the rezoning. The contribution is for the construction of three new north-south roads identified in the Area Plan to link Ferndale Road and Westminster Highway and is based on an equitable contribution of all development sites within this immediate area (based on a \$6.00 per square foot of site area) and will facilitate implementation of the Transportation Plan for the area. Land credits are not applicable in this case as there are no new roads being built in association with this development. The funds will go toward refunding previous applications where north-south roads were built at the expense of the developer. The applicant is aware of and has agreed with this requirement.
- Vehicular access to the site is from Ferndale Road to the internal drive-aisle which provide vehicle access to the individual units. On-site parking is provided through one car and two car garages in a tandem configuration. Five (5) visitor parking stalls are supplied and scattered throughout the site to provide easy access to all the units. Included in the visitor parking count is one stall to accommodate wheelchair accessibility. The tandem parking configuration will require a variance at the Development Permit stage and a restrictive covenant will need to be registered to prevent the conversion of the garage space to habitable floor space.
- The number of proposed parking stalls (including visitor parking) meets the minimum requirements of the parking requirements of Zoning Bylaw 8500.

- Pedestrian access to the site is achieved along the perimeter of the site to access the individual units that address both Ferndale Road and No. 4 Road. Access to the remaining units is through the internal drive-aisle but further information is to be provided at the Development Permit stage.
- The applicant is proposing a corner cut along the internal drive-aisle to help ensure manoeuvrability of larger vehicles.

Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts and improve public safety between residential uses on the subject site and any agricultural land uses east of No. 4 Road. A more detailed landscape proposal will be submitted at the Development Permit application stage and will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. The landscape plan will include large scale trees and an appropriate combination of shrubs and ground cover.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on title as a condition of the forthcoming Development Permit application. The covenant will indicate the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without City approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities. The proposal does have a 6 meter wide setback from the eastern property line fronting No. 4 Road which will provide sufficient space to implement the necessary landscape buffer.

Trees

An Arborist Report and site survey (**Attachment 5**) was submitted to assess the existing trees on the site for possible retention of existing trees. The submitted report indicated that of the 18 trees currently on the subject site, none were identified as good candidates for retention. One neighbouring tree to the north is to be protected during the construction period.

A detailed site review was conducted by City staff which confirmed with the report that of the 18 trees on-site, 15 are in poor condition and will need to be removed. Of the remaining three (3) that are listed in moderate health, all are located within the buildable area of the site and will need to be removed. In addition, the re-grading of the site to meet the required flood plain regulations would result in additional fill which would make any possible survival of these trees very unlikely.

Of the 18 trees that are to be removed, all 18 would need to be replaced in accordance with the 2 for 1 replacement policy. A review of the new tree plantings will be conducted at the Development Permit stage where it is anticipated that the site should easily be able to accommodate this number of trees.

Amenity Space

The outdoor amenity space is located in a central location of the site, along the internal drive aisle, adjacent to Building 3. The space is intended for a children's play area and benches for sitting but little detail is provided at this time. A more detailed review will be conducted at the Development Permit stage when landscaping drawings will be submitted with more detailed information. No indoor amenity space is being proposed, but a voluntary cash-in-lieu contribution of \$29,000.00 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Medium Density Townhouses (RTM2)

The proposed rezoning from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)” represents an increase in density by allowing more primary residential units to the site. The submitted information is in conformance with the North McLennan Sub-Area Plan in its transformation from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of apartment and townhouse buildings. No amendment is required to the OCP as the proposal meets the North McLennan Sub-Area Plan parameters as well as the designation of the Land Use Map (**Attachment 4**).

The proposed increase in density from a 0.55 FAR base to the proposed 0.65 FAR is an appropriate density for a site of this size and is supported through a voluntary contribution to the affordable housing reserve fund, through land dedications for local road improvements, establishing an agricultural buffer on the subject site, and contributing to the McLennan North Road development fund.

Design

The two and three-storey proposal meets the intent of the neighbourhood plan. Façade materials will be available when the applicant makes their application for Development Permit. A more detailed analysis regarding the form and character of the proposal will be conducted during that process.

The applicant will also be identifying what unit(s) will be identified for easy conversion for Universal Access.

Affordable Housing

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

With respect to townhouse developments containing less than eighty (80) units, the applicant has agreed to a voluntary contribution for this 24 unit proposal of \$2.00 per buildable square foot (\$54,479.00).

Public Art

In response to the City’s commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. Another option is for the developer to provide a voluntary contribution at a rate of \$0.60/ft² based on the maximum floor area ratio (0.65 FAR) that can be built. This amount comes to \$16,344.00 for the entire project and is payable prior to the adoption of the rezoning application. For application received after January 1, 2011 the rate per developable square footage increases to \$0.75/ft².

Parking

The submitted proposal meets the number of off-street parking stalls required by the Off-Street Parking and Loading requirements of Zoning Bylaw 8500. A total of thirty nine (39) stalls are being proposed with thirty four (34) proposed for residents and five (5) visitor stalls. A variance will be required at the Development Permit stage to allow for tandem parking within a townhouse development as 15 tandem parking spaces are being proposed. A restrictive covenant to prevent conversion of tandem parking garages to habitable floor space will be secured at the Development Permit stage.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Provide upgrades to improve the storm and sanitary systems as per City requirements; and
- Submit fire flow calculations to meet the City's requirements at the time of applying for Building Permit.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to rezoning adoption (**Attachment 7**). Works include, but not limited to:

- Frontage improvements for No. 4 Road to include replacement of existing sidewalk with 1.5 m sidewalk at the property line and widen to 2.0 m to match with the property to the north. The balance of the area is to contain grass and treed boulevard. Ferndale Road to include 1.75 m sidewalk at the property line with treed and grassed boulevard and road widening.
- Storm and sanitary improvements along frontages.

Development Permit

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

1. Design of the outdoor amenity area, including the play area.
2. Overall appropriateness of the landscaping plan.
3. Manoeuvrability of larger vehicles (SU-9) within the site.
4. Form and Character of the townhouse units and how they address adjacent properties.
5. Provide a sense of territory for pedestrian use within the site.
6. Identify unit(s) to allow easy conversion for Universal access.
7. Landscaping along the No. 4 Road side to facilitate a buffer to the agricultural lands across No. 4 Road.

Financial Impact

None.

Conclusion

The proposed 24 unit townhouse rezoning meets the requirements of the OCP as well as the zoning requirements set out in the Medium Density Townhouses (RTM2) zone for the North McLennan neighbourhood plan. Staff contend that the design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application RZ 10-554759 proceed to first reading.


David Johnson
Planner
(604-276-4193)

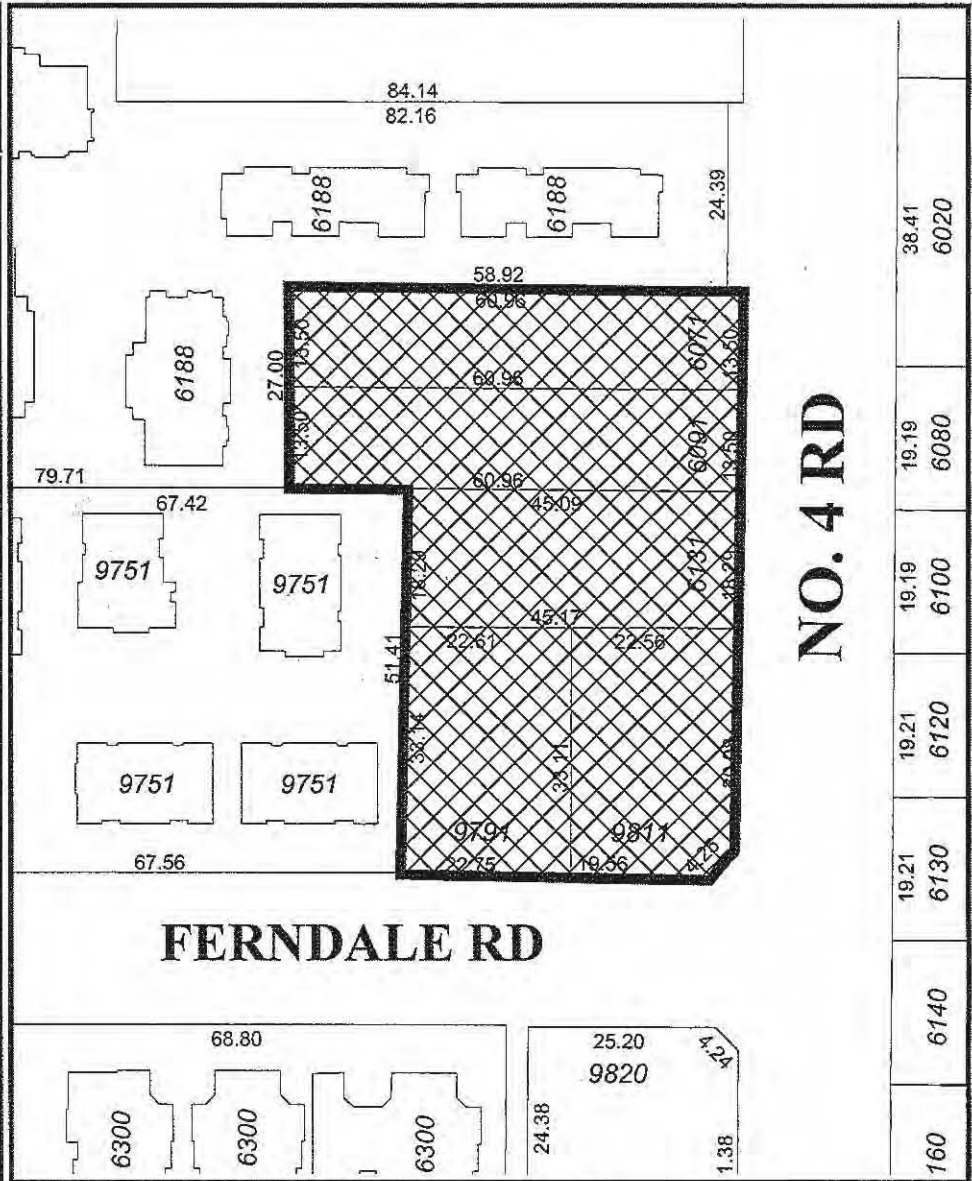
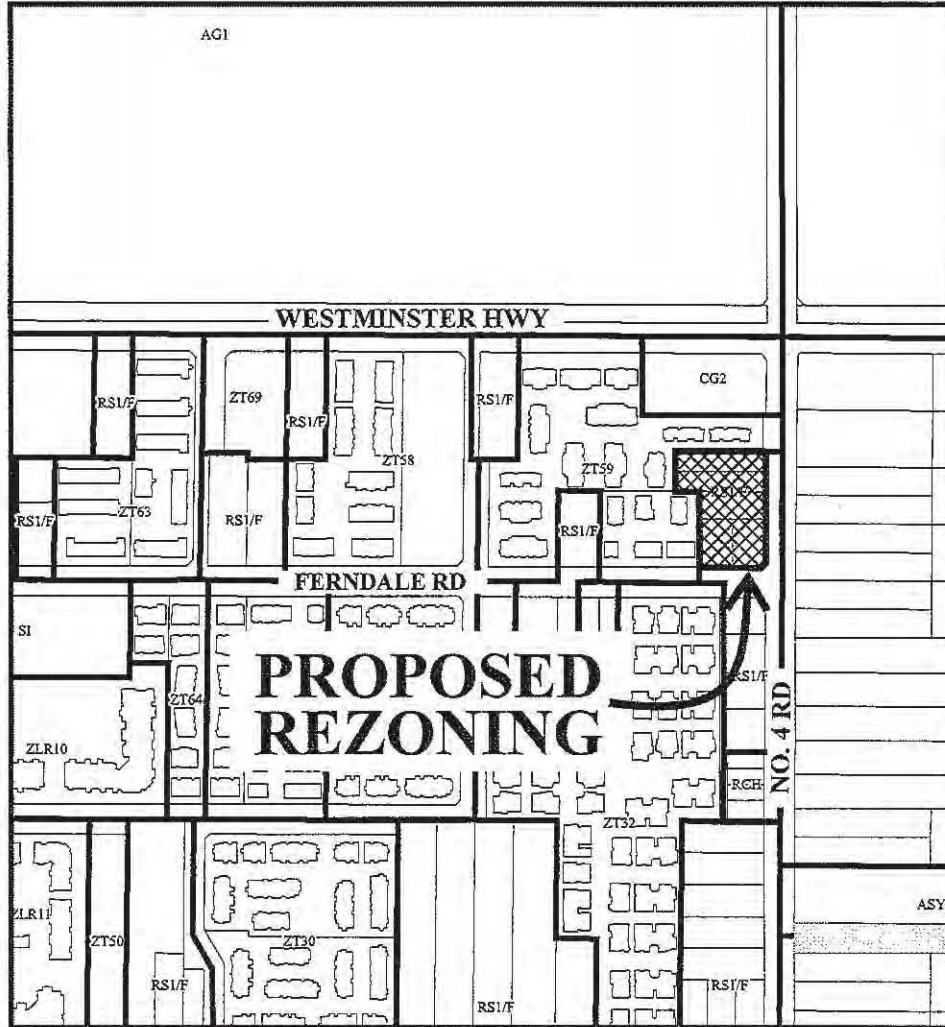
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List of Attachments

Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Site Plan and Preliminary Architectural Drawings
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan South Sub-Area Land Use Map
Attachment 5	Arborist Report - Tree Survey Plan
Attachment 6	Letter from Strata Council BCS2685 regarding vehicular access through their common property.
Attachment 7	Conditional Rezoning Requirements



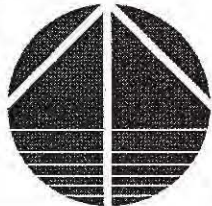
City of Richmond



NO. 4 RD

ATTACHMENT 1

PH 225



RZ 10-554759

Original Date: 12/09/10

Revision Date:

Note: Dimensions are in METRES



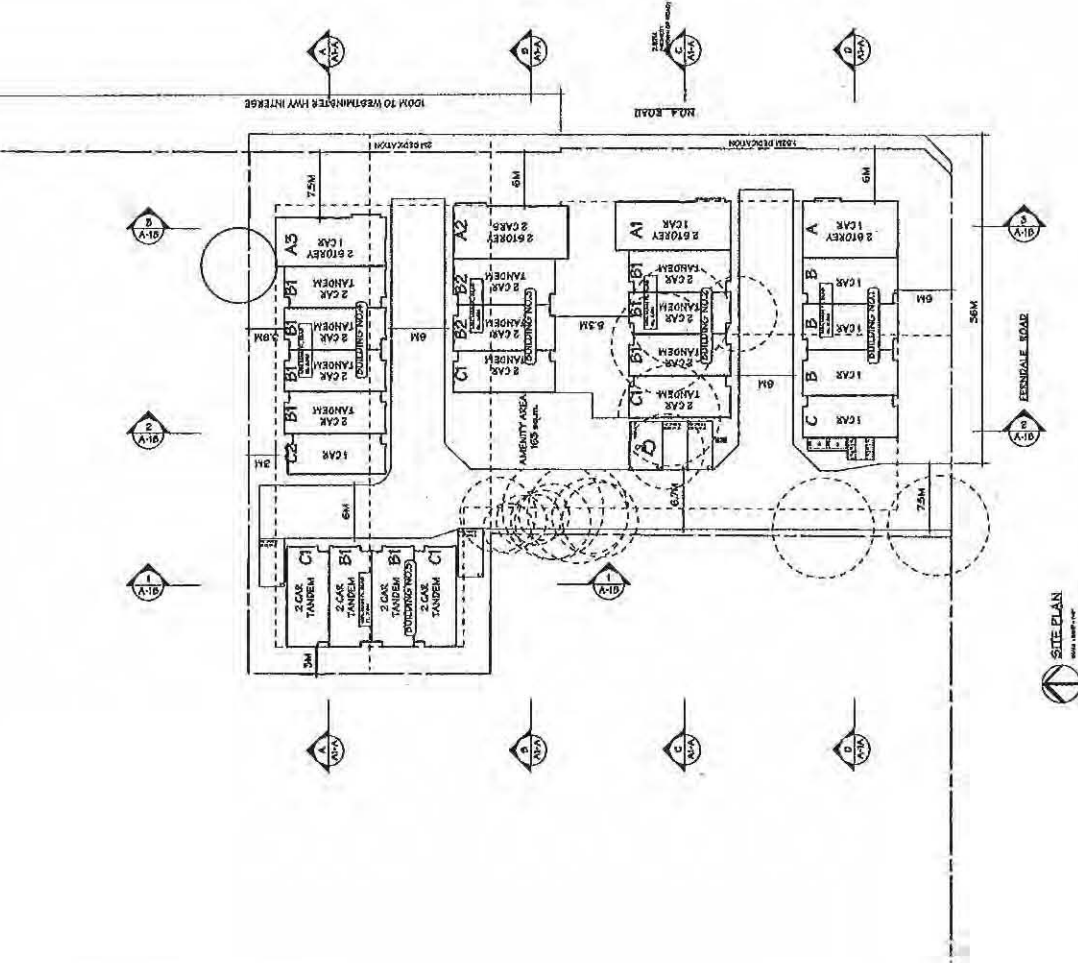
RZ 10-554759

Original Date: 12/09/10

Revision Date:

Note: Dimensions are in METRES

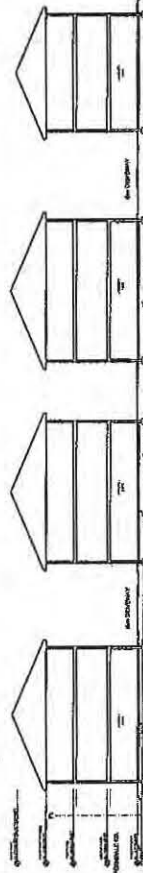
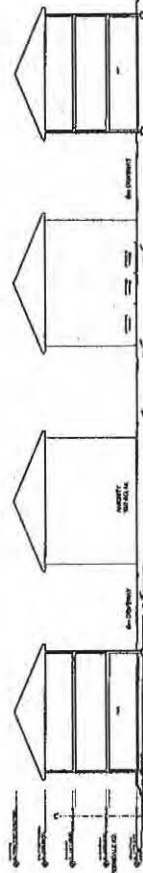
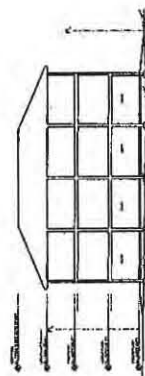
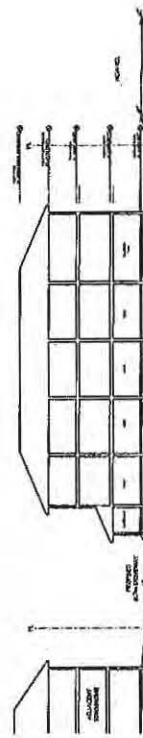
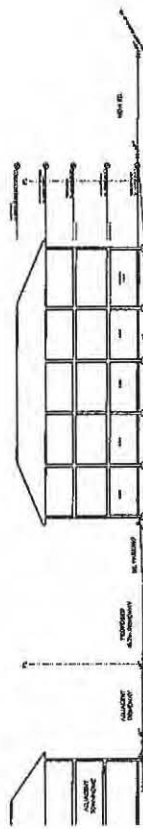
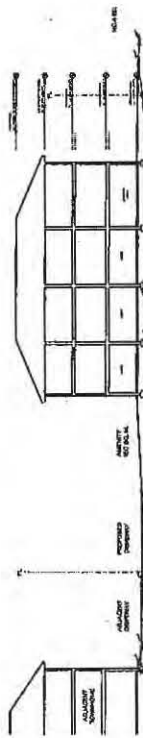
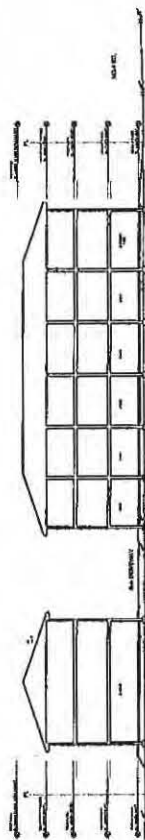
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	22 SPACES x 24 UNITS	4.0 SPACES (PERSONS)
	TOTAL	34.6 SPACES
PROVIDED:	19 SPACES x 8 UNITS	9.9 SPACES (RESIDENTS)
	2 SPACES x 16 UNITS	15 SPACES (RESIDENTS)
	TOTAL	24.9 SPACES (PERSONS)
REQUIRED:	129 SPACES x 24 UNITS	306 SPACES (CLASS 1)
	4.0 SPACES x 24 UNITS	4.0 SPACES (CLASS 2)
	TOTAL	340.2 SPACES
PROVIDED:	113 SPACES x 24 UNIT	27 SPACES (CLASS 1)
	BI-CYCLE RACK	9 SPACES (CLASS 2)

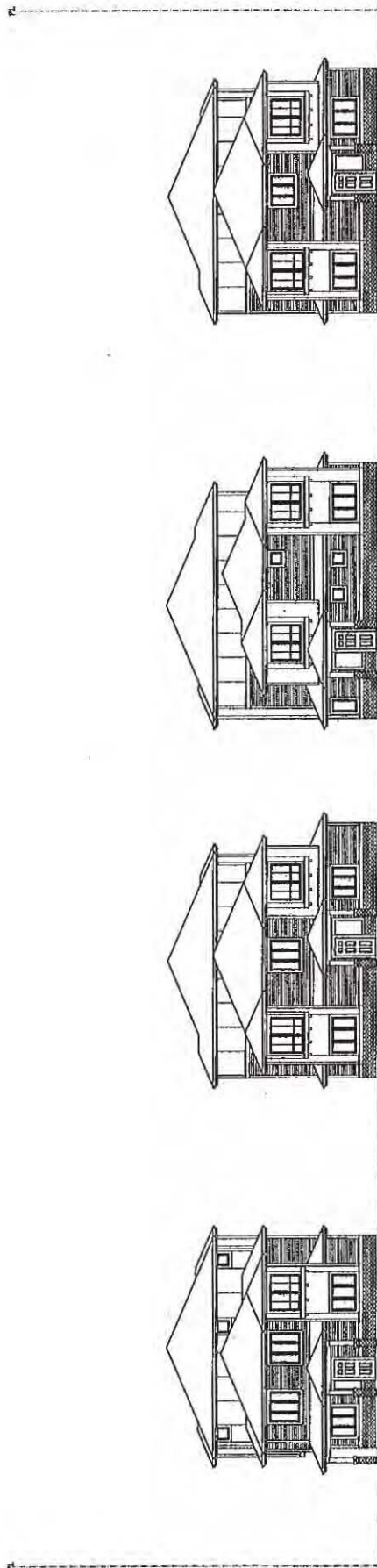
AMENITY AREA		
REQUIRED:	INDOOR	1.2%
	AMBIENT	1.2%
	SHARED OUTDOOR	1.0%
	PRIVATE OUTDOOR	23.3%
PROVIDED:	INDOOR	PLAYGROUND
	OUTDOOR AMENITY	1.63.9 SQ. FT. (794.5 SQ. FT.)
		4.2%

[illegible]



PH - 228

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BUILDING UNIT 4

BUILDING UNIT 3

BUILDING UNIT 2

BUILDING UNIT 1

EAST ELEVATION (INDIANA ROAD)

NO.	DATE	REVISION

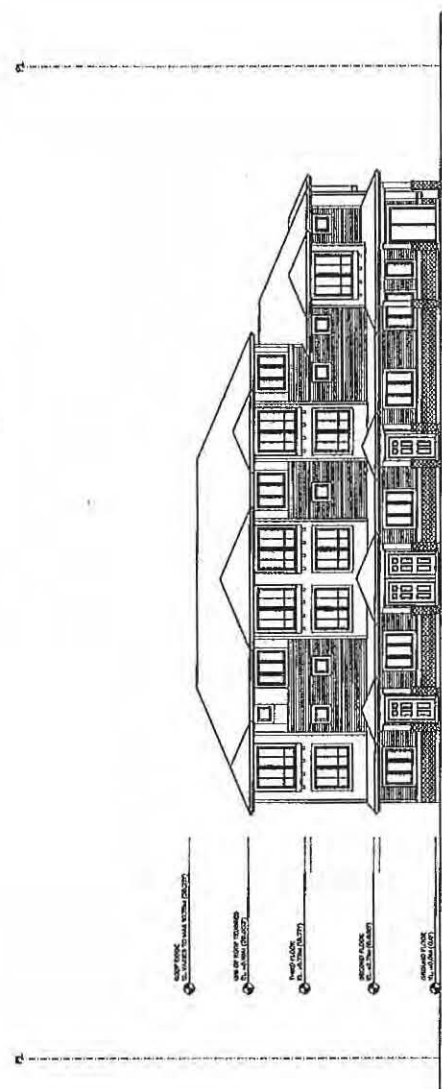
34 UNIT TOWNHOUSE
DEVELOPMENT

YAMAMOTO ARCHITECTURE INC.

Yamamoto
Architecture Inc.

ELEVATIONS

SCALE	1" = 1'-0"
DATE	JUNE 11, 2011
PROJECT	DP 09-471540
PROJECT NO.	1000000



BUILDING UNIT 4

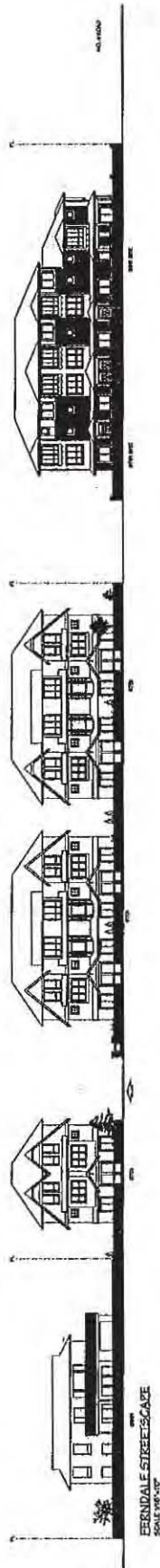
BUILDING UNIT 3

BUILDING UNIT 2

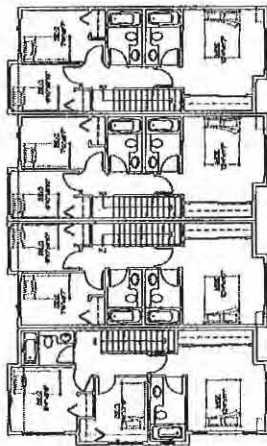
BUILDING UNIT 1

SOUTH ELEVATION (FEENENDALE ROAD)

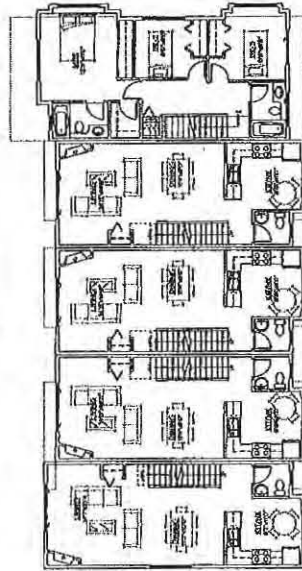
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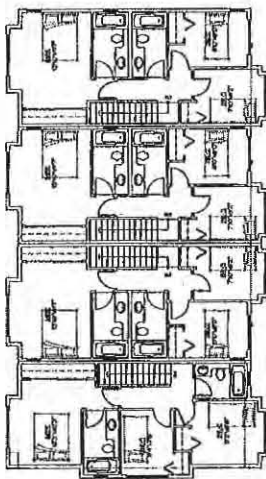
Yamamoto Architecture Inc. 2000 S. 10th St., Suite 100, Anchorage, AK 99503 Phone: (907) 562-1234 Fax: (907) 562-1235		Plan #4a DATE: 10/1/01 DRAWN BY: J. Smith CHECKED BY: M. Jones	
PROJECT TOWNHOUSE DEVELOPMENT 10000 S. 10th St., Anchorage, AK 99503		REVISIONS NO. DATE DESCRIPTION 1 10/1/01 Initial Design 2 10/15/01 Revised Foundation	
DESIGNER YAMAMOTO ARCHITECTURE INC. 2000 S. 10th St., Suite 100, Anchorage, AK 99503 Phone: (907) 562-1234 Fax: (907) 562-1235		DATE 10/1/01	



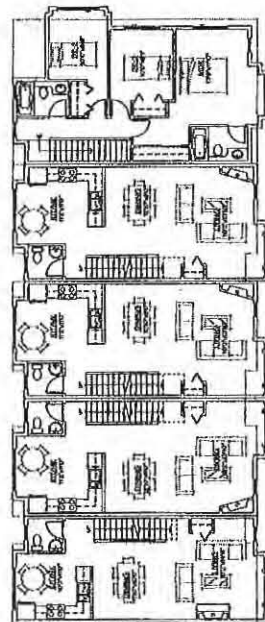
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SCALE 1/8" = 1'-0"



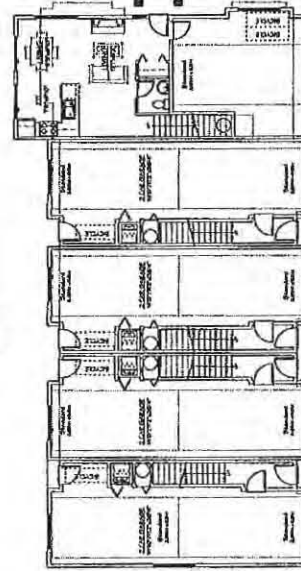
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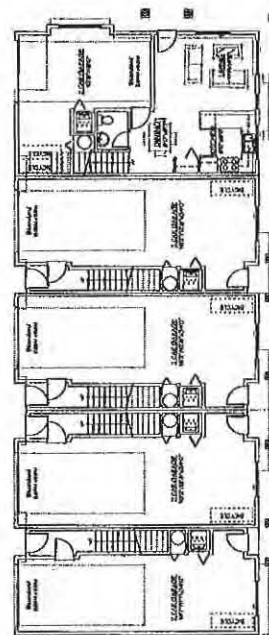
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SCALE 1/8" = 1'-0"



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



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	DATE	REVISION
1	10/11/81	ISSUED FOR PERMIT

TOWNHOUSE
DEVELOPMENT

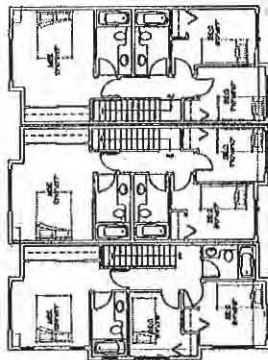
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Yamamoto
Architecture Inc.

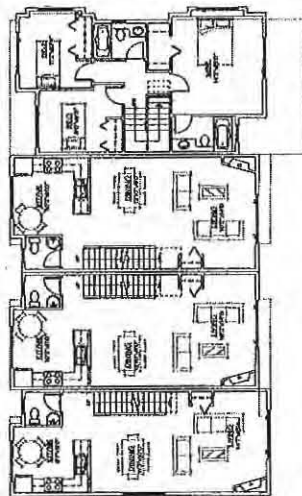
FLOOR PLANS

SCALE	1/8" = 1'-0"
DATE	10/11/81
PROJECT	TOWNHOUSE DEVELOPMENT
DESIGNED BY	YAMAMOTO ARCHITECTURE INC.
CHECKED BY	YAMAMOTO ARCHITECTURE INC.
APPROVED BY	YAMAMOTO ARCHITECTURE INC.

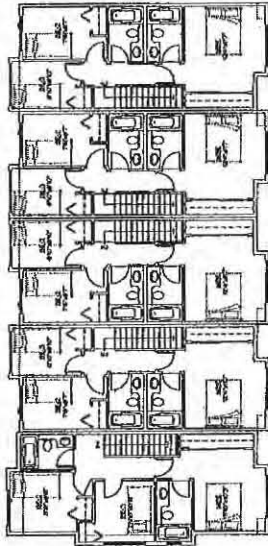
Plan #5



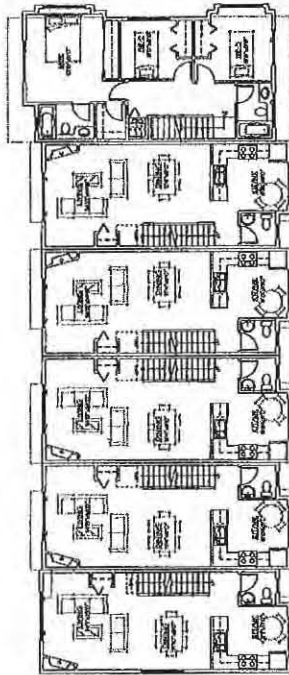
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



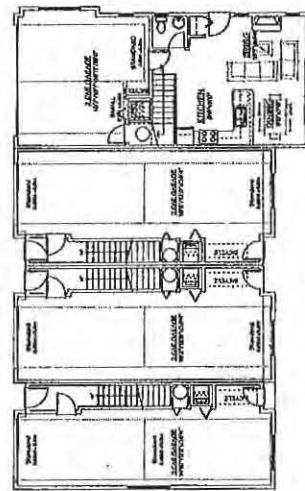
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

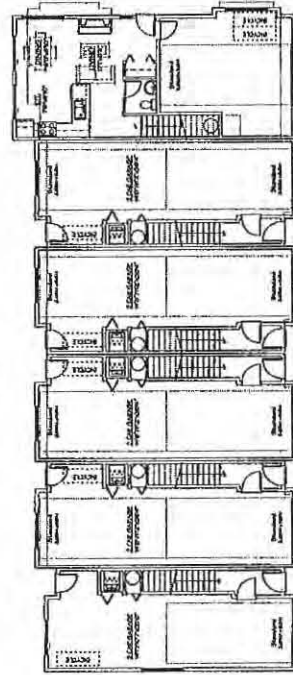


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



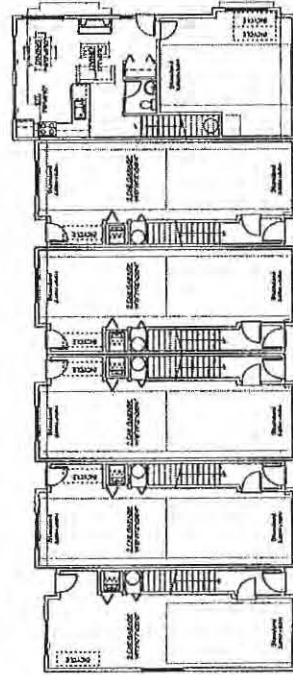
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION

PROJECT
TOWNHOUSE
DEVELOPMENT

1000 WEST BROADWAY, SUITE 100
ATLANTA, GEORGIA 30334

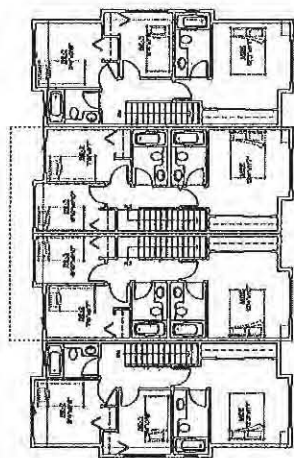
Yamamoto
Architecture Inc.

DESIGNED BY: YAMAMOTO ARCHITECTURE INC.
DRAWN BY: YAMAMOTO ARCHITECTURE INC.
CHECKED BY: YAMAMOTO ARCHITECTURE INC.

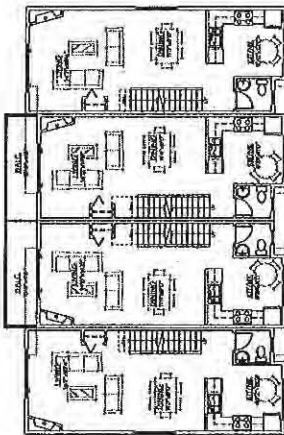
FLOOR PLANS

NO.	DATE	REVISION

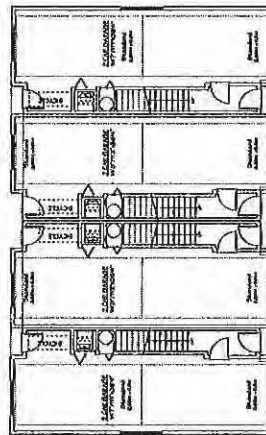
Plan #5



UPPER FLOOR PLAN
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

BUILDING NO. 5

NO.	DATE	REVISION
1	10/1/77	REVISED
2	10/1/77	REVISED
3	10/1/77	REVISED
4	10/1/77	REVISED
5	10/1/77	REVISED
6	10/1/77	REVISED
7	10/1/77	REVISED
8	10/1/77	REVISED
9	10/1/77	REVISED
10	10/1/77	REVISED

PROJECT
TOWNHOUSE
DEVELOPMENT

1001 E. 10TH AVE., 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH
NICHOLS, N.C.

Yamamoto
Architecture Inc.

1001 E. 10TH AVE., 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH
NICHOLS, N.C.

FLOOR PLANS

SCALE	DATE	REVISION
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED
1/8" = 1'-0"	10/1/77	REVISED

Plan #5

NO.	DATE	REVISION
1	10/1/77	REVISED
2	10/1/77	REVISED
3	10/1/77	REVISED
4	10/1/77	REVISED
5	10/1/77	REVISED
6	10/1/77	REVISED
7	10/1/77	REVISED
8	10/1/77	REVISED
9	10/1/77	REVISED
10	10/1/77	REVISED



City of Richmond

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

Development Application Data Sheet

RZ 10-554759

Address: 9791, 9811 Ferndale Road and 6071, 6091, 6131 No. 4 Road

Applicant: Am-Pri Construction Ltd.

Planning

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

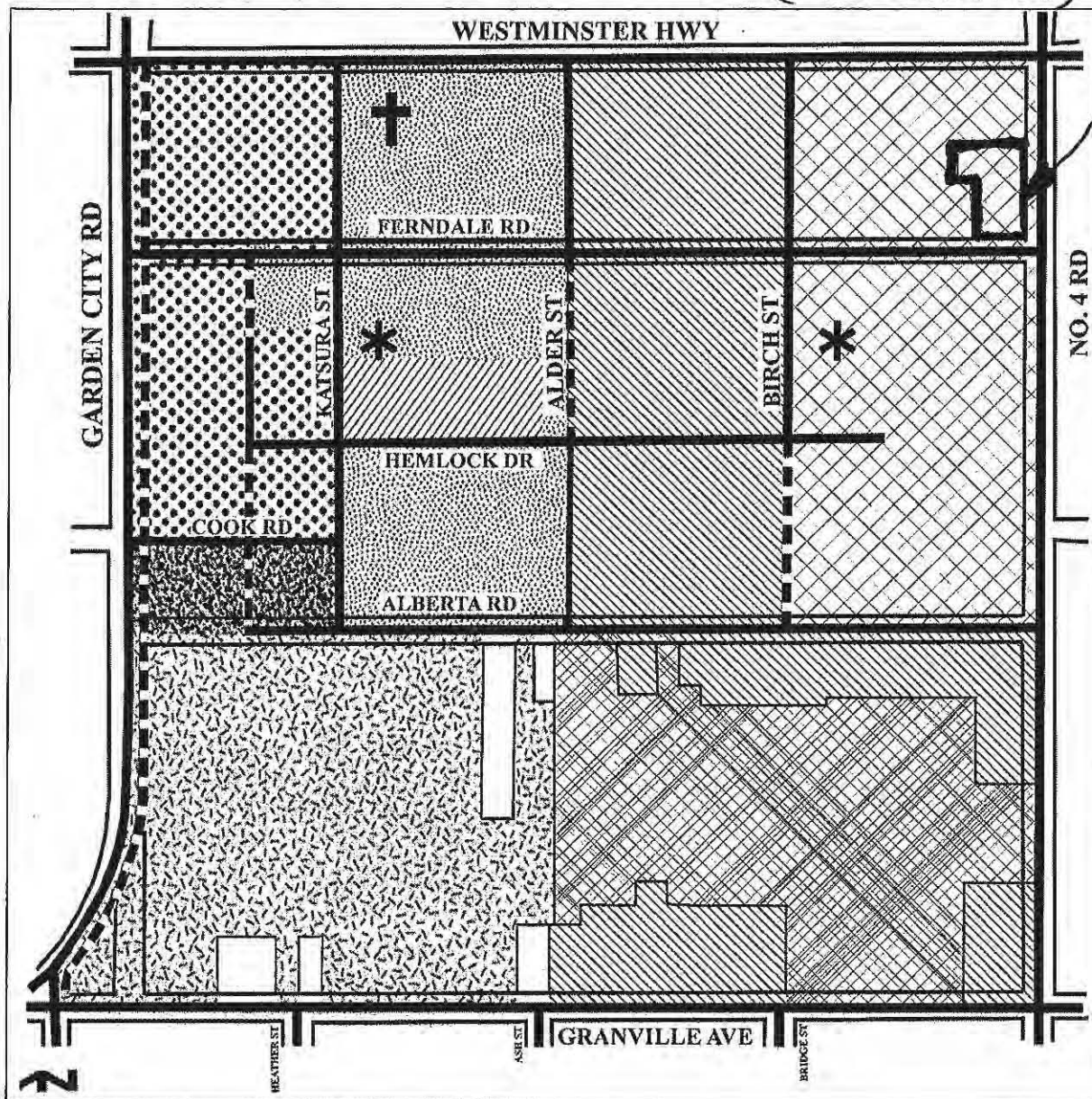
	Existing	Proposed
Civic Address:	9791 Ferndale Road 9811 Ferndale Road 6071 No. 4 Road 6091 No. 4 Road 6131 No. 4 Road	To Be Determined
Owner or Applicant:	Am-Pri Construction Ltd.	No Change
Site Size (m²):	3,960.0m ²	3,815.0m ²
Land Uses:	Single-Family	Townhouse Residential
OCP Area Plan Designation:	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2 – stories typical, 3 stories maximum where a maximum 30% lot coverage is achieved).	No Change
Zoning:	Residential Single Detached, Subdivision F (RS1/F)	Medium Density Townhouses (RTM2) Permits Townhouses at 0.65 F.A.R. with a contribution to the Affordable Housing reserve Fund
Number of Units:	1 Single-Family Dwelling per lot	24 Townhouse Units on a consolidated lot.

	Bylaw Requirements	Proposed	Variance
Density (FAR):	Site Area = 3,815.0m ² (0.65 FAR) = 2,479.8m ² Max.	2,453.9m ² (0.64 FAR)	none permitted
Lot Coverage – Building:	40% Max.	37%	none
Lot Width (Min.):	50.0m	75.37m	none
Lot Depth (Min.):	35.0m	45.1m	none

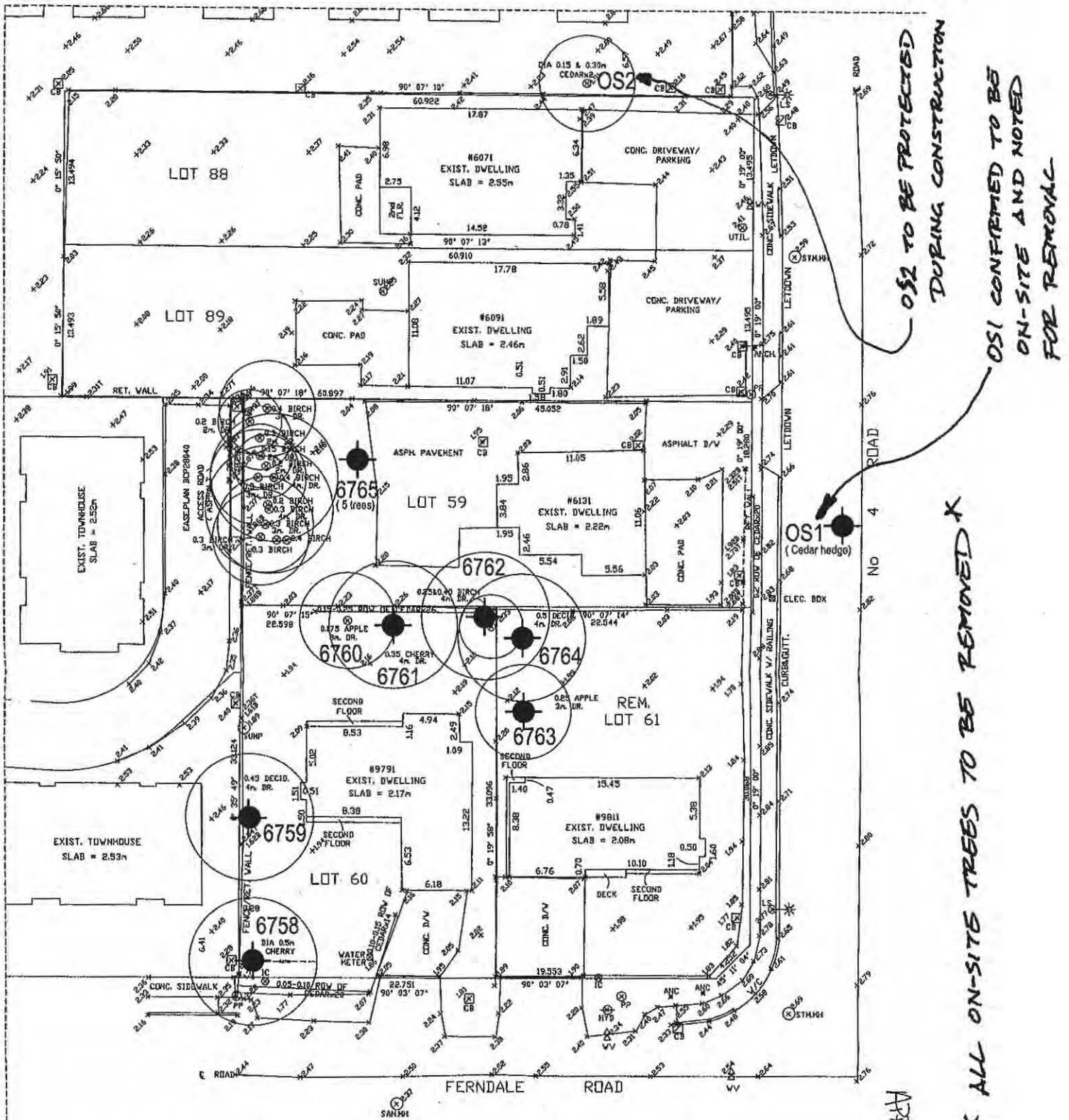
	Bylaw Requirements	Proposed	Variance
Lot Size (Min.):	No requirements	2,132.79m ²	none
Setback: No. 4 Road	6.0m Min.	6.0m	none
Setback: Ferndale Road	6.0m Min.	6.0m	none
Setback: Side and Rear Yard:	3.0m Min.	3.0m	none
Height:	12.0m and no more than 3 stories maximum	10.75m and 3 stories	none
Minimum off-street Parking Requirements:	34 Resident <i>plus</i> 5 Visitor 39 spaces minimum	34 Resident <i>plus</i> 5 Visitor 39 spaces	none
Tandem Parking Spaces:	No tandem parking for townhouses	15 units x 2 = 30 spaces	Required for tandem stalls for townhouse development.
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	Cash-in-lieu payment of \$29,000.00	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 24 units = 144m ²	163.0m ²	none

City of Richmond

Land Use Map

Bylaw 8630
2010/07/19SUBJECT SITE
(RZ 10-554759)

Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses		Trail
		Principal Roads
		Church



Arborist annotations by VanArbor, November 29, 2010

● One off-site Cedar hedge (OS2) and 13 on-site trees are proposed for removal

Appendix I

STEPHEN B. KOLBER
S.C. LAND SURVEYOR
#98-5087 476 AYDLE
DELTA, S.C. VAN IT9
TEL: (804) 944-2706
FAX: (804) 944-1709

THIS 19TH DAY OF NOVEMBER, 1924

NOTES:

-ELEVATIONS ARE ON GEODETIC DATUM, SHOWN IN METERS,
AND ARE DERIVED FROM BACHHOFF'S HIGH PRECISION NETWORK.
ON 171425Z 0800 = LATE 90.

POSTER PRESENTATION

BOGGER: CREST
BOGGER: TOE
BOGGER: EDGE OF ASPHALT
BOGGER: EDGE OF CONCRETE SLAB
BOGGER: FIDUCIAL
BOGGER: NON-PERMANENT STRUCTURE
BOGGER: LIMIT OF STATION OR EASEMENT

PLAN OF TOPOGRAPHY OF LOTS 88 & 89; PLAN
54407 AND LOTS 59, 60 & 31; PLAN 45567 EXCEPT
PLAN 64703, ALL SEC. 10, B. 4. N., R. 6. W., N. W. D.

CITY OF RICHMOND
SCALE: 1050 (Metric)
FIELD SURVEY COMPLETED NOVEMBER 17, 2014

FILE: 4288

ATTACHMENT 6

Johnson, David (Planning)

From: clarence yip [clarenceyip@msn.com]
Sent: Thursday, February 17, 2011 9:19 AM
To: amprihomes@gmail.com; Johnson, David (Planning)
Subject: RE: Cross Access Easement @ 9751 Ferndale Road (response from council strata meeting last Monday)

Dear Amit & Mr. Johnson:

I would like to inform you on behalf of the strata council of Mirora on their decision about the suggestion from City using the cross access easement through Miora's property. The Strata council decision is unanimous. The council totally opposed the City & Ampri to use the existing cross access easement for access to the new development and Ferndale Road. They felt that there are other alternatives the City can make it possible for the new development to gain access to Ferndale road. Thank you for your attention to this matter.

Yours Sincerely

Clarence Yip
Agent for owners
Miora BCS2685
9751 Ferndale Road

Date: Wed, 24 Nov 2010 11:41:35 -0800
Subject: Cross Access Easement @ 9751 Ferndale Road
From: amprihomes@gmail.com
To: clarenceyip@msn.com

Hello Clarence,

We have acquired the properties next to Miora on Ferndale and along No. 4 Road. The City transportation staff would like us to use the existing cross access easement, which is on title at 9751 Ferndale Road to access the new site from the north and east property line of Miora. Please let the Strata Council know about this and if there are any concerns please have a representative of the Strata Council contact the City of Richmond. If you would like to see the current development plans for the project, I can either meet with the Strata Council or send preliminary plans showing the roads by email.

The City Planner for this area is:

David Johnson
P: (604) 276-4193
djohnson@richmond.ca

Regards,

Amit Sandhu
V.P. Development
Ampri Group
604-728-5476

PH - 238

4/28/2011

Conditional Zoning Requirements
9791, 9811 Ferndale Road
and
6071, 6091, 6131 No. 4 Road
RZ 10-554759

Prior to adoption of Zoning Amendment Bylaw 8763, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate 9791, 9811 Ferndale Road and 6071 6091, 6131 No. 4 Road into one development parcel.
2. Provide land dedication for the purpose of road improvements in the following manner:
 - 2.0 meters off No. 4 Road, affecting this site, originating from the corner of No. 4 Road and Westminster Highway, extending down 100.0 meters;
 - 0.52 meters for the remainder of the frontage along No. 4 Road;
 - After land dedication from above, a 4 meter by 4 meter corner cut for the corner of Ferndale Road and No. 4 Road; and
 - Land dedication for Ferndale Road begins at the eastern property line of 9811 Ferndale Road with a 0.28 meter dedication, tapering to 0 meters at the west property line of 9791 Ferndale Road.
3. Registration of a Flood Indemnity Agreement Restrictive Covenant on title.
4. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title.
5. Payment of \$29,000 cash-in-lieu of on-site indoor amenity space.
6. Voluntary contribution of \$54,479.00 towards the City's Affordable Housing Reserve Fund.
7. Voluntary contribution of \$16,344.00 towards the City's Public Art reserve fund.
8. Voluntary contribution towards the North McLennan Roads fund of \$257,114.00.
9. Submission of a Servicing Agreement* that will include, but not limited to:
 - a) Ferndale: road widening, creation of a 1.41m grass & treed blvd, complete with black Zed SL, with a 1.75m sidewalk at the PL. Trees are to be Red Oaks.
 - b) No 4 Road: Remove existing sidewalk, and pour a new 1.5m sidewalk at the new PL, widening it to match the 2m sidewalk in place for the development immediately north. The balance of the area is to be a grass and treed boulevard with the tree species being Scarlet Oak.
 - c) Storm and sanitary upgrades.

10. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:

- a) Design of the outdoor amenity area, including the play area.
- b) Overall appropriateness of the landscaping plan.
- c) Manoeuvrability of larger vehicles (SU-9) within the site.
- d) Form and Character of the townhouse units and how they address adjacent properties.
- e) Provide a sense of territory for pedestrian use within the site.
- f) Identify unit(s) to allow easy conversion for Universal access.
- g) Landscape buffer on No. 4 Road, including a referral to the AAC.
- h) Acoustic report from a Professional Engineer on noise mitigation measures.

* Note: This requires a separate application

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8763 (RZ 10-554759)
9791, 9811 Ferndale Road
and
6071, 6091, 6131 No. 4 Road**

The Council of the City of Richmond enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "**Medium Density Townhouses (RTM2)**".

P.I.D 003-453-669

Lot 60 Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 001-201-743

Lot 61 Except: Parcel "A" (Bylaw Plan 64703), Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 003-861-872

Lot 59 Section 10 Block 4 North Range 6 West New Westminster District Plan 45567

P.I.D 001-916-149

Lot 89 Section 10 Block 4 North Range 6 West New Westminster District Plan 55407

P.I.D 004-321-952

Lot 88 Section 10 Block 4 North Range 6 West New Westminster District Plan 55407

2. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8763**".

FIRST READING

MAY 24 2011

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER