



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

Monday, July 18, 2011 - 7 p.m.

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

OPENING STATEMENT

Page

5 1. Zoning Amendment Bylaw 8731 (RZ 10-544622)

TO VIEW eREPORT CLICK HERE

See Page **PH-5** of the Public Hearing agenda for full hardcopy report

Location: 7140/7160 Beecham Road

Applicant: Mohinder Gill

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.

First Reading: June 27, 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 8731.



TO VIEW eREPORT CLICK [HERE](#)

Location:	7980 Broadmoor Boulevard
Applicant:	Zhi Yong Chen
Purpose:	To rezone the subject property from “Single Detached (RS1/E)” to “Coach Houses (RCH)”, to permit the property to be subdivided into three (3) lots, each with a principal dwelling and coach house above a garage, with vehicle access from the existing rear lane.

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Bev Green, 9791 Bates Road
3. Submissions from the floor.

Council Consideration:

1. Action on Second & Third Readings of Bylaw 8765.

TO VIEW eREPORT CLICK HERE

Location: 9731 and 9751 Cambie Road
Applicant: Matthew Cheng Architect Inc.
Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, to permit development of a twelve (12) unit, three-storey townhouse complex.

First Reading: June 27, 2011

Page

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 8768.



ADJOURNMENT



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson
Director of Development
Date: June 1, 2011
File: RZ 10-544622
Re: Application by Mohinder Gill for Rezoning at 7140/7160 Beecham Road from
Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8731, for the rezoning of 7140/7160 Beecham Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:cl
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

Mohinder Gill has applied to the City of Richmond for permission to rezone 7140/7160 Beecham Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the existing duplex 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 the Seafair planning area. The surrounding area contains primarily single detached housing on medium to large sized lots.

To the north, east, and south of the subject site are older dwellings on lots zoned “Single Detached (RS1/E)”.

To the west, immediately across Beecham Road, are two (2) dwellings on lots zoned “Single Detached (RS1/B)”, created through subdivision in the early 1990’s.

Related Policies & Studies

Official Community Plan (OCP) Designation

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

Lot Size Policy

The subject site is located within the area covered by Lot Size Policy 5447, adopted by City Council in 1991 (**Attachment 3**). The Lot Size Policy permits rezoning and subdivision of the subject site in accordance with “Single Detached (RS2B)”. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 13 m wide, which is 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 towards the City’s Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title stating that no final Building Permit inspection will be

granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to 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. \$5,268).

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 subject property.

Staff Comments

Background

In recent years, this neighbourhood has undergone considerable redevelopment through rezoning and subdivision to smaller lot sizes, consistent with the Lot Size Policy. 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:

- Ten (10) bylaw-sized trees on the subject site (Trees # 92-101), three (3) of which are located on property lines shared with city-owned property; and,
- One (1) bylaw-sized tree and several undersized shrubs located off-site in the boulevard on city-owned property, in front of the subject site.

The Report recommends:

- removal of six (6) bylaw-sized trees from the subject site on the basis of poor condition (Trees # 93, 95, 97, 98, 99, 100);
- removal of the undersized shrubs located on city-owned property and removal of four (4) bylaw-sized trees from the subject site on the basis of conflict with proposed development (Trees # 92, 94, 96, and 101); and,
- retention of the bylaw-sized tree on the boulevard on city-owned property, northwest of the subject site.

PH - 7

The City's Tree Preservation Coordinator and the City's Parks Arborist have both reviewed the Arborist's Report, conducted Visual Tree Assessments, and the following points summarize their comments.

Concurrence is given to the Arborist's recommendations to:

- remove six (6) bylaw-sized trees from the subject site on the basis of poor condition (Trees #93, 95, 97, 98, 99, 100). These trees have either been previously topped, exhibit decay, poor structure, or are infected with bacterial canker;
- remove one (1) bylaw-sized tree from the subject site due to conflict with proposed development (Tree # 101). Although in good condition, this tree is located 1.2 m from the allowable building envelope in the middle of the required side yard. To successfully retain this tree would require the allowable building width to be reduced by a minimum of 4 m, and is not warranted in this case. The applicant is required to submit \$1,300 to the City's Tree Compensation Fund prior to rezoning adoption for future removal of Tree # 101 from the shared lot line with city-owned property. Formal authorization from the City's Parks Department is required prior to removal of Tree # 101 and the undersized shrubs in the boulevard on city-owned property in front of the subject site; and,
- retain the one (1) bylaw-sized tree located off-site in the boulevard on city-owned property, northwest of the subject site.

However, City staff disagree with the Arborist's recommendation to remove three (3) bylaw-sized trees from the subject site, two (2) of which are located on the shared lot lines with city-owned property (Trees # 92, 94, and 96). These trees are in good condition with no significant defects and should be retained and protected. With respect to Trees # 92 and 94 along the front property line, the proposed buildings and driveways on the future lots must be sited and designed to ensure successful tree retention, as conceptualized in **Attachment 4** (i.e. with side-by-side driveways and garages on either side of the proposed shared property line). Also, to service the proposed new lots, the required new service connections must be located outside tree protection zones and any works conducted in close proximity to tree protection zones must be supervised by a Certified Arborist.

A Tree Retention Plan showing the final outcome of tree retention and removal is included in **Attachment 5**.

Tree Protection Fencing is required to be installed:

- around Trees # 92 and 94 at a minimum of 3 m from the base of the trees;
- around Tree # 96 at a minimum of 4 m from the base of the tree;
- at a minimum of 2 m from the base of the one (1) bylaw-sized tree located off-site in the boulevard on city-owned property, northwest of the subject site.

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

To ensure survival of Trees # 92, 94, 96 and the off-site bylaw-sized tree located on city-owned property northwest of the subject site, the applicant must submit the following items prior to rezoning adoption:

- a Contract with a Certified Arborist for supervision of any works conducted within tree protection zones (e.g. demolition and excavation, manual removal of the existing driveway crossing, installation of new driveways, installation of service connections, root pruning, installation of perimeter drainage etc); and,
- a Survival Security to the City in the amount of \$8,000 for Trees # 92, 94, 96 and the off-site bylaw-sized tree located on city-owned property northwest of the subject site (\$2,000 per tree). The City will retain 90% of the security until construction and landscaping on the future lots is completed, inspections are approved, and the Arborist's post-construction impact assessment report is submitted and approved. The remaining 10% of the security released one (1) year after landscaping inspection to ensure the trees have survived.

Based on the 2:1 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 limited space in the yards of the future lots and the effort to be taken by the applicant to retain trees on and off-site, staff recommend only eight (8) replacement trees be required. If all required replacement trees cannot be suitably planted on-site, the City will accept a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for the balance of replacement trees not planted. Prior to rezoning adoption, the applicant must submit a landscaping security for the number of replacement trees proposed to be planted on-site (\$500/tree).

Pedestrian Walkway

There is an existing 3 m wide public walkway located adjacent to the south property line of the subject site, which provides a pedestrian connection between Beecham Road and Thormanby Crescent.

To balance objectives of maintaining a safe pedestrian walkway while at the same time addressing potential privacy concerns of the future resident on-site, the applicant is required to provide a Landscape Plan for the future lots, prepared by a Registered Landscape Architect, prior to final adoption of the rezoning bylaw. The Landscape Plan will be used to ensure that the proposed location and species of required replacement trees, as well as proposed overall landscaping and fencing, does not excessively restrict natural surveillance between the pedestrian walkway and the subject site. The Landscape Plan will be reviewed to ensure that proposed landscaping and fencing does not exceed 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line. Higher fencing or landscaping that is consistent with zoning may be proposed along the south property line in the rear yard to address privacy concerns.

The applicant is also required to submit a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the required replacement trees are planted and maintained and that the landscaping and fencing has been installed as proposed in the Landscape Plan.

A review of the current condition of the pedestrian walkway has been undertaken by staff, and minor improvements have been identified to the west entrance of the walkway at Beecham Road, adjacent to the subject site. The scope of required improvements includes but is not limited to: removal of the existing barrier posts and a portion of chain link fence at the west entrance and installation of swing-gates; and minor re-paving at the west entrance resulting from the improvements. At Subdivision stage, the applicant will be required to pay for the City to undertake these improvements via a work order.

Existing Covenant

There is currently a covenant on title of the strata lots restricting the use of the property to a duplex. This covenant must be discharged by the applicant prior to rezoning adoption.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning. New service connections to the future lots must be located outside tree protection zones.

Vehicle access to the future lots will be from Beecham Road and must be designed to enable tree retention, as conceptualized in **Attachment 4**.

Subdivision

At subdivision stage, the applicant will be required to:

- pay Neighbourhood Improvement Charge and Servicing costs;
- ensure proposed service connections and driveways for the new lots are sited and designed in such a way to successfully retain Trees # 92 and 94 and the off-site bylaw-sized tree located on city-owned property northwest of the subject site, as conceptualized in **Attachment 4** (i.e. with side-by-side driveways and garages on either side of the proposed shared property line); and,
- pay for the City to undertake the adjacent walkway improvements via a work order (e.g. removal of the existing barrier posts and a portion of chain link fence at the west entrance and installation of swing-gates; and minor re-paving at the west entrance resulting from the improvements); and,

Analysis

The subject site is located in an established residential area that has seen redevelopment to smaller lot sizes through rezoning and subdivision in recent years, consistent with the Lot Size Policy for this neighbourhood. This redevelopment proposal would allow for the creation of two (2) lots, each approximately 13 m wide and 445 m² in area, which is consistent with the Lot Size Policy

Financial Impact

None.

Conclusion

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

The list of rezoning considerations is included as **Attachment 6**, 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

CL:rg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Lot Size Policy 5447

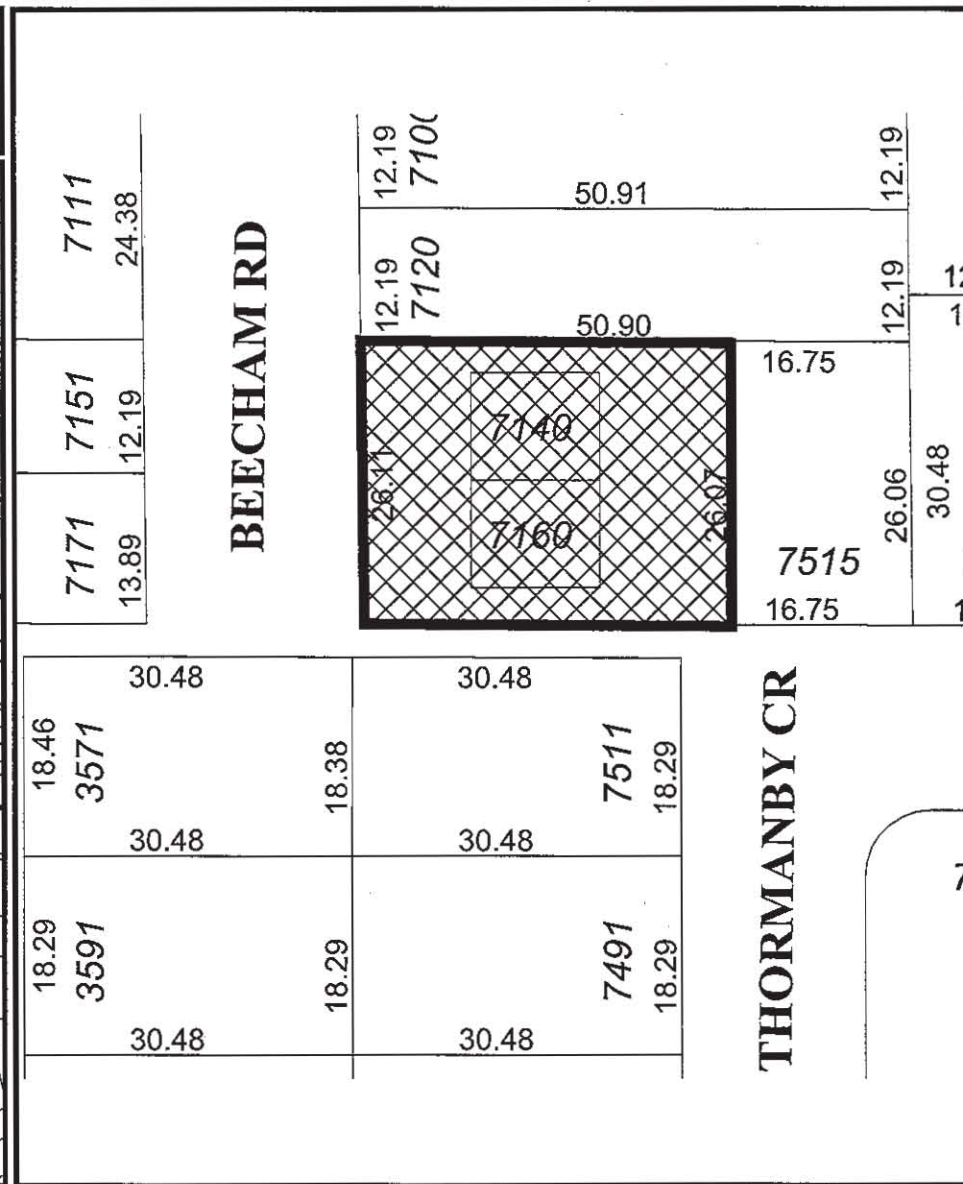
Attachment 4: Preliminary Site Plan including required driveway/garage concept

Attachment 5: Tree Retention Plan

Attachment 6: Rezoning Considerations Concurrence



City of Richmond



PH-12

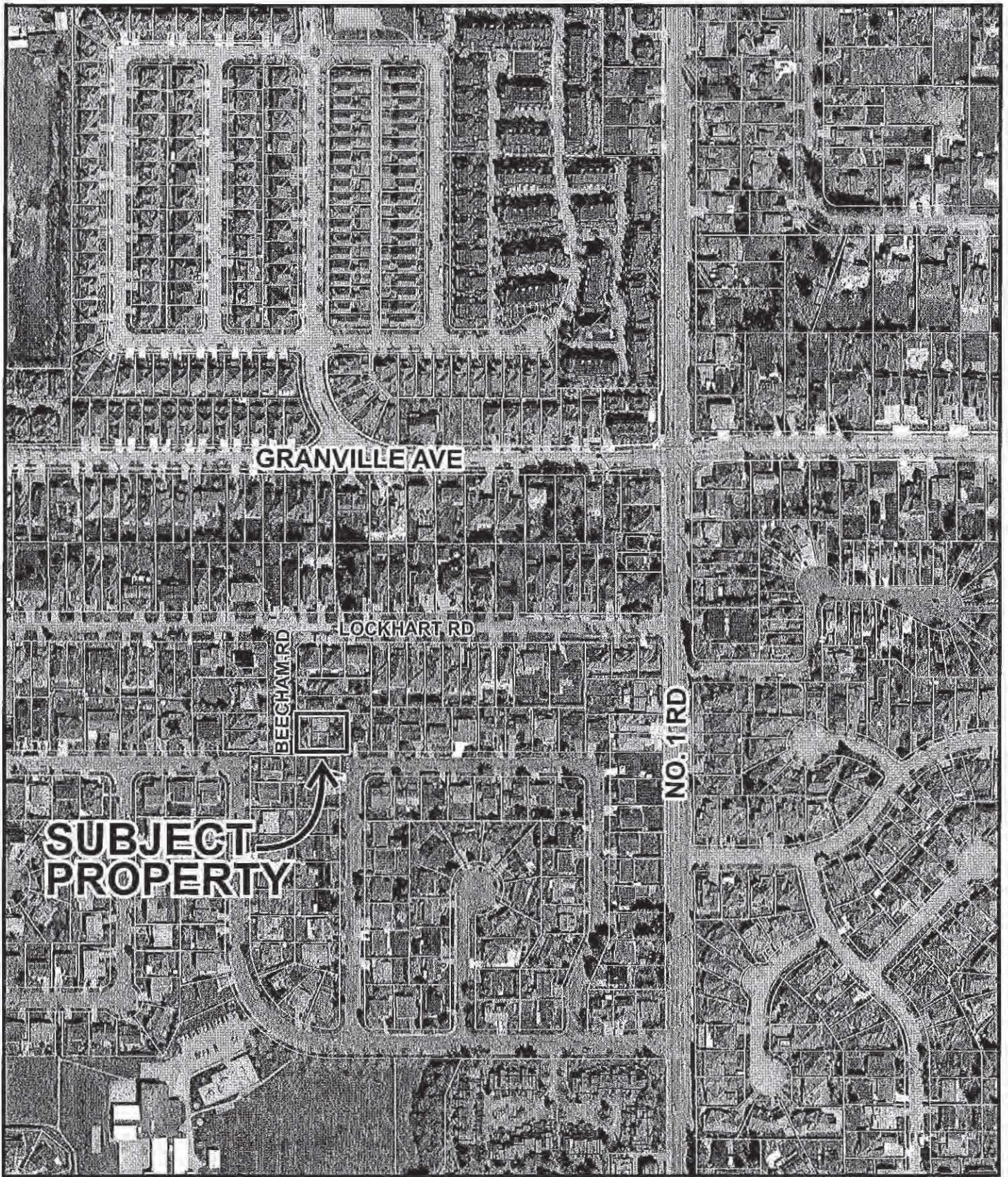


RZ 10-544622

Original Date: 09/01/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-544622

Original Date: 09/07/10

Amended Date:

Note: Dimensions are in METRES

PH - 13



City of Richmond

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

Development Application Data Sheet

RZ 10-544622

Attachment 2

Address: 7140/7160 Beecham Rd

Applicant: Mohinder Gill

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Mohinder Gill Ruman Birring	To be determined
Site Size (m²):	890 m ² (9,580 ft ²)	Two (2) lots – each approx. 445 m ² (4,790 ft ²)
Land Uses:	One (1) two-unit 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 5447 permits rezoning and subdivision of the subject site to create two (2) lots in accordance with "Single Detached (RS2/B)".	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	Two (2) lots – each approx 445 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: September 16, 1991 Amended by Council: July 20, 1998 Amended by Council: October 20 th , 2003	POLICY 5447
File Ref: 4430-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 15-4-7	

POLICY 5447:

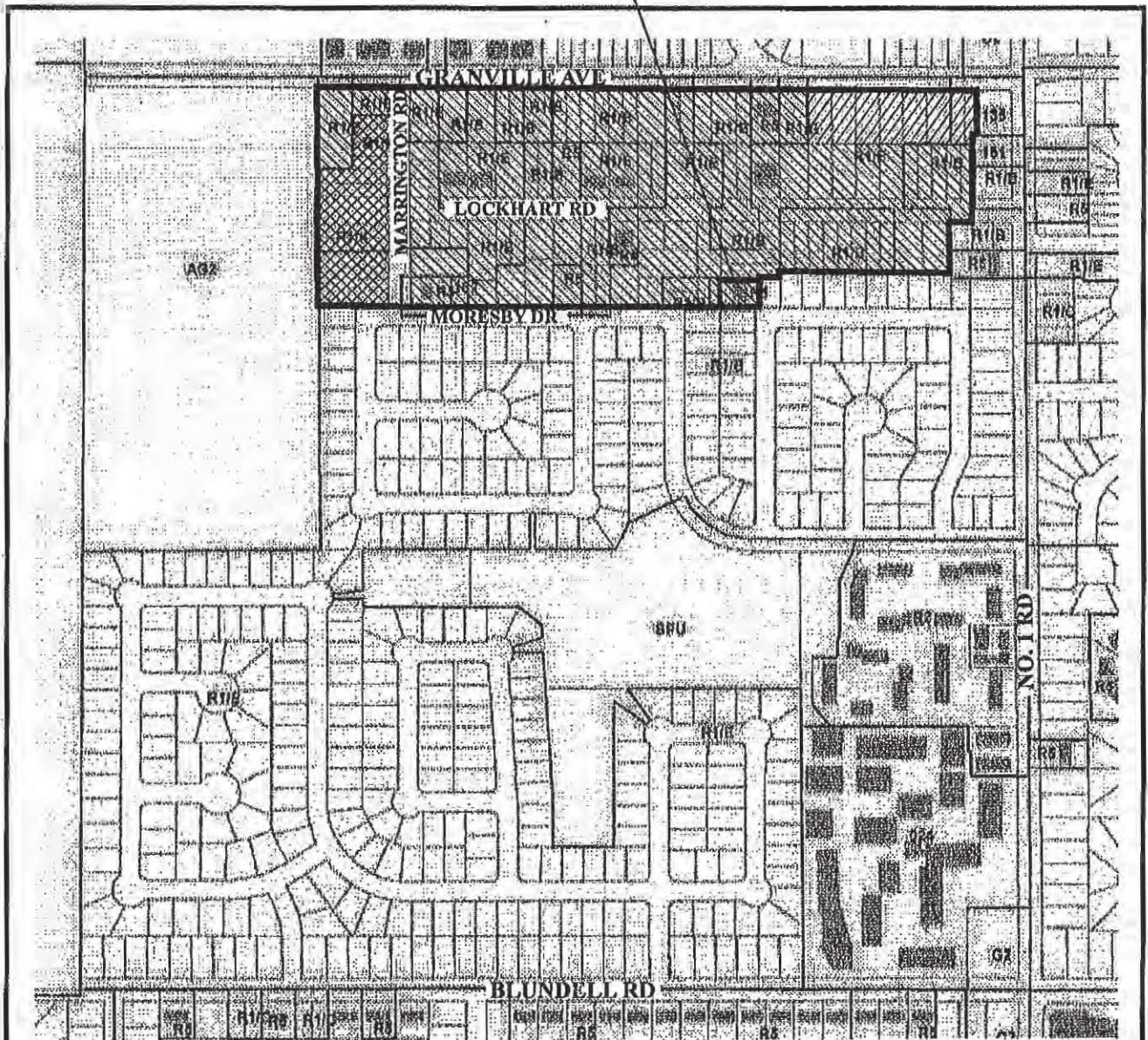
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**




That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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

SUBJECT SITE



-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



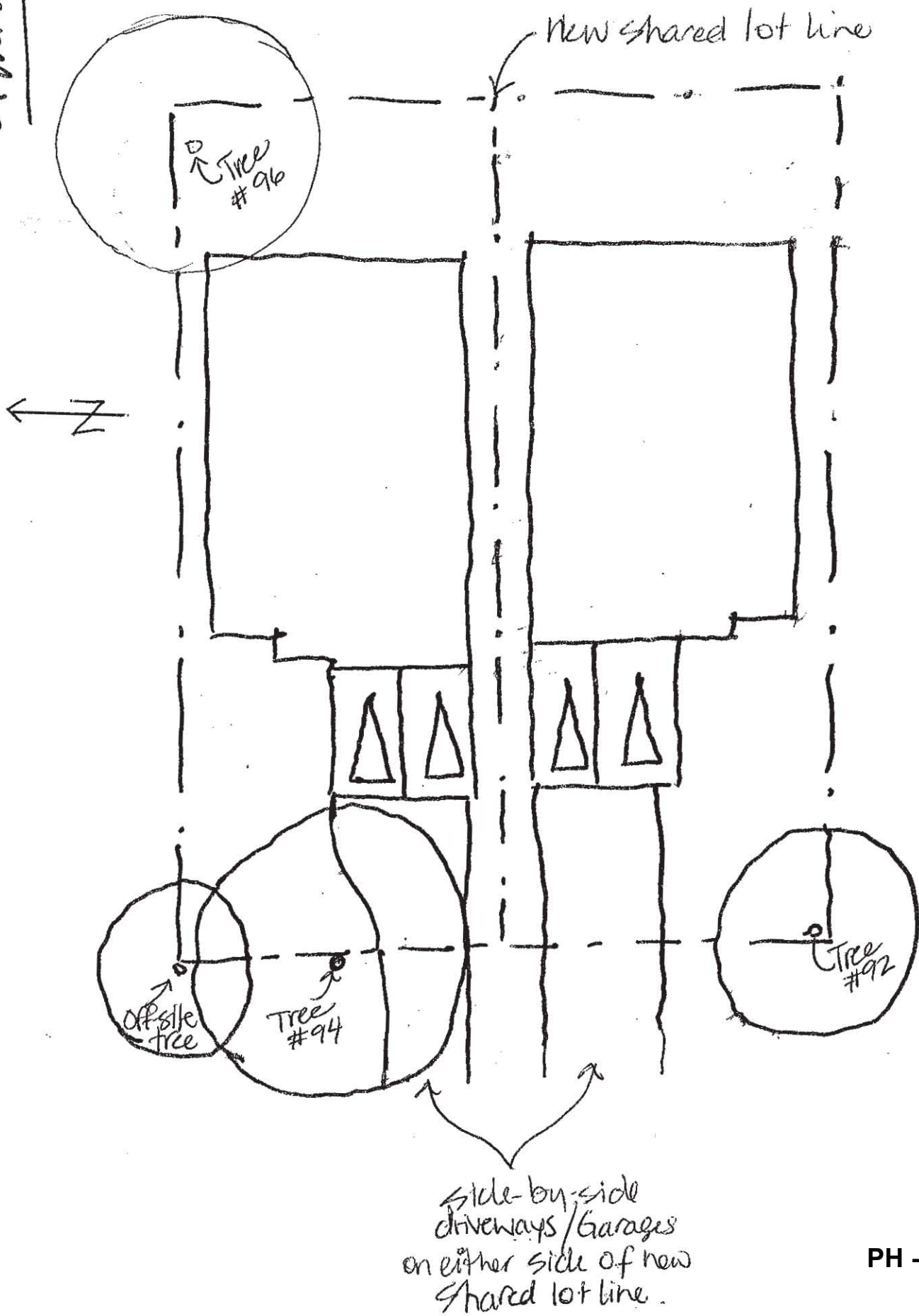
Policy 5447
Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 10/20/03

Note: Dimensions are in METRES

OPTION B



**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING
TREES ON STRATA LOTS 1 & 2 BOTH OF SECTION 15 B4N R7W
NEW WESTMINSTER DISTRICT STRATA PLAN NW341**

Current Civic Address:
7140, 7160 Beecham Road
Richmond, B.C.

SCALE : 1:250



OFF-SITE
TREE TO BE
RETAINED

BEECHAM ROAD

TO BE
RETAINED

Date of Survey
13th day of August 2010

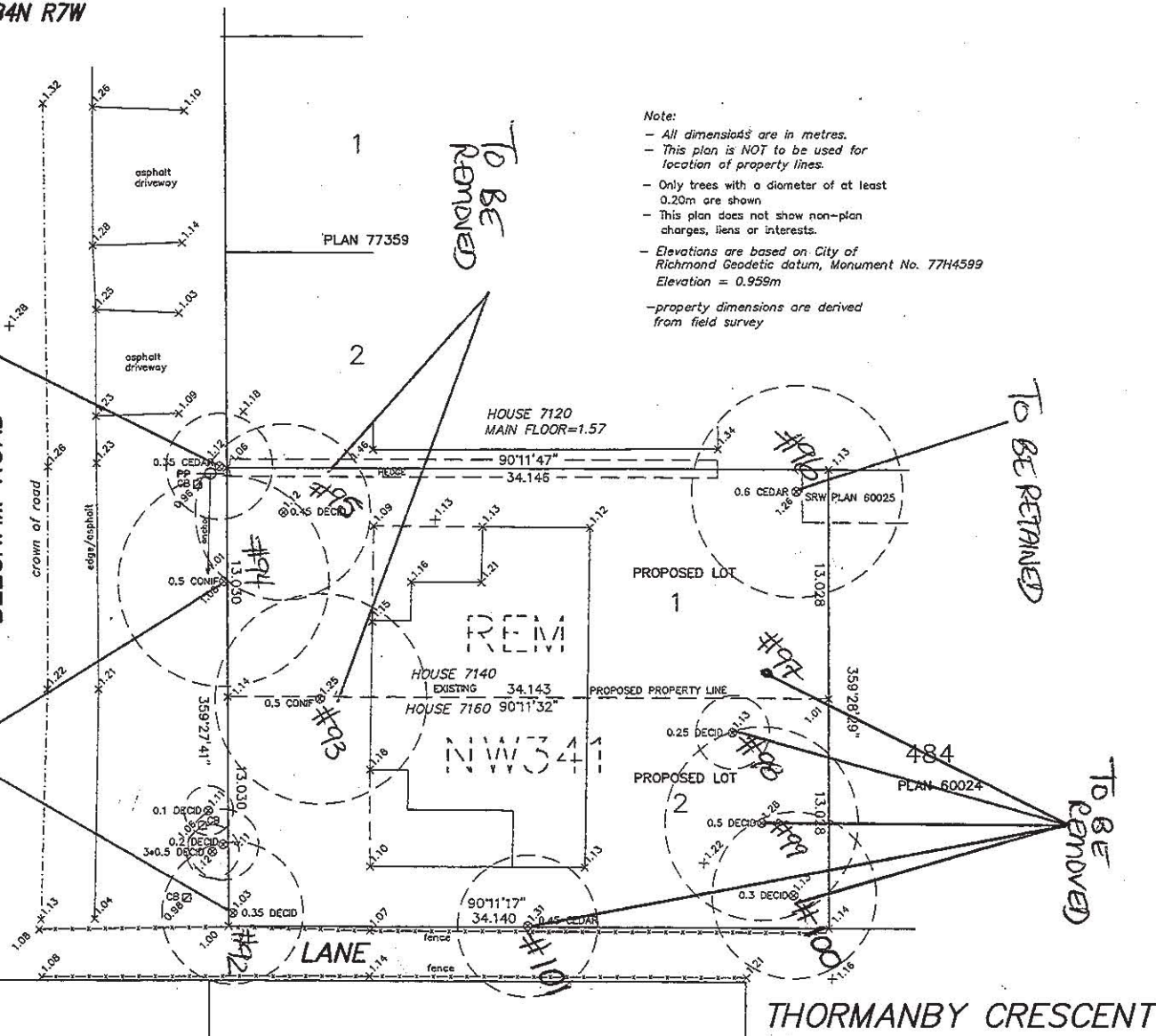
Gene Paul Nikulic

GENE PAUL NIKULIC, B.C.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

B
PLAN LMP4373

© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1008003-T01.DWG



TO BE
RETAINED

TO BE
REMOVED

THORMANBY CRESCENT

Rezoning Considerations

7140/7160 Beecham Rd

RZ 10-544622

Prior to final adoption of Zoning Amendment Bylaw 8731, the following items must be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:

- Include the required eight (8) replacement trees, with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	10 cm		5.5 m
4	9 cm		5 m
2	6 cm		3.5 m

If the required eight (8) replacement trees cannot be suitably accommodated on-site, the City will accept a voluntary contribution by the applicant in the amount of \$500/tree 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;

- Include the dimensions of tree protection fencing, as described in the staff report dated June 1, 2011, from the Director of Development;
 - Include a mix of coniferous and deciduous trees;
 - Aim to allow natural surveillance between the pedestrian walkway and the subject site along the south property line;
 - Not include hedges along the front property line;
 - Not include landscaping or fencing exceeding 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line;
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within tree protection zones (i.e. Trees # 92, 94, 96 and the bylaw-sized tree located in the boulevard on city-owned property, northwest of the subject site). The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition and excavation, manual removal of the existing driveway crossing, installation of new driveways, installation of service connections, root pruning, installation of perimeter drainage etc), and a provision for the Arborist to submit a post-construction, impact assessment report to the City for review.

3. Submission of a Tree Survival Security to the City in the amount of \$8,000 for Trees # 92, 94, 96 and the bylaw-sized tree located in the boulevard on city-owned property, northwest of the subject site (\$2,000 per tree). The City will retain 90% of the security until construction and landscaping on the future lots is completed, inspections are approved, and the Arborist's post-construction impact assessment report is submitted and approved. The remaining 10% of the security released one (1) year after landscaping inspection to ensure the trees have survived.
4. Submission of \$1,300 to the City's Tree Compensation Fund for removal of Tree # 101 from the shared south lot line with city-owned property.
5. The discharge of the existing covenants on title restricting the use of the property to a duplex (charge # AE28412, AE28413).
6. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 Note: Should the applicant change their mind about the affordable housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,268) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on title to secure a secondary suite.
7. Registration of a flood indemnity covenant on title.

Prior to removal of Tree # 101 from the shared south lot line, and removal of the undersized shrubs in the boulevard on city-owned property in front of the subject site, the applicant must:

- Obtain formal written authorization from the City's Parks Department [one (1) week prior], to enable signage to be posted at least 48 hours prior to tree removal.

At demolition stage, the applicant will be required to install Tree Protection Fencing:

- around Trees # 92 and 94 at a minimum of 3 m from the base of the trees;
- around Tree # 96 at a minimum of 4 m from the base of the tree;
- at a minimum of 2 m from the base of the one (1) bylaw-sized tree located off-site in the boulevard on city-owned property, northwest of the subject site.

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

At subdivision stage, the applicant will be required to:

- pay Neighbourhood Improvement Charge and Servicing costs;
- ensure proposed service connections and driveways for the new lots are sited and designed in such a way to successfully retain Trees # 92 and 94 and the off-site bylaw-sized tree located on city-owned property northwest of the subject site, as conceptualized in **Attachment 4** (i.e. with side-by-side driveways and garages on either side of the proposed shared property line); and,
- pay for the City to undertake the adjacent walkway improvements via a work order (e.g. removal of the existing barrier posts and a portion of chain link fence at the west entrance and installation of swing-gates; and minor re-paving at the west entrance resulting from the improvements).

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8731

Richmond Zoning Bylaw 8500 Amendment Bylaw 8731 (RZ 10-544622) 7140/7160 BEECHAM RD

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

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

P.I.D. 001-297-651

STRATA LOT 1 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW341
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
ON FORM 1

P.I.D. 001-297-678

STRATA LOT 2 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW341
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
ON FORM 1

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8731**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 27 2011

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER **PH - 22**



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** May 10, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-529089
Director of Development
Re: **Application by Zhi Yong Chen for Rezoning at 7980 Broadmoor Boulevard
from Single Detached (RS1/E) to Coach Houses (RCH)**

Staff Recommendation

That Bylaw No. 8765, for the rezoning of 7980 Broadmoor Boulevard from "Single Detached (RS1/E)" to "Coach Houses (RCH)", 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

Zhi Yong Chen has applied to the City of Richmond for permission to rezone 7980 Broadmoor Boulevard from "Single Detached (RS1/E)" to "Coach Houses (RCH)", to permit the property to be subdivided into three (3) residential lots, each with a principal dwelling and coach house above a garage, with vehicle access from the existing rear lane (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the southwest corner of the intersection at Broadmoor Boulevard and No. 3 Road. Redevelopment to smaller lot sizes through rezoning and subdivision has occurred on the west side of No. 3 Road to the north and south of the subject site, consistent with the Arterial Road Redevelopment Policy. Development immediately surrounding the subject site is as follows:

- To the North, immediately across Broadmoor Boulevard, on the northwest corner of the intersection of No. 3 Road, is a new dwelling on a small lot zoned "Single Detached (ZS18)", created recently through rezoning and subdivision;
- To the East, immediately across No. 3 Road, is the Richmond Animal Hospital on a site that is split-zoned "Single Detached (RS1/E) and Land Use Contact 078, as well as two (2) older character dwellings on large lots zoned "Single Detached (RS1/E)";
- To the South, is an older character duplex on a large lot zoned "Two-Unit Dwellings (RD1)"; and
- To the West, immediately across the rear lane, is an older character dwelling on a large lot zoned "Single Detached (RS1/E)"; fronting Belair Drive.

Related Policies & Studies

Official Community Plan (OCP) Designation

The Official Community Plan's (OCP) Generalized Land Use Map designation for this property is "Neighbourhood Residential". The Broadmoor Central West Sub-Area Plan's land use map designation for this property is "Low Density Residential". This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These Policies permit rezoning and subdivision along No. 3 Road where there is an existing operational rear lane. This redevelopment proposal is consistent with these Policies.

Lot Size Policy

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

Affordable Housing

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

This rezoning application to permit a subdivision to create three (3) lots, each with a principal single-family dwelling and accessory coach house above a garage, conforms to the Affordable Housing Strategy.

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

In response to the placement of the rezoning sign on the subject property, staff received an expression of concern from one neighbourhood resident regarding the proposed density, lot coverage, and massing associated with redevelopment on small lots. In addition to providing information on the available opportunities for formal comment on the development proposal, staff also provided information on the relevant City policies and regulations that exist to address the concerns raised. Specifically:

- Infill development of the type proposed is consistent with the City's Arterial Road Redevelopment Policy adopted by City Council in 2006, where there is an existing rear lane;
- The proposed Coach Houses (RCH) zoning has been designed with consideration of the character of adjacent single-family homes. The maximum building height for a coach house is less than that of a standard single-detached dwelling, and the zone includes provisions to address minimum private outdoor space, setbacks and building separation space, and live landscaping coverage.

Staff CommentsBackground

Numerous applications to rezone and subdivide nearby properties have been approved along the west side of No. 3 Road between Francis Road and Williams Road in recent years. The subject application is consistent with the pattern of redevelopment already established in the neighbourhood. The subject application would enable the creation of three (3) lots, each a minimum of 9 m wide (note: 11 m wide at the corner) and 270 m² in area.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses 11 bylaw-sized trees on the subject site. The Arborist's Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal.

The Report recommends

- Retention of one (1) bylaw-sized Sawara False Cypress tree (Tree # 500) located in the front yard of the site; and
- Removal of 10 bylaw-sized trees from the subject site (Trees # 490-499).

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:

- Retain Tree # 500 due to its good condition and highly visible location along the street frontage, but requires an expanded Tree Protection Zone to 3 m from the base of the tree; and
- Remove the 10 bylaw-sized trees from the subject site due to their poor condition resulting from previous topping, decay, and poor structure.

Tree Protection Fencing must be installed at a minimum of 3 m from the base of Tree # 500 to City standard prior to demolition of the existing dwelling on the site and must remain in place until construction and landscaping on the future lots is completed.

A Tree Retention Plan that reflects proposed tree retention and removal on-site is included in **Attachment 3**.

To ensure the survival of Tree # 500, the applicant must submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at which stages of development), and, a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A Survival Security in the amount of \$1000 (to reflect the 2:1 replacement ratio at \$500/tree).

Based on the 2:1 tree replacement ratio goal in the OCP, a total of 20 replacement trees are required to be planted and maintained on the future lots. Considering the limited space in the yards of the future lots and the effort to be taken by the applicant to retain a bylaw-sized tree in good condition, staff recommends that only 12 replacement trees be required.

The applicant has agreed to plant nine (9) replacement trees on the future lots along with a voluntary contribution to the City's Tree Compensation Fund in the amount of \$1500 in-lieu of planting the remaining three (3) replacement trees on-site. Based on the size requirements for replacement trees in the City's Tree Protection Bylaw, the nine (9) replacement trees are to be of the following sizes:

# of Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
2	10 cm		5.5 m
6	8 cm		4 m
1	6 cm		3.5 m

Prior to rezoning adoption, the applicant must submit a Landscape Plan for the proposed three (3) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provide by the Landscape Architect, including installation costs) to ensure that the replacement trees are planted and maintained, and that the front yards of the future lots will be enhanced. For the proposed south lot, the Landscape Plan should include the dimensions for the required Tree Protection Fencing, as well as a cross-section detail illustrating how the proposed grading between the new building and the street will be treated (i.e. the existing grade must be maintained within the Tree Protection Zone of Tree # 500).

Preliminary Architectural Elevation & Landscape Plans

The applicant has submitted a preliminary landscape plan and conceptual architectural elevation plans for the proposed corner lot to illustrate how the front and exterior side yard will be enhanced, and how the future corner lot interface will be treated (**Attachments 4 & 5**).

The preliminary landscape plan generally complies with the guidelines in the OCP. As mentioned, prior to rezoning adoption, the applicant must submit a final Landscape Plan for all three (3) lots, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

The conceptual architectural elevation plans for the proposed corner lot are consistent with the character of new dwellings being constructed City-wide. At Building Permit stage, the final site plan and building design must comply with all City regulations.

Site Servicing, Vehicle Access & Transportation issues

A Servicing Capacity Analysis was submitted by the applicant, which determined that an upgrade to the existing storm sewer adjacent to the development site is required. The City accepts the applicant's recommendations to: upgrade the existing storm sewer to 600 mm diameter on Broadmoor Boulevard from the proposed manhole located at the lane to the manhole located on the west side of No. 3 Road; and to install new drainage in the existing rear lane.

The City requires that the design and related calculations are included in the Servicing Agreement drawings.

The City's Transportation division also identified that frontage improvements along the north property line on Broadmoor Boulevard be included as part of the Servicing Agreement, and the applicant has agreed to provide a contribution in the amount of \$1,000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road.

Vehicular access to No. 3 Road is not permitted in accordance with Bylaw 7222. Prior to rezoning adoption, the applicant is required to register a covenant on Title for the proposed corner lot to ensure no vehicular access to Broadmoor Boulevard and that access is to be to/from the existing rear lane only.

Prior to rezoning adoption, the applicant is required to to register a 2 m wide Public Right-of-Passage (PROP) Right-of-Way (ROW) along the east property line for future road widening and frontage improvements. As part of the provision of the right-of-way the applicant is to confirm whether Parcel F of the Explanatory Plan of Right-of-Way 68053 exists as a "parcel" and if so, to dedicate it as road.

Subdivision

At Subdivision stage, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire west property line, including but not limited to: storm sewer, sand/gravel base, rollover curb and gutter (both sides), asphalt pavement, lane lighting, and servicing costs. The design and related calculations for upgrading the existing storm sewer, as identified in the approved Capacity Analysis must be included in the Servicing Agreement drawings, along with the design for frontage improvements along Broadmoor Boulevard;
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees; and
- Provide underground Hydro, Telephone, and Cable services to each proposed lot.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies, since it is an infill development proposal on an arterial road with vehicle access to and from an existing operational rear lane. Other lots on the west side of this block of No. 3 Road, between Broadmoor Boulevard and Williams Road, have the potential to redevelop consistent with these policies.

Financial Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot into three (3) smaller lots, each with a single detached dwelling and a coach house above a detached garage, with vehicle access to the existing rear lane. This development proposal complies with all applicable land use designations and policies contained within the OCP, and is consistent with the established pattern of redevelopment on the west side of this block of No. 3 Road.

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

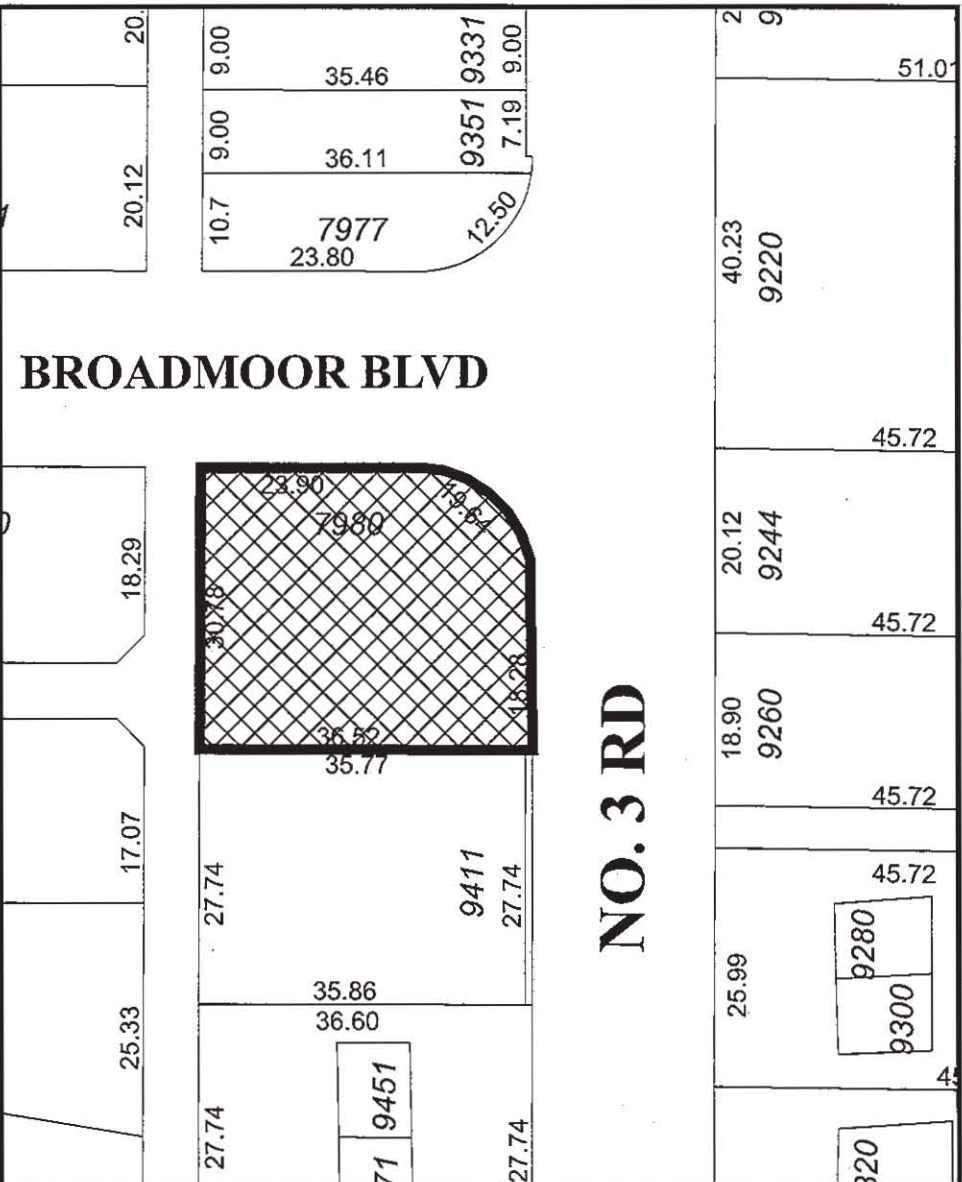
On this basis, staff recommends support for the application.


Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Retention Plan
Attachment 4: Preliminary Architectural Elevation Plans (Corner Lot)
Attachment 5: Preliminary Landscape Plan (Corner Lot)
Attachment 6: Rezoning Considerations Concurrence

PH - 28

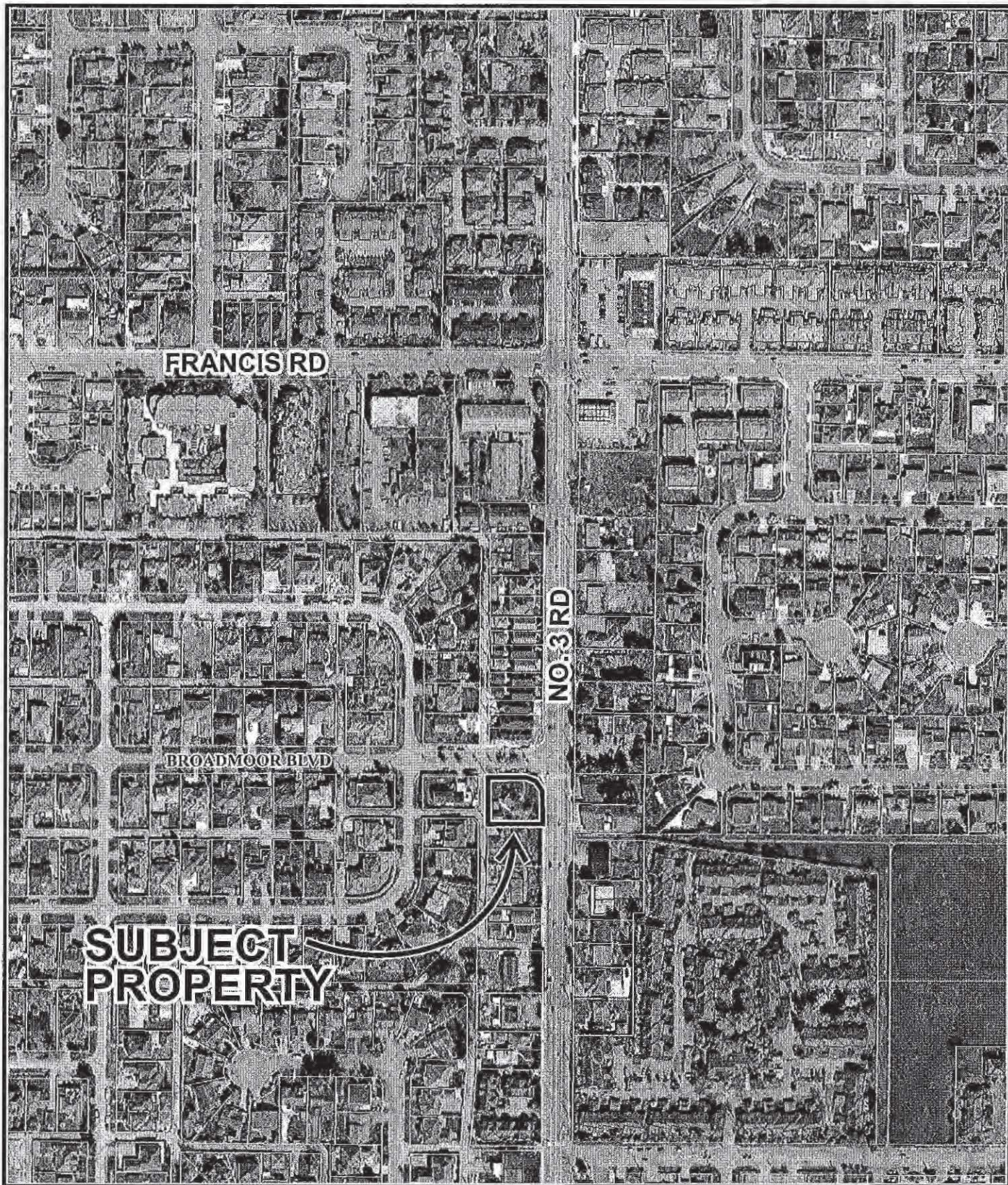


RZ 10-529089

Original Date: 05/10/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-529089

Original Date: 05/10/10

Amended Date:

Note: Dimensions are in METRES

PH - 30



City of Richmond

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

Development Application Data Sheet

RZ 10-529089

Attachment 2

Address: 7980 Broadmoor Boulevard

Applicant: Zhi Yong Chen

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

	Existing	Proposed	
Owner:	Bao Shun Chen Shao Qiong Li Zhi Yong Chen Zhi Hui Chen	To be determined	
Site Size (m²):	1,73.4 m ² (11,554 ft ²)	Three (3) Lots – approximately 337 m ² (3,628 ft ²) to 398.9 m ² (4,294 ft ²)	
Land Uses:	One (1) single-family dwelling	Three (3) single-family lots	
OCP Designation:	OCP Generalized Land Use Map Designation – “Neighbourhood Residential”	No change	
Area Plan Designation:	Low Density Residential	No change	
702 Policy Designation:	N/A	N/A	
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH)	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 including the single detached dwelling and coach house	Max. 0.6 including the single detached dwelling and coach house	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	Three (3) Lots - approx 337 m ² (3,628 ft ²) to 398.9 m ² (4,294 ft ²)	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3 m	Min. 3 m	none
Height (m):	<ul style="list-style-type: none"> Single Detached Housing – Max. 2.5 storeys Garage with Coach House – Max. 2 storeys or 7.4 m, whichever is less 	<ul style="list-style-type: none"> Single Detached Housing – Max. 2.5 storeys Garage with Coach House – Max. 2 storeys or 7.4 m, whichever is less 	none
On-Site Parking Spaces:	<ul style="list-style-type: none"> Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces 	<ul style="list-style-type: none"> Single Detached Housing – 2 spaces Coach House – 1 space Total per lot = 3 spaces 	none

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

**SURVEY PLAN OF LOT 5 EXCEPT: FIRSTLY PART SUBDIVIDED BY PLAN 16641
AND SECONDLY PARCEL F (STATUTORY RIGHT OF WAY PLAN 68053)
BLOCK A SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 15653
PARCEL IDENTIFIER: 003-443-311**

CIVIC ADDRESS:
#7980 BROADMOOR BOULEVARD
RICHMOND, B.C.

SCALE 1:200



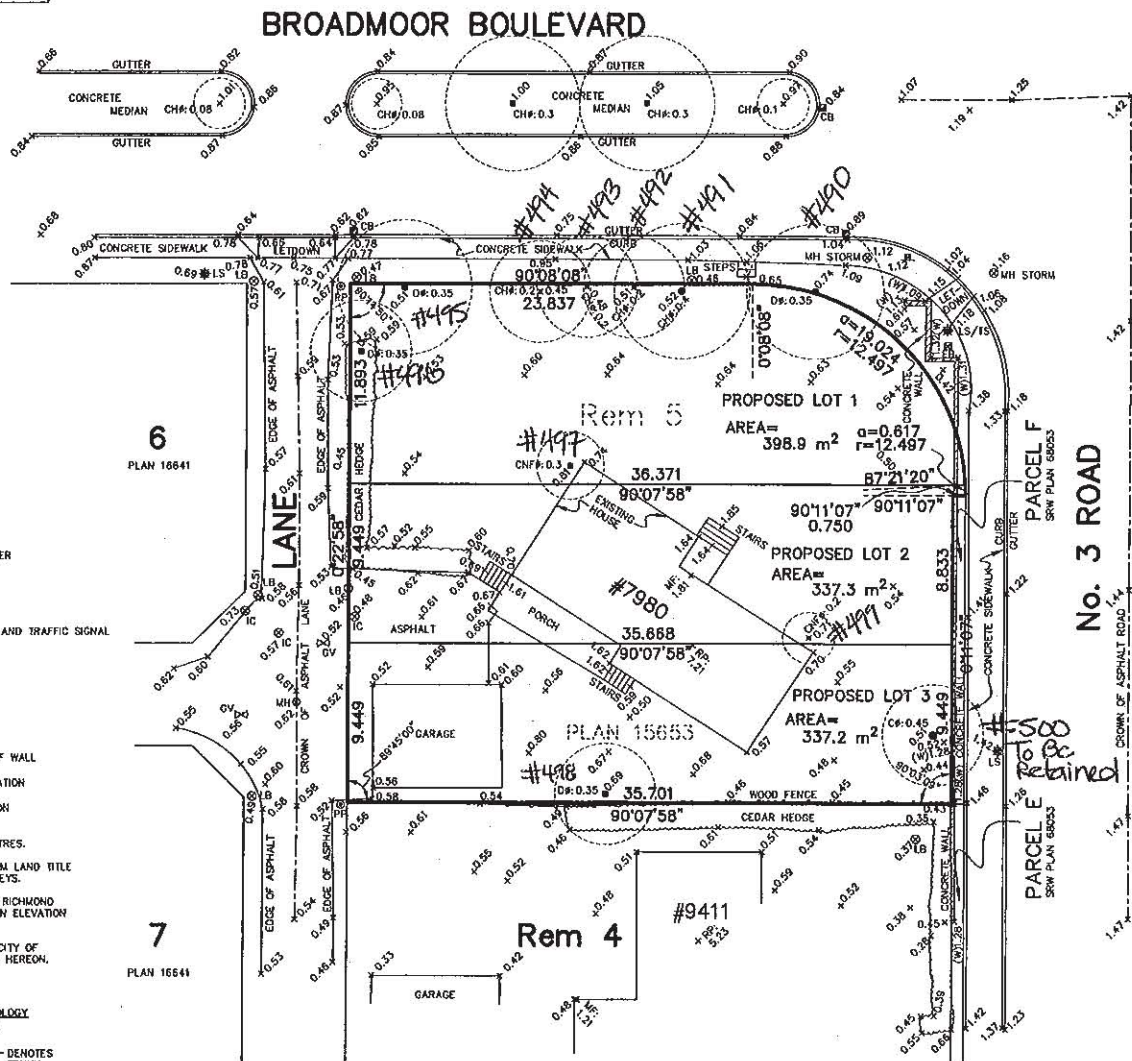
LEGEND:

- CB DENOTES CATCH BASIN
- EB DENOTES ELECTRICAL BOX
- FH DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- LS/TS DENOTES LAMP STANDARD AND TRAFFIC SIGNAL
- MH DENOTES MANHOLE
- PP DENOTES POWER POLE
- SL DENOTES SIGN
- WV DENOTES WATER VALVE
- (W) DENOTES ELEVATION TOP OF WALL
- WF DENOTES MAIN FLOOR ELEVATION
- RP DENOTES ROOF PEAK ELEVATION

DIMENSIONS AND ELEVATIONS ARE IN METRES.
PROPERTY DIMENSIONS ARE DERIVED FROM LAND TITLE
OFFICE RECORDS AND LEGAL FIELD SURVEYS.
ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND
HPM MONUMENT #202 (77114623) WITH AN ELEVATION
OF 1.452 METRES.
ALL DESIGNATED TREES AS DEFINED BY CITY OF
RICHMOND BYLAW NO. 6057, ARE SHOWN HEREON.

TREE SYMBOLOGY

- CB DENOTES TREE TYPE
- C DENOTES CEDAR TREE
- D DENOTES DECIDUOUS TREE
- CH DENOTES CHERRY TREE
- CHF DENOTES CONIFEROUS TREE
- CH#0.3 DENOTES TRUNK DIAMETER



* TREES #490-499 To Be Removed

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 16338-TPQ-1.DWG

R-10-16338-TPQ-1

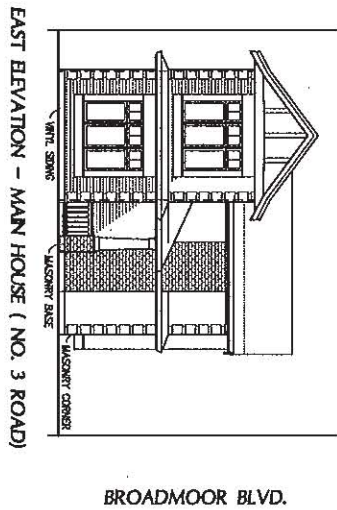
CLIENT REF: IVAN CHEN

APRIL 21, 2010 (ADDED NEW LOT LAYOUT)
DATE OF SURVEY:
31st DAY OF MARCH, 2010

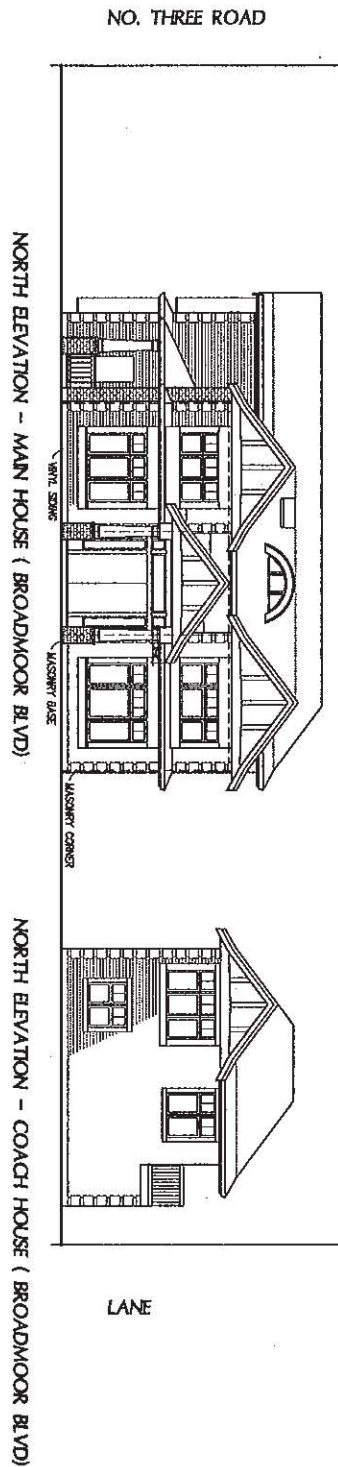
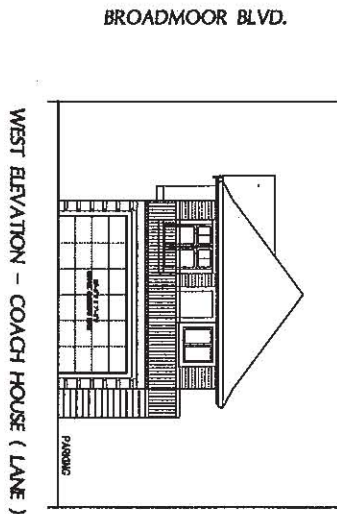
W.P. Wong
B.C. LAND SURVEYOR (#692)
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

PH 32

PRELIMINARY
CONCEPTUAL
ELEVATIONS
(CORNER LOT)



BROADMOOR BLVD.



* PERMIT PLANS
TO COMPLY WITH
ZONING & ALL
CITY REGULATIONS

<p>Sheet No. R22</p> <p>Revision No. 5</p>	<p>Project Title PROPOSED REZONING & SUBDIVISION 2080 BROADMOOR BOULEVARD RICHMOND, B.C.</p> <p>Sheet Title ELEVATIONS</p>	<p>No. Date Revision</p> <p>1. 04/10 FOR REZONING/SUBDIVISION</p> <p>2. 04/11 STAR OF COACH HOUSE</p>
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CAD LAB
cadlab design and development, inc.
tel: (604) 616-3223 fax: (604) 241-9388
email: cadlabdesign@gmail.com

PRELIMINARY
CONCEPTUAL
LANDSCAPE
PLAN
(CORNER LOT)

* PERMIT PLANS
TO COMPLY WITH
ZONING & ALL
CITY REGULATIONS

Rezoning Considerations

7980 Broadmoor Boulevard RZ 10-529089

Prior to final adoption of Zoning Amendment Bylaw 8765, the following items are required to be completed:

1. Submission of a Landscape Plan for the proposed three (3) lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan must:
 - Comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
 - Include a mix of coniferous and deciduous trees;
 - Include the dimensions of tree protection fencing required around the Sawara False Cypress tree (Tree # 500) located in the front yard of the proposed south lot (i.e. a minimum of 3 m from the base of the tree);
 - Include a cross-section detail illustrating how the proposed grading between the new building and the street will be treated on the proposed south lot (i.e. the existing grade must be maintained within the Tree Protection Zone of Tree # 500); and
 - Include the nine (9) required replacement trees with the following minimum sizes:

# of Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
2	10 cm		5.5 m
6	8 cm		4 m
1	6 cm		3.5 m

2. City acceptance of the developer's voluntary contribution of \$1500 to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
3. City acceptance of the developer's voluntary contribution of \$1000 towards a special crosswalk upgrade with Accessible Pedestrian Signal at the intersection of Broadmoor Boulevard and No. 3 Road.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the Sawara False Cypress tree (Tree # 500) to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at which stages of development), 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 \$1000 for the Sawara False Cypress tree (Tree # 500) to be retained.
6. Registration of a 2 m wide Public Right-of-Passage (PROP) Right-of-Way (ROW) along the east property line for future road widening and frontage improvements. As part of the provision of the right-of-way the applicant is to confirm whether Parcel F of the Explanatory Plan of Right-of-Way 68053 exists as a "parcel" and if so, to dedicate it as road.
7. Registration of a flood indemnity covenant on Title.

8. Registration of a legal agreement on title for the proposed corner lot to ensure that the only means of vehicle access is to the existing rear lane and that there be no access to Broadmoor Boulevard.

Prior to Demolition stage, the applicant will be required to:

- Install tree protection fencing required around the Sawara False Cypress tree (Tree # 500) located in the front yard of the proposed south lot at a minimum of 3 m from the base of the tree.

Tree protection fencing must be installed to City standard and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage, the applicant will be required to:

- Enter into a standard Servicing Agreement for the design and construction of lane improvements along the entire west property line, including but not limited to: storm sewer, sand/gravel base, rollover curb and gutter (both sides), asphalt pavement, lane lighting, and servicing costs. The design and related calculations for upgrading the existing storm sewer as identified in the approved Capacity Analysis must be included in the Servicing Agreement drawings, along with the frontage improvements on Broadmoor Boulevard;
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fees; and,
- Provide underground Hydro, Telephone, and Cable services to each proposed lot.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date



City of
Richmond

Bylaw 8765

**Richmond Zoning Bylaw 8500
Amendment Bylaw 8765 (RZ 10-529089)
7980 BROADMOOR BOULEVARD**

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

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

P.I.D. 003-443-311

LOT 5 EXCEPT: FIRSTLY PART SUBDIVIDED BY PLAN 16641 AND
SECONDLY PARCEL F (STATUTORY RIGHT OF WAY PLAN 68053)
BLOCK A SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 15653

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8765**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 27 2011



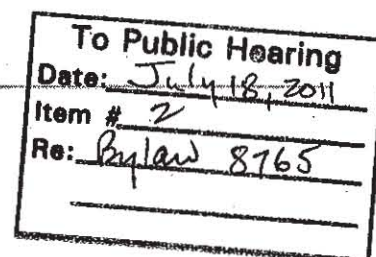
MAYOR

CORPORATE OFFICER

PH - 37

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 11, 2011 9:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #563)
Categories: 12-8060-20-8765

**Send a Submission Online (response #563)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/11/2011 9:29:50 AM

Survey Response

Your Name:	Bev Green
Your Address:	9791 Bates Rd.
Subject Property Address OR Bylaw Number:	8765
Comments:	7980 Broadmoor Blvd. I do not approve of any amendmentt that would allow coach houses inside the sub-division i.e. Broadmoor Blvd. The by-law should remain as is with coach houses only allowed on main roads, i.e. No. 3





City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** May 10, 2011
From: Brian J. Jackson, MCIP **File:** RZ 08-422838
Director of Development
Re: **Application by Matthew Cheng Architect Inc. for Rezoning at 9731 and 9751 Cambie Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Bylaw No. 8768, for the rezoning of 9731 and 9751 Cambie Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", 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

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 9731 and 9751 Cambie Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 12 townhouse units on the site. A preliminary site plan, building elevations, and landscape plan 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 and East: A townhouse complex with 34 two-storey townhouse units at 9800 Kilby Drive, zoned Low Density Townhouses (RTL1);

To the West: A 3 m wide public walkway connecting McKay Drive with Cambie Road. Further west, are single-family dwellings on lots zoned Single Detached (RS1/B) fronting McKay Drive; and

To the South: Across Cambie Road, large single-family lots in an area designated Community Institutional, and a neighbourhood commercial building at the corner of No. 4 Road and Cambie Road, in an area designated Convenience Commercial.

Related Policies & Studies

West Cambie Area Plan

The subject property is located within the West Cambie Area, Schedule 2.11A of the Official Community Plan (OCP). The Land Use Map in the West Cambie Area Plan (**Attachment 4**) designates the subject property for "Residential" use. The proposed infill development fits well within the existing single-family and townhouse developments 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.

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. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw 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 Development Permit stage and incorporate the recommendations at the time of applying for a Building Permit.

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 \$25,040.

Public Input

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

Staff Comments

Ministry of Transportation (MOT) Approval

MOT approval is a condition of final approval for this site. Preliminary Approval has been granted by MOT for one (1) year.

Site Servicing

An independent review of servicing requirements (sanitary, 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 upgrade to the existing systems is required to support the proposed development. The existing sanitary connection at the rear can be removed via the engineered service connection design drawing phase.

Prior to final adoption, the developer is required to consolidate 9731 and 9751 Cambie Road into one (1) development parcel and provide a 2 m wide land dedication, plus a 2 m wide Public Rights-of-Passage (PROP) along the entire Cambie Road frontage for new boulevard and sidewalk.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement for the design and construction of frontage works across the entire Cambie Road frontage. Works included but not limited to removal of the existing sidewalk, construction of a new 1.5m wide sidewalk at the north edge of the required PROP, retention of the existing curb/gutter, and installation of a new tree and grass boulevard in between. Parks and Recreation

staff have confirmed that no upgrade is required on the existing public walkway to the west of the site.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. 17 bylaw-sized trees 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 five (5) trees and remove 12 bylaw-sized trees (see **Attachment 5** for a Tree Preservation Plan).

Tree Health / Location	Number of Trees	Number of Trees To be Retained	Number of Trees To be Removed	Comments
On-site trees in excellent condition	1	0	1	Proposed tree removal due to poor condition (9 trees) and conflict with the proposed development on site (2 trees). The applicant is proposing to retain two (2) trees in the proposed amenity area.
good condition	3	2	1	
fair condition	2	0	2	
poor condition	6	0	6	
On-site trees that are dead	1	0	1	
Total Number of Trees On-Site	13	2	11	
On City Boulevard or Proposed Road Dedication Area	2	1	1	The applicant is proposing to retain one (1) tree along the Cambie Road frontage. Future sidewalk to wind away from bases of tree. Parks concurred with the removal of the Mountain Ash trees due to poor condition; no compensation is required.
Off-Site (9800 Kilby Drive)	2	2	0	The applicant is required to protect two (2) Oak trees on the adjacent site. Tree Fencing will be required.
Total	17	5	12	

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 22 replacement trees are required for the removal of eleven (11) on-site trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 26 replacement trees on-site. 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. \$12,000) to ensure the replacement planting will be provided.

In order to ensure that the Douglas Fir tree and the Western Red Cedar tree located within the proposed amenity area will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$6,000 tree survival security. The City will retain 50% of the

security until the proposed landscaping is planted on-site. The City will retain the remaining 50% of the security for one (1) year after inspection of the completed landscaping to ensure that the protected trees have survived. In addition, a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to final adoption of the rezoning bylaw. Tree protection barriers, as per the Tree Retention Plan (**Attachment 5**), must be installed on-site prior to any construction or demolition works commencing.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 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 Public Art Program Policy does not apply to residential projects containing less than 20 units.

Analysis

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan (Schedule 2.11A) in terms of land use and character within the Oaks neighbourhood. 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. The proposed height, scale and setbacks respect the massing of the existing two-storey single-family and multi-family developments to the north, east and west. Wider setbacks (approximately 4.5 m vs. the required 3.0 m) are proposed to minimize shadow casting onto the neighbours' yards. The street fronting building is designed to step-down to two (2) storeys at either ends to provide a better transition to the existing two-storey townhouses to the east, the proposed three-storey townhouses on-site, and the existing two-storey single-family homes to the west, along Cambie Road. The proposed massing will be controlled through the Development Permit process.

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 sixteen (16) tandem parking spaces in eight (8) of the 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

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). 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;
- 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;
- Review of the location and design of the convertible unit and other accessibility features;
- Landscaping design and enhancement of the outdoor amenity area to maximize use; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatments.

Financial Impact or Economic Impact

None.

Conclusion

The proposed townhouse development is consistent with the objectives of the West Cambie Area Plan (Schedule 2.11A) 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)

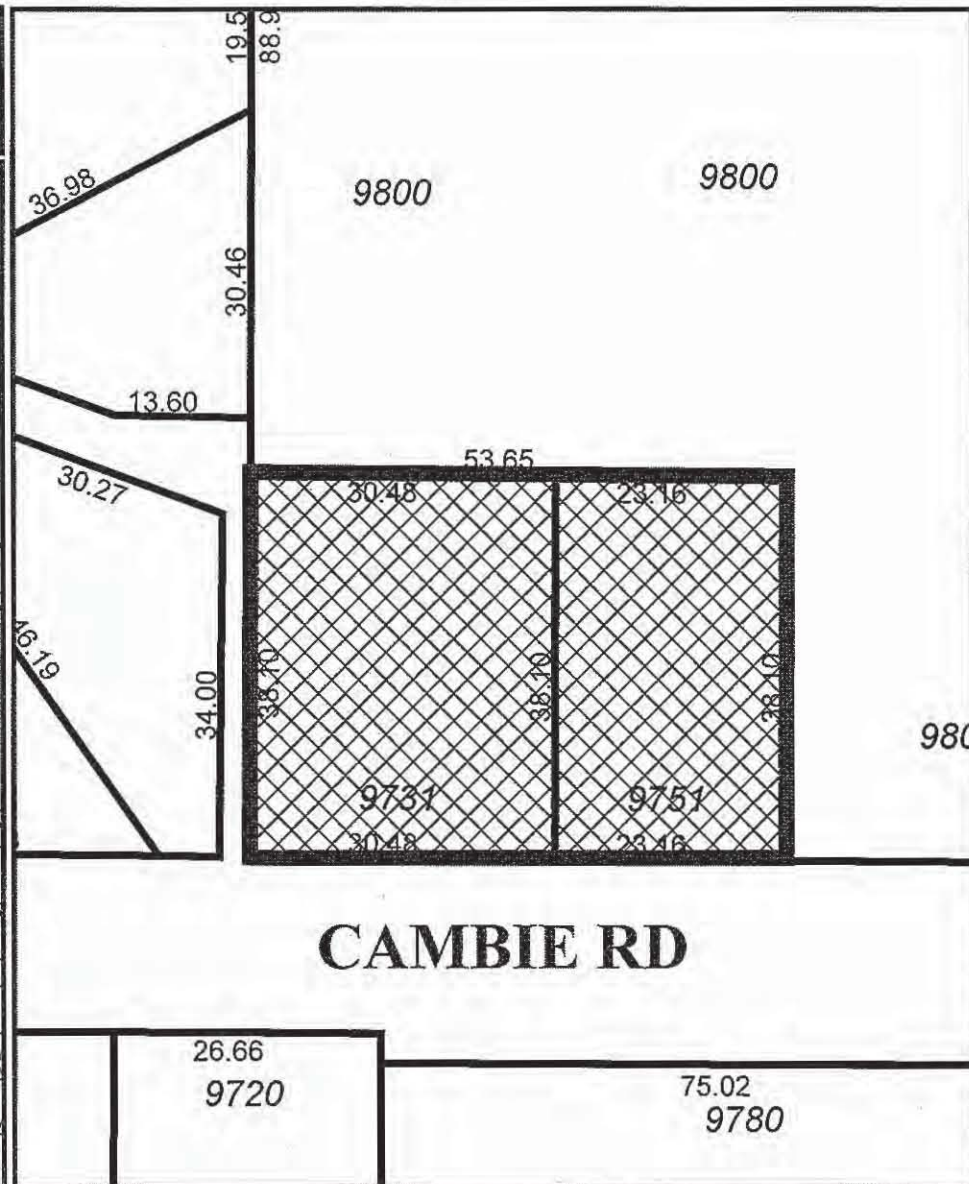
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Attachments:

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



City of Richmond



PH-45



RZ 08-422838

Original Date: 05/29/08

Revision Date: 05/10/11

Note: Dimensions are in METRES

ATTACHMENT 1



RZ 08-422838

Original Date: 06/02/08

Amended Date: 05/10/11

Note: Dimensions are in METRES

PH 46



**MATTHEW CHENG
ARCHITECT INC.**

1200 SHEPPARD AVENUE EAST
SUITE 200, SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-7339
WWW.MATTHEWCHENGARCHITECT.COM

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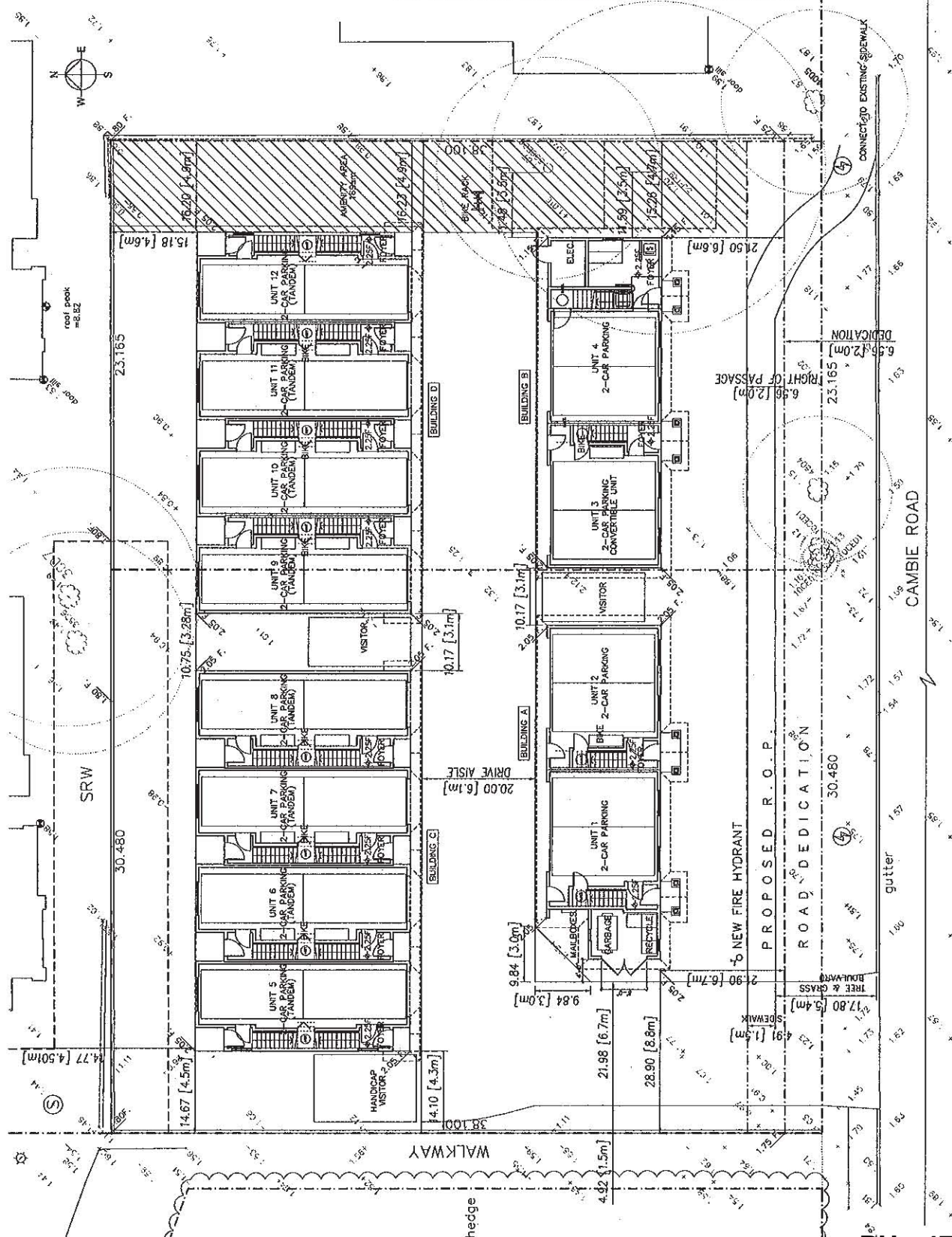
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12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

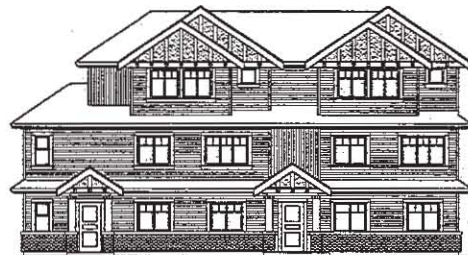
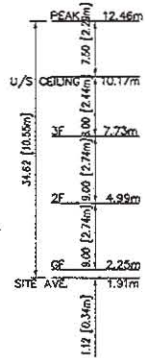
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1:200
1:500
1:1000
1:2000
1:5000
1:10000

- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS.
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.

SITE PLAN

#1



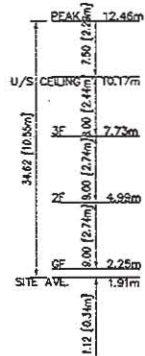


BUILDING A SOUTH ELEVATION



BUILDING B SOUTH ELEVATION

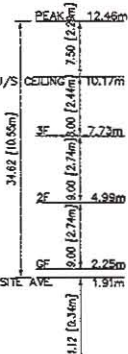
- ASPHALT SHINGLES
- 2x6 WOOD TRIM @ 24" O.C.
- HARDIE PANEL WITH STUCCO FINISH
- 6x6 WOOD DENTIL
- DOUBLE GLAZED VINYL WINDOW
- 4" EXPOSED FACE HARDIE LAP SIDING
- VERTICAL HARDIE SIDING
- 2x6 WOOD TRIM
- FACE BRICK



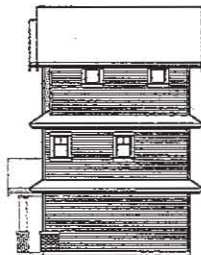
BUILDING B NORTH ELEVATION



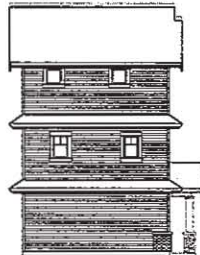
BUILDING A NORTH ELEVATION



BUILDING A WEST ELEVATION



BUILDING A EAST ELEVATION



BUILDING B WEST ELEVATION



BUILDING B EAST ELEVATION

HARDIE BOARD	BM 2141-40
4" HARDIE SIDING	BM 2141-40
TRANS/FASCIAS	BM 2110-10
ENTRY DOOR	BM OC-107
WINDOW FRAME	BM 2116-10
ASPHALT SHINGLES	BEIGE
GARAGE DOOR	MALARKEY'S HIGHLANDER
	STORM GRAY
	BM OC-107



MATTHEW CHENG
ARCHITECT INC.

100-307-4778 (V) 100-4778 (F)
 VANCOUVER, BC V6V 1C9
 TEL: 604-271-1012 FAX: 604-271-1012
 E-MAIL: matthew@matthewcheng.ca

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No Date Revision
 02 10/28/11 ADP REVIEW
 03 04/05/11 ADP REVIEW
 03 05/05/11 ADP REV

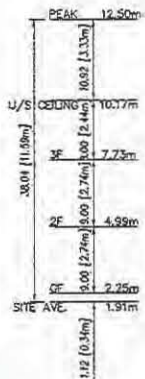
Comments

Project Title
 12-UNIT TOWNHOUSE
 DEVELOPMENT
 9731 & 9751
 CAMBIE ROAD
 RICHMOND, B.C.

Sheet Title
 ELEVATIONS

Client
 MC
 Designer
 MC
 Scale
 1/8" = 1'-0"
 Project Number

Revision Date 2011/04/03
 Print Date 2011/04/03
 Draw No. #4a



BUILDING C SOUTH ELEVATION



BUILDING D SOUTH ELEVATION

- ASPHALT SHINGLES
- 2x6 WOOD TRIM @ 24" O.C.
- HARDIE PANEL WITH STUCCO FINISH
- 6x6 WOOD DENTIL
- DOUBLE GLAZED VINYL WINDOW
- VERTICAL HARDIE SIDING
- 4" EXPOSED FACE HARDIE LAP SIDING
- 2x4 WOOD TRIM
- FACE BRICK

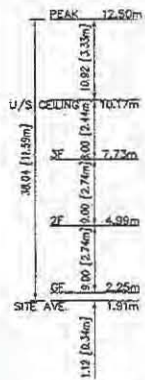


MATTHEW CHENG
ARCHITECT INC.

11440 47th Ave, Unit 200
Richmond, BC V6X 2P3
Tel: 604-271-1144 Fax: 604-271-1145
Cell: 604-271-1146 Email: mch@matthewcheng.ca

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No. Date: 1/12/11
By: MCH
Check: MCH
Date: 1/12/11



BUILDING D NORTH ELEVATION



BUILDING C NORTH ELEVATION

HARDIE BOARD	BM 2141-40
4" HARDIE SIDING	BM 2141-40
TRIMS/FASCIAS	BM 2110-10
ENTRY DOOR	BM 2116-10
WINDOW FRAME	BM 2116-10
ASPHALT SHINGLES	BM 2116-10
GARAGE DOOR	BM 2116-10

Comments:

Project Title
12-UNIT TOWNHOUSE
DEVELOPMENT
9731 & 9751
CAMBIE ROAD
RICHMOND, B.C.

Sheet Title
ELEVATIONS

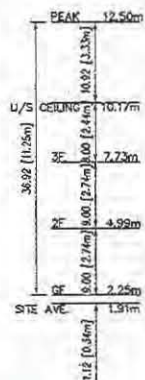
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HC
Checked:
MC

Scale:
1/8" = 1'-0"

Project Number:

Revision Date:
2011/04/13
Print Date:
2011/04/13

Doc. No.
#4b



BUILDING C WEST ELEVATION



BUILDING C EAST ELEVATION



BUILDING D WEST ELEVATION



BUILDING D EAST ELEVATION

[illegible]

A member of
J.D. Eckert & Associates Ltd.
Subject: Corroded Milk Containers

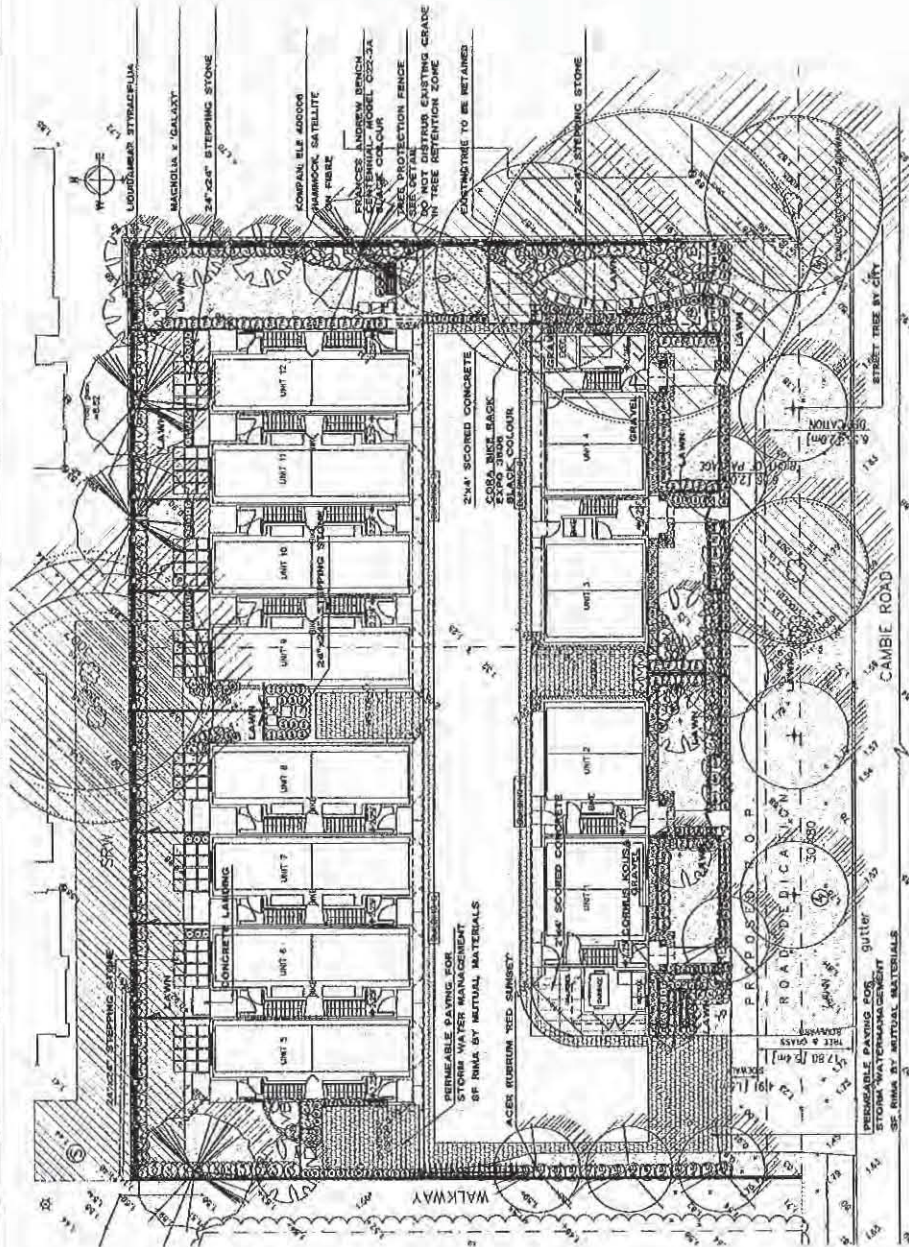
State CT100-1165 888 Client Sales
Inventory, British Columbia
VSC 0030
© 2000 VSC, INC. 4-875-3728

PROJECT:
**12 UNIT TOWNHOUSE
DEVELOPMENT**
9751, 9751 CAMBIE ROAD
RICHMOND, BC

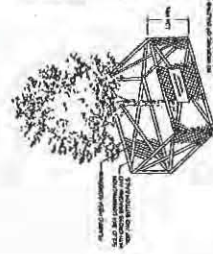
LANDSCAPE
PLAN

DATE: 03/14/2010	ISSUED IN: 17
BOOK: 1	
ISSUED TO: 1	

CHART NO.	OFF #
DWG PROJECT NUMBER	NO-237



Year	Number of students	Number of teachers	Number of classes
1990	100	10	10
1991	110	11	11
1992	120	12	12
1993	130	13	13
1994	140	14	14
1995	150	15	15
1996	160	16	16
1997	170	17	17
1998	180	18	18
1999	190	19	19
2000	200	20	20



True Religion have to be a minimum of 10' away from trunk of existing tree.

1 TREE PROTECTION SAFETY

[illegible]



City of Richmond

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

Development Application Data Sheet

RZ 08-422838

Attachment 3

Address: 9731 and 9751 Cambie Road

Applicant: Matthew Cheng Architect Inc.

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

	Existing	Proposed
Owner:	0828329 B.C. Ltd.	No Change
Site Size (m²):	2,043.9 m ²	1,938.5 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
Number of Units:	12	12
Other Designations:	N/A	No Change

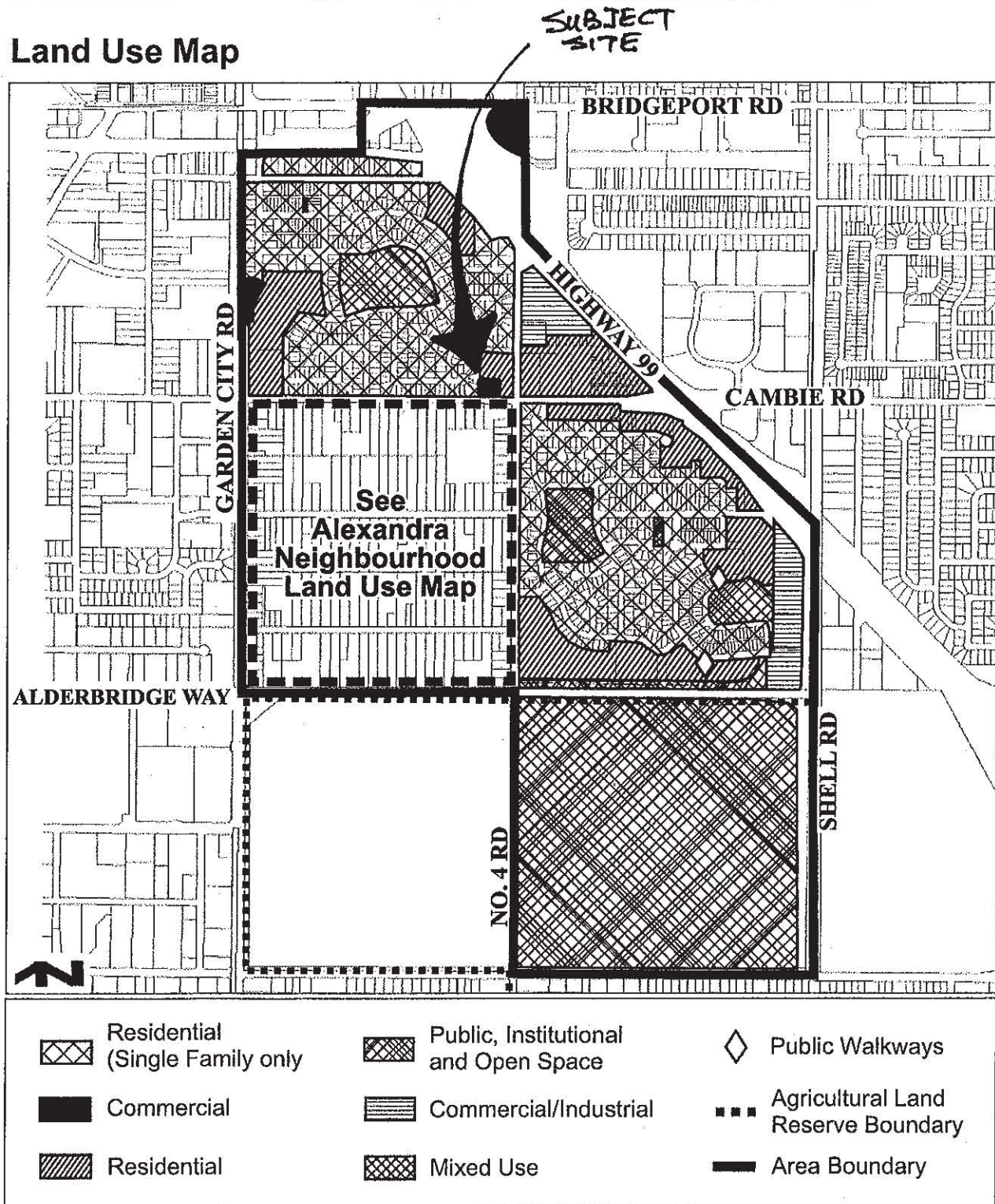
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	25 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6 max.	none permitted
Lot Coverage – Building:	Max. 40%	36%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	58%	none
Lot Coverage – Landscaping:	Min. 30%	31%	none
Setback – Front Yard (m):	Min. 6 m	6.6 m	none
Setback – Side Yard (East) (m):	Min. 3 m	4.7 m	none
Setback – Side Yard (West) (m):	Min. 3 m	4.5 m	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.59 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 30 m deep	Approx. 53.65 m wide x 38.10 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:	27	27	none
Tandem Parking Spaces:	not permitted	16	variance requested
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$12,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 12 units = 72 m ²	169 m ² min.	none

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

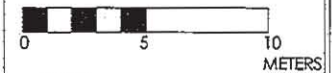
City of Richmond

Land Use Map



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

ISSUED: 30 MARCH 2011
SCALE: 1/16" = 1' - 0"
11" x 17" SHEET @ 100%



DO NOT SCALE PLAN.

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

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

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

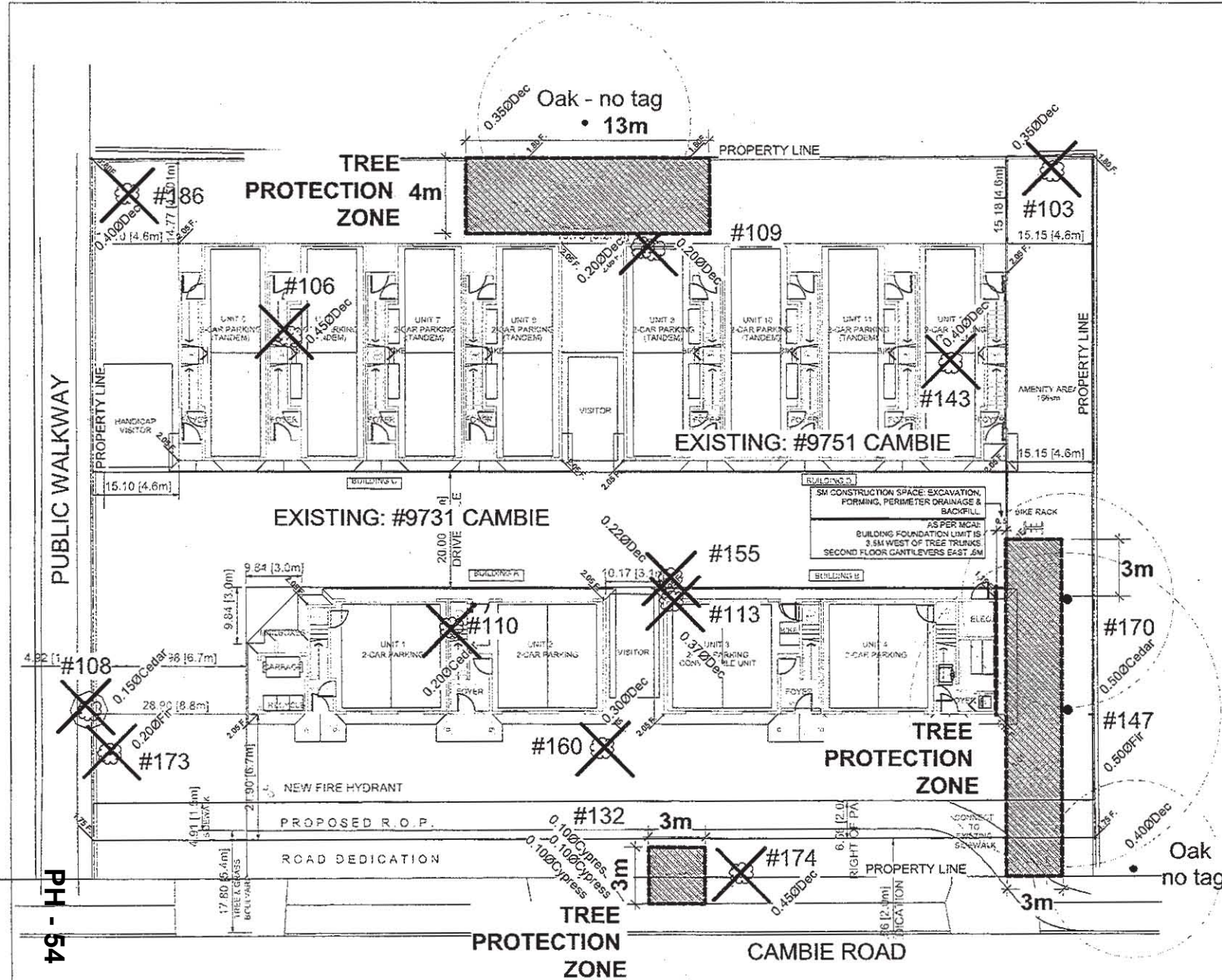
REFER TO ARBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

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

X DENOTES TREE TO BE REMOVED. SEE ORIGINAL ARBORIST REPORT OF 2 FEB 2010.

TREE PROTECTION PLAN
9731 & 9751 CAMBIE RD
Richmond, BC



Rezoning Considerations

9731 and 9751 Cambie Road

RZ 08-422838

Prior to final adoption of Zoning Amendment Bylaw 8768, the developer is required to complete the following:

1. Consolidation of all the lots (9731 and 9751 Cambie Road) into one development parcel (which will require the demolition of the existing dwellings).
2. 2.0 m road dedication along the entire Cambie Road frontage.
3. The granting of a 2.0 wide Public Rights-of-Passage (PROP) right-of-way along the entire new south property line for new boulevard and sidewalk.
4. Registration of a flood indemnity covenant on Title.
5. Registration of an Aircraft Noise Sensitive Land Use Covenant on Title.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$25,040) to the City's Affordable Housing Reserve Fund.
7. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the Douglas Fir tree and the Western Red Cedar tree, located along the east property line, to be retained on-site. 50% of the security will be released upon completion of the proposed landscaping works on site (design as per Development Permit for 9731 and 9751 Cambie Road). The remaining 50% of the security will be release one year after final inspection of the completed landscaping in order to ensure that the trees have survived.
8. Issuance of a separate Tree Cutting Permit for the removal of one (1) Mountain Ash tree located in front of the site. The City's Parks Division has reviewed the proposed tree removal and concurs with it. No compensation is required.
9. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
10. Ministry of Transportation and Infrastructure (MOTI) approval.
11. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$12,000 (\$1,000 per unit).
12. Registration of a covenant prohibiting the conversion of parking area into habitable space.
13. Submission and processing of a Development Permit application* to the acceptance of the Director of Development.

Prior to issuance of Demolition Permit:

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

Prior to issuance of Building Permit:

1. Enter into a Servicing Agreement* for the design and construction of beautification treatment to the road frontage. Beautification works including but not limited to removing the existing sidewalk, replacing it with a new 1.5 m wide sidewalk at the north boundary of the PROP, retaining existing curb/gutter, and providing a new treed and grassed boulevard in between. It is noted that the new sidewalk must be designed to meander around the protected tree along Cambie Road. All works at developer's sole cost.
2. 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 8768

Richmond Zoning Bylaw 8500 Amendment Bylaw 8768 (08-422838) 9731 AND 9751 CAMBIE ROAD

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

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

P.I.D. 006-542-654

Lot 47 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

and

P.I.D. 006-542-646

Lot 46 Section 27 Block 5 North Range 6 West New Westminster District Plan 30892

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8768"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

JUN 27 2011



MAYOR

CORPORATE OFFICER