



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

Monday, July 21, 2014 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8789 (RZ 10-552482)**
(File Ref. No. 12-8060-20-008789; RZ 10-552482) (REDMS No. 4235324)

PH-5

[See Page PH-5 for full report](#)

Location: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909
Applicant: Tien Sher Land Investment Group Ltd.
Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided into seven (7) single-family residential lots.

First Reading: July 25, 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.

Page

Council Consideration:

1. Action on third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9136 (RZ 13-649999)**

(File Ref. No. 12-8060-20-009136; RZ 13-649999) (REDMS No. 4160454)

PH-32

[See Page PH-32 for full report](#)

Location: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road

Applicant: Am-Pri Developments (2012) Ltd.

Purpose: To:

- a) amend the “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” zone to reduce the minimum front yard setback for the subject properties, from 5.0 m to 4.5 m; and
- b) rezone the subject property from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”, to permit development of approximately 96 three storey townhomes.

First Reading: June 9, 2014

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9136.



Page

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9138 (RZ 13-643436)**

(File Ref. No. 12-8060-20-009138; RZ 13-643436) (REDMS No. 4236626)

PH-102

See Page **PH-102** for full report

Location: 3471 Chatham Street

Applicant: Cotter Architects Inc.

Purpose: To create a new site specific “Commercial Mixed Use (ZMU26) – Steveston Village” zone and to rezone the subject property from the “Steveston Commercial (CS3)” zone to a new “Commercial Mixed Use (ZMU26) – Steveston Village” zone, in order to permit development of a three-storey building with approximately 10 residential units and 324 m² (3,485 ft²) commercial space.

First Reading: June 23, 2014

Order of Business:

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

PH-189 (a) Brent Greig, 3646 Garry Street

PH-191 (b) Ed Katai, 11211 2nd Avenue

PH-192 (c) George and Nadyne Montgomery, 4171 Tucker Avenue

PH-194 (d) Brian and Wendy Oseki, 11220 7th Avenue

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9138.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9157 (RZ 13-650616)**

(File Ref. No. 12-8060-20-009157; RZ 13-650616) (REDMS No. 4245187)

PH-195

See Page **PH-195** for full report

Page

Location: 5280/5300 Moncton Street

Applicant: Barbara Stylianou

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

First Reading: June 23, 2014

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9157.

☐

ADJOURNMENT

☐



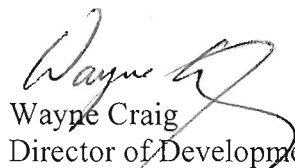
City of Richmond

Report to Committee Planning and Development Department

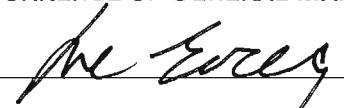
To: Planning Committee
From: Wayne Craig
Director of Development
Date: May 30, 2014
File: RZ 10-552482
Re: Application by Tien Sher Land Investment Group Ltd. for Rezoning at 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909 from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

1. That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909, be rescinded; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8789 be referred to the Monday, July 21, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Tien Sher Land Investment Group Ltd. has applied to the City of Richmond for permission to rezone 3391, 3411, 3451 No. 4 Road and Lot B, NWD Plan 14909 (Attachment 1) from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into seven (7) single-family residential lots (Attachment 2).

Background

BC Transportation Financing Authority (BCTFA) submitted an application in 2010 to rezone the subject site from “Single Detached (RS1/E)” to “Single Detached (RS2/B)” with an intention to subdivide the site into six (6) single-family residential lots all fronting Patterson Road. Council granted Second and Third Readings to the proposal on September 7, 2011. Tien Sher Land Investment Group Ltd. has recently acquired this site and is proposing to create a seven (7) lot subdivision under the same zoning (RS2/B); four (4) lots fronting on Patterson Road and three (3) lots fronting on Tuttle Avenue.

Due to the proposed changes to the lot configuration, revisions to a number of the rezoning consideration items are required. To provide a clear understanding of the changes, Attachment 3 included in this report will outline the required modifications and how they would affect this application.

Due to the proposed changes in lot orientation and the time since Public Hearing (September 7, 2011), staff recommend Council rescind third reading of Bylaw 8789 and the bylaw be referred to the July 21, 2014 Public Hearing. No changes to the content of the bylaw are required for the revised proposal (i.e., 7 lots instead of 6 lots). The applicant has been consulted on this matter and is aware a new Public Hearing is required.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

The subject site is bounded by Highway 99 to the north, Tuttle Avenue to the south, the No. 4 Road off-ramp to the east, and Patterson Road to the west. The surrounding area is an established residential neighbourhood (west of No. 4 Road) consisting predominantly of single-family dwellings on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Lot Size Policy 5413

The subject site is located within the area covered by Lot Size Policy 5413 (adopted by Council August 28, 1989) (Attachment 5), which permits rezoning and subdivision of lots in accordance with “Single Detached (RS2/B)” (minimum 12 m wide and 360 m² in area). This redevelopment proposal would be consistent with the Lot Size Policy, and the site could be subdivided into seven (7) lots, all of which could meet the RS2/B requirements.

Affordable Housing

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

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1.00 per square foot of building area for single-family developments (i.e. \$ 18,999.19).

Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on four (4) of the seven (7) future lots at the subject site, the applicant will be required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City’s Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204, and the Flood Management Strategy. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register an aircraft noise sensitive use covenant on title to address aircraft noise mitigation and public awareness, prior to final adoption of the rezoning bylaw.

Public Input

There were no concerns at the previous Public Hearing.

The applicant has forwarded confirmation that the wording on the development sign installed on site has been revised to reflect the new proposal of a seven (7) lot subdivision. Staff did not receive any written correspondence expressing concerns in association with the revised proposal.

Staff Comments

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in 2011, which identified 26 bylaw-sized trees on site. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist Report and concurred with the Arborist's recommendations to remove all trees identified on the Tree Survey except a Western Red Cedar tree located on the City boulevard along the Patterson Road frontage. A Tree Preservation Plan is included in Attachment 6. Among the 25 trees proposed for removal:

- Six (6) bylaw-sized trees are located on the City boulevard along the Patterson Road frontage. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works (including pavement widening and new sidewalk at property line) along Patterson Road. A cash compensation for the street tree removal in the amount of \$5,850 will be required.
- 19 bylaw-sized trees are located on the subject site, where:
 - Ten (10) trees have significant structural defects (cavities, trunk decay, previously topped or inclusions) such that they should not be considered for retention.
 - Seven (7) trees are either dead or dying; and
 - Two (2) trees are in good condition but warranted for removal due to their marginal form as a result of scaffold limbs, their close proximity to the proposed dwelling, and the 0.6 m grade change as a result of Flood Plain Bylaw requirements.

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

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
10	20-30 cm	20	6 cm		3.5 m
1	31-40 cm	2	8 cm		4.0 m
1	41-50 cm	2	9 cm		5.0 m
3	51-60 cm	6	10 cm		5.5 m
4	60 cm +	8	11 cm		6.0 m

tree. Tree protection fencing must be installed to City standards prior to any construction activities occurring on-site, and a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to final adoption of the rezoning bylaw. 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 Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the tree has survived.

Landscape Buffer

To provide an aesthetically pleasing edge along the No. 4 Road off-ramp and to enhance traffic noise attenuation, the applicant will install a landscape buffer along the east and north property line of the subject site. A preliminary plan for the landscape buffer is included in Attachment 7. The buffer will be 1.5 m wide and will be composed of a solid 1.8 m high concrete noise attenuation fence and continuous planting of trees and shrubs on the highway side of the fence. The combination of the fencing and landscaping will both screen the view of the highways and arterial roads from the proposed lots and partially mitigate noise generated by nearby traffic. Staff will work with the developer to fine tune the buffer plan to accommodate any grade changes as a result of Flood Plain Bylaw requirements.

Prior to final adoption of the rezoning bylaw, a final landscape plan and associated cost estimates, including installation costs, provided by the Landscape Architect, must be submitted. Registration of a restrictive covenant to identify the entire 1.5 m rear yard space as a buffer area is required to prevent the removal of the buffer landscaping. In order to ensure that this landscape buffer work is undertaken, the applicant has agreed to provide a landscaping security based on 100% of the cost estimate.

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interfaces will be treated, the applicant has submitted proposed building elevations (Attachment 8) for the corner lots (proposed Lot 5 and Lot 7 as shown in Attachment 2). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted preliminary landscape plans for the corner lots (Attachment 9). In order to ensure that this landscaping work is undertaken, the applicant has agreed to provide a landscape security based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Ministry of Transportation and Infrastructure (MOTI) Approval

MOTI approval is a condition of final approval for this site. No direct access to Highway 99 or the off-ramp is permitted.

Vehicle Access

Vehicular access to No. 4 Road is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222. The applicant is proposing to access the future lots from Patterson Road and Tuttle Avenue.

Site Servicing

An updated, independent review of servicing requirements (sanitary and water) has been conducted by the applicant's Engineering consultant based on the revised 7-lot proposal, which has been reviewed by the City's Engineering Department. The Capacity Analysis concludes that no upgrades are required to support the proposed development; however, the applicant is required to provide a new sanitary main to service the proposed lots:

- along the Patterson Road frontage, the sanitary main will be located within the roadway (i.e., west of the required curb and gutter).
- along the Tuttle Road frontage, an alignment underneath the required sidewalk can be explored. A 3.0 m wide Statutory Right-of -way (SRW) for utilities, to accommodate the sanitary main may be required. Details of the required utility SRW along Tuttle Avenue will be determined through the Servicing Agreement.

Prior to final adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the sanitary-main. The applicant is also required to discharge the existing SRW (Ref. BH88865) on Lot B and register a new SRW on title to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B.

The applicant is required to dedicate a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road / Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road / Tuttle Avenue intersection. Frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue will be required (as part of the Servicing Agreement, see Attachment 10 for details). All works are to be at developer's sole cost, and no Development Cost Charge credits will be available.

Subdivision

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

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5413 and is located within an established residential neighbourhood that has a strong presence of single-family lots zoned Single Detached (RS1/B):

There were no concerns at the previous Public Hearing and Council has granted Second and Third Readings to Bylaw 8789 (rezoning to RS2/B for a 6-lot subdivision) on September 7,

2011. While the proposal has been revised from a 6-lot subdivision to a 7-lot subdivision, no changes to Bylaw 8789 is required (still rezoning to RS2/B). Staff support the revised lot layout as it meets with the RS2/B requirements. All the relevant technical issues related to the proposed changes to the lot configuration have been addressed.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning to permit subdivision of three (3) existing large lot and a small remnant parcel into seven (7) medium sized lots complies with Lot Size Policy 5413 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is also consistent with the direction of redevelopment in the surrounding area. On this basis, staff recommend support of the application.

Council granted Second and Third Readings to the proposal on September 7, 2011. It is recommended that Third Reading to Zoning Bylaw 8500, Amendment Bylaw 8789 be rescinded and the Bylaw be referred to the July 21, 2014 Public Hearing.

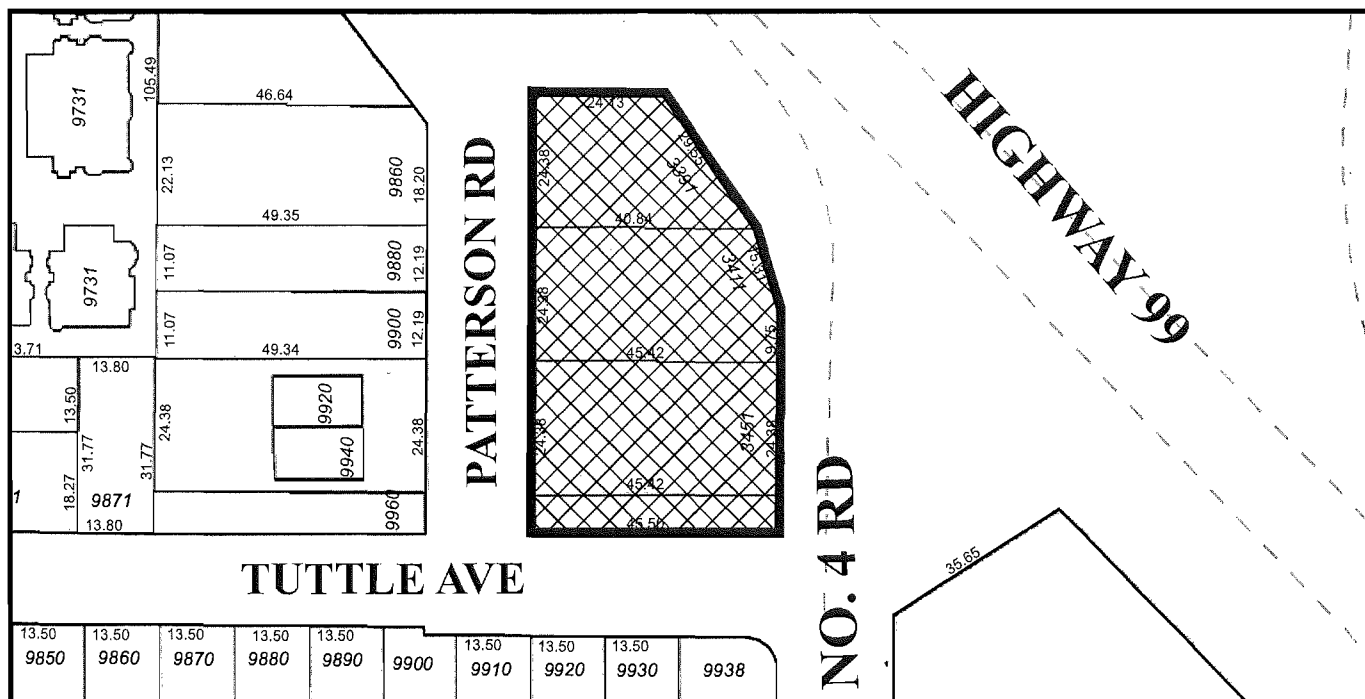
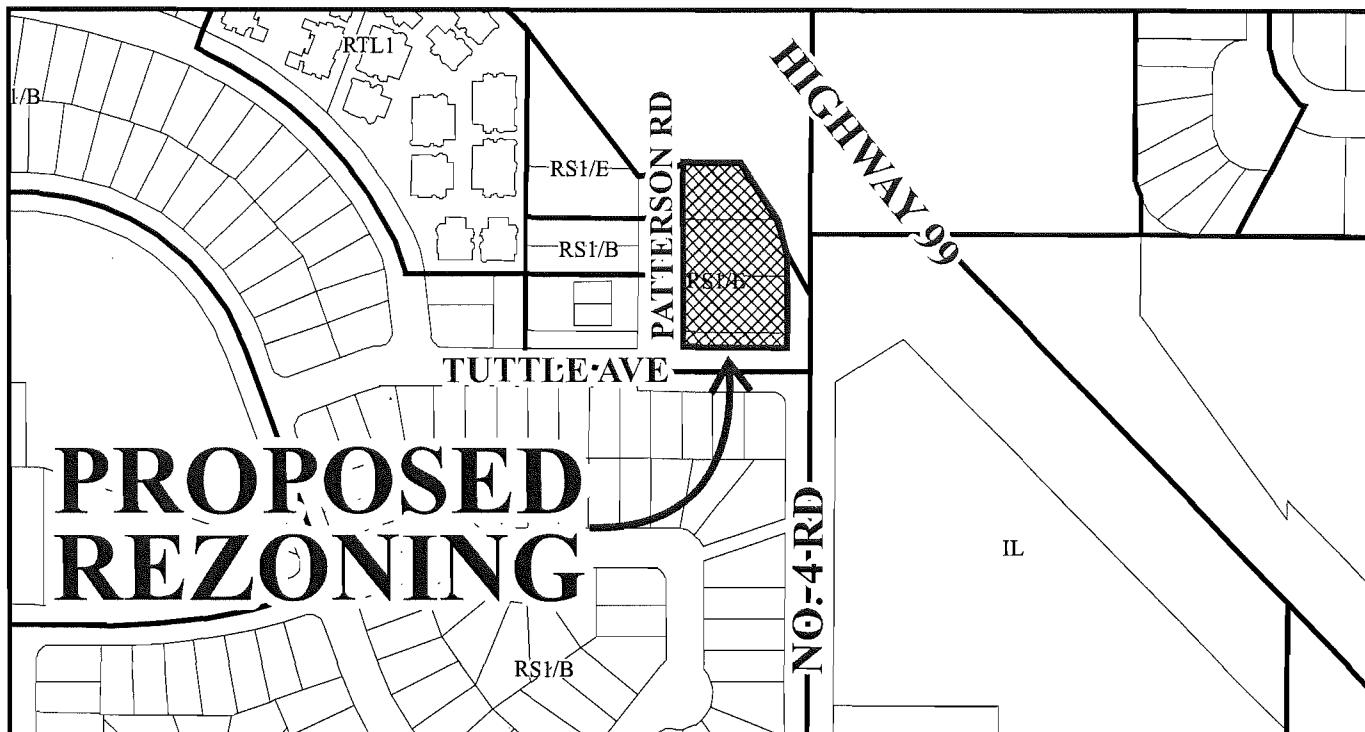


Edwin Lee
Planning Technician-Design

EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Applicability of Approved Conditions
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5413
- Attachment 6: Tree Preservation Plan
- Attachment 7: Preliminary Buffer Plan
- Attachment 8: Preliminary Building Elevations (Lot 5 & Lot 7)
- Attachment 9: Preliminary Landscape Plans (Lot 5 & Lot 7)
- Attachment 10: Rezoning Considerations

City of
Richmond



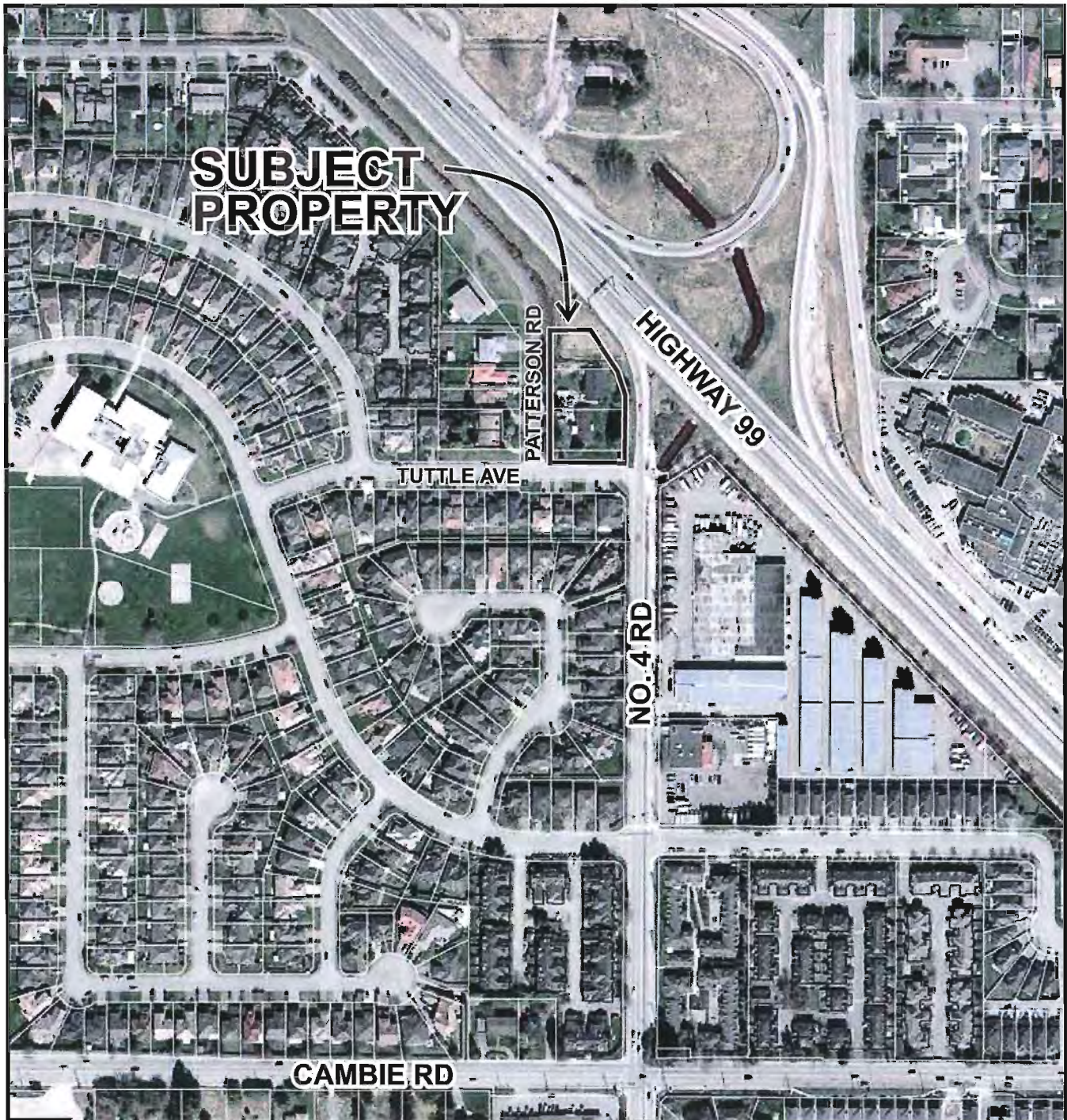
RZ 10-552482

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 10-552482

Original Date: 05/26/14

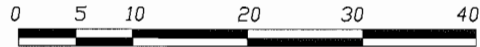
Revision Date:

Note: Dimensions are in METRES

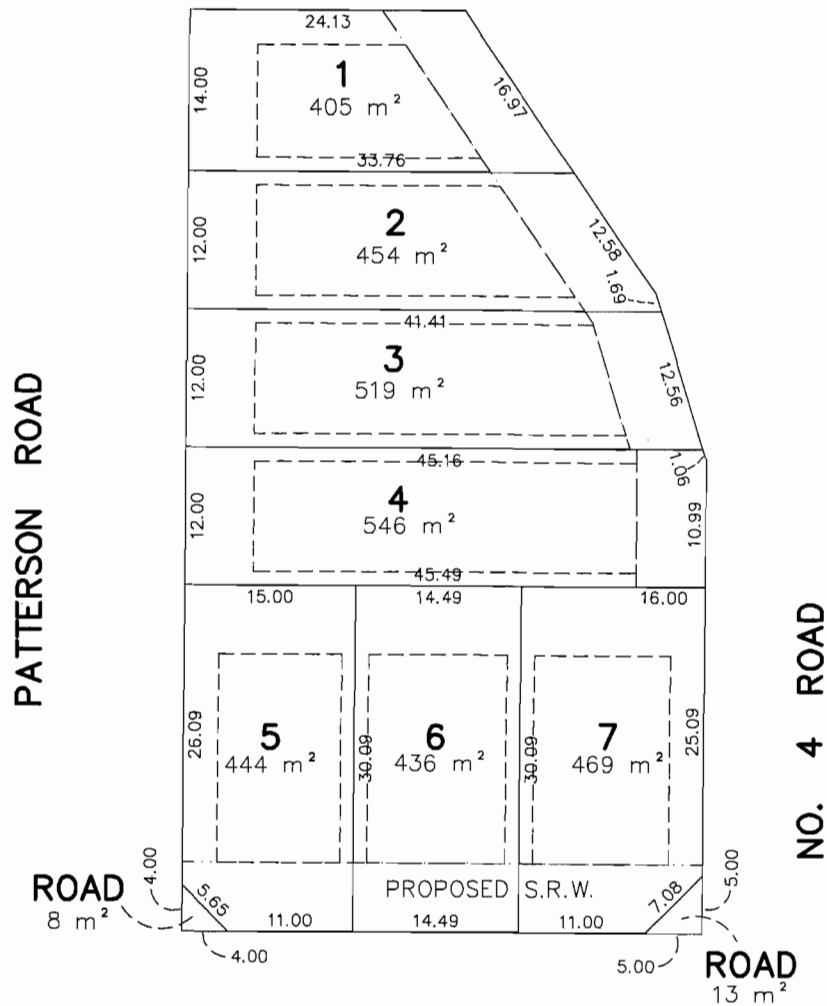
**PROPOSED SUBDIVISION PLAN OF LOTS A AND B PLAN 14909,
AND C AND D PLAN 15919. ALL EXCEPT: PART ON
STATUTORY RIGHT OF WAY PLAN 22045:
SECTION 27 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

3391-3451 NO. 4 ROAD
RICHMOND, B.C.
ZONING RS2/B

SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5417
Drawn By: MY

DWG No. 5417-PROSUB-02

PH - 14

JUNE 3RD, 2014.

Applicability of Approved Conditions for RZ 10-552482

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.	1. Still applies.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,136.60) to the City's Affordable Housing Reserve Fund. Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site.	2. Still applies; but based on the new proposal, the voluntary contribution amount is \$18,999.19. Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on four (4) of the seven (7) future lots at the subject site.
3. Registration of a flood indemnity covenant on Title.	3. Still applies.
4. Registration of an aircraft noise sensitive use covenant on Title.	4. Still applies.
5. Issuance of a separate Tree Cutting Permit for the removal of six (6) street trees along the site frontages. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$5,850 is required.	5. A separate permit is no longer required but the developer/contractor must contact Parks Division four (4) business days prior to the removal to allow proper signage to be posted. Voluntary contribution of \$5,850 to Parks Division's Tree Compensation Fund still applies.
6. City acceptance of the developer's offer to voluntarily contribute \$10,000 to the City's Tree Compensation Fund for the planting of 20 replacement trees within the City.	6. Still applies.
7. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,000 (\$500/tree) for the planting and maintenance of 18 replacement trees.	7. Still applies.
8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on City boulevard.	8. Still applies.

9. Submission of a Tree Survival Security to the City in the amount of \$6000 for the Western Red Cedar tree on the city boulevard along Patterson Road trees.	9. Still applies.
10. Registration of a legal agreement on title to identify the entire 1.5 m north side and rear yard space as a buffer area and to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed.	10. Still applies.
11. Submission of a Landscaping Security to the City of Richmond in the amount of \$35,508 for the buffer works as per the landscape plan prepared by Urban Systems, dated April 20, 2011, and attached to the Report to Committee dated June 24, 2011.	11. Still applies. Final landscape plan and cost estimates to be submitted prior to final adoption. Amount of landscaping security to be determined (based on 100% of the cost estimates including installation costs).
12. Provincial Ministry of Transportation & Infrastructure Approval.	12. Still applies.
13. Discharge a portion of the existing Statutory Right-of-Way (Ref. BH88865) on Lot B (except for a 3 m clearance from the existing watermain located in the eastern portion of Lot B).	13. Replace the existing SRW (Ref. BH88865) on Lot B with a new SRW to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B. Details of the required SRW to be determined through the Servicing Agreement.
14a. Granting of a 6.0 m wide Sanitary SRW along the rear property line.	14a. No longer applicable. Sanitary servicing will be through a new sanitary main located at the road frontages.
14b. Registration of a 1.5 m side yard setback covenant to address watermain capacity issue.	14b. No longer applicable based on updated FUS calculations.
14c. Enter into a Servicing Agreement for the design and construction of frontage improvements along the entire frontage on Patterson Road and Tuttle Avenue.	14c. Still applies and combined with item 13 in the new Rezoning Considerations letter.



RZ 10-552482

Attachment 4

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909

Applicant: Tien Sher Land Investment Group Ltd.

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Tien Sher Land Investment Group Ltd.	No Change
Site Size (m²):	3,291 m ² (35,425 ft ²)	Seven (7) lots – range from 405 m ² to 546 m ²
Land Uses:	Four (4) vacant lots	Seven (7) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	West Cambie Area Plan – Residential (Single Family only)	No change
702 Policy Designation:	Policy 5413 permits subdivision to "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	7
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Width:	Min. 12 m	12 m to 16 m	none
Lot Size:	Min. 360 m ²	405 m ² to 546 m ²	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: August 28, 1989

POLICY 5413

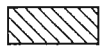
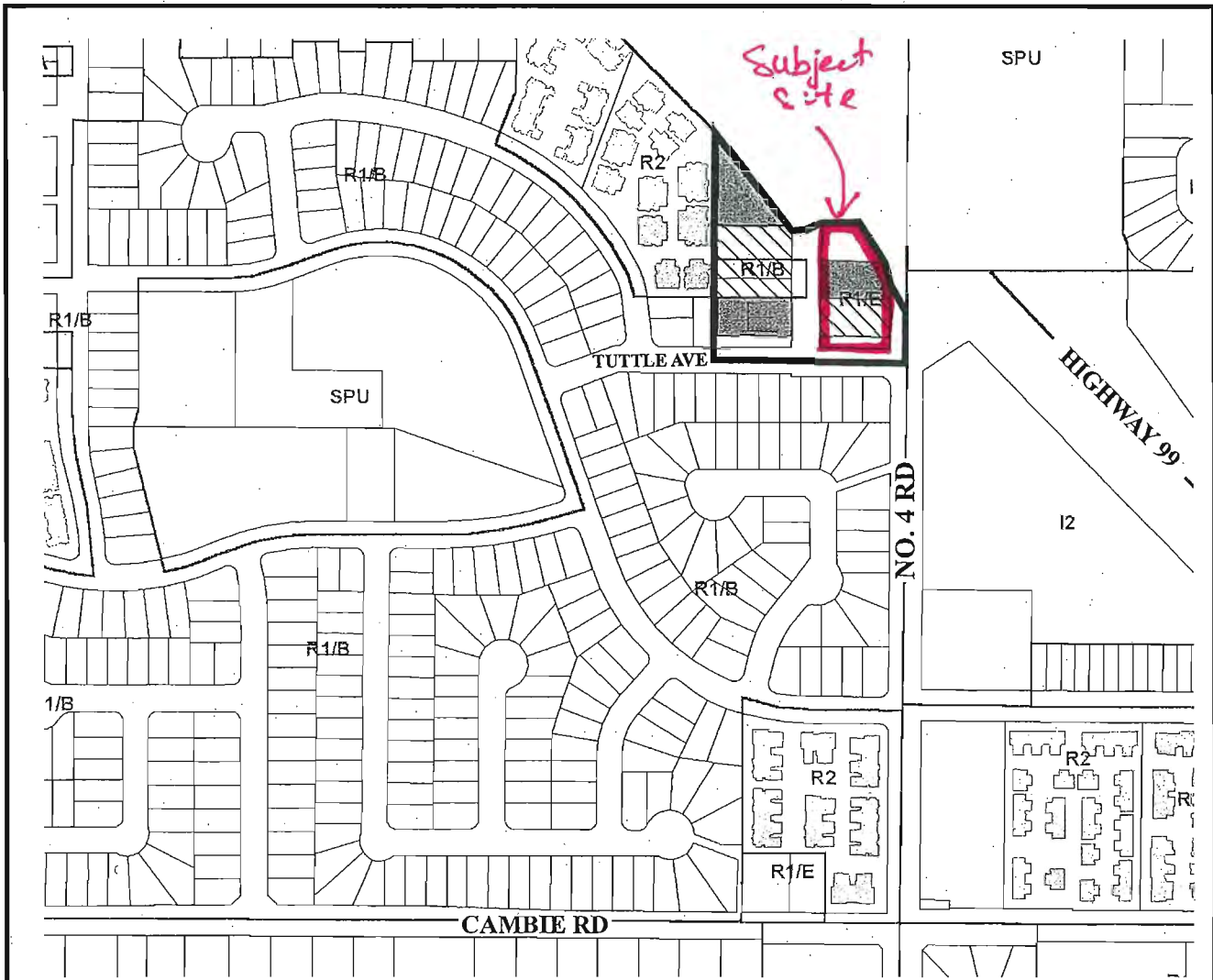
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6

POLICY 5413:

The following policy establishes lot sizes for the area bounded by properties on both sides of the **eastern end of Patterson Drive**, in a portion of Section 27-5-6:

1. All properties be permitted to subdivide as per Single-Family Housing District (R1/B), as per Zoning and Development Bylaw 5300.
2. Area boundaries are outlined on the accompanying plan.
3. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in Zoning and Development Bylaw 5300.



Subdivision permitted as per (R1/B) providing no direct accesses are created on to arterial roads.



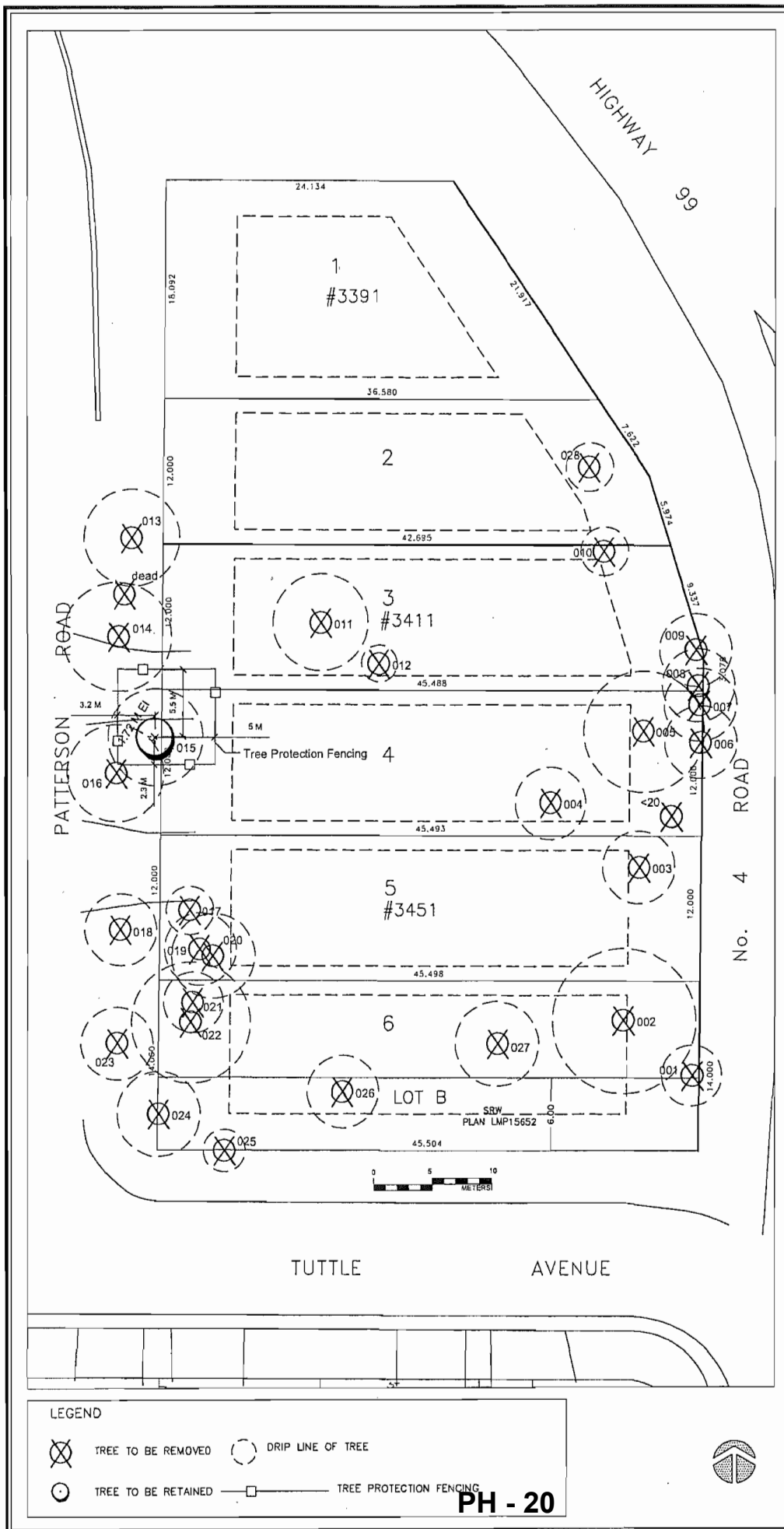
Duplexes eligible to be split into two lots.



POLICY 5413 SECTION 27, 5-6

Adopted Date: 08/28/89

Amended Date:



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 589-2888
Email: mfadum@fadum.ca

CLIENT

MINISTRY OF TRANSPORTATION
LAND MANAGEMENT BRANCH

FILE NO.

R2 10-552482

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN
3391/3411/3451 & LOT B.
NWD PLAN 14909
NO. 4 RD.,
URBAN SYSTEMS
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JAN411	SL	EDITS FROM FIELD WORK
2	JAN2511	SL	CITY COMMENTS
3	June 2011	MF	TREE 15 - RETAIN

NOTES:

REFER TO TREE ASSESSMENT
REPORT FOR TREE SPECIES
AND DATA

TREE 15 TO BE RETAINED.

LAYOUT AND CIVIL PLANS
PROVIDED BY URBAN SYSTEMS
LTD.

SURVEY PROVIDED BY
UNDERHILL GEOMATICS LTD.

SHEET TITLE

T1 - TREE PRESERVATION AND
REMOVAL PLAN

© Copyright Reserved. This
drawing and design is the property
of Mike Fadum and Associates Ltd.
and may not be reproduced or
used for other projects without their
permission.

DRAWN

SCL

SCALE

AS SHOWN

DATE

DECEMBER 20, 2010

T-1

SHEET 1 OF 1



3451 NO. 4 RD
RICHMOND, BC
V6X 4A6
3451 NO. 4 RD
RICHMOND, BC
V6X 4A6

LANDSCAPE BUFFER - DETAILS & CROSS SECTION

Drawing Title:

DP14-16

VD2 Project #:

L-03A

Drawing #:

No.	Rev.	Description	Date
1	1	Issued for Review	June 8, 2014
2	1	Issued for Excavating	June 11, 2014

No.	Rev.	Description	Date
1	1	Issued for Review	June 8, 2014
2	1	Issued for Excavating	June 11, 2014

Project:
3451 NO. 4 RD

Location:
3451 NO. 4 RD
RICHMOND, BC

Drawn:
MM

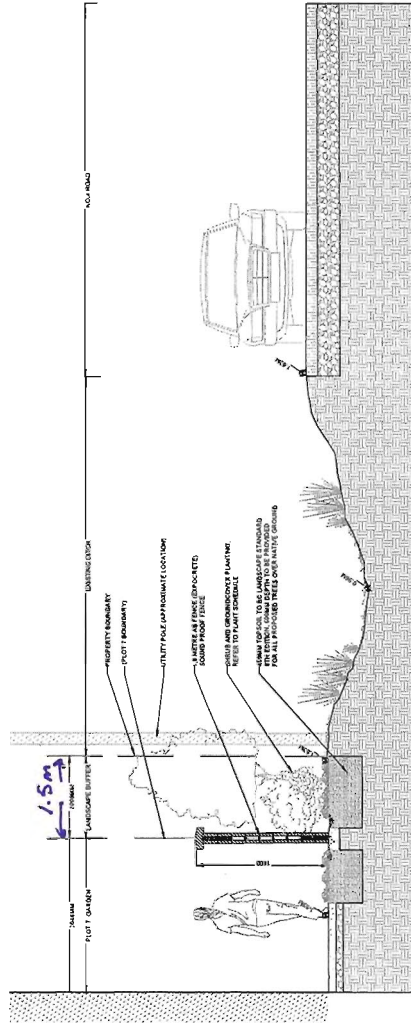
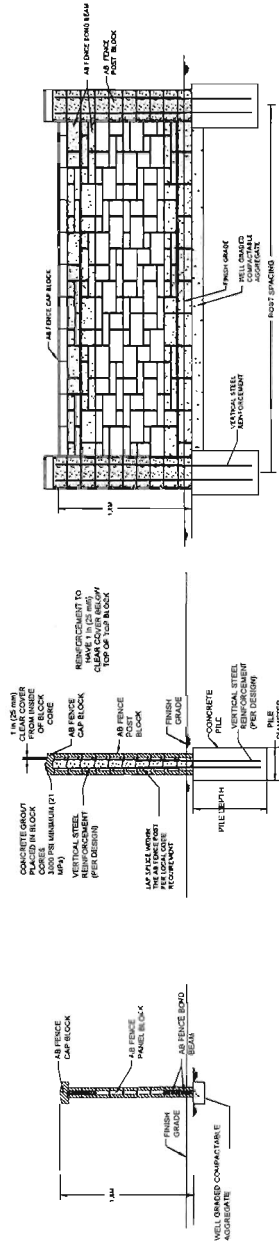
Checked:
MS

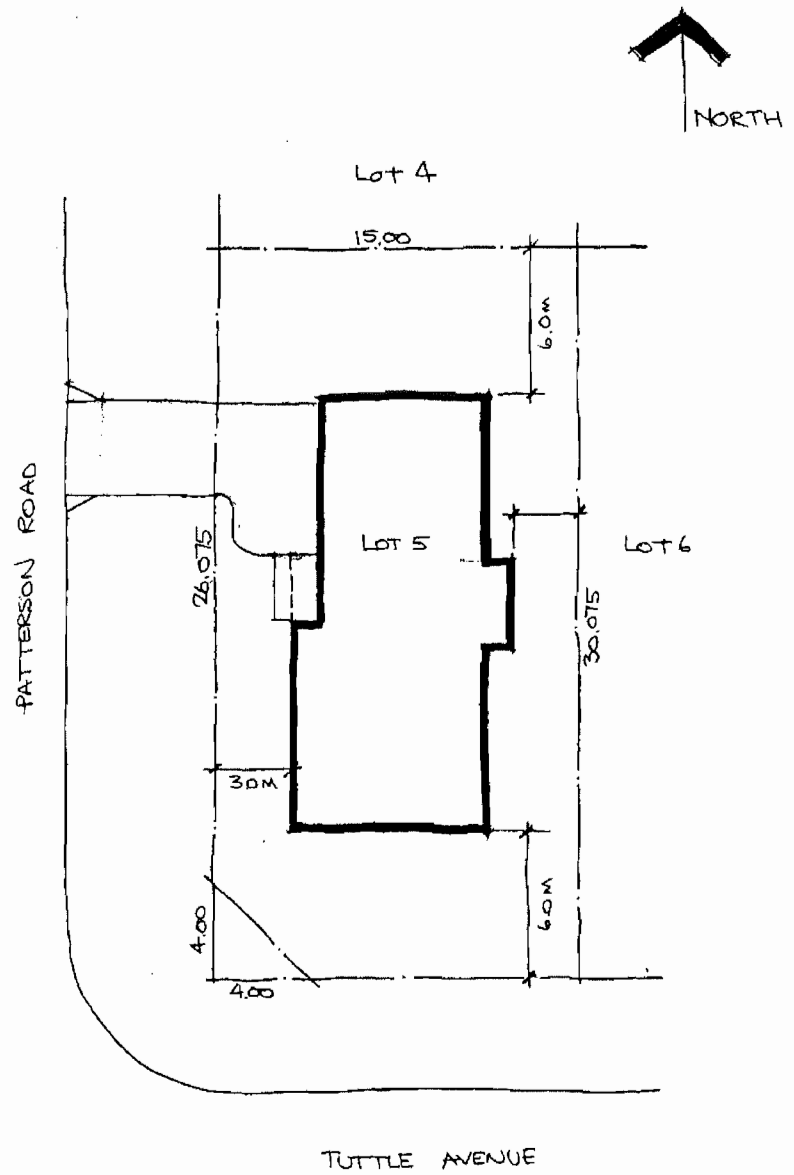
Approved:
MMZ

Scale:
1:100

Original Start Date:
JUN 05, 2014

3451 NO. 4 RD
RICHMOND, BC
V6X 4A6
3451 NO. 4 RD
RICHMOND, BC
V6X 4A6



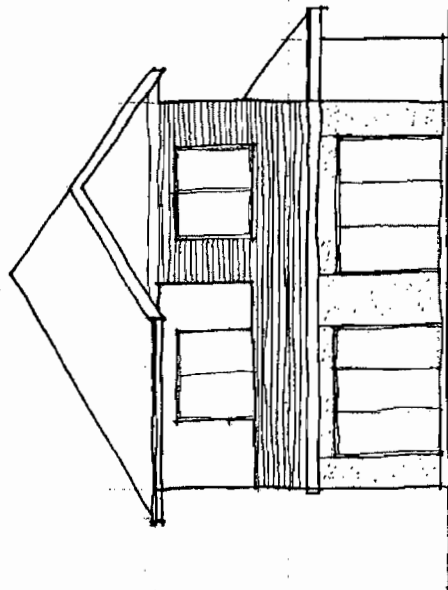


3391- 3451 No. 4 ROAD
RICHMOND, BC

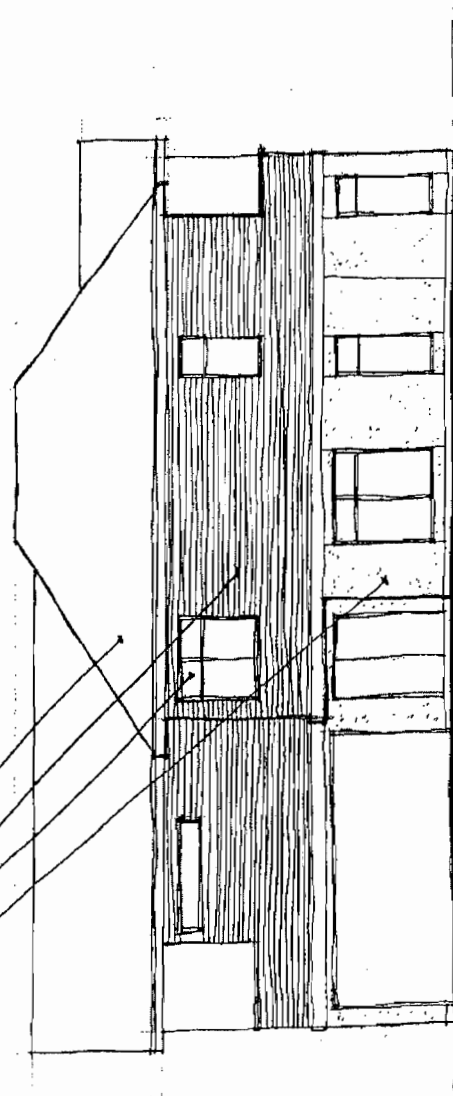
LOT 5- SITE PLAN
SCALE $\frac{1}{6}" = 1'-0"$

MAY 28, 2014

asphalt roof shingles
cedar lap siding
vinyl double glazed
windows
fiberglass cladding
panels



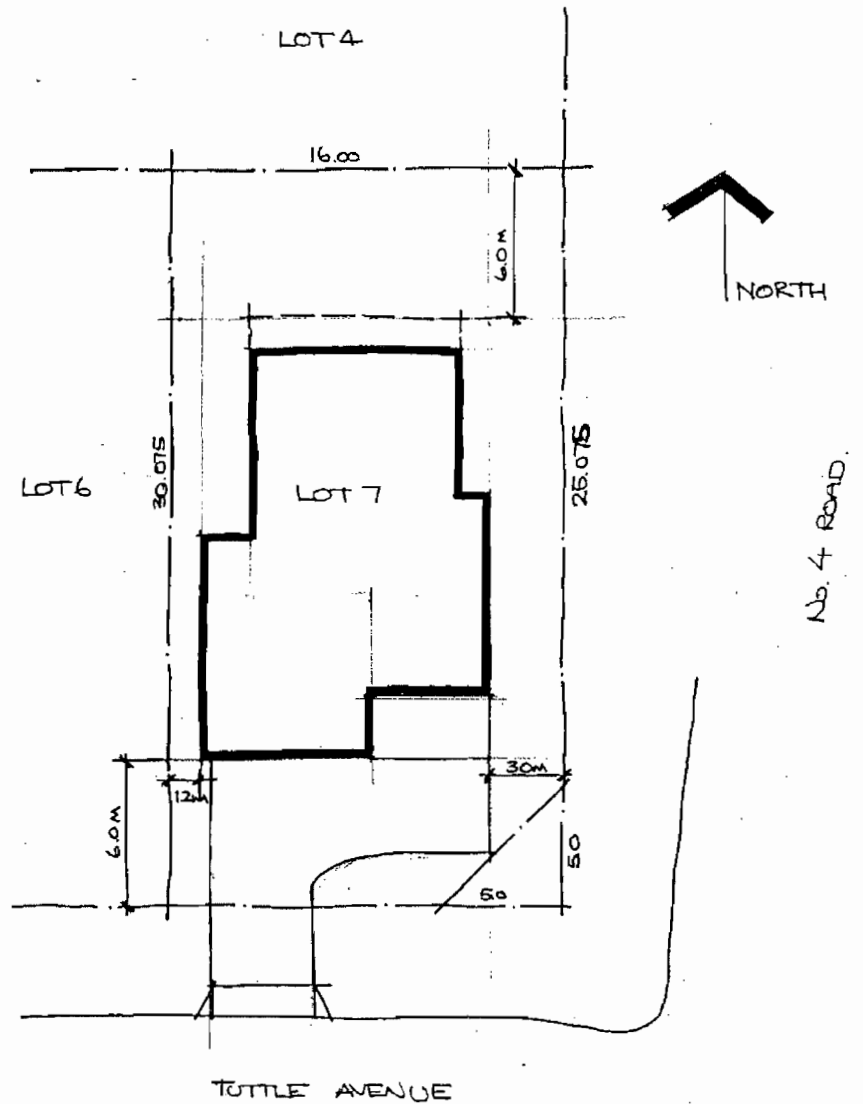
SOUTH ELEVATION



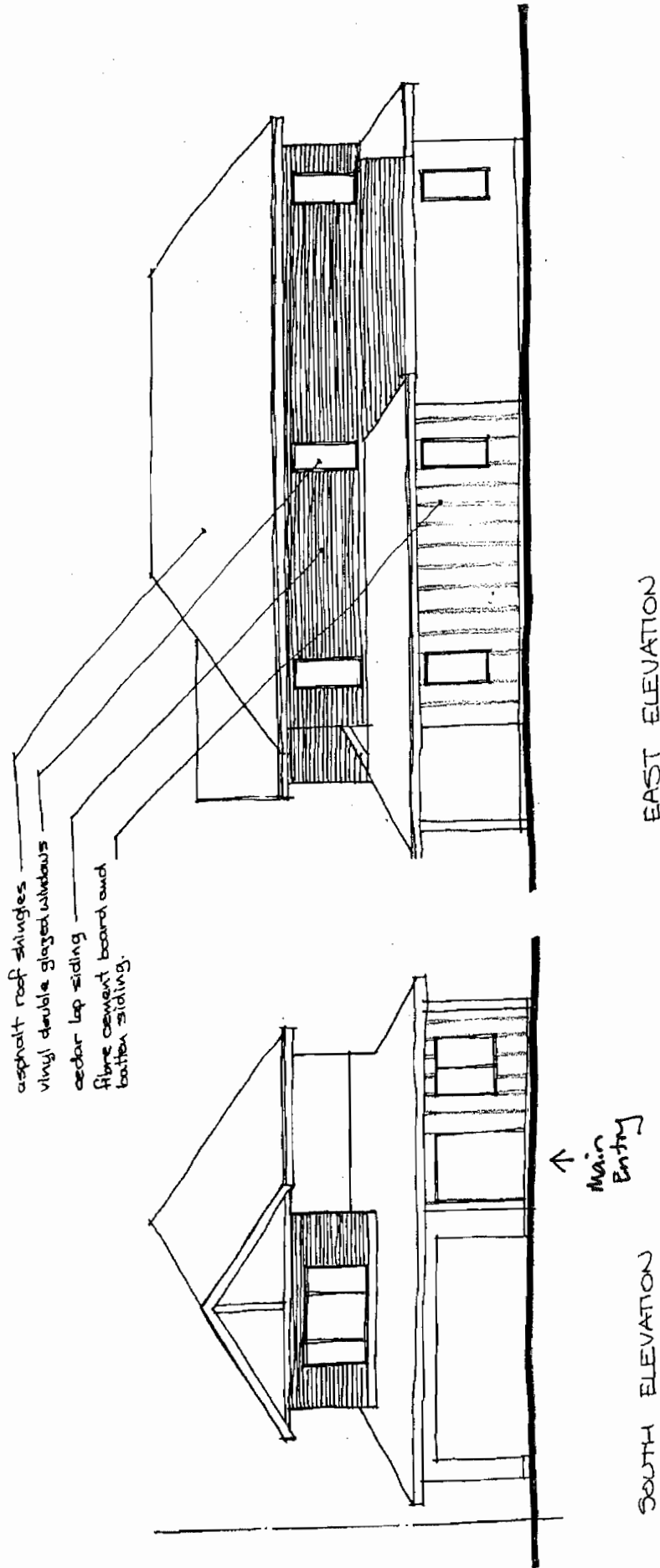
↑
Main
Entry

WEST ELEVATION

3391 - 3451 No. 4 Road
RICHMOND, BC
LOT 5 ELEVATIONS
SCALE $\frac{1}{8}" = 1'-0"$
MAY 28, 2014



3391- 3451 No.4 ROAD
 RICHMOND, B.C.
 LOT 7 - SITE PLAN
 SCALE $\frac{1}{16}'' = 1'-0''$
 JUNE 02, 2014



3391-3451 NO. 4 ROAD
RICHMOND, B.C.
LOT 7 ELEVATIONS
SCALE 1/8" = 1'-0"
JUNE 02, 2014



City of Richmond

Rezoning Considerations

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

Address: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909

File No.: RZ 10-552482

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site at the Patterson Road/Tuttle Avenue intersection and a 5 m x 5 m corner cut at the southeast corner of the site at the No. 4 Road/Tuttle Avenue intersection.
2. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$18,999.19) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on four (4) of the seven (7) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

3. Registration of a flood indemnity covenant on Title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. City acceptance of the developer's offer to voluntarily contribute \$5,850.00 to Parks Division's Tree Compensation Fund for the removal of six (6) trees located on the City boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

6. City acceptance of the developer's offer to voluntarily contribute \$10,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
7. Submission of a Landscaping Security to the City in the amount of \$9,000.00 for the planting and maintenance of 18 replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4.0 m
2	9 cm		5.0 m
6	10 cm		5.5 m
8	11 cm		6.0 m

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

8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on the City boulevard. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Submission of a Tree Survival Security to the City in the amount of \$6,000.00 for the Western Red Cedar tree on the City boulevard along Patterson Road to be retained. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
10. Registration of a legal agreement on Title to identify the 1.5 m wide strip of land along the entire north and east property line of the site as a buffer area and to ensure that landscaping planted within this buffer is maintained and

will not be abandoned or removed. Final buffer plan prepared by a Registered Landscape Architect will be attached to the legal agreement.

11. Submission of a Landscape Plan for the buffer area along the north and east property line of the site, 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.
12. Provincial Ministry of Transportation & Infrastructure Approval.
13. Enter into a Servicing Agreement* for the design and construction of a new sanitary main and frontage improvements. Works include, but may not be limited to,

Frontage improvements:

- Patterson Road - curb and gutter, pavement widening to local road standards (i.e., 8.5 m ultimate pavement width), 1.5 m wide boulevard, and 1.5m wide sidewalk and road widening along site's frontage. It is noted that the new sidewalk must be designed to meander around the protected tree along Patterson Road.
- Tuttle Avenue - 1.5 m concrete sidewalk and 1.5 m (min.) wide grass boulevard c/w street trees at 9 m spacing.

Sanitary:

- Sanitary servicing will be through a new sanitary main located at the road frontages.
- The new sanitary main at Patterson Road frontage shall be located within the roadway (i.e., west of the required curb and gutter).
- At Tuttle Road frontage, an alignment underneath the required sidewalk can be explored. A 3.0 m utility SRW for the sanitary main on Tuttle Avenue frontage will be required.

Water:

- Using the OCP Model, there is 191 L/s available at 20 psi residual at the hydrant located at 9860 Patterson Road.
- Based on the proposed rezoning, the site requires a minimum fire flow of 220 L/s.
- Per Fire Underwriter Survey (FUS) calculations prepared by Core Concept Consulting dated May 15, 2014, the proposed site requires 183 L/s.
- The FUS calculation shall be included in the Servicing Agreement design.
- No watermain upgrade is required.
- Fire flow calculations signed and sealed by a professional engineer based on the FUS or ISO to confirm that there is adequate available flow must be submitted once the building design is confirmed at the Building Permit stage.
- Discharge the existing SRW (Ref. BH88865) on Lot B.
- Register a new SRW to provide a 3.0 m clearance from the existing watermain located in the eastern portion of Lot B.

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

14. Registration of a legal agreement on title to ensure that the building designs of Lot 5 and Lot 7, at future development stage, are generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 8 to this report.
15. Submission of a Landscape Plan for proposed Lot 5 and Lot 7 as shown in Attachment 2, 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01-579.

Initial: _____

2. Incorporation of aircraft noise mitigation measures in Building Permit (BP) plans.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8789 (RZ 10-552482)
3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909**

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. 004-229-487
Lot "A" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909

P.I.D. 014-343-835
Lot "B" Except: Part on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 14909

P.I.D. 004-229-550
Lot "C" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919

P.I.D. 014-399-831
Lot "D" Except: Portions on Statutory Right of Way Plan 22045; Section 27 Block 5 North Range 6 West New Westminster District Plan 15919
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8789**".

FIRST READING

JUL 25 2011

A PUBLIC HEARING WAS HELD ON

SEP 07 2011

SECOND READING

SEP 07 2011

THIRD READING

RESCINDED ON JUNE 23, 2014 ~~SEP 07 2011~~

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OCT 19 2011

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 28, 2014
File: RZ 13-649999

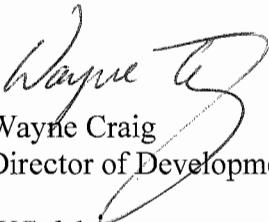
Re: Application by Am-Pri Developments (2012) Ltd. for Rezoning at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)"

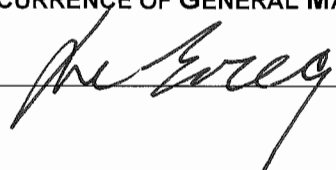
Staff Recommendation

That Richmond Zoning 8500 Amendment Bylaw No. 9136,

- a) To Amend "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" Zone to reduce the minimum front yard setback for 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road to 4.5 m; and
- b) To rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" as amended;

be introduced and given first reading.


Wayne Craig
Director of Development
WC:dcb

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

Staff Report

Origin

Am-Pri Developments (2012) Ltd. has applied to rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in order to develop approximately 96 three storey townhomes on the assembled site. A minor amendment to the ZT67 Zone is also proposed to reduce the front yard setback (north) from 5 m to 4.5 m in order to facilitate a wider vegetated buffer strip on the southern property line of the site.

A location map is provided in Attachment 1.

Project Overview

The purpose of the rezoning application is to allow a townhouse development with approximately 96 townhouses in a total of 21 buildings plus a centrally located 100 m² amenity building on the site and an adjacent 618 m² open space amenity area. An additional 20 m wide, 1,068 m² greenway is proposed across the north-western portion of the property that will become part of the future public pedestrian link between Alderbridge Way and the interior of the Alexandra Neighbourhood. This greenway link is a key component previously identified in the Alexandra Neighbourhood Land Use Plan (Attachment 2).

Frontage improvements are proposed along Alexandra Road including raising the Alexandra road surface, the installation of concrete sidewalks, parking along the south side of Alexandra Road and new light standards. In addition, upgrading and/or replacement of existing sanitary lines, storm lines, water main lines, additional fire hydrants and the undergrounding of hydro lines, will be required as part of development’s off-site works.

Land dedication will be required to accommodate the installation of a new public sidewalk and a treed boulevard that will ultimately run between Garden City Road and No. 4 Road along Alderbridge Way.

Contributions to the affordable housing reserve fund, public art, the child care reserve fund and the Alexandra Community Planning costs, in accordance with the “West Cambie-Alexandra Interim Amenity Guidelines Policy 5044”, are included in the Rezoning Considerations for this project. These elements are detailed later in this report.

An emergency vehicle access to Alderbridge Way is incorporated in the site plan.

Conceptual development plans provided by the applicant are shown in Attachment 3. Staff will work with the developer to refine these plans during the Development Permit review.

Findings of Fact

The proposed development site is approximately 1.62 ha (4.00 acres before dedications) in size and is located in the Alexandra neighbourhood of the West Cambie Planning Area. All of the lots are currently vacant of structures except for a number of small sheds. Most of the lots have some degree of tree and understorey vegetation coverage.

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

Surrounding Development

- To the North: An existing 26 building three storey townhouse development (known as Wishing Tree) containing 141 units [zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”], a City owned park/greenway at 9611 Alexandra Road and a single, large lot currently zoned “Single Detached (RS1/F)”.
- To the East: Two large lots (9700/9740 Alexandra Road) zoned “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/F)”. Both lots are under an application for Rezoning by Polygon Development 296 Ltd. (RZ13-649641) to allow development of approximately 64 three storey townhouse dwellings.
- To the South: Alderbridge Way and the Garden City lands to the south of that. The 55 hectare (136.5 acres) Garden City lands are zoned “Agriculture (AG1)”.
- To the West: A number of large lots currently zoned “Single Detached (RS1/F)”. Of these, 9040 – 9500 Alexandra Road are currently under a pending Rezoning application by First Richmond North Shopping Centres Ltd. for a proposed shopping centre (RZ 10-528877). 9540 Alexandra Road is currently designated as Park under the Alexandra Neighbourhood Land Use Plan but the lot remains under private ownership at this time. 9500 Alexandra Road is designated for residential, 2 and 3 storey townhouses in the Land Use Plan.

Related Policies & Studies

Official Community Plan- West Cambie Area Plan

On October 15, 2012, Council adopted an Official Community Plan (OCP) amendment to re-designate 9540 – 9820 Alexandra Road and 4711– 4771 No. 4 Road from “Public and Open Space Use” and “Park” to “Neighbourhood Residential” with the exception of a greenway strip over 9540 Alexandra Road and portions of 9560 – 9600 Alexandra Road (see Attachment 2). An amendment to the West Cambie Area Plan was also adopted to re-designate the same properties from “Park” to “Townhouses”. Although the “Park” designations were removed from the West Cambie Area Plan, the ESA designations within the former park were retained with the intent that these areas would be reassessed for possible retention on a case-by-case basis as a requirement of any redevelopment proposals involving these properties.

Current Use and Density

The Alexandra Neighbourhood Land Use Map (Attachment 2) within the West Cambie Area Plan identifies the subject properties as being within “Residential Area 2” which supports a base Floor Area Ratio (FAR) of 0.65 with density bonusing to 0.75 FAR with affordable housing built on site. Two and three storey townhouses are permitted. No new single family development is permitted in the Alexandra neighbourhood due to the OCP Aircraft Noise Sensitive Development Policy. The proposed development conforms to these requirements. The applicant will not

utilized the available density bonus provisions and is proposing a project density of 0.65 FAR with a monetary contribution to the Affordable Housing Reserve in accordance with the contribution rates established by Council Policy 5044.

Environmentally Sensitive Area Designations

Environmentally Sensitive Areas (ESA) were first established and incorporated into Richmond's OCP in 1991 pursuant to Section 919.1 of the BC *Local Government Act* which allows local government to designate development permit areas (DPA) for the protection of the natural environment, its ecosystems and biological diversity. Richmond's ESA designations were most recently updated as part of the 2041 OCP (Bylaw 9000) review using 2012 aerial photogrammetry, GIS mapping and limited ground truthing.

Depending upon the type of development or activity proposed and the degree of anticipated impact upon the designated ESA, environmental assessment requirements vary from "no review" being required to a "detailed inventory and assessment" being required by qualified environmental professionals (QEPs). The intent of an environmental assessment is to verify the nature, extent and quality of any valued environmental features present and to provide recommendations for their preservation where possible, impact mitigation and/or compensation measures where impacts are determined to be unavoidable.

The designated ESAs in the Alexandra Neighbourhood are classified in the City's ESA inventory as "Upland Forest" areas. Upland Forests are typically treed areas (woody vegetation > 5m (16.4 ft) tall not including forested wetlands (swamps and bog forests) or forested riparian zones, adjacent to streams, rivers, and other watercourses.

A detailed analysis of the ESA is provided in the analysis section of this report.

Flood Construction Elevation and Road Elevation Requirements

The West Cambie Area Plan establishes a minimum Flood Construction Level within the Alexandra Neighbourhood of 2.6 m GSC and a minimum elevation of 2.0 m GSC for all new roads within the neighbourhood. The development proposes to meet these requirements by raising the grade across most of the lot. Through the associated Servicing Agreement, the development will contribute to the raising of Alexandra Road by approximately 0.6 m to bring it up to the required 2.0 m elevation. Registration of a Flood Covenant with a minimum Flood Construction Level of 2.6 m GSC is included in the Rezoning considerations.

West Cambie – Alexandra Amenity Contributions

The site is subject to the "West Cambie-Alexandra Interim Amenity Guidelines Policy 5044". This Policy establishes guidelines for voluntary developer contributions toward affordable housing, community and engineering planning costs, child care and City beautification for new developments in the Alexandra area. The proponent has opted to build to a maximum density of 0.65 FAR and provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund. The estimated Affordable Housing contribution for this project is approximately \$574,736.85 based on the plan submission dated March 24, 2014.

The contributions for community and engineering planning costs (estimated at \$7,888.55), child care (estimated at \$67,616.10) and City beautification (estimated at \$67,616.10) will be finalized

and collected at the prior to final adoption of the Rezoning. The City beautification contribution may be reduced from the rate established by Policy 5044 as a result of frontage improvements identified and bonded for through the Servicing Agreement that extend beyond the site's immediate frontage. The offsite works which may qualify for this reduction include works along the north side of Alexandra Road (i.e. conversion of the existing ditch to a swale, sidewalk installation, resetting of existing pedestrian bridges to address grade changes).

Aircraft Noise Policy

The subject property is located within Area 2 of the Aircraft Noise Sensitive Development (ANSND) Policy Areas. All aircraft noise sensitive land uses except new single family may be considered within Area 2. The proposed townhouse development conforms to this policy. The Rezoning considerations include registration of a restrictive covenant related to aircraft noise, submission of an acoustic report, incorporation of noise mitigation measures such as mechanical ventilation and central air conditioning. These requirements will be secured through the forthcoming Development Permit.

District Energy Utility

The development site is not within the area where connection to the West Cambie District Energy Utility (DEU) is required. The developer will incorporate a number of sustainability initiatives into the development that they indicate will result in overall reductions in energy use by the future owners.

The Rezoning considerations include requirements for this project to achieve an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating.

Public Art

The applicant has submitted a Public Art Plan checklist and is working with the Public Art Planner to address the City's Public Art Program Policy 8703. A voluntary contribution of \$86,774.00 to the City's public art fund is included in the rezoning considerations.

Public Input

Development information signage has been installed on the subject site. Staff responded to 4 telephone enquiries of a general nature from residents in the area on the status of both the subject application and the application for the adjacent lots (9700 and 9740 Alexandra Road).

Staff Comments

Environmentally Sensitive Area and Tree Assessments

Approximately 55% of the subject development site is designated in the Official Community Plan as an Environmentally Sensitive Area (ESA). Detailed site assessments of the on-site environmental features and the condition of the trees were undertaken by Stantec Consulting Ltd. (Biologist report dated August 23, 2013, see Attachment 5) and Abortech Consulting (Arborist report dated April 29, 2013, see Attachment 6).

Arborist Review

The Arborist's report (Arbortech report) inventoried 424 trees on the subject properties of which 96 are Bylaw-sized (i.e. over 200 mm diameter). A tree summary is provided in the table below. Ninety seven percent (410) of these trees were classified as unsuitable for retention due to advanced health decline or the presence of significant structural defects. Eleven trees were classified as marginal "but may be considered for retention conditional to special measures...". Only three trees were considered suitable for retention although the report recommends consideration for retaining an additional thirteen "unsuitable" trees within the 20 m wide greenway. The Arborist's assessment also notes the difficulty of retaining trees on the site due to grade changes required to achieve the minimum flood construction elevations. The developer has estimated that approximately one metre of fill is expected to be required on the site to meet flood construction requirements.

Tree Summary Table

Trees in suitable condition (over 8" (200mm) in diameter)	3	0.7%
Trees in marginal condition (over 8" (200mm) in diameter)	11	2.6%
Trees in unsuitable condition (over 8" (200mm) in diameter)	10	2.35%
Trees in poor condition over 4" (100mm) diameter - Stand 3	60	14%
Trees noted as dying over 4" (100mm) diameter - Stand 2	165	38.9%
Trees noted as dying over 4" (100mm) diameter - Stand 1	175	41.2%
Total	424	100%
Trees to be removed over 4" (100mm) diameter Only 96 of these trees are by-law size (over 8" (200mm) diameter)	405	96%
Trees to be replaced	195	

More than 80% of the trees on the lot have been assessed as dying while the majority of the remainder have been assessed as in poor condition.

Biologist Review

The Biologist's assessment (Stantec report – see Attachment 5) includes the same properties as assessed by the Arborist as well as 9560 Alexandra Road, the single lot immediately to the west of the subject site. This extra lot is the remnant property that the Developer has made several unsuccessful attempts to acquire.

Stantec's environmental assessment divides the subject properties into four environmental "community type" polygons and ranks each of these in terms of four key characteristics which contribute to the overall value for habitat.

Environmental Ranking Summary Map and Table

Polygon Number	Community Type	Fish and Fish Habitat	Vegetation Diversity and Health	Wildlife Habitat Connectivity	Invasive Species Presence	Overall Rank
Polygon 1	Anthropogenic (human) Disturbance	N/A	Low	Low	High	Low
Polygon 2	Graminoid (grasses) and Shrub land	N/A	Low	Low	High	Low
Polygon 3a	Birch Forest	N/A	Moderate	Moderate	High	Moderate
Polygon 3b	Birch Forest	N/A	Moderate	Low	High	Low
Polygon 4	Mixed wood Forest	N/A	Moderate	Low	High	Moderate

From: Stantec Consulting Ltd. Environmental Sensitive Area Assessment at 9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road.

As indicated by the above table two areas were given even a moderate overall ranking however, the Biologist's report qualifies this ranking noting that the extensive presence of invasive species. Across all of the identified environmental community types the percentage of invasive species coverage ranged from 25% to 30% of the vegetation present. Himalayan blackberry, evergreen blackberry and Japanese knotweed are among the most prominent invasive species

present. The Biologist's report also confirms the Arborist's findings regarding the overall poor condition of the existing trees on the subject properties.

Based on the detailed site level assessments, the Stantec environmental assessment indicates that the actual area of habitat on the subject site totals approximately 2,700 m² (about 16.8% of the net site) and not the 8,871.05 m² (55% of the net site) indicated in the City's current broad level ESA mapping.

The greenway area across the north-western edge of the site would be secured via a Statutory Right of Way (SROW) registered on title of the site and will also form part of the compensation package for the development impacts on a portion of the site which is designated as "Environmentally Sensitive Areas" (ESA). In addition to the proposed greenway, the balance of the ESA compensation and enhancement package includes a densely vegetated strip along the southern property boundary on Alderbridge Way, a vegetated strip along the western property line and a third vegetated strip along the eastern property boundary that will be combined with a similar vegetation strip to be provided by the developers of an adjacent property.

Site Plan Layout

The overall development density proposed for this site is 0.65 FAR with site coverage of approximately 40%. The site is laid out with a single vehicle access off Alexandra Road that leads into a loop through the main part of the site. Access to the adjacent site to the west (9560 Alexandra Road) would also come through the subject site via a Statutory Right of Way to be secured via a legal agreement as a Rezoning considerations.

The 96 townhouse units are proposed to be arranged in clusters of varying size from 3 units to a maximum of 6 units per building. A total of 21 separate residential buildings, a 100 m² amenity building and a garbage/recycling building are proposed for the site. A 617.8 m² landscaped outdoor amenity space will be located in the centre of the site that also contains the resident's amenity building. The size of these buildings and the outdoor amenity area will meet the OCP guidelines.

Vehicle and bicycle parking is proposed to meet Zoning Bylaw 8500 requirements. Preliminary development statistics indicate the provision of 192 residential vehicle stalls and 20 visitor parking stalls. Forty seven of the dwellings will contain 97 tandem stalls with the remaining 49 dwellings containing side by side parking stalls. The tandem parking arrangement will be consistent with the Zoning Bylaw 8500 requirements. The plans also include 147 Class 1 (indoor) and 20 Class 2 (outdoor) bicycle stalls fully complying with Zoning Bylaw 8500 requirements.

Building Appearance

The townhouse units will be three stories in height with different exterior finishes between the at-grade levels and the upper levels.

Dwellings fronting Alexandra Road will have individual entrances and sidewalks fronting to and connecting with the street. All the dwellings will have balconies off their second floor levels. As proposed, bedrooms will typically be located on the upper level, the kitchen, dining area and

living area will be located on the second level and parking, bicycle storage and utility equipment will be located on the ground level.

Material finishes and colors will be refined as part of the Development Permit review.

Sustainability Initiatives

The Developer has committed to achieving an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating for this townhouse project. They have also advised that they are exploring other technologies and innovations that will improve the projects sustainability and reduce the overall environmental impact of this development. These initiatives will be reviewed through the Development Permit application.

The Rezoning considerations include a requirement for the dwellings in this project to achieve an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating.

Analysis

Land Use and Zoning

The proposed development complies with both the Official Community Plan “Neighbourhood Residential” land use designation and the West Cambie Alexandra Neighbourhood “Townhouses” land use designation.

Zoning Amendment Bylaw 9136 includes an amendment to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in Zoning Bylaw 8500 to reduce the front yard setback for the subject properties from 5 m to 4.5 m. No other changes are proposed to the existing “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” zone.

If the proposed Zoning text amendment is approved, it will apply to only the eastern half of the subject site’s frontage along Alexandra Road since the balance of the frontage is taken up by the proposed 20 m wide greenway. Staff support the proposed front yard setback/ Zoning text amendment since this will assist in creating widened functional vegetation corridors between this site and the neighbouring development to the east and along Alderbridge Way.

ESA Response – Preliminary Overview

The detailed environmental and arborist assessments undertaken for the subject site indicate that the value of the habitat provided by at these locations is quite low. These on-site assessments indicate that the vegetation is, and has been, under stress for some time with significant presence of structural faults and insect infestations evident in the majority of the existing trees. The assessments also note a significant presence of invasive vegetation species such as Himalayan Blackberry, Japanese knot weed in the undergrowth.

The assessments of the subject site were reviewed by City's retained biologist (Raincoast Applied Ecology). While acknowledging the report findings the City’s biologist identified opportunities to retain or enhance habitat corridors through the site and, where possible, target higher valued portions of the lots.

One of the habitat corridors identified runs along the proposed greenway identified in the Alexandra Neighbourhood Land Use Plan (over portions of 9540, 9560 and 9680 Alexandra Road). Working in concert with the development to the east a second 6 m wide habitat corridor is being proposed along the property boundary between the subject property and the lot to the east, supplemented by functional vegetation strips along the other property boundaries.

The proponent's concept is to create smaller, but higher quality habitat areas along the southern and eastern property boundaries plus enhancement of the proposed greenway at the northwest corner of the site. The focus of these enhancements will be to create high quality songbird habitat and movement corridors for small birds and animals using native trees and shrubs.

Proposed Vegetation Strips

East property boundary	6 m wide when combined with buffer strip on the adjacent development property (Polygon Development 9700/9740 Alexandra Road) (i.e. 3 m per site) native trees and shrubs.
South property boundary	4 m wide strip of native trees and shrubs - species selections to minimize agricultural issues for the Garden City Lands to the south.
West property boundary	3 m wide strip of native trees and shrubs
Greenway at the northwest corner adjacent to Alexandra Road	20 m wide corridor running east-west across 9580 and 9600 Alexandra Road. This area will contain native trees and shrubs and likely a pedestrian greenway trail leading from Alderbridge Way to Alexandra Road. The applicant will work with Parks staff on the greenway plan, vegetation selections, drainage and pedestrian linkages.

The proposed on-site habitat compensation area will total approximately 2,130m². Based on the biologist's assessment, the combined enhancement/replacement plantings will result in a net habitat loss of 37m² on the subject site, however, the quality of the replacement habitat will be significantly improved.

The vegetation strip along the southern property boundary adjacent to Alderbridge Way will be selected to minimize impacts to the agricultural lands south of Alderbridge Way.

Trees and Landscaping

The Developer has committed to replacing the bylaw sized trees proposed for removal from the site at a two for one ratio consistent with the OCP policies. A detailed habitat compensation balance sheet will be requested as part of the Development Permit review. The proponent has submitted a preliminary balance sheet proposing 195 replacement trees will be provided for the 96 bylaw sized trees proposed to be removed. Sizing and species types for replacement trees will be resolved through the Development Permit.

Vegetation clearing of the site will not be permitted until the Development Permit has been issued unless specific safety issues are evident and the Rezoning Considerations include a requirement for submission of a pre-clearing bird nest survey summary of findings and recommendations prior to site clearing activities.

Per recommendations from the Tree Preservation Coordinator permission to remove two trees located on the shared North East property line will be required through the Development Permit. Three trees located on City property will need to be assessed by Parks Arboriculture staff for either retention or removal and replacement.

Alderbridge Way Median Enhancement

Additional infill tree planting will be sought along the centre median along a portion of Alderbridge Way with the intent of providing a year round visual screen to the subject site when viewed from the south. The applicant will work with Parks staff on an appropriate planting plan for the median through the Servicing Agreement.

Existing Covenant to be Discharged

A legal covenant (BG013764) is currently registered on title over 9620 and 9626 Alexandra Road restricting use of the property to that of a two-family dwelling. The removal of this covenant is necessary in order to permit townhouses on the lot and is included in the Rezoning considerations. These dwellings are part of a strata-titled duplex which will also need to be cancelled as part of the Rezoning considerations.

Orphaned Lot 9560 Alexandra Road

The applicant has attempted to acquire 9560 Alexandra Road for consolidation into their project but they have not been successful despite several attempts. The applicant's development submission includes an access via a proposed Statutory Right of Way through the subject development site in order to avoid having the site's access cut through the proposed greenway. A conceptual development plan has been submitted showing the potential redevelopment of 9560 Alexandra Road in accordance with the West Cambie Planning Area land use map subject to rezoning approval.

Engineering and Transportation Requirements

No significant concerns have been identified through the technical review related to the subject development proposal. As there are several developments occurring or proposed to occur within the vicinity of Alexandra Road (DP 12-613923 at 9251 and 9291 Alexandra Road, DP 13-650988 at 4660-4740 Garden City Road and 9040-9550 Alexandra Road, RZ 13-649641 at 9700-9740 Alexandra Road and RZ12-598506 at 9491 – 9591 Alexandra Road) some of the off-site works may be advanced by others. Engineering staff will determine how the frontage works along Alexandra Road will occur based on the sequence of Servicing Agreement submissions received and discussions with the individual developers.

Highlights of the off-site engineering requirements include:

- The following modifications to the north side of Alexandra Road are required to accommodate the proposed raising of Alexandra Road frontage:
 - Remove existing extruded curb.
 - Provide barrier curb and gutter and sidewalk on the north side of the raised Alexandra Road.
 - Modify the existing bridge access to 9566 Tomicki Road to match the raised sidewalk/road on the north side of the raised Alexandra Road. The maximum bridge slope shall be 5%.
- If adequate flow is not available on Alexandra Road, the developer shall be required to construct a 200mm diameter watermain along the future May Drive from Alexandra Rd to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
- Replacement of existing watermain is required along the development site frontage;
- Installation of additional fire hydrants to achieve minimum spacing requirements;
- Construction of a 200 mm diameter gravity sanitary sewer along Alexandra Rd from the east property line of the site to the future May Drive;
- Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
- Upgrade the existing storm sewer line from the west property line of 9580 Alexandra Road to the existing box culvert in No 4 Road as per storm capacity analysis dated April 23, 2014 (complete with tie-in the box culvert); and
- Undergrounding of existing private utility lines along Alexandra Road frontage to accommodate the proposed raising of Alexandra Road.

Key elements of the transportation related off-site requirements include:

- Design and construction of the Alexandra Road from the western property line of 9600 Alexandra Road to the eastern limit of the development including curbing, an 8.5 m wide travel road surface, treed boulevards and sidewalks, and transition to the ditch on the north side of Alexandra Road;
- Design and construction of the Alexandra Road from the western property line of 9600 Alexandra Road to May Drive including a sidewalk, treed boulevard, curbing, a minimum 6.2 m wide travel road surface and a 1m wide shoulder.
- Design and construction of the Alderbridge Way frontage including a treed boulevard and a shared cyclist/pedestrian path.
- Land dedication along Alderbridge Way to accommodate the above sidewalk and a treed boulevard.

Rezoning Considerations

Detailed Rezoning considerations are provided in Attachment 7.

Development Permit Issues

Some of the elements that staff will be following through the forthcoming Development Permit include:

- Confirmation of the site plan in relation to the Zoning Schedule “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”, detailing building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas;
- Details on the existing vegetation, ESA mitigation, compensation and long term maintenance plan preparation and protection;
- Follow up on tree assessments on City lands and trees on shared property boundaries;
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas;
- Confirmation of the Public Art response;
- Resolving on-site garbage collection and appropriate vehicle movement allowances;
- Provision of an emergency vehicle access between the subject site and Alderbridge Way;
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans;
- Addressing accessibility features within the units;
- Addressing drainage concerns adjacent to the Alexandra Road greenway and in the corridor between this site and the Polygon site to the east. Design of the greenway with parks and engineering; and
- Confirmation of the sustainability measures that will be built into the units.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development provides for ground oriented town housing in keeping with the West Cambie Area Plan and the Alexandra Neighbourhood Land Use map. Biologist and Arborist assessments of the vegetation within the designated Environmentally Sensitive Area on the subject properties have provided a better picture of the habitat limitations on the site and have been used to prepare appropriate vegetation enhancement corridor plans along Alderbridge Way and along both the eastern and western property boundaries as well as the proposed park trail greenway adjacent to Alexandra Road.

Based upon the submitted information, staff recommend that Bylaw 9136 to reduce the minimum front yard setback along Alexandra Road from 5.0 m to 4.5 m and to rezone the subject properties to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



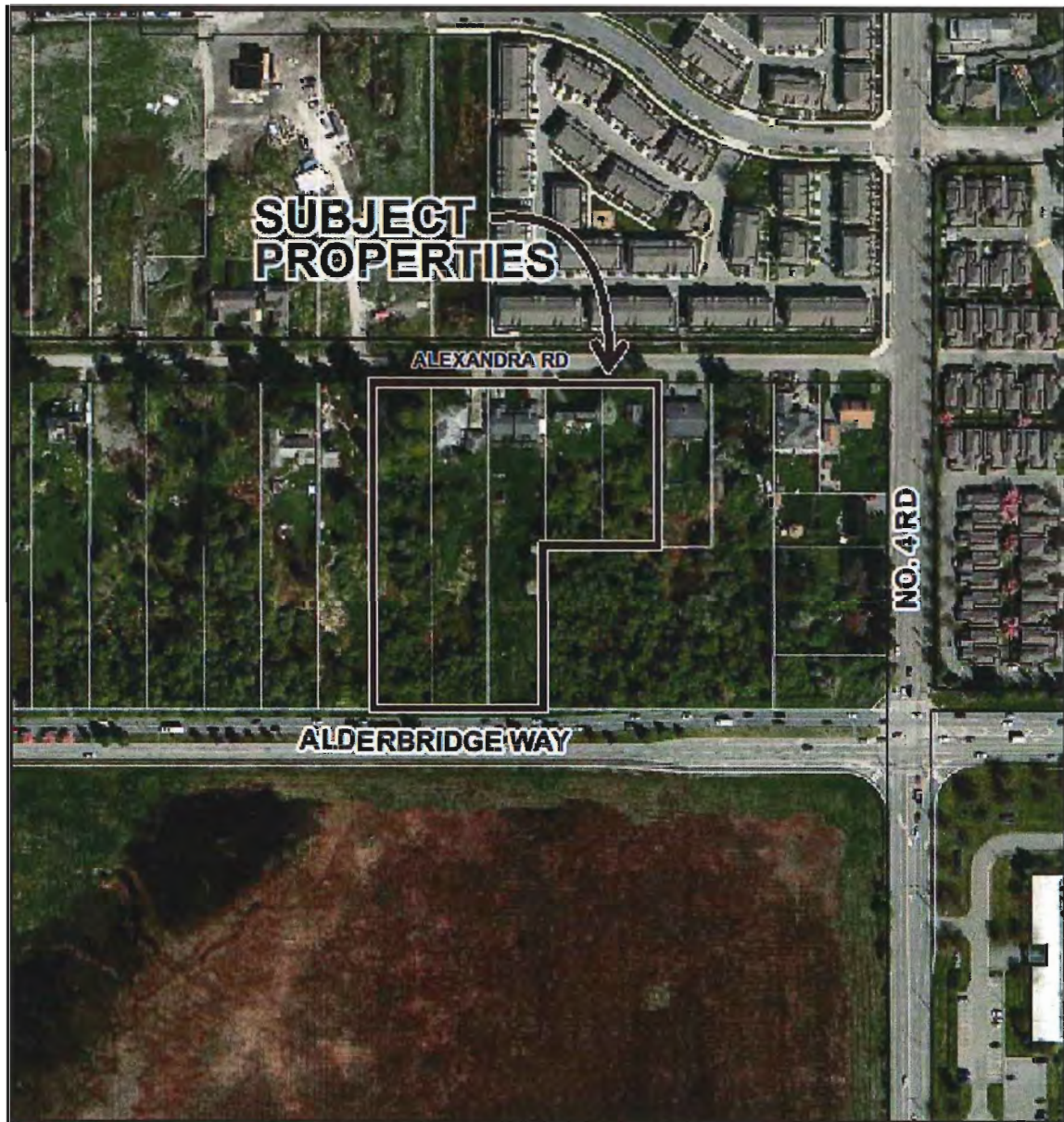
David Brownlee
Planner 2

DCB:cas

Attachment 1: Location Map
Attachment 1a: Location Map with ESA Overlay
Attachment 2: Alexandra Neighbourhood Land Use Map
Attachment 3: Conceptual Development Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Biologist's Report dated August 23, 2013
Attachment 6: Arborists Report dated November 6, 2013
Attachment 7: Rezoning Considerations Concurrence



City of
Richmond



RZ 13-649999

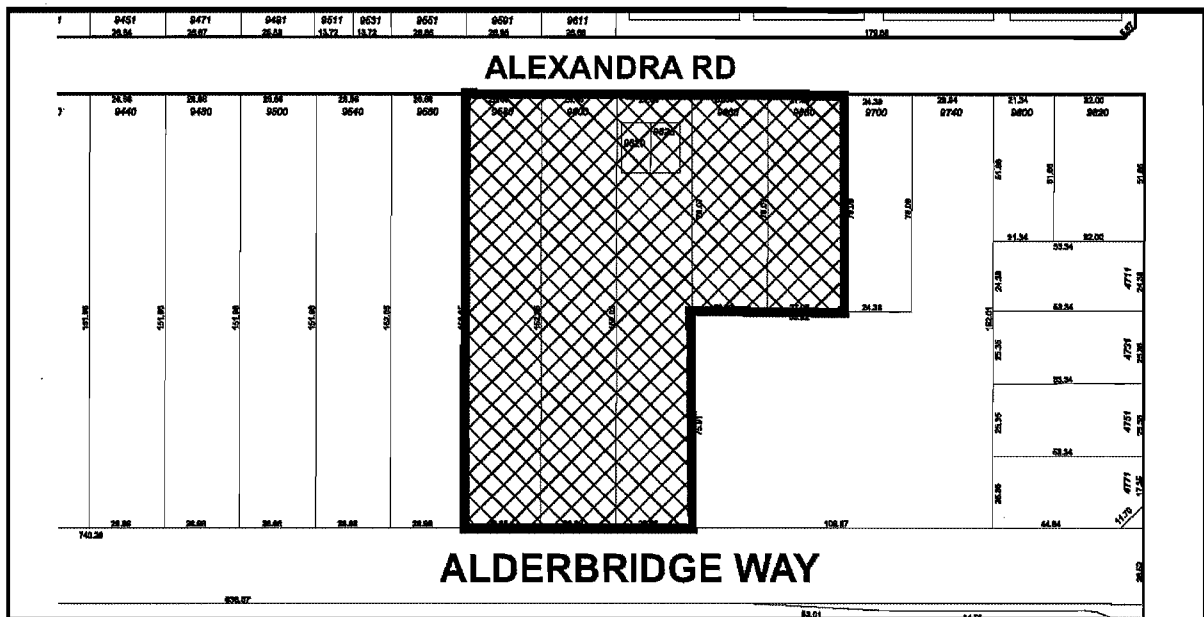
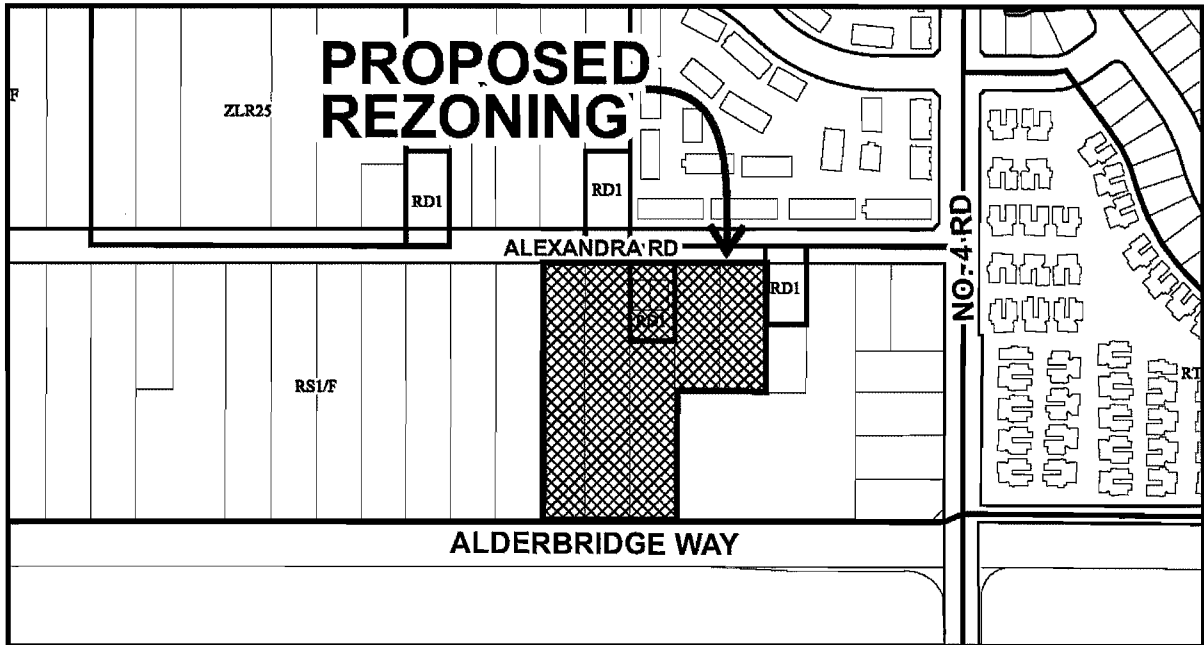
Original Date: 11/15/13

Revision Date: 11/26/13

Note: Dimensions are in METRES



City of
Richmond



RZ 13-649999

Original Date: 03/05/14

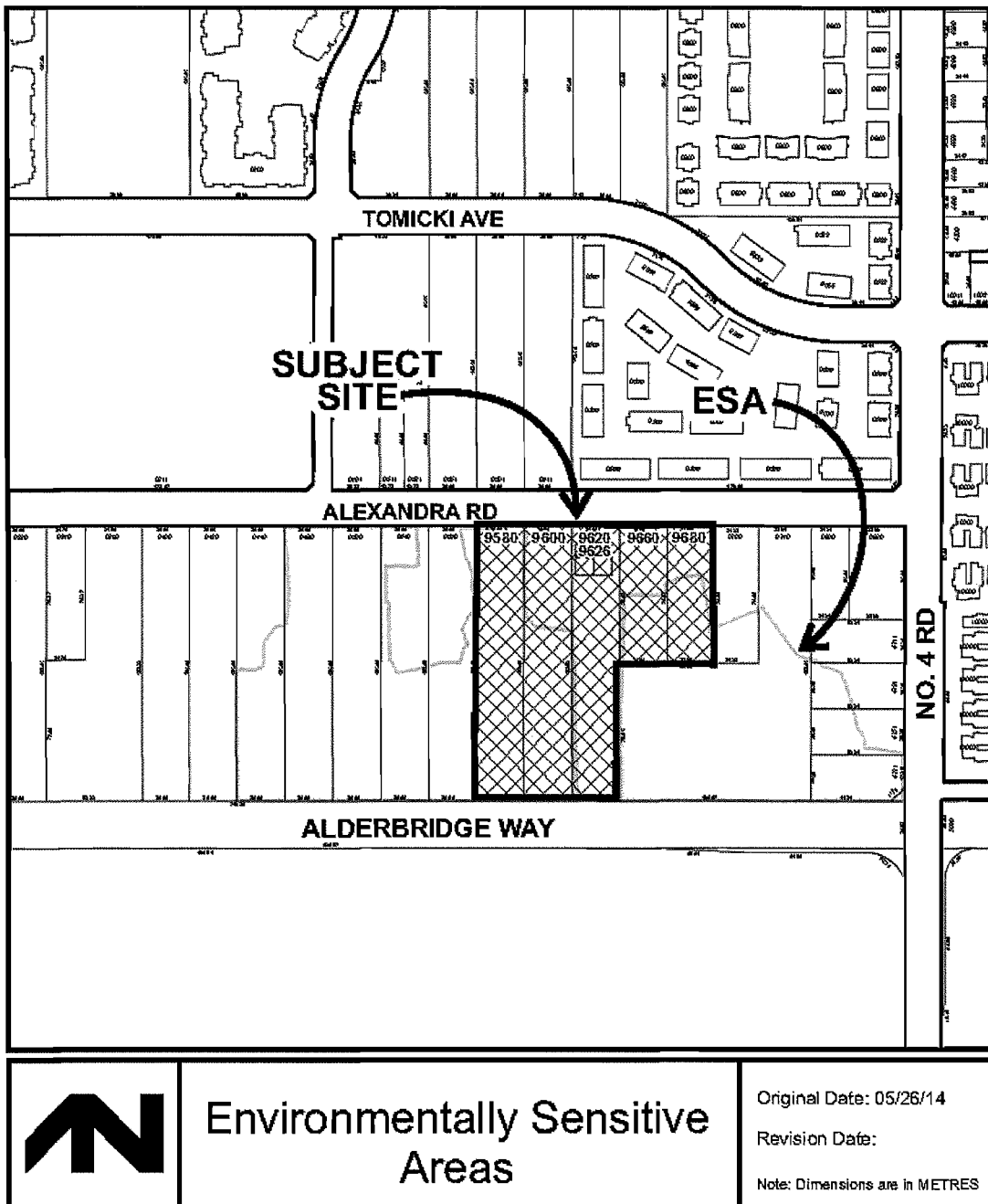
Revision Date:

Note: Dimensions are in METRES

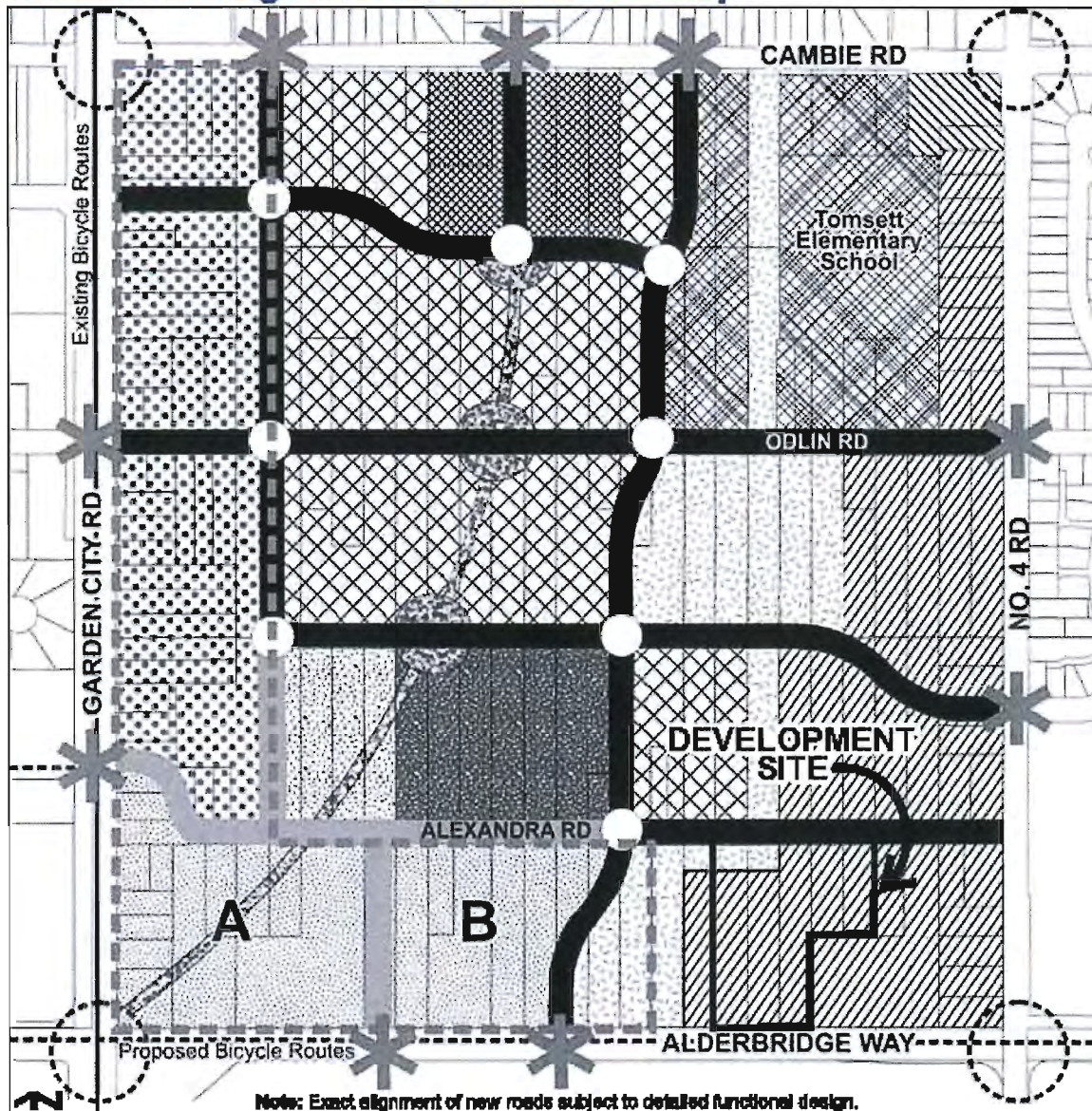
ATTACHMENT 1a
Location Map with Environmentally Sensitive Area Overlay



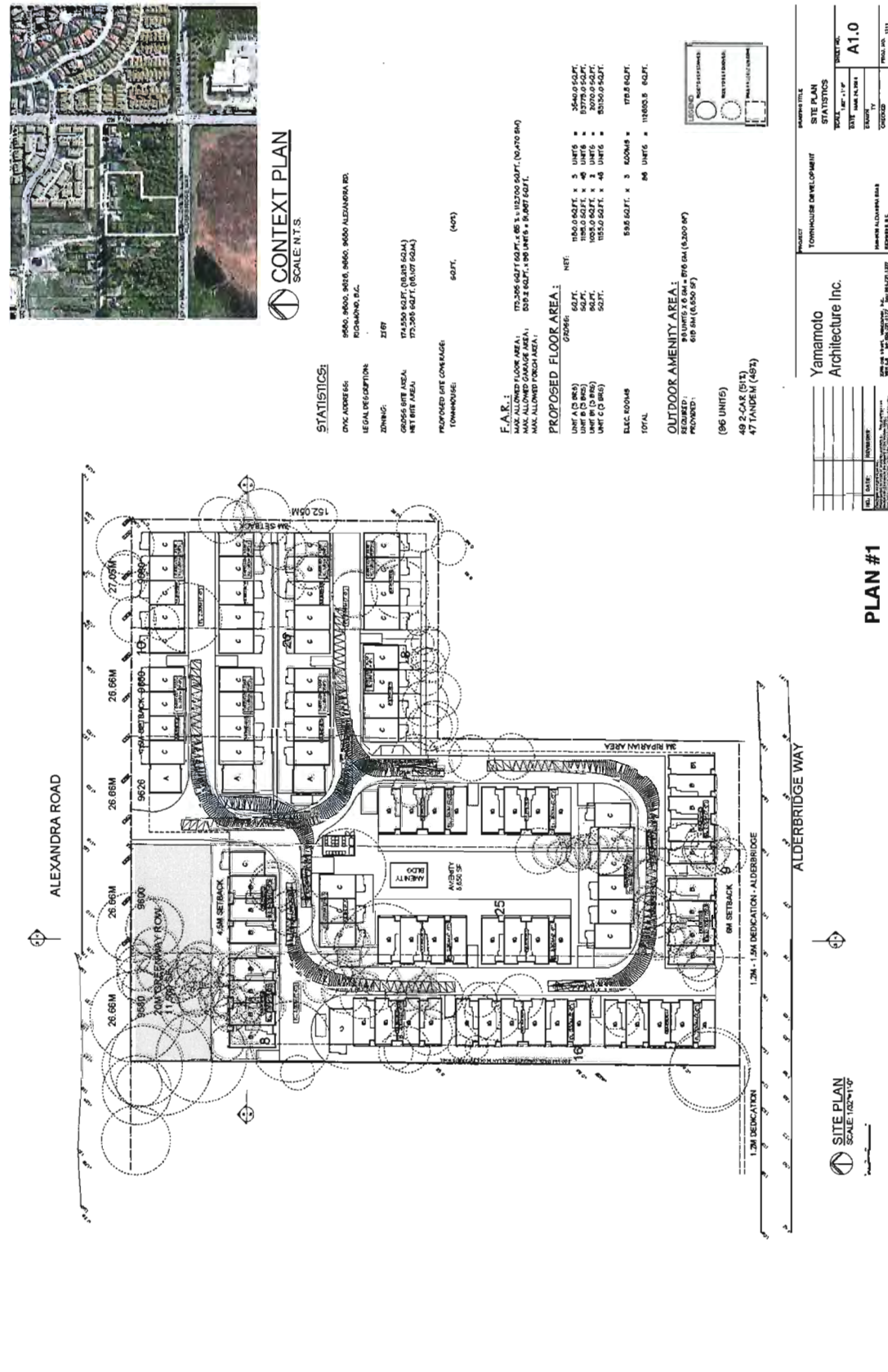
City of
Richmond

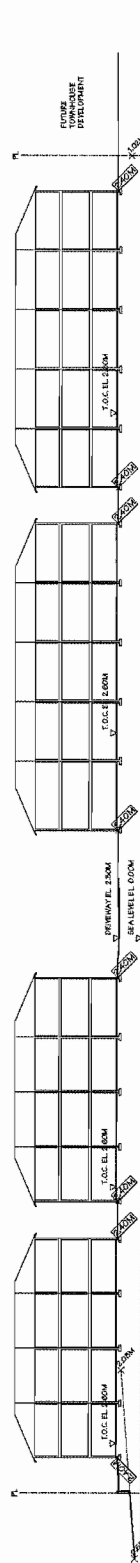
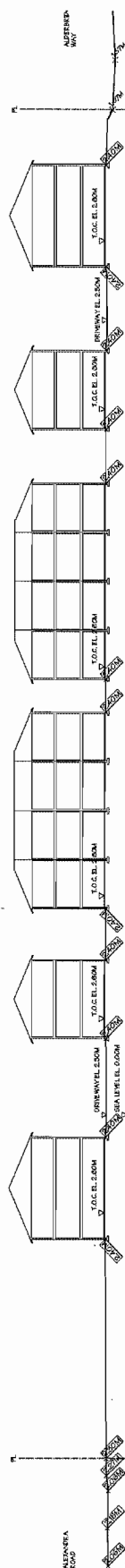


Alexandra Neighbourhood Land Use Map



- | | | |
|---|--|--|
| <p>Area of No Housing Affected by Aircraft Noise</p> <p>Business/Office - office over retail FAR up to 1.25</p> <p>Convenience Commercial</p> <p>Residential Area 1
1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)</p> <p>Residential Area 1A
1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum)</p> <p>Residential Area 1B
1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum)</p> | <p>Residential Area 2
0.55 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.</p> <p>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</p> <p>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)</p> <p>Community Institutional</p> | <p>Park: North Park Way, Central 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> |
|---|--|--|



[illegible]



1

PLAN #2

Yamamoto
Architecture Inc.

[illegible]



Statistics
1905-111 Durand St.
Vero Beach, FL 33583
Tel. (888) 694-8320
www.dor-net.com

Copyright Information
We reserve copyright and all the associated rights to all documents, CD ROMs, and other materials. Any portion of materials not identified as being in the public domain is hereby reserved. No portion of the Copyright in any design and drawings can be the property of anyone. Reproduction or use for any purpose other than that authorized by Doran's Magazine.

Consultants

Consultants

Legend

Notes

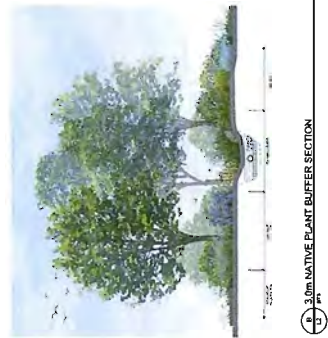
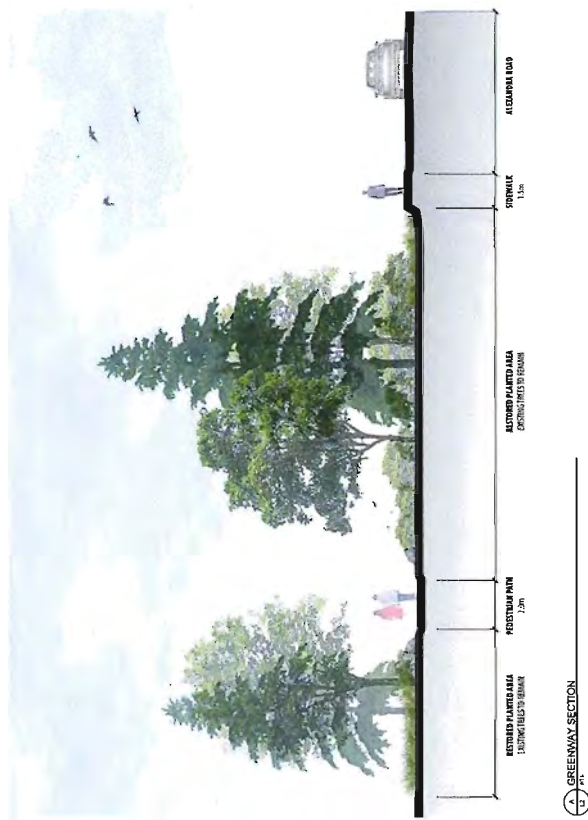
[illegible]

Parent's Say

Client/Project
Aarti-Pri Developments Ltd.
CONCEPTUAL LANDSCAPE PLAN

Abstract: *See page 100*

Project No. 14C13145	Scale 1:300	Revision 0
Drawing No. L1	Sheet 1 of 2	



Stantec
10000 Northpark Drive, Suite 100
Northpark, NC 27654, USA
Phone: 919.487.1000
www.stantec.com

Copyright Reserved
This drawing is the property of Stantec and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stantec.

Consultant

Legend

Notes

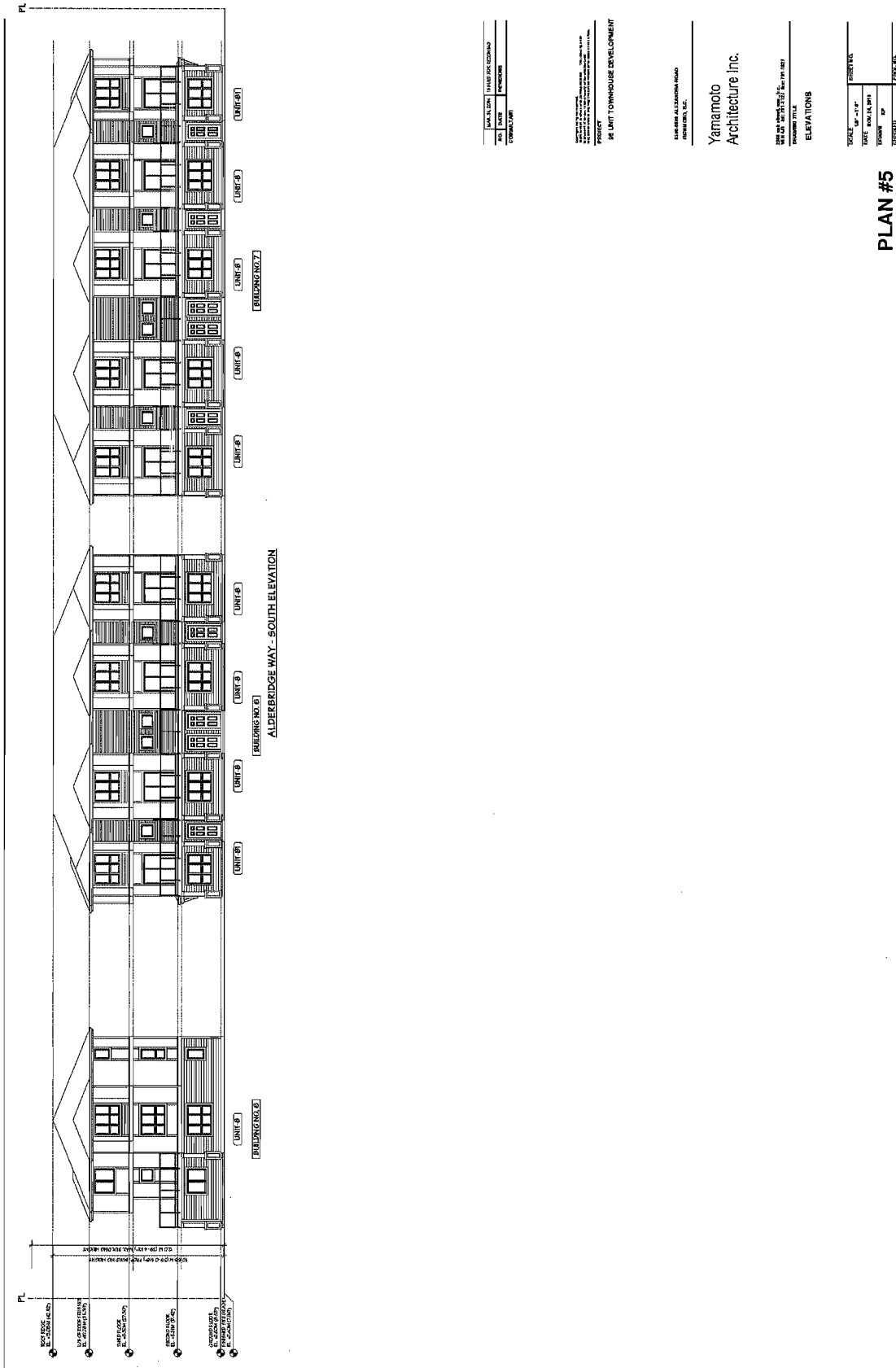
Revisions	By	Date	Description
1	AM	01/11/2024	Initial Design
2	AM	01/11/2024	Revised Design
3	AM	01/11/2024	Final Design

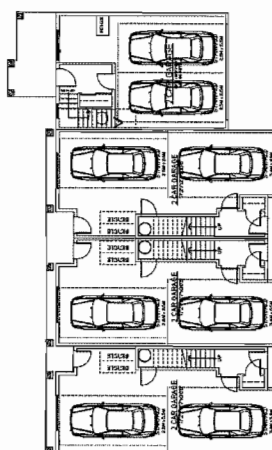
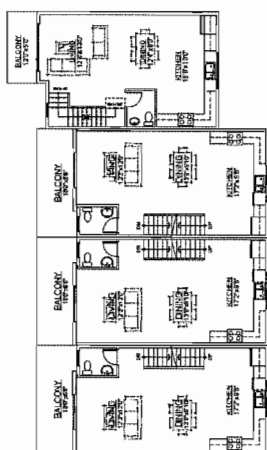
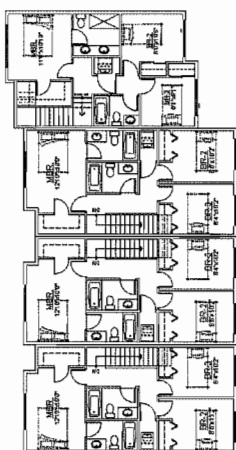
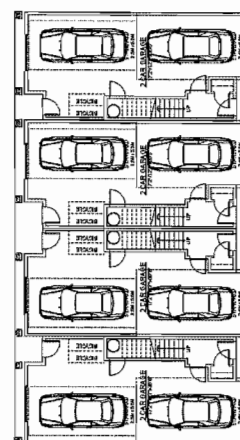
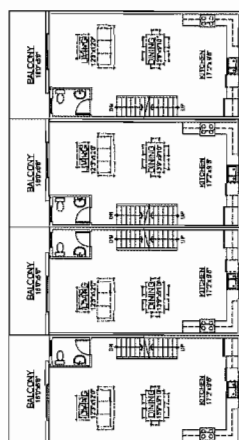
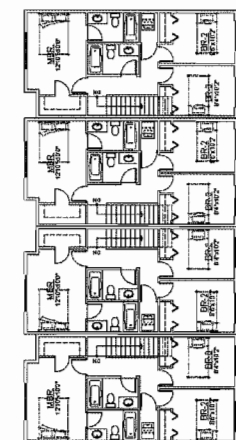
Permit/As-Built

Client/Project
Am-Pil Developments Ltd.
CONCEPTUAL LANDSCAPE SECTIONS
Alexander Road

Project No. 1403145
Drawing No. 50001
Scale As Noted
Sheet 2 of 2
Revision 0







FORM 1041-A (2001)		
NAME	DATE	IF USED FOR REVENUE

PROJECT
06 UNIT TOWNHOUSE DEVELOPMENT

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

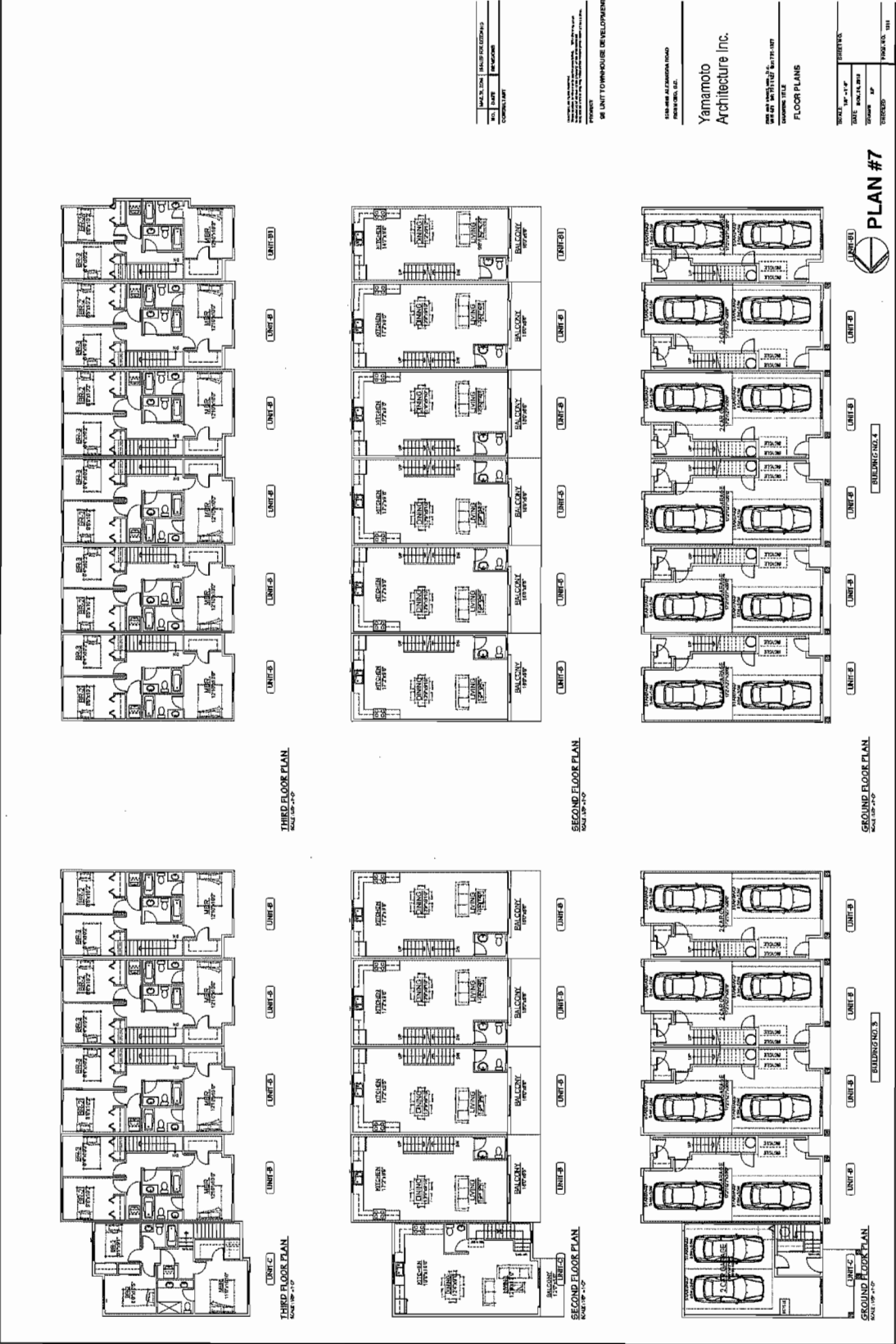
Yamamoto
Architecture Inc.

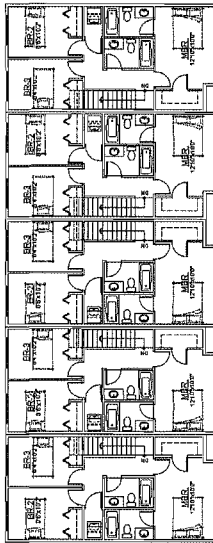
2200 South Street, Suite 100,
Los Angeles, CA 90007-1227
Tel: 213/441-7811 Fax: 213/441-3227

© 1997 by F. H. & J. L. C.

FLOOR PLANS

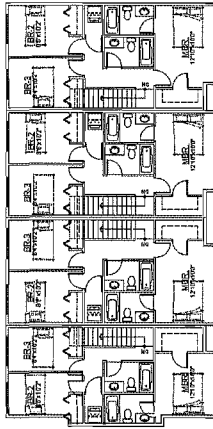
DATE	10-1-14	SHEET NO.
TIME	10:24, 2013	
NAME	GP	
RECORDED		PAGE NO. 1093





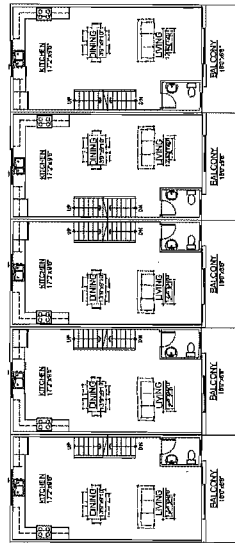
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10



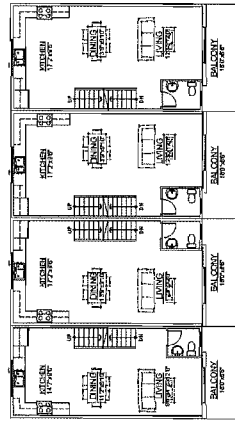
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10



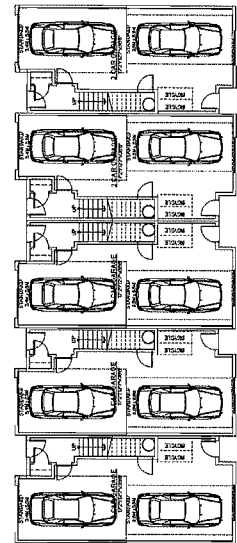
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10



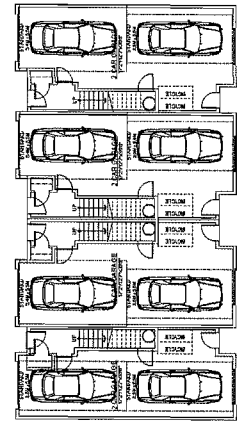
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9 UNIT 10

DATE: 10/1/03	PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY: J. H. HARRIS	DESIGNED BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	APPROVED BY: J. H. HARRIS

96 UNIT TOWNHOUSE DEVELOPMENT
PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT

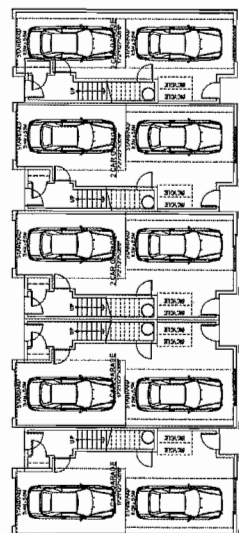
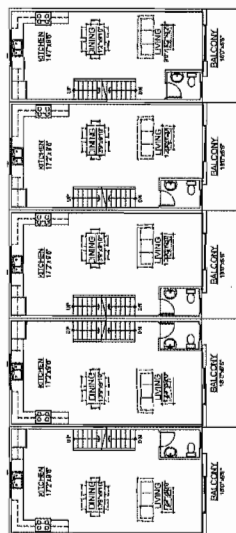
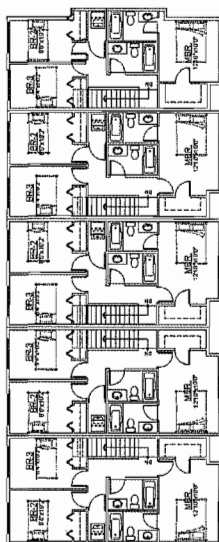
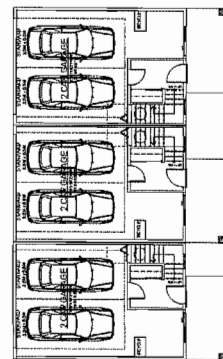
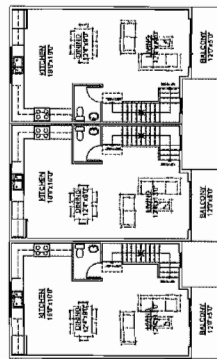
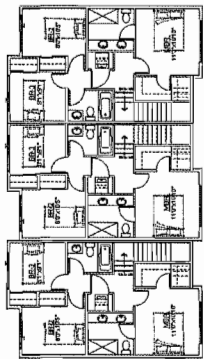
96 UNIT TOWNHOUSE DEVELOPMENT
PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

96 UNIT TOWNHOUSE DEVELOPMENT
PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT

DATE: 10/1/03	PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY: J. H. HARRIS	DESIGNED BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS	APPROVED BY: J. H. HARRIS

PLAN #8



MADE 31 2294	MAILED FOR 22234 243
NO. DATE	REMARKS

Copyright © 1997 by McGraw-Hill, Inc. All rights reserved. This journal is printed on acid-free paper. It may be reproduced in whole or in part for personal or internal reference use only, provided the copyright notice is included. For all other use, permission should be obtained from McGraw-Hill, Inc.

LI 10-1000 AL EXAMINA ROAD
PARTIMOND, B.C.

Yamamoto
Architecture Inc.

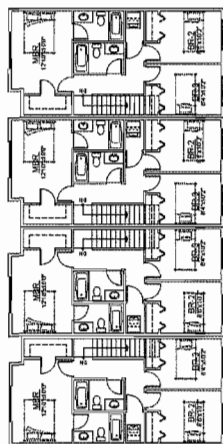
2008 cash award, was \$12,000.
VH 11-471 Ed: 7-8-137 Reg: 2-89-1227

FLOOR PLANS

DATE	LAB. #	CHART NO.
DATE	MON. 14, 2019	
EXAMINER	RP	
CHECKED		PHYS. NO. 1119

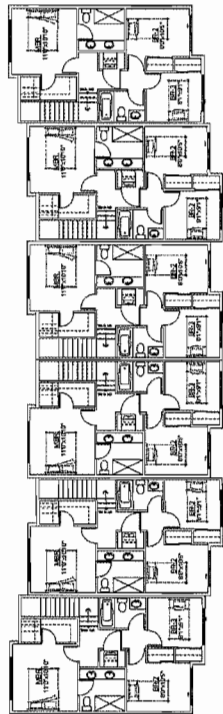


PLAN #9



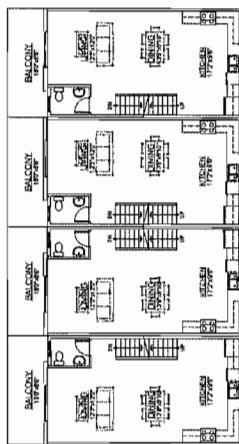
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6



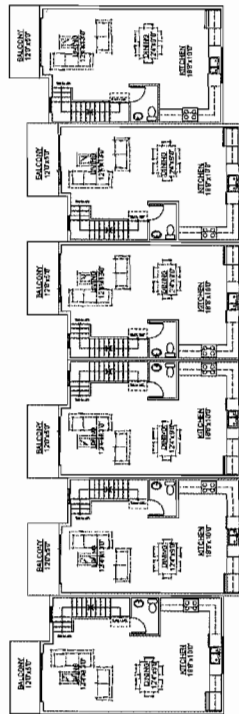
THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 7 UNIT 8 UNIT 9 UNIT 10 UNIT 11



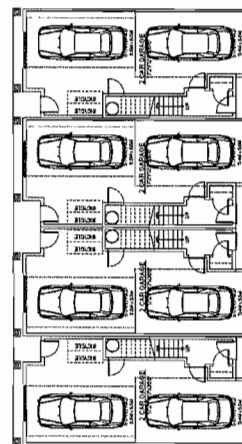
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7



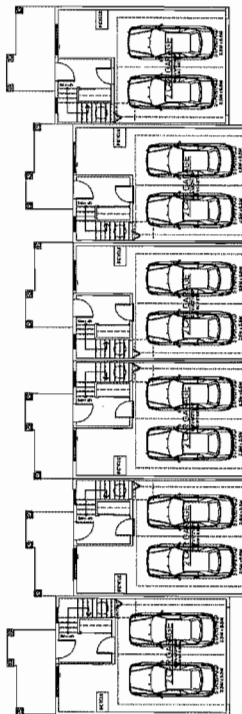
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

UNIT 8 UNIT 9 UNIT 10 UNIT 11 UNIT 12

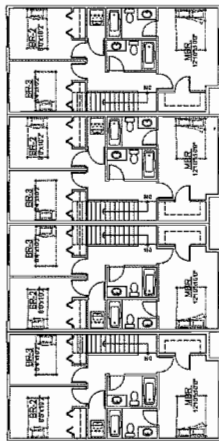
PLAN #10

NO.	DATE	BY	FOR
1	10/1/10	YAMAMOTO	PHASE 1
2	10/1/10	YAMAMOTO	PHASE 2
3	10/1/10	YAMAMOTO	PHASE 3
4	10/1/10	YAMAMOTO	PHASE 4
5	10/1/10	YAMAMOTO	PHASE 5
6	10/1/10	YAMAMOTO	PHASE 6
7	10/1/10	YAMAMOTO	PHASE 7
8	10/1/10	YAMAMOTO	PHASE 8
9	10/1/10	YAMAMOTO	PHASE 9
10	10/1/10	YAMAMOTO	PHASE 10

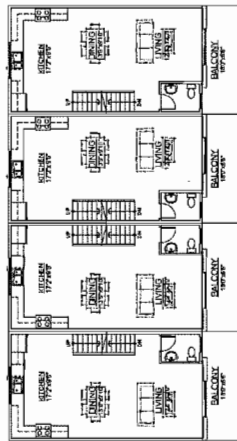
NO.	DATE	BY	FOR
1	10/1/10	YAMAMOTO	PHASE 1
2	10/1/10	YAMAMOTO	PHASE 2
3	10/1/10	YAMAMOTO	PHASE 3
4	10/1/10	YAMAMOTO	PHASE 4
5	10/1/10	YAMAMOTO	PHASE 5
6	10/1/10	YAMAMOTO	PHASE 6
7	10/1/10	YAMAMOTO	PHASE 7
8	10/1/10	YAMAMOTO	PHASE 8
9	10/1/10	YAMAMOTO	PHASE 9
10	10/1/10	YAMAMOTO	PHASE 10

PROJECT: 40 UNIT TOWNHOUSE DEVELOPMENT
ARCHITECT: YAMAMOTO ARCHITECTURE INC.
DATE: 10/1/10

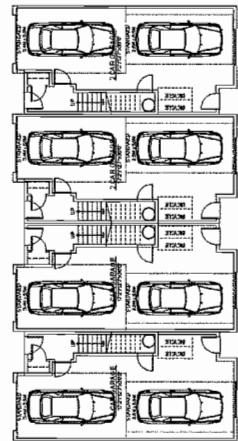
YAMAMOTO ARCHITECTURE INC.
1000 10TH AVE. S.W.
VANCOUVER, B.C. V6H 2T6
TEL: 604-275-1111
FLOOR PLANS



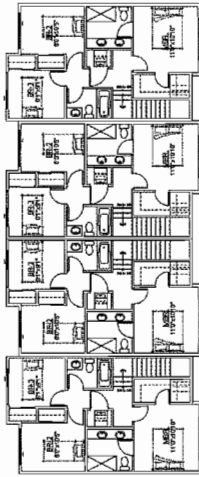
THIRD FLOOR PLAN
BUILDING NO. 14



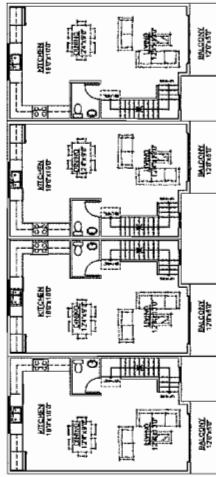
SECOND FLOOR PLAN
BUILDING NO. 14



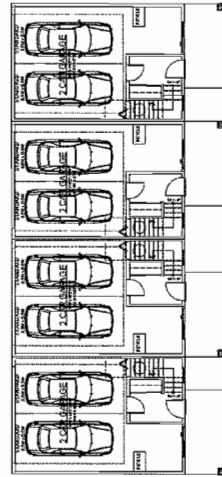
GROUND FLOOR PLAN
BUILDING NO. 14



THIRD FLOOR PLAN
BUILDING NO. 15



SECOND FLOOR PLAN
BUILDING NO. 15



GROUND FLOOR PLAN
BUILDING NO. 15



PLAN #11

SCALE: 1/8" = 1'-0"	DATE: 08-14-2011	DESIGNED BY: JY	PROJECT: 1510 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY: JY		REVISIONS:	PROJECT NO. 1011

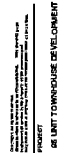
DATE: 08-14-2011	DESIGNED BY: JY	PROJECT: 1510 UNIT TOWNHOUSE DEVELOPMENT
DRAWN BY: JY		REVISIONS:

1510 UNIT TOWNHOUSE DEVELOPMENT
PROJECT
1510 UNIT TOWNHOUSE DEVELOPMENT

1510 UNIT TOWNHOUSE DEVELOPMENT
PROJECT
1510 UNIT TOWNHOUSE DEVELOPMENT

Yamamoto
Architecture Inc.

1510 UNIT TOWNHOUSE DEVELOPMENT
PROJECT
1510 UNIT TOWNHOUSE DEVELOPMENT



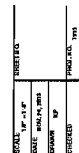
STATIONER AT EXAMINER BUILDING
FROBENIOR, B.C.

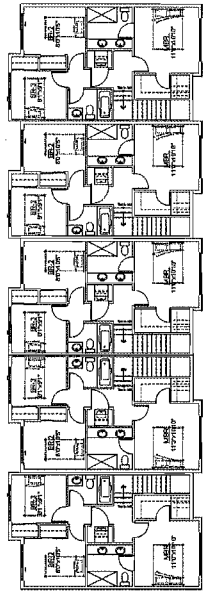
Yamamoto
Architecture Inc.

1000 West 4th Avenue, Suite 100
Vancouver, B.C. V6H 4V1 Tel: 779-1127 Fax: 779-1127

ESCHMAYER TITLE

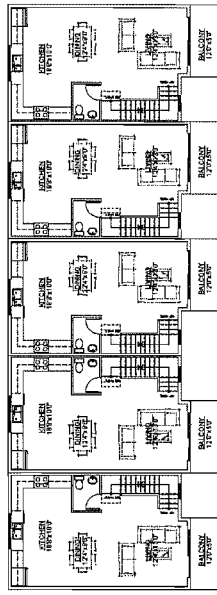
FLOOR PLANS





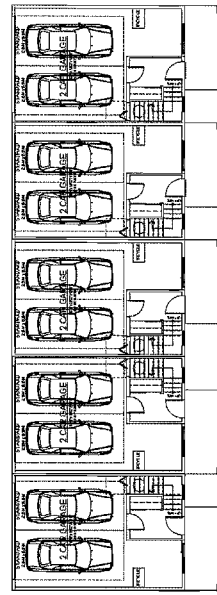
UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105

THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT 201 UNIT 202 UNIT 203 UNIT 204 UNIT 205

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



UNIT 301 UNIT 302 UNIT 303 UNIT 304 UNIT 305

GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



PLAN #13

DATE	BY	REVISION
10/1/11	YAMAMOTO	10/1/11

PROJECT: 96 UNIT TOWNHOUSE DEVELOPMENT
 PREPARED BY: YAMAMOTO ARCHITECTURE INC.
 1111 E. 11TH AVE. SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.YAMAMOTOARCHITECT.COM

1111 96TH AVE. SUITE 100
 DENVER, CO 80202
 YAMAMOTO ARCHITECTURE INC.
 1111 E. 11TH AVE. SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.YAMAMOTOARCHITECT.COM

DATE	BY	REVISION
10/1/11	YAMAMOTO	10/1/11



Development Application Data Sheet
Development Applications Division

RZ 13-649999

Attachment 4

Address: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road

Applicant: Am-Pri Developments (2012) Ltd.

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

	Existing	Proposed
Owner:	Am-Pri Developments (2012) Ltd., Inc No. BC0934463	Same
Site Size (m²):	16,215 m ²	16,107 m ² net of dedications
Land Uses:	Single Family Residential, Two-Family Residential, Vacant	Multiple Family Residential
OCP Designation:	Neighbourhood Residential, Park	Same
Area Plan Designation:	Residential Area 2	Same
Zoning:	9580, 9600, 9660, 9680 Alexandra Road: Single Detached (RS1/F) 9620 and 9626 Alexandra: Two-Unit Dwellings (RD1)	Town Housing (ZT67)
Number of Units:	5 dwellings were in place prior to demolition. Currently none on site.	96 approx.
Other Designations:	Environmentally Sensitive Area (ESA)	Portions to be retained. Compensation / replacement required for impacts.

<i>On Future Subdivided Lots</i>	Bylaw Requirement	Proposed	Variance
<i>Floor Area Ratio:</i>	Max. 0.65 or 0.75 with affordable housing contribution per West Cambie Area Plan	0.65	None permitted
<i>Lot Coverage – Building:</i>	Max. 40%	40%	None
<i>Lot Size (min. area):</i>	10,000 m ²	16,107 m ²	None
<i>Setback – Front Yard (m):</i>	Min. 5.0 m	Min. 4.5 m	Addressed via Zoning Text Amendment
<i>Setback – Side Yards (m):</i>	Min. 3.0 m	Min. 3.0 m	None
<i>Setback – Rear Yard (m):</i>	Min. 6.0 m	Min. 6.0 m	None
<i>Height (m):</i>	12.0 m	10.7 m	None
<i>Off-street Parking Spaces – Regular (R) / Visitor (V):</i>	1.5 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	None

<i>On Future Subdivided Lots</i>	Bylaw Requirement	Proposed	Variance
<i>Off-street Parking Spaces – Total:</i>	144 (R) and 20 (V)	192 (R) and 20 (V)	None
<i>Tandem Parking Spaces:</i>	Permitted	94 spaces in 47 units (49%)	none
<i>Bicycle Stalls</i>	Class 1: 1.25/unit (120 stalls) Class 2: 0.20/unit (20 stalls)	Class 1: 147 Class 2: 20	none
<i>Amenity Space – Indoor:</i>	100 m ²	100.0 m ²	None
<i>Amenity Space – Outdoor:</i>	576 m ²	618 m ²	none

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


Stantec

Stantec Consulting Ltd.
4370 Dominion Street, 5th Floor
Burnaby, BC V5G 4L7
Tel: (604) 436-3014
Fax: (604) 436-3752

VIA EMAIL

August 23, 2013

Project No: 1231-10626

Am-Pri Developments Ltd.
9751 No.6 Road
Richmond, BC
V6W 1E5

Attention: Amit Sandhu

Dear Amit:

**Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC**

1 INTRODUCTION

Am-Pri Developments Ltd. is submitting a rezoning application for a townhouse development on approximately 2 hectares on the quarter section 34-5-6 adjacent to Alderbridge Way and No. 4 Road in Richmond, British Columbia. The application includes lots 9560, 9580, 9600, 9620/9626, 9660, and 9680 (Subject Property, Figure 1, Appendix A). A portion of this site is designated as an Environmentally Sensitive Area (ESA) by the City of Richmond.

Stantec Consulting Ltd. conducted a habitat assessment of the entire site on July 25, 2013. Two Stantec biologists assessed the existing vegetation and wildlife habitat value within the site. Environmentally valuable resources assessed within the property included, but weren't limited to, any potential sensitive ecosystems, wildlife, plants and plant communities, wildlife habitat and corridors, riparian areas, and aquatic species. The scope of the assessment was derived through the 2012 Environmental Sensitive Area Management Strategy (City of Richmond 2012) and with personal communication from Wayne Craig with the City of Richmond's Planning and Development Office (Pers. Comm, 2013).

This report provides a detailed summary of the vegetation types and wildlife habitat values on the Subject Property and makes recommendations for areas that should be included in the ESA.

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

2 METHODS

Preliminary vegetation Polygons were created from orthophoto interpretation and were then ground truthed during the site visit. The property was surveyed by two Stantec biologists to determine what vegetation communities were present on the site, to identify any habitat values by identifying connectivity and recording wildlife species present, and to document any other environmentally valuable resources. Dominant understory species within each polygon, including invasive species, were recorded and photographs were taken at various locations on the site. Total cover was estimated for the dominant species observed. Tree species were recorded during a tree assessment (Arbortech Consulting 2013). Online database searches were undertaken to determine if any species at risk were identified within 500 meters of the site (BC CDC, 2013).

Environmental value included estimating species diversity, presence absence of invasive species, connectivity to surrounding natural features, wildlife presence, and health and potential sustainability of vegetation on site. These findings were summarized utilizing a ranking system of low, medium and high.

3 RESULTS

There were four different plant communities identified on the site (Figure 1, Appendix A); descriptions of these are provided below.

3.1 Conservation Data Center (CDC) Database Inquiry

A search of the BC CDC online database was performed on July 24th, 2013. No known rare or sensitive vegetation or wildlife species were identified in the project area. The field survey conducted on July 25th also did not identify any known listed species.

3.2 Fish and Aquatic Habitat

No watercourses, fish habitat, or aquatic species were observed during the field survey. A small man-made pond, approximately 1 m by 1 m, was found during the survey in the backyard of one of the residences (Lot 9626 Alexandra Road). At the time of the site visit the pond contained no water and had Himalayan blackberry growing in from all sides.

3.3 Polygons 1—Anthropogenic Disturbance

Of the total area of the Subject Property, 0.69 hectares (~35% of total Subject Property) was disturbed by the current and previous residential developments that occurred on site (Figure 1, Appendix A). Vegetation in the polygon was composed of cultivated lawn and invasive species with few mature trees interspersed throughout (Photos 1 – 2, Appendix B). There was also the presence of Japanese knotweed. Japanese knotweed is a perennial shrub from Asia that is highly invasive because of its rapid growth and reproductive capabilities (Photo 3, Appendix B). Once established it displaces nearly all other vegetation (BC Ministry of Agriculture 2011).

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

Structures throughout the polygons included occupied and unoccupied homes, dilapidated structures, and residential loose garbage. Table 1 below lists the dominant species in this polygon. There were some trace ornamental trees in the residential yards; however, only two excelsea cedar (*Thuja plicata*) trees were of suitable condition (sustainable) according to the Arbortech report (2013).

Table 1: Dominant Species within Polygon 1

Common Name	Scientific Name	% Cover**
Himalayan blackberry*	<i>Rubus armeniacus</i>	15
creeping buttercup	<i>Ranunculus repens</i>	15
evergreen blackberry*	<i>Rubus laciniatus</i>	5
hardhack	<i>Spiraea douglasii</i>	5
reed canarygrass	<i>Phalaris arundinacea</i>	5
Japanese knotweed*	<i>Polygonum cuspidatum</i>	5
Kentucky bluegrass	<i>Poa pratensis</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

3.3.1 Wildlife and Habitat Value

Wildlife use is limited in polygon 1. Birds may nest in some of the trees, or among the Himalayan blackberry, but the likelihood of a sustainable consistent population is quite low. There was a man-made pond at 9626 Alexandra Road that, although dry during the time of the site visit, may provide breeding habitat for amphibians in the spring, when water might be found in the pond. Habitat value is low, due to the highly disturbed nature of the polygon.

3.4 Polygon 2—Graminoid and Shrub land

Polygon 2 is approximately 0.86 hectares (~43% of total Subject Property) and is located in the central to southern portion of the Subject Property (Figure 1, Appendix A) (Photos 4-6, Appendix B). The area was predominantly composed of a mixture of hardhack, Himalayan blackberry, and reed canary grass (See Table 2). The Himalayan blackberry was spreading from the east to the west as its density was concentrated on the eastern side of polygon 2. The western side of polygon 2 was predominantly composed of reed canary grass; which is known for its ability to create sod monocultures as it is used frequently as a pasture and ornamental grass.

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

Table 2: Dominant Species within Polygon 2

Common Name	Scientific Name	% Cover**
hardhack	<i>Spiraea douglasii</i>	30
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
reed canary grass	<i>Phalaris arundinacea</i>	25
bentgrass	<i>Agrostis sp.</i>	5
creeping buttercup	<i>Ranunculus repens</i>	5
common dandelion	<i>Taraxacum officinale</i>	3
common horsetail	<i>Equisetum arvense</i>	3

NOTE:

* Invasive species

**percent cover only includes dominant species

3.4.1 Wildlife and Habitat Value

Wildlife use in the polygon was limited to bird nesting and foraging and some small mammal use as observed with the presence of coyote scat. Habitat value provided by polygon 2 is relatively low as a result of surrounding disturbances (roads and existing development) and limited connectivity to additional habitat.

3.5 Polygons 3a and 3b—Birch Forest

Two polygons within the Subject Property consisted of approximately 0.22 hectares (polygon 3a 0.06 and Polygon 3b 0.16) (~11% of total Subject Property) of upland forest dominated by paper birch (*Betula papyrifera*) with a closed understory of predominately Himalayan blackberry and grasses (Photos 7-8, Appendix B). The Arbortech report lists these trees to be in poor condition with die back occurring (Arbortech Consulting 2013). Table 3 below provides a list of the dominant species within these polygons.

Table 3: Dominant Species within Polygon 3

Common Name	Scientific Name	% Cover**
paper birch	<i>Betula papyrifera</i>	30
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
hardhack	<i>Spiraea douglasii</i>	10
fireweed	<i>Epilobium angustifolium</i>	5
bentgrass	<i>Agrostis sp.</i>	5
bracken fern	<i>Pteridium aquilinum</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

3.5.1 Wildlife and Habitat Value

Polygon 3a has suitable habitat for nesting and foraging birds and small mammals and is connected to a large undisturbed area off property to the south and east. The habitat value provided by polygon 3a was considered moderate due to the connectivity to this large upland area to the southeast outside of the Subject Property.

Polygon 3b had limited connectivity due to anthropogenic disturbances and invasive weed encroachment. Trees had appeared to have been cleared to the east. Invasive weed species had heavily encroached to the north and west of Polygon 3b and Alderbridge way borders the Polygon to the south.

3.6 Polygon 4—Mixed Wood Forest

Polygon 4 is approximately 0.22 hectares (~11% of total Subject Property) and is located on the northwestern portion of the subject property (Appendix 1, Figure 1) (Photos 9 – 11, Appendix B). Polygon 4 is between two residential homes, with the understory consisting of hardhack, Himalayan blackberry, and grasses (See Table 4). The over story canopy is closed; however, according to the Arbortech report, the majority of the trees are in poor condition, with only two trees being of marginal condition. There was also road fill, scrap asphalt, cut trails and residential garbage (Appendix B, Photo 11) observed within polygon 4. The road fill and asphalt piles located in polygon 4 stood to an approximate height of 1 m and had the area of 10 m by 10 m.

Table 4: Dominant Understory Species within Polygon 4

Common Name	Scientific Name	% Cover**
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
hardhack	<i>Spiraea douglasii</i>	10
paper birch	<i>Betula papyrifera</i>	10
Douglas fir	<i>Pseudotsuga menziesii</i>	5
European birch	<i>Betula pendula</i>	5
fireweed	<i>Epilobium angustifolium</i>	5
bentgrass	<i>Agrostis sp.</i>	5
fowl bluegrass	<i>Poa palustris</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

3.6.1 Wildlife and Habitat Value

Polygon 4 has suitable habitat for both nesting and foraging birds, as well as for small mammals. A stand of dead birch trees at the eastern edge of this polygon showed evidence of use by northern flicker, as two northern flickers were observed perched on one of the trees. American robin and spotted towhee were also observed in this polygon. Habitat value provided by polygon 4 is moderate, although there is limited connectivity to additional habitat.

4 DISCUSSION

It is Stantec's recommendation that only polygons 3a and 4 be considered for ESA designation on the Subject Property (See Table 5). Although the actual ecological value provided by polygons 3a and 4 is relatively low, as a result of surrounding disturbances (roads and existing development), limited connectivity to additional habitat, small polygon patch size, and presence of invasive weeds in the understory, these polygons contains the least amount of disturbance within the proposed development area. If left unchecked, the highly invasive Himalayan blackberry and Japanese knotweed will continue to spread through the subject property and may eventually become dominant within the ESA, pushing out native species.

Table 5: Environmental Ranking Summary Table

Polygon Number	Community Type	Fish and Fish Habitat	Vegetation Diversity and Health	Wildlife Habitat Connectivity	Invasive Species Presence	Overall Rank
Polygon 1	Anthropogenic Disturbance	N/A	Low	Low	High	Low
Polygon 2	Graminoid and Shrub land	N/A	Low	Low	High	Low
Polygon 3a	Birch Forest	N/A	Moderate	Moderate	High	Moderate
Polygon 3b	Birch Forest	N/A	Moderate	Low	High	Low
Polygon 4	Mixed wood Forest	N/A	Moderate	Low	High	Moderate

5 DEVELOPMENT RECOMMENDATIONS

For future developments within the subject property, the development guidelines set forth by the City of Richmond's 2012 Environmental Sensitive Area Management Strategy (Appendix C and Part 4) should be followed during the construction phase of the project. Where possible, and applicable, the development should be designed around the existing environmental resource values to maintain as much of the current ecological services found on site as possible. Where clearing or development is to occur, amenity areas should be designed to mimic areas that would be native to the area and work to maintain pre-development connectivity.

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

There is a potential opportunity for enhancement of the area with development. Due to the poor condition of the vegetation stands, the abundance of invasive species, and the low connectivity of the area to natural native vegetation, any potential development could include an amenity area that would enhance the property. Enhancement could include the preservation of the most ideal native vegetation combined with additional planting and landscaping that would improve the habitat on site. Enhancement of the area would also include weed management, multi-tiered vertical structured species selection, and buffer zones around natural areas.

The following are general best practices identified for future development within the property:

- All construction works should be designed to prevent erosion and sedimentation. An erosion and sediment control plan and mitigation measures should be implemented prior to work and maintained throughout the course of construction.
- Appropriate precautions should be taken to ensure that deleterious substances do not enter drainage courses or seasonal and permanent water bodies.
- Minimize mowing around conserved and constructed natural features to promote available habitat for small and medium-sized wildlife. Reduced maintenance costs are also a benefit of this strategy. If mowing is required to meet aesthetic goals, consider limiting mowing to one mower width.
- Incorporate enhancement plantings within buffer areas to provide additional wildlife habitat and structural diversity adjacent to the important ecological features.
- Clearing of tall trees along the road should be minimized to accommodate passage of birds up and over the road.
- Site specific environmental monitoring should be used to provide direction for site sustainability both during and post construction.
- To the extent possible, a buffer zone should be incorporated around retained environmentally valued resources. The purpose of establishing a buffer zone will be to provide a physical barrier from urban disturbances, reduce detrimental edge effects, improve surface water quality, enhance stand quality, increase the extent of the existing natural habitat, mitigate habitat fragmentation, and conserve biodiversity (Fischer and Fischenich 2000).
- If development does occur, a detailed landscape plan should be developed to identify any existing vegetation and areas that require replanting. The plan should also identify those features on site that were present on site prior to development and should include microtopography such as logs and rocks which provide habitat for a diversity of wildlife.
- Develop a post development monitoring plan in order to adaptively manage any natural features that may require maintenance and upkeep until it is successfully established within the developed property.
- The establishment of a buffer zone that captures the drip line of perimeter trees should sufficiently allow for a sustainable natural area within development.



Am-Pri Developments Ltd.
Attention: Amit Sandhu
Project No: 1231-10626

August 23, 2013
Page 8 of 9

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

6 CLOSURE

This ESA has been prepared for the sole benefit of Am-Pri Developments Ltd. and is not to be relied upon for anything other than its intended purpose.

We trust that this report has met your present requirements. If you have any questions or would like clarification of the results, please do not hesitate to contact the undersigned at (604) 235-1896.

Respectfully submitted,
Stantec Consulting Ltd.

Reviewed by:

Ian Levitt, MREM, B.Sc. BIT, AIT
Environmental Scientist
604-235-1896
ian.levitt@stantec.com

Michael Browne, M.Sc., R.P.Bio.
Associate
604-678-9308
Michael.Browne@stantec.com

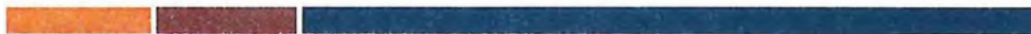
IL/MB/nlb/tt

V:\1231\active\EM\123110626\report\let_rpt_esa_20130823_final.docx

Reference: **Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC**

7 REFERENCES

- Arbortech Consulting. 2013. Tree Inventory and Assessment List. ACL File #13124 April 29, 2013.
- BC Ministry of Agriculture. 2011. Field Guide to Noxious and Other Selected Weeds of British Columbia. Accessed (February 2013): <http://www.agf.gov.bc.ca/cropprot/jknotweed.htm>
- B.C. Conservation Data Centre: Conservation Data Centre Mapping Service [web application]. 2008. Victoria, British Columbia, Canada. Available:
http://webmaps.gov.bc.ca/imfx/imf.jsp?site=imapbc&savessn=Ministry%20of%20Environment/Conservation_Data_Centre.ssn (July 24, 2013).
- City of Richmond. 2012. 2012 Environmentally Sensitive Area Management Strategy (Background technical report for the 2041 OCP).
- Craig, Wayne. July 8, 2013. Personal Communication. City of Richmond Planning and Development Department.
- Fischer, R.A. and J.C. Fischenich. 2000. Design Recommendations for Riparian Corridors and Vegetated Buffer Strips. Ecosystem Management and Restoration Research Program Technical Notes Collection, ERDC TN-EMRRP-SR-24. Vicksburg: U.S. Army Engineer Research and Development Center.



APPENDIX A

Figures

One Team. Infinite Solutions.





Legend	Environmental Sensitive Area Assessment Site Plan		PREPARED BY:
	PREPARED FOR: AM-PRI DEVELOPMENTS LTD.		FIGURE NO: 1
DRAFT CONFIDENTIAL Not for Distribution	Sources: Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.		
DATE: 14-AUG-13 FIGURE ID: 123110626	PROJECTION: UTM - ZONE 10 DATUM: NAD 83		DRAWN BY: N. PURENVAL CHECKED BY: I. LEVITT



APPENDIX B

Photographs

One Team. Infinite Solutions.



Stantec



Photo 1: Looking north into Polygon 1 – Lot 9620/9626.



Photo 2: Looking west into Polygon 1 – Lot 9660.



Photo 3 Looking west into Polygon 1 – Japanese Knotweed Lot 9600.



Photo 4: Looking south into Polygon 2 – Graminoid Shrub land Lot 9600.



Photo 5: Looking south into Polygon 2 – Graminoid Shrub land - Lot 9560.



Photo 6: Looking south into Polygon 2 – Graminoid Shrub land – Lot 9620/9626.



Photo 7: Looking south into Polygon 3a – Birch Forest – Lot 9660.



Photo 8: Looking south into Polygon 3b – Birch Forest - Lot 9660.



Photo 9: Looking east into Polygon 4 – Mixed Wood Forest – Lot 9580.



Photo 10: Looking west into Polygon 4 – Mixed Wood Forest - Lot 9580.



Photo 11: Looking south into Polygon 4 – Mixed Wood Forest – Lot 9580.

ARBORTECH CONSULTING



a division of:

TREE RETENTION ASSESSMENT REPORT

LAND DEVELOPMENT APPLICATION PURPOSES

Report Date:	November 6, 2013	Rev #: 1
ACL File:	13124	
Project Details:	Am Pri Development (2013) Ltd. Proposed Townhouse Development 9600 Block Alexandra Rd., Richmond	
Prepared For:	Attn.: Amit Sandhu Am Pri Development (2013) Ltd. 9751 No. 6 Road Richmond BC, V6W 1E5	

BACKGROUND

Arbortech Consulting has been retained to undertake a detailed study of the existing trees located on and within close proximity to the above noted site to determine their current condition, and to make preservation and protection recommendations in context to the proposed development. Staff from this office visited the site on XXX to inspect the trees and site conditions. The topographic survey plan, and the proposed architectural layout plan for this development project have been provided for our use in completing this report. The purpose of this study is to;

- Determine the present (pre-development) condition of the existing tree resource and compile an inventory that meets the municipal requirements for reporting,
- Determine which trees are viable for retention consideration,
- Determine if any off-site trees are expected to be impacted from construction,
- Guide the approval and design revision process to the extent possible so that tree retention and tree replacement objectives are achieved, and
- Specify tree protection and impact mitigation recommendations for implementation in the construction phase.

The tree condition data and tree retention recommendations are compiled herein and on the enclosures. This report should be read in conjunction with the attached reference documents.

METHODOLOGY

Our standardized inventory and analysis procedure was used to assess the existing trees on the site using Visual Tree Assessment (VTA) procedures. In the VTA we observe the tree for presence of signs or symptoms of defect or health issues, and/or growing site constraints that can affect its viability for retention. At the owner's discretion, certain trees may benefit from additional detailed examination and testing before decisions are finalized.

Trees have been marked with a serial numbered tag as referenced in this report, and for future reference within the approval and construction phases of the project. Photos were taken and are used herein and/or kept on file.

Greater Vancouver Office:
Phone: 604.275.3484
Suite 200 - 3740 Chatham St
Richmond, BC V7E 2Z3

Fraser Valley Office:
Phone: 604.755.7132
Suite 109 - 1528 McCallum Rd
Abbotsford, BC V2S 8A3

PAGE 1 OF 6

aclgroup.ca

PH - 86



This study is not a tree risk assessment, however we have considered the structural and health condition of the subject trees to determine their suitability for retention in context to the proposed land use.

The proposed construction works are expected to cause site changes that either directly conflict with existing trees, or will significantly alter the growing environment of other trees. This tree retention study considers our arboricultural assessment of the expected tree survivorship based on the anticipated impacts from construction. With an objective to maximize tree preservation, we have considered the feasibility of implementing design changes, and the possible use of innovative construction materials and methods for the protection of suitable and valuable trees.

In our study, we have used our experience and reviewed the design drawings to anticipate all tree related impacts from;

- *geo-technical* needs (i.e. soil and site preparation works required),
- *civil engineering* needs (i.e. re-grading, underground servicing, road construction),
- *architectural* design elements (i.e. foundations, buildings, driveways, and amenities), and
- *landscape* design elements (i.e. hard surfaces, retaining walls, re-grading, soil placement, planting holes for new plants and trees, etc.).

It is the responsibility of each design consultant to consider the tree protection restrictions and special measures that may be recommended herein and on the attachments, in relation to their field of expertise, and to confirm that the protection zones and restrictions can reasonably be achieved.

PROPOSED LAND USE

On this site, the proposed development consists of a townhouse development. The associated re-grading of the lands, the construction of new roads and underground services/utilities, and the construction of the buildings/driveways and related amenities will result in comprehensive disturbance across most of the site.

TREE RETENTION ASSESSMENT FINDINGS

ON-SITE TREES:

Tagged Trees: The size, type and condition of the subject trees are detailed in the attached Tree Inventory and Assessment List. The locations and the designated treatment of the subject trees are detailed on the attached Tree Management Drawing.

Tree Stand Counts: Native stands of trees were assessed based using stand delineation and stand condition indicators. A physical tree count was undertaken for these stands and the quantities are reported on the Tree Management Drawing.

The total quantity of On-Site trees considered on this project is:

	24	Tagged Trees (on-site and road frontage trees)
plus	400	Untagged Stand Tree Count (ESA bylaw trees are 10cm and greater)
Total	424	Bylaw Trees within Development Site

Table 1. Tree Retention and Removal Quantities by Condition
(Includes trees in Road boulevards fronting the site)

CONDITION	RETAIN		REMOVE		TOTAL
	TAGGED	STANDS	TAGGED	STANDS	
UNSUITABLE A tree that is unsuitable for retention in the proposed land use due to advanced health decline or presence of significant structural defects.	0	13 * (est.)	10	387	410
MARGINAL A tree that has a moderate defect that makes it unlikely to survive anticipated site changes if retained singly, but may be considered for retention conditional to special measures and/or in conjunction with other adjacent trees.	6	0	5	0	11
SUITABLE A tree in fair, good or excellent condition with no overt or identifiable significant defects based on VTA, and well suited for consideration of retention.	0	0	3	0	3
SUBTOTALS	6	13	18	387	
	19		405		424

Note. The unsuitable rating is based on individual single retention of stand trees. In this case, a section of the stand is being retained with a provision for treatments that may include pruning and selective removal of high risk trees based on CTRA assessment at the time of land clearing. Any removals from this area will be confirmed and authorized with the City of Richmond in advance.

PROPOSED TREE RETENTION AND REMOVAL:

- Removal of 10 bylaw trees as described in the tree list and shown on the tree management drawing due to their pre-existing condition being unsuitable for retention consideration.
- Removal of 8 bylaw trees due to unresolvable impacts from construction. Note that two shared trees (#'s 457 and 458) will require approval from the neighbour before city approvals can be obtained.
- Retention of 6 bylaw trees as well as a section of Stand 1 within the open space proposed for the northwest corner of the project. Related protection guidelines are summarized on the Tree Management Drawing.

TREATMENT OF CITY FRONTAGE TREES:

- Three City owned trees (#'s 448, 449 and 450) that are located in the road boulevard fronting the site are recommended to be removed due to the presence of structural defects and due to the road construction and site servicing conflicts. Parks Department approvals are required.

TREATMENT OF OFF-SITE TREES:

- During our review we have noted 4 off-site trees that will require protection within the site, and/or approval from the neighbour for removal. Two trees near the northwest corner Open Space will inherently be protected. Coordination with the neighbours for two trees located on the east adjacent site will be undertaken as the project advances through detailed design, and the determination of whether they require removal made once the scope of construction is finalized and potential impacts and mitigation can be confirmed.

TREE REPLACEMENT

Tree replacement requirements will be determined by the city in relation to their policies. The tree replacement design will be specified by the project landscape architect.

SUMMARY RECOMMENDATIONS

Tree retention will only be successful if the trees can be protected to meet and respect the alignments and restrictions within the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Since our plan is based on designs that were available at the time of writing, and those designs may be subject to revision, the advancement of those designs to "Issued for Construction" status will require coordination with our findings.

Considering the findings herein, the management of existing trees within the proposed development project is summarized as follows:

1. All applicable design drawings for this project must be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.
2. All contractors, subcontractors and trades undertaking any scope of construction on the project that could impact the trees should be made aware of the restrictions and responsibilities for tree retention and any special measures required, and coordinate their work activities accordingly.
3. Retain and Protect 6 tagged trees and approximately 13 stand trees within the development.
4. Seek approval to remove 3 trees from the City road frontages.
5. Seek a tree cutting permit from the municipality to allow the removal of 18 tagged bylaw trees and 387 stand trees (405 total) trees as per the details in the report sections above.
6. Make provision for replacement trees to suit city requirements, and/or to meet the compensation requirements for any required replacement trees that may not be able to be accommodated within the development site.

7. The demolition of any existing structures and hard-surfacing within the TPZs should to be carried out with low impact methodologies and under the supervision of the project arborist. Restoration to soft landscape conditions may be specified.
8. Implement tree protection measures and/or other treatments specified during each phase of site preparation and construction in compliance with the Tree Management Drawing and pursuant to municipal regulations or requirements.
9. Coordinate with neighbouring owners to gain authorizations or obtain signed tree cutting permit applications for off-site trees that require removal, and/or implement tree protection measures within the site as specified for the protection of off-site trees.
10. Coordinate with this office and the municipality during the land clearing phase to ensure proper identification of the retained trees and that protection measures are compliant.
11. Coordinate with this office and municipality during land clearing phase to make final assessment for the treatment of trees within ESA and Parks lands dedicated to the city as part of the project or bordering the project.

ASSUMPTIONS AND LIMITING CONDITIONS

- This report was prepared for and on the behalf of the client as addressed herein, and it is intended solely for their use in its entirety. Arbortech Consulting shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- Upon receipt of payment on account in full, this report is the property of the client.
- This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report.
- The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement, however it is possible that certain defects are not able to be identified. Arbortech Consulting cannot guarantee that a tree is free of defect.
- The accuracy of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

PAGE 5 OF 6



CERTIFICATION

I certify to the best of my knowledge or belief, that:

- Staff from this firm has performed site inspection(s) on the date(s) as stated herein.
- The observations are based on information known to the consultant at that time.
- The statements of fact determined by the consultant are true and correct.
- Certain unverified information supplied by the client may have been relied upon in determining the findings.
- The findings herein are based upon the professional analysis of the consultant.

Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.

Norman Hol, Consulting Arborist
Direct: 604 813 9194
Email: norm@aclgroup.ca

Qualifications:
ISA Certified Arborist #PN-0730
Certified Tree Risk Assessor #0076
Certified Wildlife and Danger Tree Assessor
Land Survey Technologist

Enclosures; *Tree Inventory List, Tree Management Drawing*

PAGE 6 OF 6

TREE INVENTORY AND ASSESSMENT LIST**Notes to Reader:**

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.

Loc denotes the ownership of a tree, if applicable (i.e. **City**, **Off-Site**, **Shared**, **ESA**), based on the survey provided. See report for details.

Ht and **Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable.

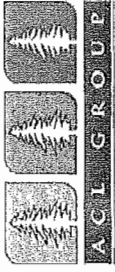
Site denotes the Growing Site (**Open**, **Row**, **Grove**, **Stand**), see report for details. Height and Spread are not applicable for Grove or Forest Stand trees.

Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees)

Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes **unsuitable**, **M** denotes **marginal**, **S** denotes **suitable**. See report for details.

Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details

Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type (Common name)	Cond	Observations (based on VTA only)	Action
324		17	9	Grove	75	Norway maple	M	Weak base union of twin leaders, embedded and girdled limb	RETAIN
327		29	6	Grove	85	Douglas-fir	M	Sparse foliage, twiggy dieback, declining health	RETAIN
329		19	4	Grove	40	Douglas-fir	M	40% LCR	RETAIN
330		20	3	Grove	47	Douglas-fir	M	25% LCR	RETAIN
331		18	5	Grove	45	European birch	U	BBB - Top dieback	Remove
332		22	5	Grove	34	European birch	U	Spindly + BBB dieback	Remove
333		23	8	Grove	62	European birch	M	BBB - Top dieback	Remove
334		26	6	Grove	54	Douglas-fir	M	Adjacent failure of fir tree reveals presence of root rot disease and strong likelihood for infection in trees 334 and 335	RETAIN
335		24	6	Grove	97	Douglas-fir	M	See tree 334 and also note that this tree is growing at ditch top of bank and has a severely asymmetric root mat as a result.	RETAIN
349		8	5	Open	Multi	Cherry	S	Previously topped	Remove
350		8	5	Open	45	Cherry	M		Remove
442		8	4	Open	38,35,30	Holly	M	Weak unions, embedded wire observed in one of the twin stems	Remove
444		14	7	Open	52,35,32	Cherry	U	Root rot, weak union at base, moderate bacterial blight	Remove
448	City	13	5	Open	Multi	European birch	U	Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
449	City				50	European birch	U	Dead Snag. Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
450	City	20	6	Open	58	European birch	U	Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
457	Shared	10	5	Grove	Multi	Sycamore maple	M	Weakly formed stem union	Remove
458	Shared	10	5	Grove	Multi	Sycamore maple	M	Weakly formed stem union	Remove
482		12	4	Grove	28	Excelsa cedar	S	Merged crowns	Remove



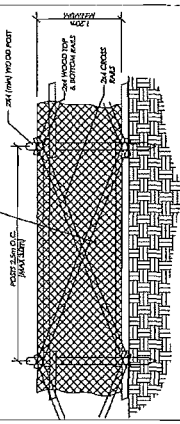
a division of:

Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type (Common name)	Cond	Observations (based on VTA only)	Action
483		12	4	Grove	31	Excelsa cedar	S	Merged crowns	Remove
485		14	5	Open	30	Cherry	U	Partially failed, limbs 25 degrees NE	Remove
486		14	7	Open	34,49	English oak	U	Twin main leaders joined with a weak union at the base, with included bark present, and east stem is fully dead.	Remove
492		20	9	Open	46,57	English oak	U	Twin main leaders joined with a weak union at the base, with included bark present.	Remove
597		18	6	Grove	44,36	Norway maple	U	Twin main leaders joined with a weak union at the base, with included bark present.	Remove

PH - 93

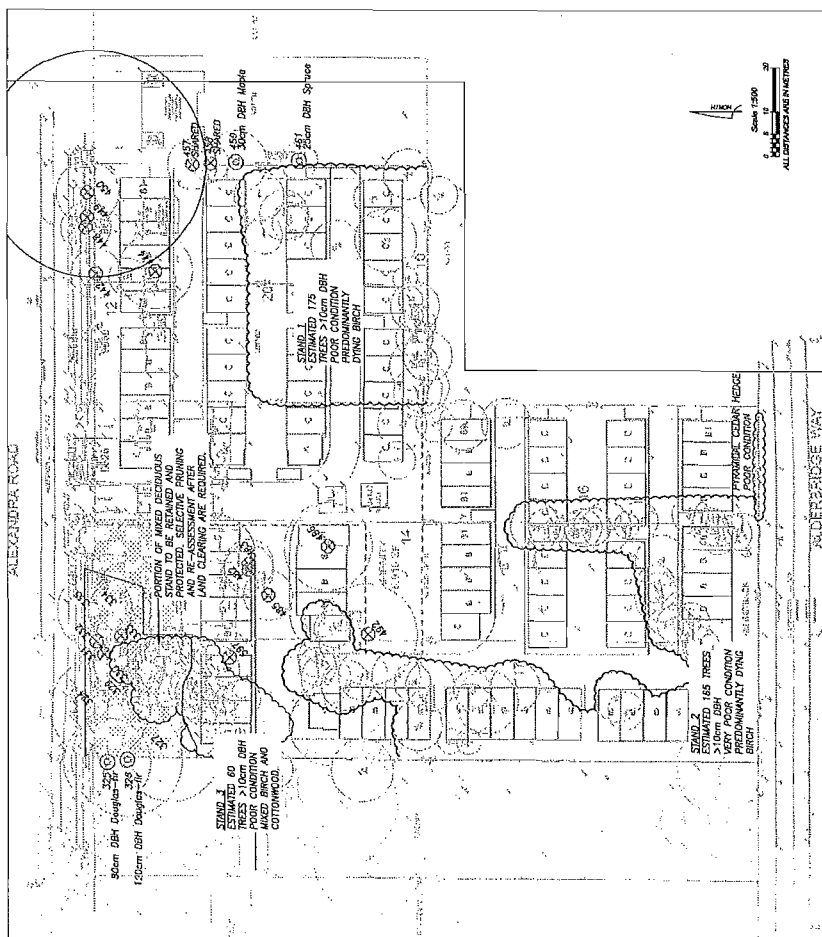
bioRxiv preprint doi: <https://doi.org/10.1101/2020.07.20.201382>; this version posted July 20, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

NOTES



LEGEND

- [illegible]





**City of
Richmond**

Rezoning Considerations

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

Address: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road **File No.:** RZ 13-649999

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9137, the developer is required to complete the following:

1. Dedicate a strip of land approximately 1.5m wide at the eastern limit of the site and such width reduces to approximately 1.2m wide at the western limit as a road dedication along the entire Alderbridge Way frontage in order to accommodate 3.3m wide shared cyclist/pedestrian path and a 1.5m wide treed boulevard. Final dedication requirement to be determined by a functional road design approved by the Director of Transportation.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Installation of appropriate tree protection fencing around all trees to be retained including the 20 m wide greenway as part of the development prior to any construction activities, including building demolition, occurring on-site. Submission of a \$5,000 security deposit is required to ensure the fencing requirements.
4. The granting of a 20 wide statutory right-of-way along the northern property line of 9580 and 9600 Alexandra Road for public right of passage – maintenance and liability to be the responsibility of the City.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency and that the dwellings are pre-ducted for solar hot water heating. A report by a qualified professional prepared to the satisfaction of the Director of Development is to be submitted certifying that the units meet the Ener-guide 82 criteria and that the solar heating pre-ducting has been installed.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
8. Registration of a legal agreement on title ensuring that, with the exception of emergency vehicles, there will be no vehicle access to Alderbridge Way.
9. With the exception of specific hazard trees, on-site trees within the designated ESA shall not be removed until a Development Permit has been issued.
10. Registration of a statutory right-of-way to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9560 Alexandra Road.
11. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$86,774.00) to the City's public art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (e.g. \$574,736.85 based on 112,694 sf) to the City's affordable housing fund.
13. City acceptance of the developer's offer to voluntarily contribute the following amounts per Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines:

- a) Community and Engineering Planning Costs of \$0.07 per buildable square foot (e.g. \$7,888.55);
- b) Child Care Contribution of \$0.60 per buildable square foot (e.g. \$67,616.10);
- c) City Beautification contribution of \$0.60 per buildable square foot (e.g. \$67,616.10).

Note that the amount of the City Beautification contribution may be reduced once the value of the frontage improvements have been determined through the Servicing Agreement. The offsite works which may qualify include works along the north side of Alexandra Road (i.e. conversion of the existing ditch to a swale, sidewalk installation, resetting of existing pedestrian bridges to address grade changes).

- 14. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
- 15. Discharge of the Two Family Dwelling Covenant BG013764 from 9620 and 9626 Alexandra Road and cancellation of Strata Plan NW 2397.
- 16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 17. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to;

Water

- 1. Replacement of existing AC watermain is required along the development site frontage; the replacement will need to extend beyond the development site frontage due to the required offsite improvements. If adequate flow is not available, then upgrades beyond the development site frontage will be required, which may include constructing a 200mm diameter watermain along the future May Drive from Alexandra Rd to Tomicki Avenue or from Alexandra Road to Alderbridge Way.
- 2. Additional fire hydrants are required to achieve spacing requirements for the multi-family areas.

Sanitary

- 1. Construct a 200 mm diameter gravity sanitary sewer at 0.40%(min) along Alexandra Rd from the east property line of the development site to future May Drive.
- 2. Construct a 375 mm diameter sanitary sewer along May Drive from Alexandra Road to Tomicki Avenue and connect to existing system on Tomicki Avenue.
 - a) Existing manhole SMH52070 will need to be shifted approximately 4m to the south to accommodate the ultimate alignment of system on Tomicki Avenue.

Storm

Upgrade the existing storm sewer line from the west property line of 9580 Alexandra Road to the existing box culvert in No 4 Road (complete with tie-in to the box culvert). Alignment of the required storm sewer shall be near the center line of the road dedication.

Private utilities:

- 1. The developer is responsible for the under-grounding of the existing private utility pole line along the proposed site's Alexandra Road frontage to accommodate the proposed raising of Alexandra Road.
- 2. The developer is to provide Private utility company rights-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc.). It is recommended that the developer contact the private utility companies to learn of their requirements.

Vegetation Screening Enhancement within the Alderbridge Way Median:

Enhancement of existing medians within Alderbridge Way for the full extent of the frontage with the subject properties to the satisfaction of the Director of Development, the Director of Transportation and the Director of Engineering.

Alexandra Road Improvements:

1. The development will contribute to the raising of Alexandra Road by approximately 0.6 m to bring it up to the required 2.0 m elevation.
2. The following modifications to the north side of Alexandra Road are required to accommodate the proposed raising of Alexandra Road frontage:
 - o Remove existing extruded curb and asphalt sidewalk.
 - o Provide barrier curb and gutter and concrete sidewalk on the north side of the raised Alexandra Road.
 - o Modify the existing bridge access to 9566 Tomicki Road to match the raised sidewalk/road on the north side of the raised Alexandra Road. The maximum bridge slope shall be 5%.
3. Alexandra Road, from the western property line of 9600 Alexandra Road to the eastern limit of the development frontage (from south to north):
 - a) Provide a 2.0m wide sidewalk
 - b) Provide a minimum 1.5m wide treed boulevard
 - c) Construct a new 0.15m wide curb/gutter
 - d) Widen travel portion of the road to 8.5m wide
 - e) Construct a new 0.15m wide curb/gutter
 - f) Provide a 1.5m wide sidewalk
 - g) Transition to ditch- (need to get input from engineering)
4. Alexandra Road, from western property line of 9600 Alexandra Road to May Drive (from south to north):
 - a) Provide a 2.0m wide sidewalk
 - b) Provide a minimum 1.5m wide treed boulevard (exact width to be confirmed as part of the Servicing Agreement process)
 - c) Construct a new 0.15m wide curb/gutter
 - d) Provide a minimum 6.2m wide asphalt driving surface
 - e) Provide a minimum 1.0m wide shoulder
5. Alderbridge Way frontage (from existing curb to north):
 - f) Maintain the existing curb/gutter
 - g) Provide a 1.5m wide treed boulevard
 - h) Provide a 3.3m wide shared cyclist/pedestrian path
 - i) Outside the development frontage to May Drive, the same treed boulevard and shared cyclist/pedestrian path should be provided within existing road right-of-way where space permits.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The

standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

2. Submission of a report by a Qualified Environmental Professional regarding a pre-clearing bird nest survey with a summary of the findings and recommendations to the City prior to site clearing activities.
3. Submit studies and recommendations, to the satisfaction of the Director of Development, on grading, drainage and tree retention within the 20 m wide greenway SROW.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the sanitary pump station latecomer fees. plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement (multi-family rate \$3,307.47 per unit plus interest).
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9136 (RZ 13-649999)
9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by replacing Section 17.67.6.1 with the following:

“1. The minimum **front yard** is 5.0 m, except for **lots** that front onto Alexandra Road where the minimum **front yard** is 4.5 m:

2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT67) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”;

P.I.D. 013-044-079

Lot B Section 34 Block 5 North Range 6 West New Westminster District Plan 80461

P.I.D. 004-031-903

The West Half of Lot 11 Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 004-042-824

Strata Lot 1 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 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. 004-044-550

Strata Lot 2 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 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. 012-032-590

Parcel “E” (Explanatory Plan 12531) Lot 12 Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-032-603

Lot 12 Except: Firstly: South 248.98 Feet Secondly: Parcel “E” (Explanatory Plan 12531), Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9136"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 09 2014

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

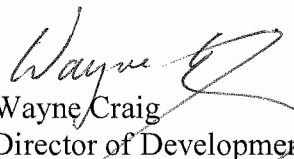
To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 2, 2014
File: RZ 13-643436

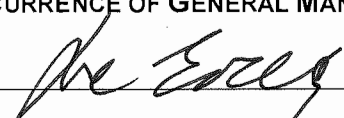
Re: Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the "Steveston Commercial (CS3)" zone to a site specific "Commercial Mixed Use (ZMU26) – Steveston Village" zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create a site specific "Commercial Mixed Use (ZMU26) – Steveston Village" zone; and to rezone 3471 Chatham Street from the "Steveston Commercial (CS3)" zone to the "Commercial Mixed Use (ZMU26) – Steveston Village" zone, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att. 6

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

Staff Report

Origin

Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 3471 Chatham Street (Attachment A) from the “Steveston Commercial (CS3)” zone to a new site specific “Commercial Mixed Use (ZMU26) – Steveston Village” zone in order to construct a three-storey mixed-use building containing approximately 10 residential units in the upper floors and 324 m² (3,485 ft²) commercial space on the ground floor.

A staff report was reviewed by Planning Committee at the meeting of May 6, 2014 and referred back to staff (Attachment B). In response to the referral, the applicant has revised the design to address the building height and architectural form and character of the proposal (Attachments C and D). The applicant has also agreed to revised rezoning considerations (Attachment E), which no longer includes the installation of a public bench along Chatham Street. The proposed site specific zone has been revised to accommodate the setbacks of the revised proposal.

Background

The following referral motion was carried at the May 6, 2014 Planning Committee meeting:

“That the staff report titled, Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the “Steveston Commercial (CS3)” Zone to a Site Specific “Commercial Mixed Use (ZMU26) - Steveston Village” Zone, dated April 29, 2014, from the Director, Development, be referred back to staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.”

This staff report addresses the Planning Committee referral by providing a summary of proposed revisions to the building height and architectural form and character and presenting the zoning amendment bylaw for introduction and first reading.

Findings of Fact

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

Please refer to the original staff report dated April 29, 2014 (Attachment B) for information pertaining to the history of the site, surrounding development, Steveston Village Conservation Strategy, public input received prior to Planning Committee and responses, Richmond Heritage Commission comments, Richmond Public Art Advisory Committee comments, as well as staff comments on the proposal, original zoning amendment bylaw, original rezoning considerations and financial impact.

Public Input

Public input was received regarding the proposal and discussed in the original staff report (Attachment B). After the original staff report was written, the City received two (2) additional pieces of correspondence from the public (Attachment F). The majority of the concerns raised in the new correspondence were similar to other comments received by staff and were included and discussed in the original rezoning report. Two new concerns raised in the correspondence include (staff comments are included in *'bold italics'*):

- The proposed building height would block views to the South from the property at 3500 Broadway Street – *As noted in the original rezoning staff report, the three-storey building height included in the proposed ZMU26 zone complies with the current CS3 zoning of the subject site, the Steveston Village Conservation Strategy and the Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). As part of the revised design concept (Attachment D), the applicant has submitted sun shadowing diagrams illustrating that the proposed development would not cast shadows on the Broadway Street properties so would not impact existing vegetation in the back yards.*
- The construction site has blocked access from the rear lane – *The existing lane was used for vehicle access and manoeuvring for parking on the former credit union site. Most of the single detached home properties have driveways and parking areas along Broadway Street and 3rd Avenue, and most have solid fences and landscaping buffering them from the lane. The adjacent single detached home at 11931 3rd Avenue has a single-car garage access from the eastern portion of the lane. The developer has requested use of a portion of the lane for storage of the large heavy concrete wall panels until they can be mounted on the building and to facilitate pre-loading and construction activities. Access will be maintained for the neighbouring garage and the developer has offered to help any home owner that needs access to their rear yard. As part of the development proposal, the developer is required to upgrade the entire east-west rear lane through a Servicing Agreement to City lane design standards, including drainage.*

In addition, the applicant has revised the architectural design of the proposal in response to the previous concerns regarding building height, the transition to neighbouring single detached homes, the heritage character of the design, location and design of balconies, the number of artwork panels mounted on the west elevation of the building and the placement of a public bench along Chatham Street.

Analysis

Building Height and Architectural Form and Character

In their referral back to staff, Planning Committee asked staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.

In response to the referral, the applicant has submitted a revised design (Attachment D) with a lower building height, revised building character with revised massing, revised location and design of balconies, includes additional artwork panels on the West facade, revised building finishing of predominantly hardi-plank horizontal siding with additional details and heritage colours.

Building height was lowered overall in the revised design concept to comply with the Maximum 12 m building height specified in the proposed ZMU26 zone and the OCP Steveston Village Land Use Density and Building Height Map. The applicant is also showing an optional elevator to provide access to the roof deck for persons in wheelchairs. If the optional elevator is pursued, a height variance would be needed through the required Development Permit application process to allow the elevator structure. Sun shading diagrams in the revised design concept include neighbouring homes, the existing large trees and the revised design. The diagrams illustrate that building does not result in significant sun shading for the neighbouring properties. From the middle of March to the middle of September the proposed building would not cast a shadow on the properties to the north or the properties to the east during the day (9am to 3pm). The diagrams also show that the proposed building would cast a shadow over approximately the rear third of the properties to the west during the morning when the sun angle is lower.

The proposed design has been revised to appear as a number of narrower buildings. Making reference to the transition from the commercial village centre to the residential neighbourhood to the north and west, the building is designed to appear as a standard three-storey commercial character false front building at the southeast corner, adjacent to more residential character buildings with sloped gable roofs and shed roof dormers at the other edges of the site. The angled corner is a result of the corner cut dedication that the application was required to provide as a condition of the Heritage Alteration Permit approved by Council in September of 2013.

The proposed commercial character massing at the corner references historic false front buildings with simple facades, simple detailing, hardi-plank horizontal siding, a regular rhythm of large store front windows and smaller windows at the upper floor levels. The continuous sign band and raised awnings above the store front windows reference the higher traditional commercial ceiling heights while keeping the overall building height as low as possible.

The proposed use of larger gable and lower shed roof elements provide a more residential character building massing and lower the apparent building height as the design moves away from the corner. The treatment of roof massing, building articulation, facade design and colour visually break down the three store building to appear as large homes with ground floor store fronts and a corner false front building abutting each other. This would provide a desired transition from the corner commercial character false front massing to a more residential character massing as a transition from the village core to the adjacent single detached residential neighbourhood to the north and west.

The heritage character of the proposal's architectural form and character has been strengthened with revisions to the massing and design of the building and roof. There are two sets of guidelines commonly referred to as the Sakamoto guidelines: the *Design Criteria for the Steveston Revitalization Area* (1987) for new buildings and the *Steveston Downtown Revitalization Facade Guidelines* (1989) for existing buildings. The subject site is adjacent to

the Steveston Revitalization Area identified in the 1987 *Design Criteria for the Steveston Revitalization Area*, and the revised design concept complies with the intent of the guidelines. As part of the required Development Permit application process, design details would be further developed and the proposal would be reviewed by the Richmond Heritage Commission. In addition, any additional guidelines or policies resulting from the Steveston streetscape or conservation strategy reviews would be incorporated into the design as part of the required Development Permit and Servicing Agreement.

Interface to West

In response to comments from the neighbour to the west and discussion at the Planning Committee meeting; (i) the applicant revised the design to remove most west facing balconies and to place two additional sculptural artwork wall panels on the west side elevation to provide a more attractive and quiet interface; (ii) staff removed the requirement to install a bench along the Chatham Street sidewalk to prevent loitering; and (iii) the rezoning considerations and Servicing Agreement requirements were revised to include the installation and maintenance of low planting in the unconstructed side lane to the west to prevent loitering (Attachment E). The neighbours expressed concerns about loitering in this unconstructed side lane in the past. With the installation of low planting to make loitering uninviting and uncomfortable along with the change from a commercial building site that sat unoccupied at night to a mixed use development with residential units providing overlook into the lane at night, concerns of loitering in the unconstructed side lane should be resolved.

The only balcony that remains on the west elevation is a corner balcony at the second floor level with overlook to the rear lane, the unconstructed side lane to the west and the back corner of the neighbour's back yard across the unbuilt side lane. There are existing mature evergreen trees on the west side of the unconstructed side lane that provide screening to address privacy overlook.

Accessibility

In response to discussion at Planning Committee, the applicant has reviewed their accessibility strategy for the proposal and have provided two (2) options for access to the proposed roof deck.

All ten (10) of the proposed apartments will be Basic Universal Housing Features units. The apartment units will comply with section 4.16 of the Zoning Bylaw to provide features and sufficient clearances and heights to accommodate a resident in a wheelchair. These units could be easily renovated with installation of grab bars, accessible toilet and shower.

The proposal includes wheelchair access at all entries to the building and in all common areas inside the building. The owner would like to also provide wheelchair access to the roof deck, but this would trigger the need for a building height variance as part of the required Development Permit application process. The owner has had discussions with a potential purchaser who currently uses a wheelchair. They would like to accommodate potential purchasers who use wheelchairs or have difficulty with stairs and to provide an option for home owners to downsize from multi-level homes into a single level apartment that will accommodate aging in place closer to the village.

In response to discussion at Planning, the applicant has identified the following two (2) options, which staff will review as part of the required Development Permit application process:

- Option 1 With Elevator and Stair Access to Roof Deck (Recommended)

The accessible option 1 would provide access to the roof deck with an elevator. This would accommodate a person in a wheelchair, a person who has difficulty managing stairs, as well as a convenient way to transport barbeques, deck chairs, food and beverages, small containers for gardening, gardening tools, supplies, compost and soil. The proposed elevator structure should not be significantly visible from the street as it would be located centrally on the roof, set back from Chatham Street and also set back from 3rd Avenue. The sun shading diagrams illustrate that the elevator structure located centrally on the roof deck would not cast shadows on neighbouring properties.

The elevator over-run would not comply with the maximum 12 m building height restriction in the proposed ZMU26 zone. A height variance would be required through the required Development Permit application process to allow the elevator structure to have a maximum height of 15.4 m.

- Option 2 With Stair Access to Roof Deck

The non-accessible option 2 would provide access to the roof deck with one (1) common stairwell. This option would not allow a person in a wheelchair, or a person that has difficulty managing stairs, to access the roof deck.

The stairwell option would comply with the maximum 12 m building height of the proposed ZMU26 zone.

Proposed Zoning Amendment

To accommodate the revised proposed architectural form and character described above, the zoning amendment bylaw was revised to accommodate the proposed setbacks. The setback requirements in the proposed ZMU26 zone were revised to increase the maximum setback of the ground and second floors from 0.5 m to 2.5 m to allow the different building form components to have different setbacks. This allows a greater setback at the west end of the Chatham facade to transition to the neighbouring single detached home; allows recessed vertical slots to reinforce the appearance that the building is a number of narrower abutting buildings; and allows the gable roof forms to have overhangs.

Financial Impact

As noted in the original staff report (Attachment B).

Conclusion

In response to Planning Committee's referral and working with staff, the applicant has revised the proposal has been revised to lower the building height, strengthen the heritage and residential character of the design, reduce overlook potential from west facing balconies, include two additional artwork panels on the west facade and remove a previously proposed public bench along Chatham Street.

The proposal provides a medium density mixed use three (3) storey development with commercial space fronting onto Chatham Street, ten (10) residential apartment housing units, and the re-use of concrete sculptural relief artwork wall panels from the Gulf & Fraser Credit Union building that was formerly on the site. The development will anchor the northwest corner of the Steveston Village Heritage Conservation Area in a way that also provides a transition to the rest of the block, which is outside of the conservation area and consists of single detached housing. The proposal is consistent with the City's 2041 Official Community Plan (OCP) regarding mixed use development. The creation of the new "Commercial Mixed Use (ZMU26) –Steveston Village" zone is proposed to accommodate the proposal on the subject site, including density bonus provisions to support the City's Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program.

Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached housing and future three-storey development potential to the south and east within the Steveston Village Heritage Conservation Area. Further review of the project design is required to be completed as part of the required Development Permit, Heritage Alteration Permit and Servicing Agreement application review processes. The proposed roadway improvements will enhance pedestrian safety in the neighbourhood.

The list of rezoning considerations included as Attachment E has been agreed to by the applicant.

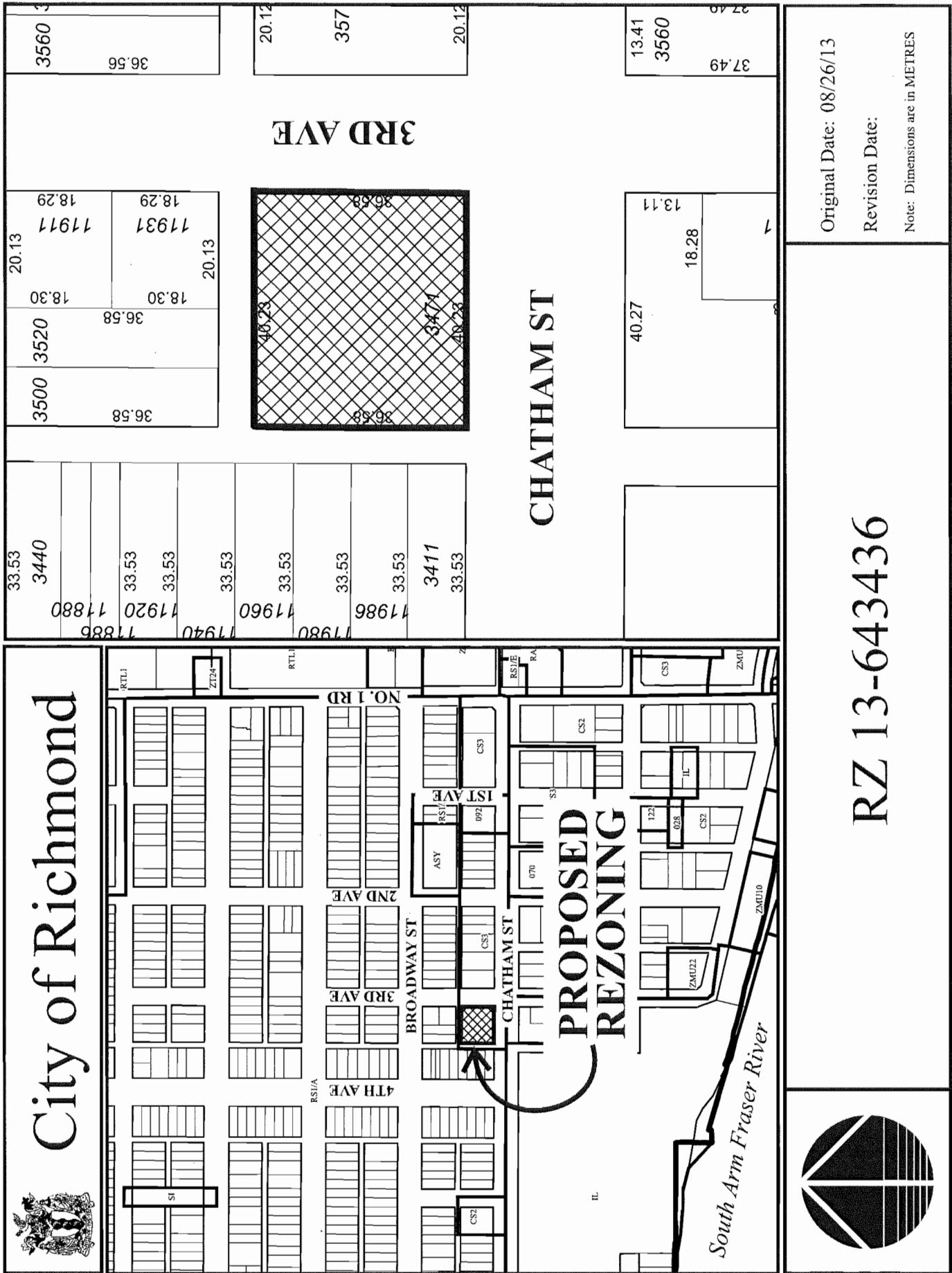
On this basis, staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9138 be introduced and given first reading.

Sara Badyal

Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

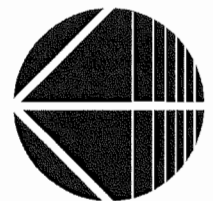
SB:blg

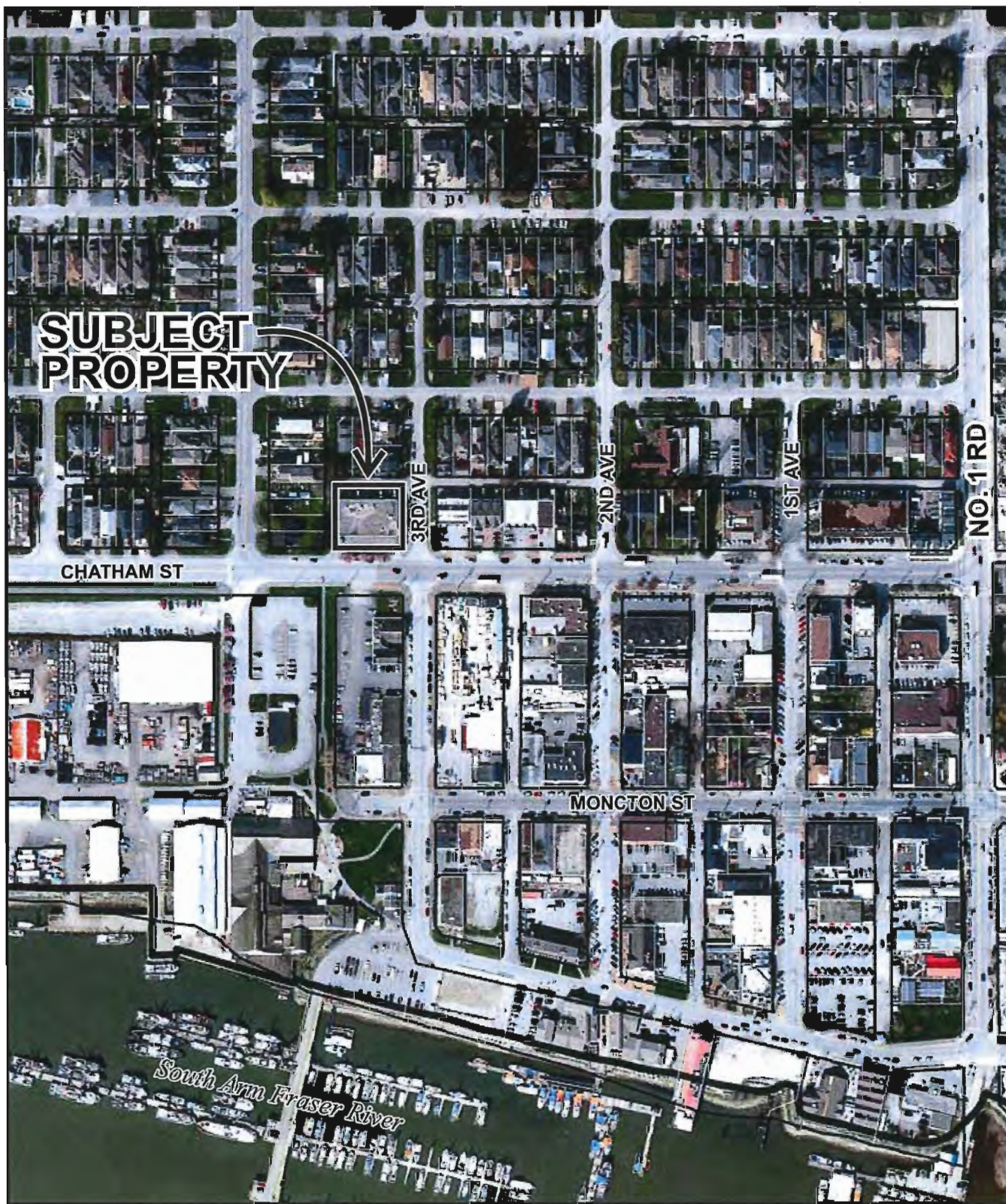
Attachment A: Location Map and Aerial Photo
Attachment B: Report to Committee dated April 29, 2014
Attachment C: Development Application Data Sheet
Attachment D: Conceptual Development Plans
Attachment E: Rezoning Considerations
Attachment F: Public Input (received after April 29, 2014)



Original Date: 08/26/13
 Revision Date:
 Note: Dimensions are in METRES

RZ 13-643436





RZ 13-643436

Original Date: 08/26/13

Amended Date:

Note: Dimensions are in METRES



**City of
Richmond**

Report to Committee
Planning and Development Department

To: Planning Committee **Date:** April 29, 2014
From: Wayne Craig **File:** RZ 13-643436
 Director of Development
Re: Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the "Steveston Commercial (CS3)" Zone to a Site Specific "Commercial Mixed Use (ZMU26) - Steveston Village" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create "Commercial Mixed Use (ZMU26) - Steveston Village"; and to rezone 3471 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU26) - Steveston Village"; be introduced and given first reading.

Wayne Craig
 Wayne Craig
 Director of Development

SB:blg
 Att. 9

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

Staff Report

Origin

Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 3471 Chatham Street (Attachment 1) from the "Steveston Commercial (CS3)" zone to a new site specific "Commercial Mixed Use (ZMU26) - Steveston Village" zone in order to construct a three-storey mixed use building containing approximately 10 residential units in the upper floors and 324 m² (3,485 ft²) commercial space on the ground floor.

Background

The former building on the currently vacant site was a Gulf & Fraser credit union, which included sculptural concrete relief panels with images by artist Leonard Epp portraying the commercial fishery history of Steveston Village. When the building was demolished, the developer salvaged a number of the wall panels and is proposing to mount nine (9) of these panels on the proposed building elevations.

Heritage Alteration Permit HA 13-641865 was approved by Council September 23, 2013 to allow for the demolition of the former Gulf & Fraser credit union building, pre-construction activities and a corner cut road dedication at the intersection of 3rd Avenue and Chatham Street.

Findings of Fact

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

Surrounding Development

The site is located in the Steveston Village Heritage Conservation Area. The Steveston Area Plan includes the Steveston Village Land Use Density and Building Map (Attachment 3) to guide development within the conservation area. Surrounding development is as follows:

- To the north and west: Across the rear lane to the north and undeveloped lane to the west, are single detached homes, zoned "Single Detached (RSI/A)", with a maximum building height of 9 m and 2 ½ storeys.
- To the east: Across 3rd Avenue, are a number of three-storey mixed use buildings that are set back from Chatham Street behind surface parking areas and consisting of residential units above ground floor commercial space. The properties are zoned "Steveston Commercial (CS3)", with a permitted density of 1.0 floor area ratio (FAR) and a maximum permitted building height of 12 m and three (3) storeys.
- To the southeast: Diagonally, across both 3rd Avenue and Chatham Street, is an outdoor storage yard for Rod's Building Supplies, and a single-storey commercial building. All of these properties are zoned "Steveston Commercial (CS3)", with a permitted density of 1.0 floor area ratio (FAR) and a maximum permitted building height of 12 m and three (3) storeys.

- To the south: Across Chatham Street, are a surface parking area and identified heritage resources which front onto 3rd Avenue. The resources include the vacant southwest corner of 3rd Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant southwest corner of 3rd Avenue and Chatham Street is the symbolic civic precinct formerly consisting of the Steveston Courthouse, the City jail and a former firehouse. All of these properties are zoned “Steveston Commercial (CS2)”, with a permitted density of 1.0 FAR and a maximum permitted building height of 9 m and two (2) storeys.
- To the southwest: Across Chatham Street, are lands owned by crown federal and the Steveston Harbour Authority that extend from Chatham Street to the river, zoned “Light Industrial (IL)”, with a permitted density of 1.0 FAR and a maximum permitted building height of 12 m. Existing land uses include surface parking areas fronting onto Chatham Street, a mix of buildings and storage areas, structures in the river for commercial boats, and the Gulf of Georgia Cannery.

Related Policies & Studies

General

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), 2009 Steveston Village Conservation Strategy, Flood Plain Designation and Protection Bylaw 8204, the 2007 Affordable Housing Strategy and the Public Art Program. An overview of the review in relation to these policies is provided in the “Analysis” section of this report.

Steveston Village Conservation Strategy (Strategy) Review

As directed by Planning Committee on July 16, 2013, staff are clarifying the following matters to enhance the Strategy:

- Land use matters include: clarifying maximum densities and building heights in the Village, particularly along Moncton Street and the south side of Bayview Avenue, comparing pre 2009 Village building designs with the current Strategy requirements, indicating how the Sakamoto guidelines are included in the Strategy and providing information regarding eliminating rooftops.
- Transporting matters include: clarifying onsite parking requirements, Bayview Avenue and Chatham Street streetscape visions, exploring a no parking option on Bayview Street and its implications for parking within Steveston and vehicular traffic on Bayview Street, and providing heritage sidewalk design (i.e., plank) options and, parking options on 4th Avenue.

Staff anticipate addressing these matters in a report to Planning Committee in June, 2014. Staff suggest that it is appropriate to bring this rezoning proposal forward before the above Strategy review is completed, as the proposal meets to the current Strategy requirements and the above review is not anticipated to propose changes which would affect this site or proposal on Chatham Street.

If the strategy review results in a need to change the proposed frontage improvements, those changes will be incorporated into the required Servicing Agreement prior to rezoning approval.

Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

The applicant advises that they discussed the development proposal with all of the neighbours to the west across the unbuilt City lane right-of-way and to the north across the rear lane. The applicant also advises that they presented the development proposal to the Steveston 20/20 community group on September 10, 2013. City staff did not attend the meeting.

At the time of writing this report, the City has received public correspondence (Attachment 4), which includes the following concerns (staff comments are included in '*bold italics*')

- A development similar to that at Chatham Street and 5th Avenue would be preferred – *At 11991 5th Avenue there is an existing non-conforming two-storey mixed use building on a site zoned Steveston Commercial (CS2). The development includes a small ground level corner commercial unit surrounded with two-storey townhouses that each has its own roof patio with stair access. The development was constructed under an older version of the CS2 zone that did not restrict the amount of residential floor area at street level. The proposed ZMU26 zone includes the requirement to locate residential units on the upper floors of the building to comply with the residential requirements in the Steveston Commercial CS2 and CS3 zones as well as the Development Permit guidelines for Steveston Village.*
- The proposed building character and use does not reflect the area or site history – *The proposed permitted uses in the proposed ZMU26 zone include a mix of commercial uses and apartment housing, in compliance with the and Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). The mixed land use concept also complies with the site's existing CS3 zoning, although the list of permitted uses has been reduced to reflect the uses proposed by the applicant and the proposed parking provision on the subject site.*
- The proposed building size is larger than and not the same character as neighbouring single-family homes – *The proposed ZMU26 zone includes a maximum permitted density of 1.6 FAR and a maximum permitted building height of 12 m and three (3) storeys, in compliance with the and Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). As part of the required Development Permit, the applicant will be requesting a variance to increase the building height from 12 m to 15.4. The purpose of the variance is to allow elevator access to the rooftop patio embedded in a sloped roof massing to soften the appearance of the roof and to provide the roof with a residential character for transition to the neighbouring single detached homes. Only small portions of the proposed roof massing are taller than 12 m.*
- Proposed building height will shadow neighbouring yards and balcony overlook will impact privacy of surrounding residents – *As noted above, the three-storey building height included in the proposed ZMU26 zone complies with the Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map)*

as well as the current CS3 zoning of the subject site. The proposed three-storey building includes balconies to provide the residential units with semi-private outdoor space. The proposal also is separated from the neighbouring single detached homes by a 6m wide unbuilt lane right-of-way on the west side of the property and a 6m building setback as well as a 6m wide rear lane right-of-way on the north side of the property. This separation provides mitigation for shadowing and privacy overlook concerns. The applicant has submitted a shadow analysis that demonstrates that the roof elements would not significantly increase the amount of shadow cast by the proposed building. Shadowing and privacy overlook would be reviewed in detail as part of the required Development Permit application process.

- Rooftop patios allow an extra storey of living space and do not reflect the village history – *There are a few rooftop patios on newer buildings in Steveston Village, some of which are shared by residents and some of which are allocated to individual units. They offer residents with more generous space to garden in planters and spend time outside in a semi-private setting that does not impact the massing of the building in the same way that providing a generous patio for every apartment would. The proposal includes an open rooftop patio area in the centre portion of the roof, accessed from a shared stairwell and elevator. The patio area is not covered or enclosed and is not considered to be a building storey. Architectural form and character would be reviewed in detail as part of the required Development Permit application process and staff will work with the applicant to ensure that the apparent building height and massing of the building is minimized and no trees or tall hedges are planted in roof gardens.*
- The proposed building character should present frontages that look like a series of small buildings in accordance with the small historic lots as shown in the Steveston Village 1892 Historic Lot Lines Map – *Architectural form and character would be reviewed in detail as part of the required Development Permit application process. The applicant advises that the 3rd Avenue frontage is broken down into three (3) zones; a commercial zone at the corner, a residential zone under a gable end, and a surface zone with landscaping and parking adjacent to the rear lane, providing a transition in massing from the commercial character of Chatham Street to the residential character across the lane to the North.*
- The building should have the same set back from Chatham Street as the mixed use development on the other side of 3rd Avenue to maintain the broad Chatham Street streetscape and to enhance the street-end view to Sturgeon Bank on the west – *The proposed ZMU26 zone includes the requirement to locate the building tight to the public road property lines. This complies with the existing setback requirements in the Steveston Commercial CS2 and CS3 zones as well as the Development Permit guidelines for Steveston Village.*
- Brick and metal siding as wall sheathing is out of character for a residential building and the Steveston Area Plan states that corrugated metal siding is appropriate in the ‘maritime mixed use’ and industrial areas – *Architectural form and character, including building cladding materials, would be reviewed in detail as part of the required Development Permit application process. The design was revised to replace brick with painted cement board horizontal siding. Metal cladding material does comply with the Development Permit*

guidelines for Steveston Village, which call for natural durable materials. While metal siding is particularly highlighted for use on industrial buildings, this material is not limited to industrial buildings.

- Proposed parking is inadequate – *The proposal includes more parking than the zoning bylaw requires and parking, bicycle storage and loading would be reviewed in detail as part of the required Development Permit application process.*

Richmond Heritage Commission

The development proposal was presented to the Heritage Commission at their meeting on January 15, 2014 (Attachment 5). The Commission supported the proposal, endorsed the use of panels from the former Gulf & Fraser building in the proposal, and asked that the applicant and Planning Committee consider their comments.

In response to comments from the Commission, the placement of panels proposed to be mounted on the building elevations was revised to maximize visibility for the public and the design was revised to provide a more traditional scale and proportion for the storefront glazing. An interpretative didactic panel is proposed to be installed on the building exterior to provide information about the panel artwork, and bicycle racks were relocated away from an artwork panel to locations in the City boulevards. Detailed design would be provided through the required Development Permit and Servicing Agreement.

Richmond Public Art Advisory Committee

The development proposal was presented to the Public Art Advisory Committee at their meeting on February 18, 2014 (Attachment 6). The Committee accepted the use of the panels from the former Gulf & Fraser building in the proposal as the developer's contribution to Public Art and recommended that the developer contact and involve the original artist, Leonard Epp and select a designer to work on the interpretive panels.

In response to the Committee recommendation and staff comments, the developer has contacted artist Leonard Epp and will also soon be starting the interpretative panel design process.

Staff Comments

Based on a review of the subject application, staff are supportive of the subject rezoning application, provided that the developer fully satisfies the considerations of the rezoning (Attachment 7).

Analysis

Proposed Zoning Amendment

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific zone "Commercial Mixed Use (ZMU26) –Steveston Village" and to rezone the subject site from the "Steveston Commercial (CS3)" zone to this new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with the Steveston Area Plan and the Steveston Village Conservation Strategy.

The proposed ZMU26 zone includes a maximum density of 1.6 FAR in accordance with the Steveston Village Land Use Density and Building Map, including density bonus provisions in accordance with the City's Affordable Housing Strategy and the Steveston Village Heritage Conservation Grant Program Policy. Following the intent of the Steveston Village Development Permit guidelines and existing mixed use zoning in the village (CS2 & CS3), the proposed ZMU26 zone requires the building to be located at the fronting public road Chatham Street and 3rd Avenue property lines with limited recesses and restricts the amount of residential area at the ground floor level. The ZMU26 zone permits a 33% parking reduction for non-residential uses, which is supported by the Steveston Village Conservation Strategy.

Proposal Details

Staff's review of the proposed development shows it to be generally consistent with City policies, as indicated below:

- a) Floodplain Management: In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a floodplain covenant as a consideration of the rezoning specifying a minimum habitable elevation of no lower than the adjacent City sidewalk.
- b) Village Density Bonusing Formulas: The Steveston Village Conservation Strategy requires that developers are to provide voluntarily financial contributions, for density increases in accordance with the Steveston Village Heritage Conservation Grant Program Policy 5900 (Attachment 8) as follows:
 - i. For proposals above 1.2 FAR, \$47.00 per buildable square foot (bft²) of all building floor area above 1.2 FAR is to be contributed to the heritage grant program,
 - ii. If the proposal involves residential uses, \$4.00 per buildable square foot (bft²) of all buildable residential floor area in the building is to be contributed to the Affordable Housing Strategy, and
 - iii. Where an affordable housing contribution is provided, the final amount contributed to the heritage grant program shall be the total amount in (i) minus the total amount in (ii).

Under this formula, the proposal involves developer contributions of \$296,476, as follows, \$86,992 for affordable housing and \$209,484 for the heritage grant program, as explained below.

- c) Affordable Housing: Based on the above village density bonusing formulas, the developer has agreed to provide a voluntary contribution of \$86,992 (based on the buildable residential floor area), to the City's Affordable Housing Reserve as a consideration of the rezoning.
- d) Heritage: Based on the above village density bonusing formulas, the developer has agreed to provide a voluntary contribution of \$209,484 to the Steveston Village Heritage Conservation Grant Program as a consideration of the rezoning.
- e) Public Art: The City's Public Art Program seeks developer participation through the installation of Public Art on development sites or the voluntary contribution \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area, to the City's Public Art fund (e.g. \$18,175). The developer has

agreed to participate in the City's Public Art Program through the installation of artwork wall panels on the subject site and has agreed to the following considerations of the rezoning:

- i. Submission of a security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following.
 - ii. Installation of at least nine (9) of the panels by artist, Leonard Epp, along with a didactic panel on the building facades (Attachment 9).
 - iii. A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright.
 - iv. Submission of a final report to the City and the Strata promptly after completion of the installation of the Public Art, which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, a maintenance plan for the Public Art; and 12 high resolution images in digital format of the Public Art showing it in context and revealing significant details.
- f) Infrastructure Improvements: The developer has agreed to enter into a Servicing Agreement as a consideration of the rezoning, including design and construction of the following:
- Road Network Improvements – Chatham Street and 3rd Avenue streetscape improvements and upgrade of the existing east-west rear lane to City lane design standards. Streetscape improvements along Chatham Street and 3rd Avenue include a new concrete sidewalk at the property line and grass boulevards, with street tree planting behind the existing curb line extending across both frontages and across the west lane right-of-way, including a concrete pad, seating bench and low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for Class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.
- The City is currently reviewing streetscape visions for Bayview and Chatham Streets in Steveston Village. It is anticipated that the proposed frontage improvements will relate well with the potential visions. Should the frontage improvements need to be adjusted as a result of changes to the visions, those adjustments will be incorporated into the required Servicing Agreement prior to rezoning approval.
- Fire Hydrant Improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
 - Storm Sewer Improvements – Provide a new storm sewer system for the rear lane.
 - Sanitary Sewer Improvements – Upgrade the existing sanitary sewer in the rear lane.
 - Water Distribution Improvements – Provide a new water main along 3rd Avenue from Chatham Street to Broadway Street. The portion of the work between the north edge of the lane and Broadway Street will be funded by the City and will proceed subject to availability of City funds.
 - Once the building design has been confirmed at the Building Permit stage, the applicant is required to submit fire flow calculations signed and sealed by a professional engineer

based on the Fire Underwriter Survey or ISO to confirm that there is adequate available water pressure in fire hydrants to accommodate fire fighting. Based on the proposed rezoning, the subject site requires a minimum fire flow of 220 L/s.

g) Tree Retention and Replacement

Bylaw-size trees	Existing	Retained	Compensation
On-site	3	0	5 new trees & \$500 contribution to achieve 2:1 replacement ratio
On neighbouring properties	7	7	To be protected
In the City boulevard	6	6	To be protected

- There are three (3) bylaw size trees on the subject site and are proposed for removal. A Japanese Maple tree (0.35 m dbh) is located inside the property at the corner of Chatham Street and 3rd Avenue and two (2) Crimson King Maple trees (0.30 & 0.36 m dbh) are located on the shared property line between the site and 3rd Avenue. The trees conflict with the proposed building envelope.
- The City's Tree Preservation Coordinator has reviewed the proposal and agrees with the removal of the existing on-site tree and replacement with new tree planting.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required for the removal of three (3) bylaw-sized trees or compensation at a rate of \$500 for each replacement tree that is not accommodated on the site. The preliminary development concept plans (Attachment 9) include five (5) new trees and the landscape plan would be further reviewed through the required Development Permit for tree planting opportunities.
- The developer is required to protect the seven (7) trees on neighbouring properties and in the unbuilt west lane right-of-way (ROW) adjacent to the subject development site. The developer is required to install any needed tree protection fencing prior to any construction activities occurring on the site as per City of Richmond Tree Protection Information Bulletin Tree-03.
- The developer is required to protect the row of six (6) Purple Plum trees in the Chatham Street city boulevard and additional street tree planting in new Chatham Street and 3rd Avenue grass boulevards will be provided through the required Servicing Agreement.

g) Sustainability: The developer proposes to construct a medium density mixed use development with the following sustainability features:

- Boilers will be 99.9% Efficient "Rennai" tankless on-demand systems. The Rennai tankless system (on average) delivers 29% reduction in annual energy cost over a gas hot water tank, and 66% reduction over an electric hot water tank.
- Windows will be ultra insulated triple glazed. In comparison to double glazed windows, triple glazed windows offer increased window strength, increased resistance to condensation problems, reduced sound transmission, and decreased heat loss.

- Insulation will be icynene foam which provides 35% higher insulation value than equivalent thickness batt insulation.
- Toilets will be low-flow dual flush.
- Lighting will be energy efficient LED dimmable lighting, some with daylight sensors and/or timer switches
- Residential units will have heat recovery ventilation units.

h) Parking

- Vehicle access to the proposed development is from the existing rear north lane.
- Garbage/recycling storage/collection – The proposal includes an interior enclosed room for garbage and recycling storage at the northeast corner of the building.
- Loading – The subject proposal does not include a designated on-site truck loading space. The proposal is not required to provide an on-site loading space as the subject site fronts onto a public road where on-street parking is allowed and the proposal contains only 10 apartment units and 324m² of commercial space.
- Resident parking – The proposal includes an enclosed secure parking area with 20 parking spaces for residents, or 2 parking spaces for each apartment unit.
- Visitor and Commercial parking – The proposal includes a shared pool of 8 surface parking spaces for the use of the commercial space and residential visitors. To support this shared use, the developer has agreed to enter into a legal agreement to ensure that non-residential parking is shared by visitors and commercial uses. The legal agreement will prohibit the assignment of parking spaces to any particular unit or user.
- Bicycle parking – The proposal includes interior bicycle storage rooms and exterior bicycle parking racks. The developer has agreed to enter into a legal agreement to ensure that bicycle parking areas are available for shared common use for the sole purpose of bicycle storage and are not used for or converted into habitable space (e.g. storage).
- Electric vehicles – In accordance with the OCP, the proposal includes the provision of electric vehicle charging features. The developer has agreed to enter into a legal agreement to ensure the provision of a minimum of 20% of parking stalls with a 120V receptacle to accommodate electric vehicle charging equipment and an additional 25% of parking stalls to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).

i) Form of Development

The developer proposes to construct a medium density mixed use development with approximately 324 m² (3,485 ft²) of street fronting commercial area and 10 apartments in a three (3) storey building (Attachment 9), which generally conforms to OCP policies, the Steveston Area Plan and Development Permit guidelines.

Development Permit and Heritage Alteration Permit approval to the satisfaction of the Director of Development is required prior to rezoning adoption, which will include the following:

- Detailed architectural and open space design. Review proportion, spacing, symmetry and vertical alignment of windows. Review proportion and material of the cornice (e.g. wood or cast concrete) as well as continuous treatment (e.g. extend balcony railings round length of parapet on the east and west facades). Maximize opportunities to screen parking from 3rd Avenue and strengthening the transition to the residential character to the west and north, including reviewing openings and landscape buffer. The proposed building form: includes recesses to visually break down the long building elevation along Chatham Street; provides a building setback transition at the west edge of the building as a transition to the neighbouring single detached home across the City right-of-way; and provides a unique character to the building elevation along 3rd Avenue as a transition from the commercial character of Chatham Street to the residential character across the lane to the north.
- Detailed review of the requested variance to increase permitted building height from 12 m to 15.4 m. The increased building height accommodates elevator access to the rooftop patio and allows the elevator housing to be embedded in a sloped roof massing to soften the appearance of the roof and provide the roof with a residential character for transition to the neighbouring single detached homes.
- Detailed review of canopies or awnings along the Chatham Street or 3rd Avenue, minimizing a modern metal canopy structure as much as possible or consider using simple fabric awnings over the storefront windows (e.g. Hepworth Block, 12211 No 1 Road, and 3993 Chatham St). Any structures located in the right-of-ways must be easily removable (i.e. not cast in place and not permanently attached to any other structures) and require a separate encroachment agreement as part of the future Building Permit process.
- Provide signage guidelines for the project identifying signage locations, sizes, material and design.
- Review of sustainability features of the development.
- Review of adaptable and aging in place features. At least one (1) Basic Universal Housing Features unit is proposed, aging in place features are proposed in all units and elevator access is proposed to all levels of the building, including the roof deck.
- Provide indoor amenity space or cash-in-lieu in accordance with the OCP (e.g. \$10,000 for 10 dwelling units)

- Vehicle and bicycle parking, electric vehicle charging equipment, parking gate locations, truck loading, garbage, recycling and food scraps storage and collection, including truck manoeuvring, and private utility servicing.

Financial Impact or Economic Impact

As noted in the report.

Conclusion

The proposal provides a medium density mixed use three (3) storey development with commercial space fronting onto Chatham Street, residential apartment housing, and the re-use of concrete sculptural relief wall panels from the Gulf & Fraser credit union building that was formerly on the site. The development will anchor the northwest corner of the Steveston Village Heritage Conservation Area in a way that also provides a transition to the rest of the block, which is outside of the conservation area and consists of single detached housing. The proposal can be considered under the City's 2041 Official Community Plan (OCP) regarding mixed use development. The creation of the new zone "Commercial Mixed Use (ZMU26) -Steveston Village" is proposed to accommodate the proposal on the subject site, including density bonus provisions to support the City's Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program.

Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached housing and future three-storey development potential to the south and east within the Steveston Village Heritage Conservation Area. Further review of the project design is required to be completed as part of the required Development Permit, Heritage Alteration Permit and Servicing Agreement application review processes. The proposed roadway improvements will enhance pedestrian safety in the neighbourhood.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9138 be introduced and given first reading.



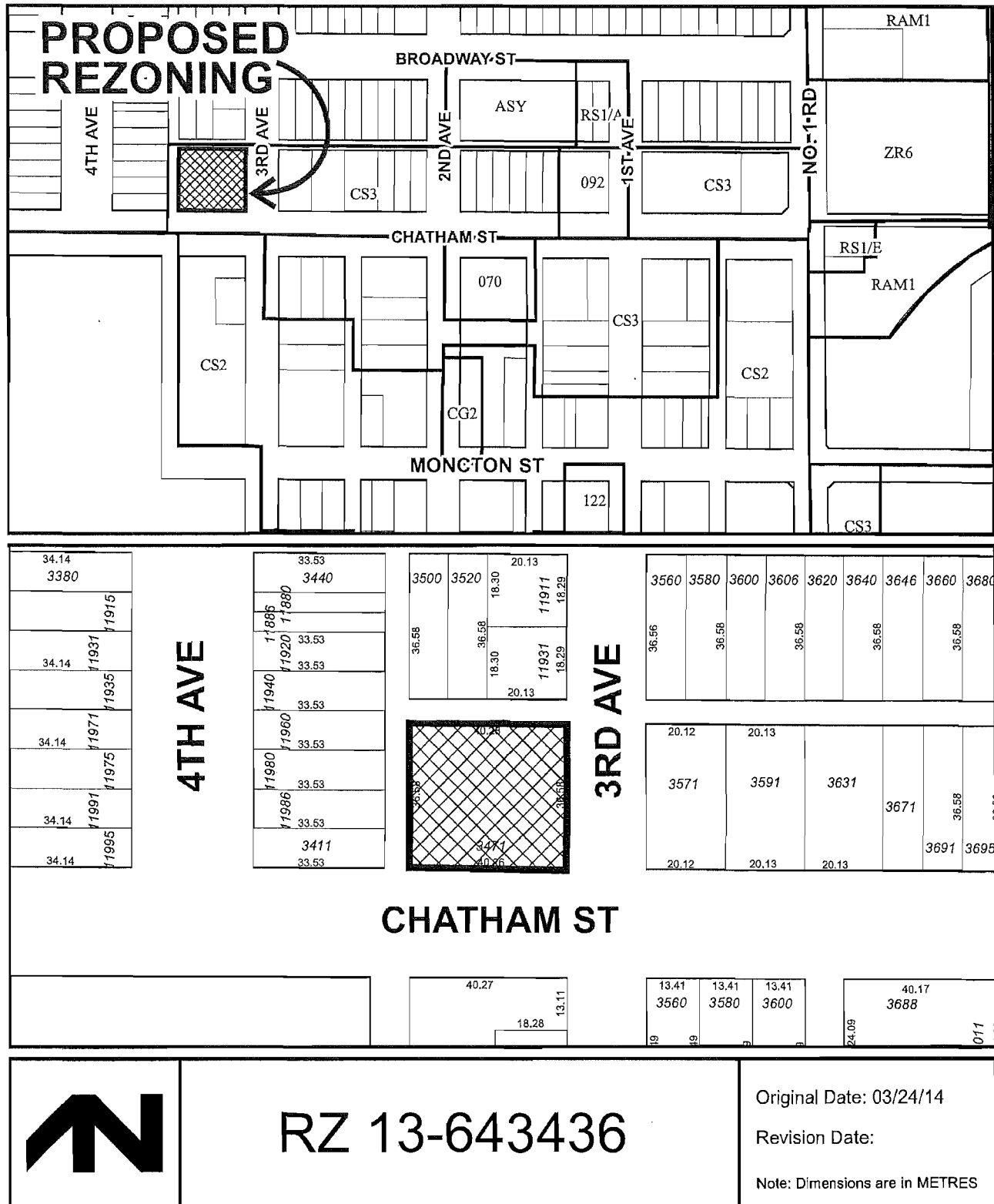
Sara Badyal, M. Arch, MCIP, RPP
Planner 2

SB:bg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Steveston Village Land Use Density and Building Site Context Map
- Attachment 4: Public Correspondence
- Attachment 5: Richmond Heritage Commission Minutes Excerpt (January 15, 2014)
- Attachment 6: Richmond Public Art Advisory Committee Minutes Excerpt (February 18, 2014)
- Attachment 7: Rezoning Considerations
- Attachment 8: Steveston Village Heritage Conservation Grant Program Policy 5900
- Attachment 9: Conceptual Development Plans

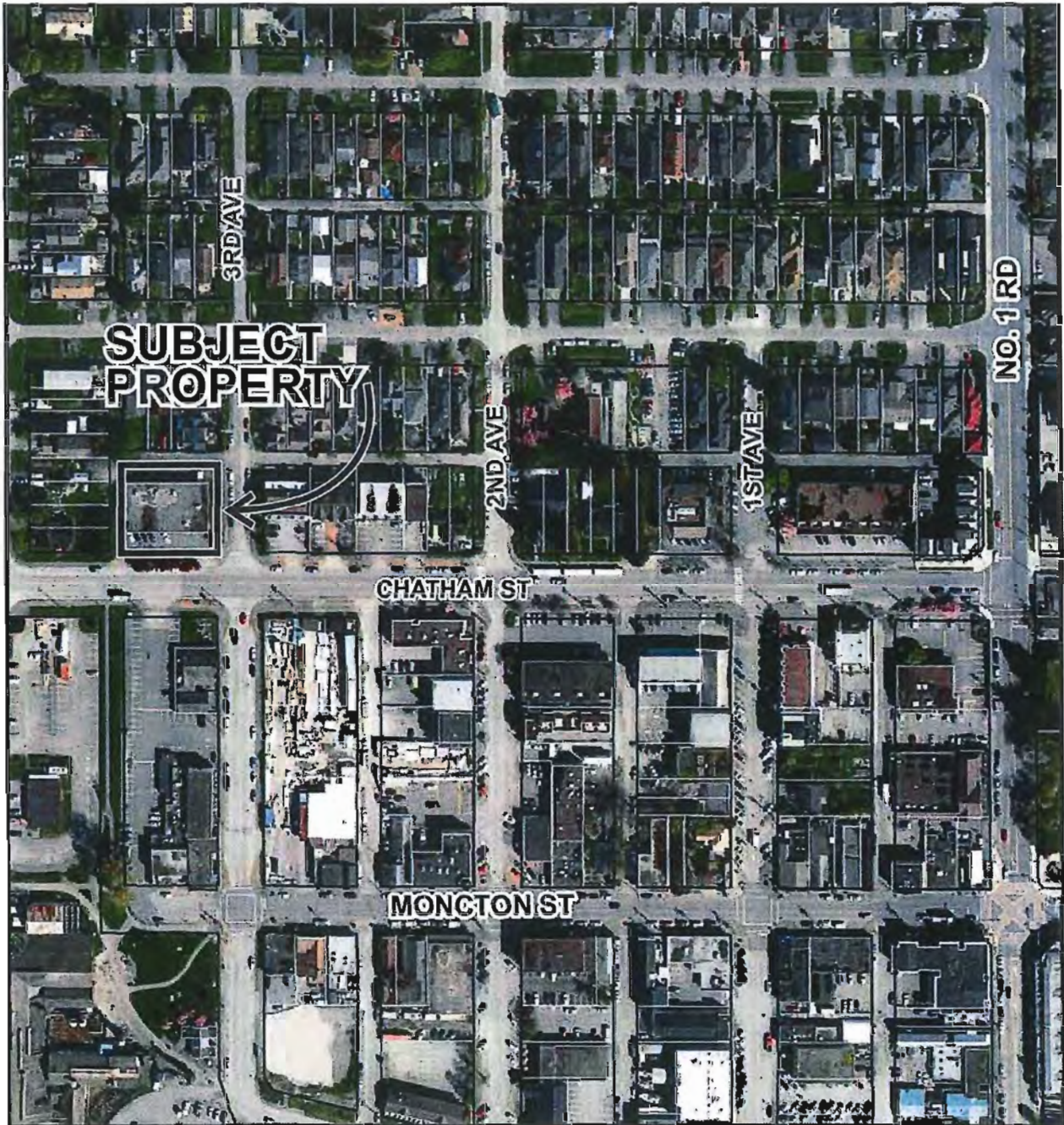


City of
Richmond





City of
Richmond



RZ 13-643436

Original Date: 03/24/14

Revision Date:

Note: Dimensions are in METRES



RZ 13-643436

Attachment 2

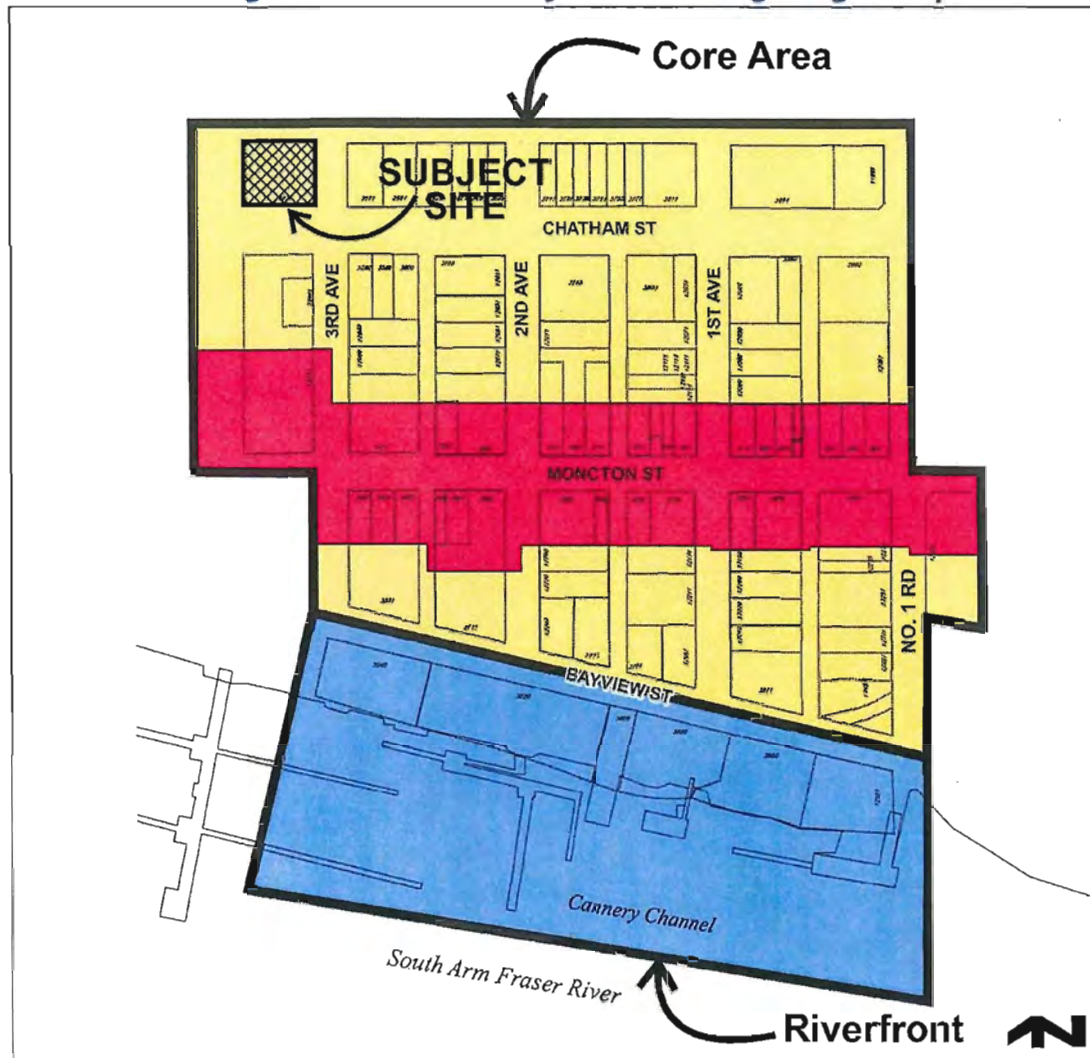
Address: 3471 Chatham Street

Applicant: Cotter Architects Inc.

Planning Area(s): Steveston Village

	Existing	Proposed	
Owner:	Steveston Flats Development Corp. Inc. No. BC0968919	Unknown	
Site Size (m²):	1,473 m ²	1,465 m ²	
Land Uses:	Vacant	Mixed Use Commercial and Residential	
Area Plan Designation:	Heritage Mixed Use (Commercial- Industrial with Residential & Office Above)	Complies	
Zoning:	Steveston Commercial (SC3)	Commercial Mixed Use (ZMU26) – Steveston Village	
Number of Units:	None	3 CRU and 10 apartments	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	None Permitted
Lot Coverage	Max. 100%	81%	None
Setbacks: 3 rd Avenue Chatham Street Rear lane West side yard	0 m 0 m None None	0.35 m (0 m to cornice) 0.35 m (0 m to cornice) 6 m 0.35 m (0 m to cornice)	None
Height	Max. 12 m & Three Storey	Up to 15.4 m for limited portions of the roof	3.4 m Increase
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m ²	139 m ²	None

Steveston Village Land Use Density and Building Height Map



	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.6	3	20 m GSC ***

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three-storey building height with additional appropriate density may be considered in special circumstances (See Section 4.0 Heritage).

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 meters GSC.

February 17, 2014

**Planning Committee
City of Richmond**

To whom it may concern,

Re: Proposed development at 3471 Chatham Street, Richmond, BC

We are writing this letter to voice our concerns about the above noted development. As proposed, it is inappropriate in both scale and design.

The maximum height for buildings in the site's CS3 Zoning is 12 metres but the proposed building has a design height of more than 14 metres.

Section 9.2.2 (page 38) of the Steveston Conservation Area guidelines, "Cohesive Character Areas", states:

"The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings...."

The proposed building hardly fits with the above requirement. This proposal sits in a block of entirely single family residences. It is a massive building that is not complimentary to its surroundings and does not look beyond its boundaries in order to knit in. Even the developer's own 'streetscape' shows the proposed development as larger than the buildings on all sides of it along Chatham Street and 3rd Avenue. Being bigger than everything around you is certainly not an effort of transitioning. An example of a multi-use development which does, in our opinion, transition into a residential area exists at the northwest corner of Chatham and 5th Avenue. We have attached photos of that development. A similar development at 3471 Chatham St. would definitely be much more welcome.

The suggestion that pulling back the top floor from Chatham Street will "break down the three-storey massing" is simply visual deception. It does nothing to alter the overall height of the building.

The Steveston Conservation Area guidelines, Section 9.2.1 (page 36), subsection c) states:
"New development should look beyond the boundaries of its own site in order that it may knit into not only what exists today, but what existed in the past....."

The proposed building does not reflect the area or site's architectural history. Until the G&F building was constructed in 1976, there was no large building on that site. From our cursory look at aerial and heritage photographs, we're not aware of any commercial use on that site unless one considers bootlegging from a private home during the late 1940's and early 1950's a commercial use.

The developer has maximized the available lot area but in doing so has eliminated any opportunity for landscaping and created an oversized block of a building with little imaginative styling. While undeniably practical, the generally flat front façade is neither interesting nor appealing. The Steveston Area Plan 9.3.2.2.ac) says that buildings should **“retain or re-establish the small historic lots as shown in the Steveston Village 1892 Historic Lot Lines Map”**. In other words, buildings should present frontages that look like a series of small buildings rather than one continuous frontage. The original plans for both the Mukai building at the southwest corner of No.1 Rd. and Moncton and the E.A Towns site at Third Ave. and Bayview were rejected by the City partly because they didn’t adhere to this requirement. This sets a precedent for the City to reject the proposed design of this building as well.

While the suggested minimal number of parking spaces may be acceptable to the City, we feel it is inadequate for the staff and customers of the proposed retail space, not to mention the visitors to the residential units above. The overflow will simply add to the parking congestion already existing along Chatham St. and Third Ave. Relocating the parking to the rear of the building, thus pushing the building forward to the Chatham Street property line, does not solve the problem. This also disrupts the existing broad Chatham Street streetscape and view corridor to the west which would not agree with the objective in section 9.2.1 Settlement Patterns – Views a) and c) of the Steveston guidelines which state **“Most importantly, new development should enhance street-end views towards the river on the south and Sturgeon Bank on the west” and “contribute to the attractiveness of public streets and open spaces.”** A smaller building in line with the rest of the existing buildings along Chatham Street would address these two issues.

With regard to the Steveston guidelines Section 9.2.3 Architectural Elements (page 42) Exterior Walls and Finishes, Clause b) states:

“Materials should be of high quality, natural and durable, and should avoid artificial ‘heritage’ looks (e.g. old looking new brick) and misappropriated images (e.g. river rock façade treatments). The preferred material is wood in the form of narrow-board lap siding, board and batten, and shingles. Unpatterned stucco (preferably with a heavy texture, such as ‘slop-dash’) is an acceptable alternative to wood, while corrugated metal siding is appropriate in the ‘maritime mixed use’ and industrial areas. Typically, combinations of two or more materials on a single building should be avoided.”

There was no significant use of brick in Steveston other than the unique Hepworth building, and metal only appeared sparsely on some cannery complexes, and then primarily as roofing and not siding. It would be not only totally out of character for a residential building to use these materials but flies in the face of the guidelines.

The guidelines (Section 9.3.2.1; page 53) further suggest in part that **“...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones.”**

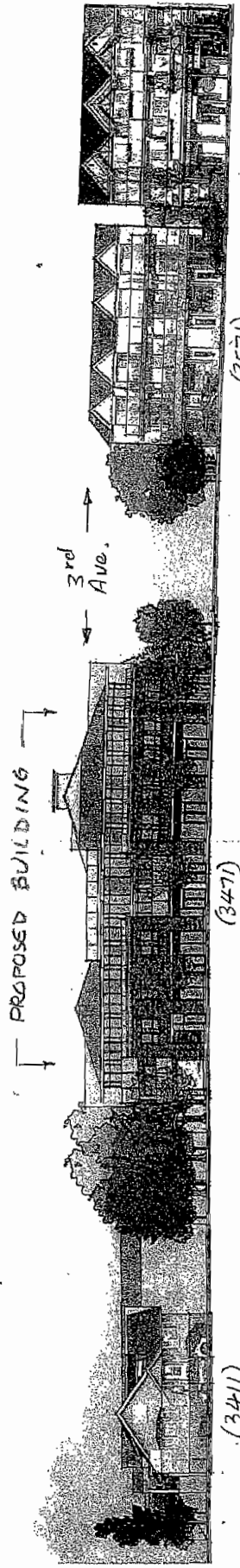
This proposed building with its unacceptable height will shadow the neighbourhood yards and together with balconies overlooking the adjacent properties will definitely impact the privacy of surrounding residents.

In principle, we object to rooftop patios in Steveston as they allow an extra storey of living space not counted in the building's design height and are not reflective of the village history.

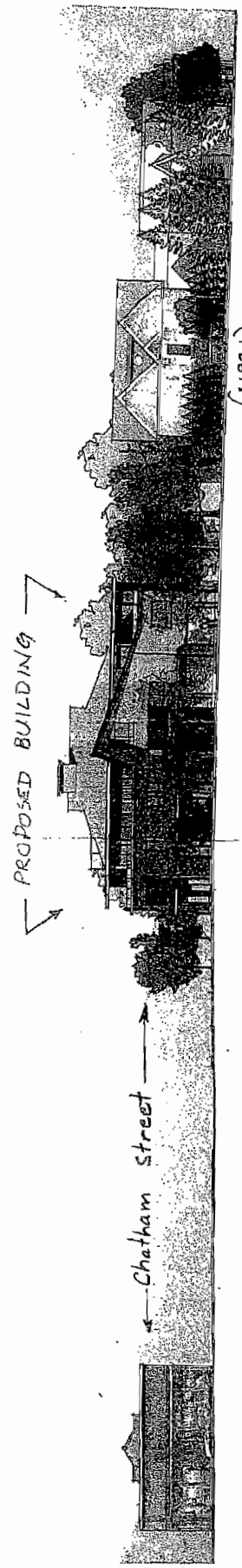
New growth should not **“disrupt the character and existing fabric of the community which is so valued” (Steveston Area Plan Overview 1.0)**. Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

Ralph and Edith Turner
3411 Chatham Street

STREETSCAPE PLAN

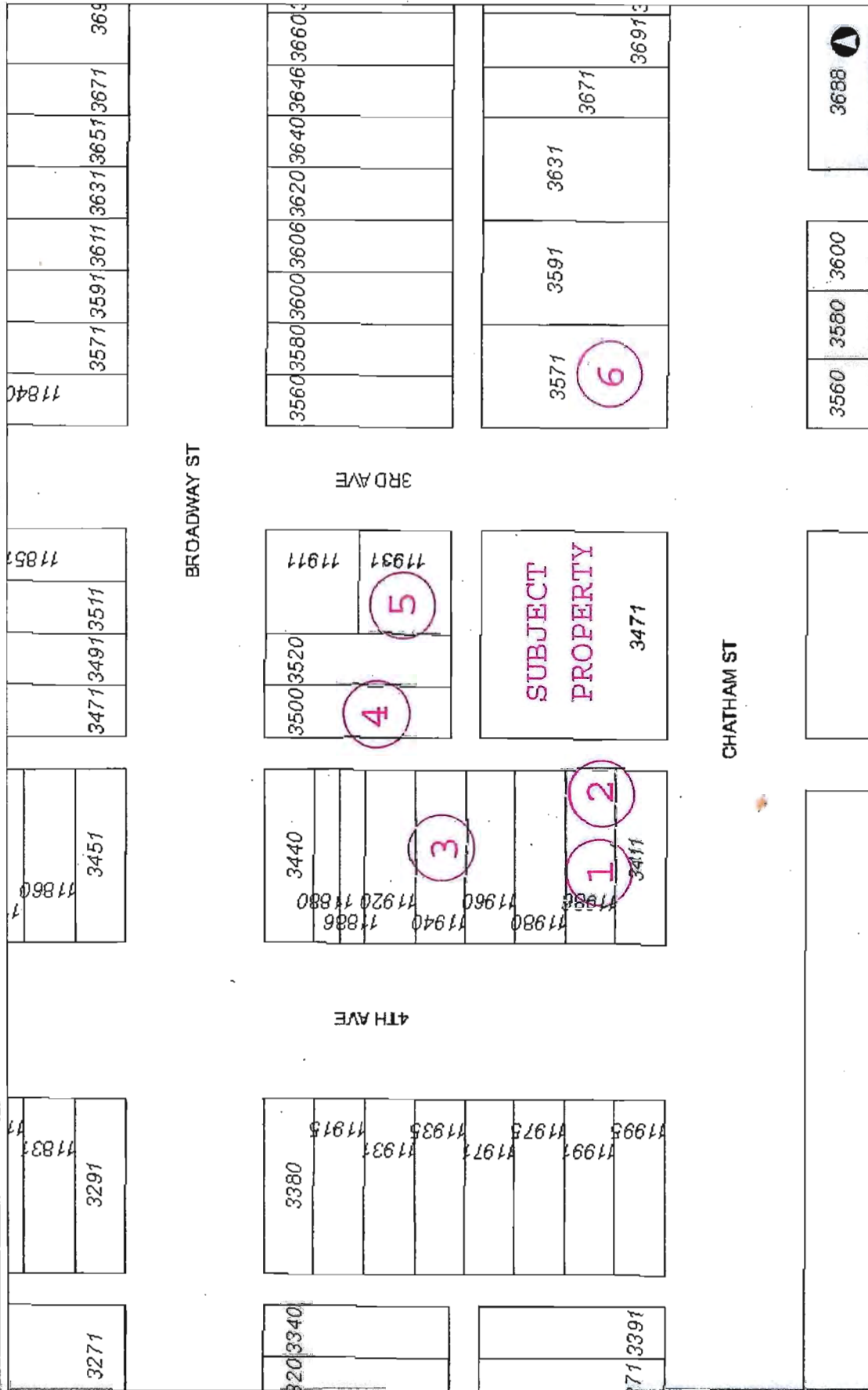


① SOUTH STREETSCAPE ELEVATION (ALONG CHATHAM STREET)



② EAST STREETSCAPE ELEVATION (ALONG 3RD AVENUE)

City of Richmond Interactive Map

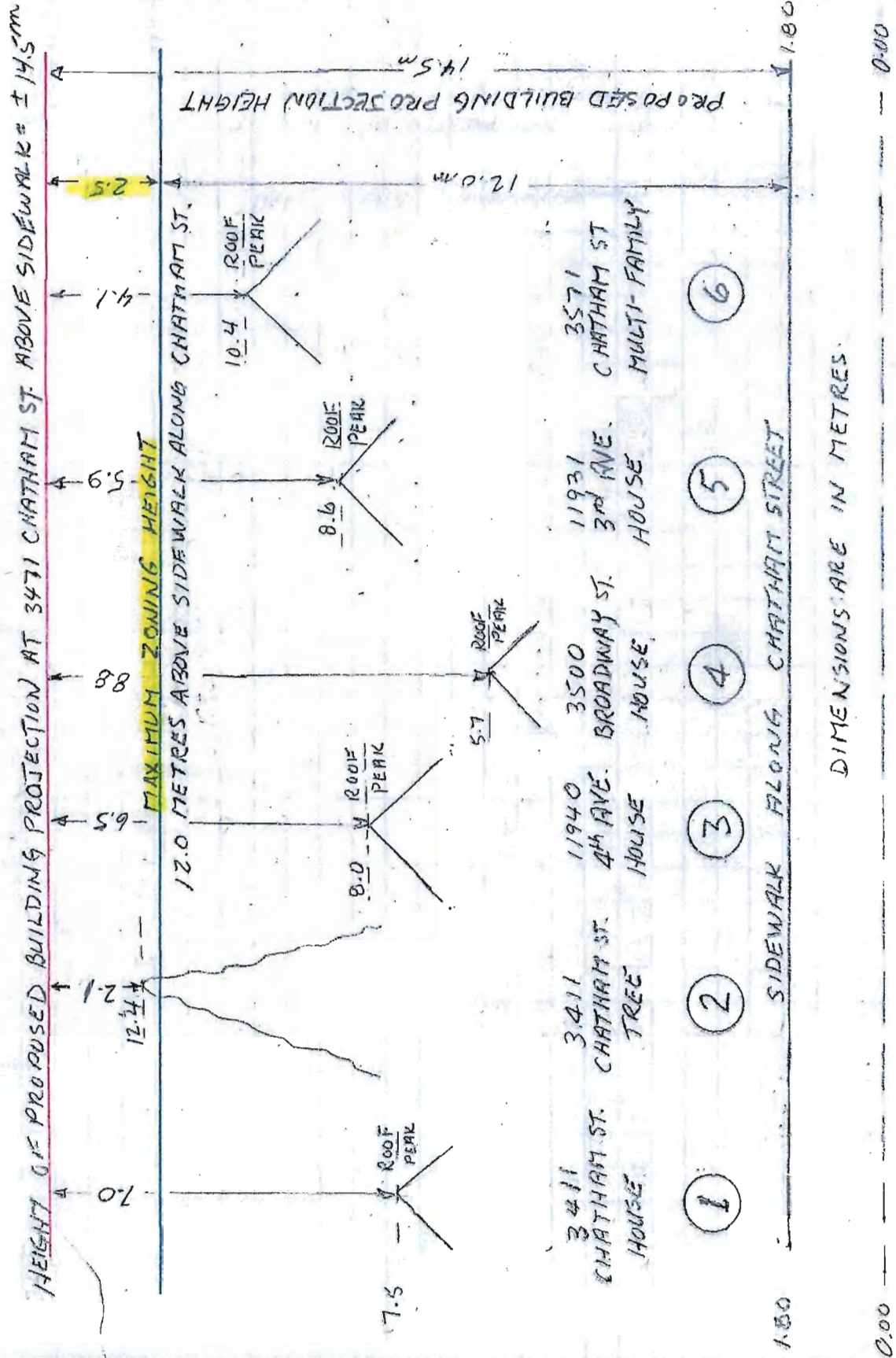


51.9 0 25.94 51.9 Meters

© City of Richmond

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

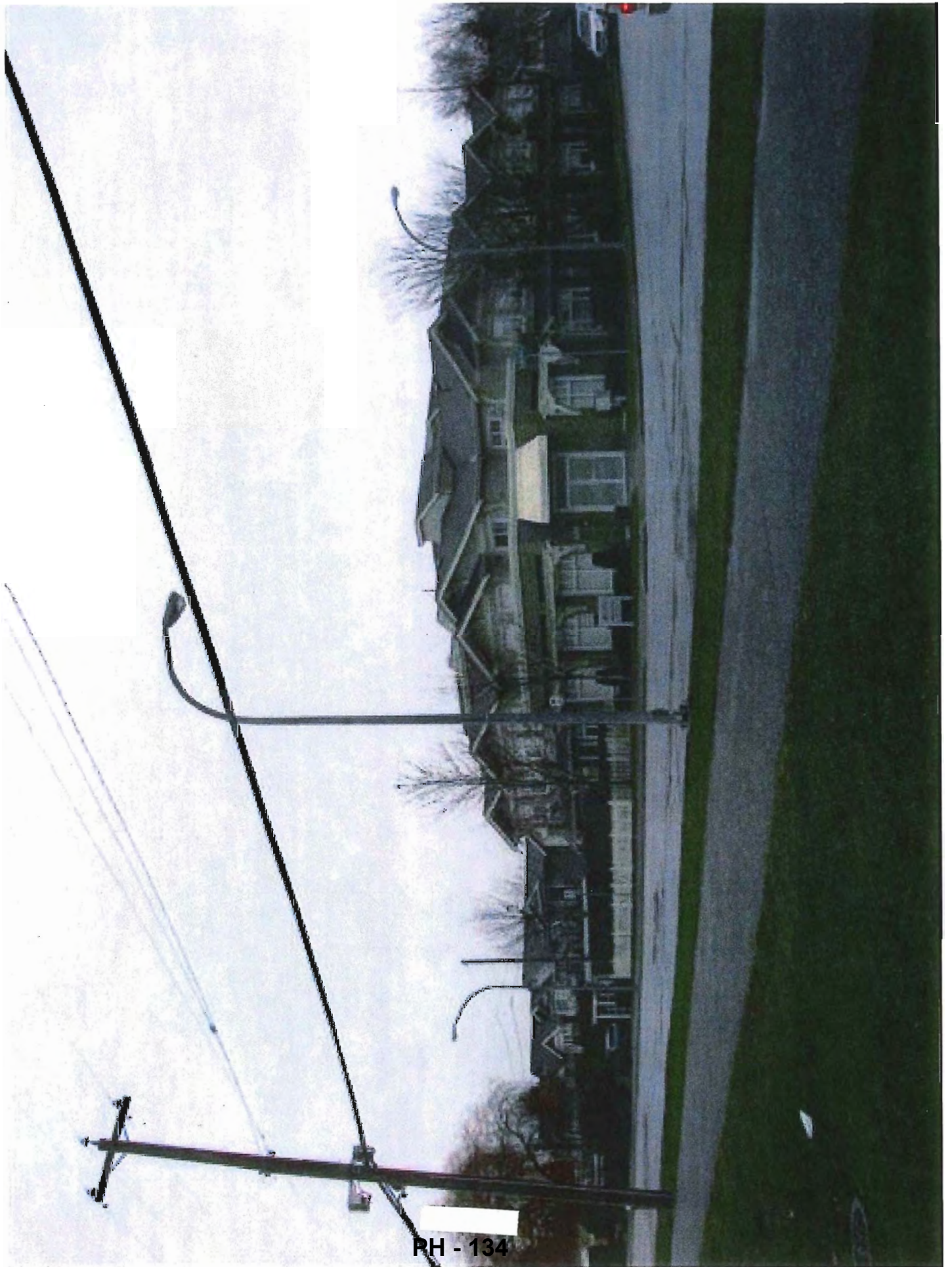
RELATIVE HEIGHTS OF PROPOSED BUILDING
AT 3471 CHATHAM STREET AND ADJACENT STRUCTURES
— WITH REFERENCE TO SIDEWALK.





STRATA COMPLEX AT CHATHAM ST. AND 5th AVE.





PH - 134



PH - 135







City of
Richmond

**Excerpt from Minutes
Heritage Commission**
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Wednesday, January 15, 2014

3. DEVELOPMENT PROPOSAL - 3471 CHATHAM STREET (RZ 13-643436)

Rob Whetter and Bob Hodder joined the Commission to make a presentation on the Cotter Developments building in the former Gulf of Fraser Credit Union building.

It was noted that this is a 1/3 acre space in the Steveston core that will be a 3 storey mixed-use building with 2 storeys of residential above retail space. Discussion ensued on the history of the site, principle design concepts, materials, ways to reflect Steveston's heritage, the neighbours, the laneways, the roof and elevator.

Discussion further ensued on incorporating the 9 or 10 of the panels (salvaged from the previous building) on the exterior of the building. It was noted that the remainder would be donated to the city. It was noted that there is a building on East Hastings that has similar concrete panels.

Commission members expressed concern over a lack of parking spaces for the public. It was noted that street parking is available and it meets the city's bylaw requirements (approved by the Transportation Department) for parking in Steveston.

Commission members also recommended cleaning up the laneway and upgrading the landscaping to fit within the character of the neighbourhood. It was also noted that softening the fronts of buildings (with window boxes or plantings) to reflect the characteristic of buildings nearby would also be recommended. Commission members also discussed the placement of the panels to ensure visibility and potentially including one in the lobby area –

The unbuilt City lane right-of-way along the west edge of the site will be cleaned up and a bench and low fence will be provided behind the Chatham Street sidewalk to provide an opportunity to site and look at the panels proposed for the west elevation of the building.

To provide a more traditional smaller scale pedestrian retail interface, the applicant revised the design to decrease the width of the storefront glazing, provide additional pilasters and provide a more traditional proportion for the window bases.

The panel placement in the proposed design maximizes visibility for the public and the applicant is reviewing whether or not a portion of an additional panel can be installed inside the residential lobby. A didactic panel is also proposed to be installed on the building exterior to provide information about the panel artwork. Detailed design would be designed through the required Development Permit.

Discussion ensued on the location of a bike pad. Staff noted that they can look into seeing if it can be on public property – *Transportation staff reviewed the proposal and the class 2 bicycle racks have been relocated into the Chatham Street and 3rd Avenue boulevards. The location and design would be detailed as part of the required Servicing Agreement application.*

Discussion further ensued on the siding materials (corrugated metal, instead of wood) and not shying away from the industrial aesthetic. Maintenance considerations were noted. Commission members also noted that framing the bottom of the windows with a larger, painted wood base may make this building more consistent with the Hepworth building. Commission members also discussed the columns, use of concrete, lighting issues and potential businesses to occupy these storefronts (including a possible clinic, learning centre, Cyclone Taylors shop or “light” retail services) – *Storefront window framing was revised to address Commission comments and would be further refined as part of the required Development Permit application.*

Staff will keep in touch with the developer and will report back on progress on a monthly basis.

It was moved and seconded

That Richmond Heritage Commission support the design of the rezoning proposal at 3471 Chatham Street as presented on Jan 15, 2014 and that Planning Committee give consideration to the feedback presented by the Heritage Commission. The Commission also endorses the use of the panels.

CARRIED



**City of
Richmond**

**Excerpt from Minutes
Public Art Advisory Committee**

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

Tuesday, February 18, 2014

1. PRELIMINARY PUBLIC ART PLAN FOR 3471 CHATHAM STREET

Rob Whetter, of Cotter Architects presented the preliminary Public Art Plan for 3471 Chatham Street. It was noted that this is the 1/3 acre site of the former GF Financial building. Due to its location, it requires rezoning and a Heritage Alteration Permit.

Mr. Whetter noted that twelve bas relief concrete panels comprising the exterior facade of the original building were salvaged and will be incorporated into the new design. The panels depict a nod to Steveston's fishing heritage. It was also noted that there is a Vancouver branch which retains similar concrete panels.

It was noted that the design of the new building incorporates nine of the eleven intact panels and they will donate any unused panels to the City or other interested parties. The locations of the panels were discussed. The artist for the panels was identified as Leonard Epp, a former Richmond resident and owner of the Parsons House in Terra Nova, with his spouse, the noted artist Ann Kippling. Epp designed the stained glass panels which are surviving in the Parsons House.

It was noted that with these ready-made heritage panels, this project is different than most public art projects. It was noted that the Public Art contribution will go into salvaging, detailing and installing these salvaged art pieces. Committee members commended the developer on preserving significant heritage artwork and using it as a public art contribution.

Discussion ensued on how to involve an artist and the public. It was noted that a designer could be enlisted to help with the display. Commission members also recommended trying to reach the original artist to involve him in the project.

The developer will contact the artist and work with a designer to include an artist statement in a plaque or interpretive panel. Ms. Jones noted that she will try to get the artist's contact information.

Discussion ensued on an open call for this project and if it is necessary given the circumstances.

It was moved and seconded

That the Richmond Public Art Advisory Committee accept the panels as the developer's contribution to public art and recommend that the developer contact and involve the original artist, Leonard Epp and select a designer to work on the interpretive panels.

CARRIED



Rezoning Considerations

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

Address: 3471 Chatham Street

File No.: RZ 13-643436

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9138, the developer is required to complete the following:

1. Register a 4m by 4m corner cut road dedication at the southeast corner of the site (as per approved HA 13-641865).
2. Register a flood indemnity covenant on title.
3. Enter into a legal agreement that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from HVAC units will comply with the City's Noise Bylaw.
4. Enter into a legal agreement to prohibit the conversion of bicycle parking area into habitable space (e.g. storage) and requiring that the rooms remain available for shared common use for the sole purpose of bicycle storage.
5. Enter into a legal agreement to ensure the shared use of residential visitor and commercial parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Enter into a legal agreement to ensure the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
7. Submit confirmation 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 protected off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Install 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.
9. Voluntarily contribute \$4.00 per buildable square foot of residential floor area to the City's affordable housing strategy (e.g. \$86,992).
10. Voluntarily contribute \$47.00 per buildable square foot of floor area for the density increase from 1.2 to 1.6 FAR (e.g. 0.4 FAR) as per Steveston Village Heritage Conservation Grant Program Policy 5900 (e.g. \$ 296,476). In accordance with the policy, the contribution is reduced by the amount of the Affordable Housing contribution (e.g. total payable of \$209,484).
11. Provide on-site indoor amenity space in accordance with the OCP, or contribute cash-in-lieu in accordance with Council Policy 5041 (e.g. \$10,000 for 10 apartments).
12. Voluntarily participate in the City's Public Art Program through the installation of the artwork onsite or contribute cash-in-lieu in the amount of \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area (e.g. cash-in-lieu amount of \$18,175). A security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following:
 - a) Installation of at least 9 of the panels by artist Leonard Epp along with a didactic panel on the building facades.
 - b) A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright, in a form satisfactory to the Director, Arts, Culture and Heritage Services, executed by the owner and delivered to the Strata within thirty (30) days of the date on which the Public Art is installed.
 - c) Submission of the Final Report to the City and the Strata promptly after completion of the installation of the Public Art. The Final Report" means a final report in form and content satisfactory to the Director of Development and Director, Arts, Culture and Heritage which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, and such other

details as the Director of Development and Director, Arts, Culture and Heritage, in their sole discretion, may request, which final report will include enclosures as follows:

- (i) maintenance plan for the Public Art; and
- (ii) twelve (12) high resolution images in digital format of the Public Art showing it in context and revealing significant details;

- 13. Submit a Development Permit* and Heritage Alteration Permit* completed to a level deemed acceptable by the Director of Development.
- 14. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works, including, but may not be limited to:

- a) Chatham Street and 3rd Avenue improvements – New concrete sidewalk at the property line and 2.5 m wide grass boulevards with street tree planting behind existing curb. The sidewalks are to occupy the remaining right-of-way between the boulevard and the property line. Works to extend across both frontages and west lane right-of-way, including removal of existing driveways and installation of barrier curb with gutter and installation of a concrete pad, seating bench and low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.

Should Council adopt streetscape visions for Bayview and Chatham Streets prior to the adoption of the subject rezoning, the frontage improvements above shall be adjusted, if necessary, to be in keeping with Streetscape Visions for Bayview and Chatham Streets as approved by Council.

- b) Lane improvements – Reconstruct the existing east-west lane along the north property line of the site, including the driveway crossing on 3rd Avenue, to City lane design standards (Min. 5.4 m wide pavement). Ensure the unbuilt north-south lane right-of-way along the west property line of the site is cleaned up, levelled and planted with grass.
- c) Storm sewer improvements – Provide a new storm sewer (200mm diameter) for the rear lane located along the north property line, including a new manhole to connect to the existing 3rd Avenue storm sewer.
- d) Sanitary sewer improvements – Upgrade the existing sanitary sewer in the rear lane from 150mm to 200mm diameter from manhole SMH5503 to the centre of 3rd Avenue (Approximately 55 m length), including a new manhole to connect to the existing system.
- e) Water distribution improvements –
 - i. Design and construct a new water main along 3rd Avenue (200mm diameter) from the existing 300mm diameter Chatham Street water main to the existing water main along Broadway Street (Approximately 105 m length).
 - ii. The City will pay for the construction of the portion of new water main along 3rd Avenue (200mm diameter) from the north edge of the rear lane to the existing water main along Broadway Street (Approximately 45 m length).
- f) Fire Hydrant improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
- g) Private Utilities –
 - i. Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks, cabinets) and future under-grounding of overhead lines.
 - ii. Existing BC Hydro poles along 3rd Avenue may conflict with the required frontage improvements. Alteration and relocation of any private utilities will be at the Developer's cost.
 - iii. If BC Hydro requires a new PMT to service this development, it is required to be located on the subject site. Please note that BC Hydro had indicated that the proposed site may require a PMT for the proposed mixed use development, they prefer PMT to be installed near the electrical room, and that the developer has not provided electrical details/information to them at this stage.
 - iv. It is recommended that the developer contact the private utility companies to learn of their requirements.

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

1. Provide an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

2. Provide landscaping security (in an amount based on a cost estimate sealed by a registered Landscape Architect for materials, installation and a 10% contingency)

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

3. Incorporate sustainability, accessibility and public art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
4. Enter into an Encroachment Agreement* for any canopies/awnings/signs that encroach into the Chatham Street and 3rd Avenue road rights-of-way. Any overhead structure located within the rights-of-way must be safe and easily removable (i.e. not cast in place and not permanently attached to any other structure).
5. Submit 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 Infrastructure) and MMCD Traffic Regulation Section 01570.
6. Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. Based on the proposed rezoning and using the OCP model, there is sufficient water available from Chatham Street, but not from Broadway Street (411 L/s available at 20 psi residual from the Chatham Street hydrant and 125 L/s available at 20 psi residual from the Broadway Street hydrant for a minimum fire flow requirement of 220 L/s). The required SA includes a new hydrant along 3rd Avenue.
7. If applicable, pay latecomer agreement charges associated with eligible latecomer works.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Policy No. 5900:

Steveston Village Heritage Conservation Grant Program

1. Purpose

The purpose of this program is to establish, for Steveston Village, as identified in the Steveston Area Plan, a City grant program to financially cost share in conserving the exteriors of private and City owned identified heritage properties.

2. Program Funding Sources

- The sources of funds will include moneys contributed from:
 - Private sector density bonusing contributions as per the Steveston Area Plan (e.g., for rezonings to the Steveston Village Conservation Zone) with over 1.2 floor area ratio (FAR),
 - Other private donations, and
 - Senior government and NGO grants.
- If an owner who is rezoning to the Steveston Village Conservation Zone and increasing density to over 1.2 FAR, wishes to apply for a City grant, the developer shall provide the required contribution to the City prior to final approval of a rezoning and may later apply for a cost sharing grant.
- Private sector density bonusing contributions shall be calculated as \$47.00 per buildable square foot for densities over 1.2 FAR. (This is a portion of the increased land value which private landowners receive due to increased density over 1.2 FAR).
- Where a developer is required to meet the City's Affordable Housing Policy, the \$47.00 is to be reduced accordingly.
- The rate may be reviewed and modified by Council periodically.

3. City Accounts

For the grant program, the City will maintain the existing Heritage Trust Account No 2207 (a capital and non capital heritage account) to manage received funds and may, as necessary, establish new heritage accounts.

4. The Use Of Program Funds

The collected funds are to be used to cost share:

- For Privately owned identified heritage buildings: the private capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- For City owned identified heritage buildings: the City's capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- The Program is not to pay for all private or City heritage conservation costs.

5. Council Approval is Required

- Council approval is required to allocate any program funds.



6. Maximum Private Grant Amount

- Private owners may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with private matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional matching private funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a private owner may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building.

7. Private Owner Application Requirements and Procedures

- Step 1: Private Owner – City Discussion
 - Owners are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: Owner Application
 - Owners are to submit a completed application form accompanied by:
 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,
 - An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation.
 - A minimum of three (3) competitive estimates for the proposed work. (Note: This is not a pro forma analysis,)
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council.
 - Council approval is required for all grants
- Step 4: Actual Grant Issuance
 - Council authorizes a grant,
 - Owners submit actual costs of completed work,
 - Staff review costs,
 - Staff may issue the approved grant if it meets the program criteria and Council has approved it, and
 - Staff notify Council of issued grants.

8. Eligible Private Owner Grant Items

- Program grants for private sector work are for the conservation of the exteriors of identified heritage buildings (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded.



9. No Grant, If Funds Are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be considered,
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

10. Maximum Grant Amount For City Owned Identified Heritage Buildings

- A City division may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with other matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional other matching funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a City division may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building,

11. City Application Requirements and Procedures

- Step 1: City Division Discussion
 - Applying City divisions are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: City Division Application

The relevant City division is to submit a completed application form accompanied by:

 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,
 - An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation.
 - If the City is doing the work itself, an itemized estimate of the proposed work.
 - If the City is contracting out the work, proposals as per City policy.
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council,
 - Council approval is required for all grants.
- Step 4: Grant Issuance
 - Council authorizes a grant,
 - Once approved, the grant may be issued to do the work.

12. Eligible City Grant Items

- Program grants for City owned identified heritage buildings are for the conservation of their exteriors (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded



13. No Grant If Funds Are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be consider
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

14. Program Review

- The Program will be reviewed and modified by Council, as necessary.

DEVELOPMENT DATA

GROSS SITE AREA:	15,856 SF (1,473 SM)
LESS CORNER CUT:	86 SF (8 SM)
NET SITE AREA:	15,770 SF (1,465 SM)
BUILDING FOOTPRINT:	12,828 SF (1,192 SM)
SITE COVERAGE:	81%
COMMERCIAL AREA:	3,485 SF (324 SM)
RESIDENTIAL AREA:	20,396 SF (1,895 SM)
GROSS FLOOR AREA:	25,866 SF (2,403 SM)
FLOOR AREA RATIO:	1.6 (25,866 SF/15,770 SF)
GROSS SALEABLE:	23,890 SF (2,219 SM)
GROSS SALEABLE/GFA:	92%

UNIT SUMMARY

LEVEL 3:	2 BEDROOM + DEN:	4 UNITS
LEVEL 2:	2 BEDROOM + DEN:	6 UNITS
TOTAL RESIDENTIAL:	2 BEDROOM + DEN:	10 UNITS

GFA SUMMARY

LEVEL 3:		
UNIT 301	2,383 SF	(221 SM)
UNIT 302	2,324 SF	(216 SM)
UNIT 303	2,289 SF	(211 SM)
UNIT 304	2,388 SF	(222 SM)
L3 TOTAL RESIDENTIAL:	9,384 SF	(870 SM)
L3 COMMON AREA:	397 SF	(37 SM)
L3 GFA:	9,781 SF	(907 SM)

LEVEL 2:		
UNIT 201	1,878 SF	(174 SM)
UNIT 202	1,838 SF	(171 SM)
UNIT 203	1,693 SF	(157 SM)
UNIT 204	1,904 SF	(177 SM)
UNIT 205	1,761 SF	(164 SM)
UNIT 206	1,957 SF	(182 SM)
L2 TOTAL RESIDENTIAL:	11,032 SF	(1,025 SM)
L2 COMMON AREA:	421 SF	(39 SM)
L2 GFA:	11,452 SF	(1,064 SM)

LEVEL 1/ GROUND FLOOR:

TOTAL CRU:	3,485 SF	(324 SM)
L1 COMMON AREA:	1,168 SF	(109 SM)
L1 PARKING, STO., GARBAGE & MECH.:	7,814 SF	(726 SM)
L1 GFA:	4,653 SF	(432 SM)

TOTAL RESIDENTIAL:	20,396 SF	(1,895 SM)
TOTAL CRU:	3,485 SF	(324 SM)
TOTAL GFA:	25,866 SF	(2,403 SM)

* NOT INCLUDED IN GFA

PARKING CALCULATIONS

- PARKING SPACES REQUIRED:	
MIXED COMMERCIAL/RESIDENTIAL USES:	
10 APARTMENTS:	1.5 PARKING SPACES/UNIT
TOTAL REQUIRED:	15 RESIDENTIAL SPACES 2 VISITOR SPACES
COMMERCIAL (GENERAL RETAIL):	
@ 3 / 100 m² UP TO 350 m²:	4 COMMERCIAL SPACES
@ 4 / 100 m² OVER 350 m²:	-
TOTAL REQUIRED:	4 COMMERCIAL SPACES
TOTAL PARKING SP. REQUIRED:	21 SPACES
- PARKING SPACES PROVIDED:	
RESIDENTIAL:	20 RESIDENTIAL SPACES 2 VISITOR SPACES
COMMERCIAL:	6 COMMERCIAL SPACES
TOTAL PARKING SP. PROVIDED:	28 PARKING SPACES

BICYCLE PARKING CALCULATIONS

- BICYCLE PARKING REQUIRED:	
MIXED COMMERCIAL/RESIDENTIAL USES:	
10 APARTMENTS:	CLASS 1 1.25 SPACES/UNIT
TOTAL REQUIRED:	13 SPACES CLASS 2 0.20 SPACES/UNIT 2 SPACES
COMMERCIAL (GENERAL RETAIL):	
CLASS 1	CLASS 2
@ 0.27 / 100 m² GFA	@ 0.4 / 100 m² GFA
(LEASEABLE) > 100 m²:	(LEASEABLE) > 100 m²:
TOTAL REQUIRED:	1 SPACE 2 SPACES
TOTAL BICYCLE SP. REQUIRED:	14 CLASS 1 SPACES 4 CLASS 2 SPACES
- BICYCLE PARKING PROVIDED:	
CLASS 1	CLASS 2
TOTAL BICYCLE SP. PROVIDED:	14 SPACES (WITHIN L1 STORAGE ROOMS) 4 SPACES

CONCEPTUAL
ONLY

NOTES:

1. SITE	1. SITE
2. ZONING	2. ZONING
3. SUBDIVISION	3. SUBDIVISION
4. LOT AREA	4. LOT AREA
5. LOT AREA	5. LOT AREA
6. LOT AREA	6. LOT AREA
7. LOT AREA	7. LOT AREA
8. LOT AREA	8. LOT AREA
9. LOT AREA	9. LOT AREA
10. LOT AREA	10. LOT AREA
11. LOT AREA	11. LOT AREA
12. LOT AREA	12. LOT AREA
13. LOT AREA	13. LOT AREA
14. LOT AREA	14. LOT AREA
15. LOT AREA	15. LOT AREA
16. LOT AREA	16. LOT AREA
17. LOT AREA	17. LOT AREA
18. LOT AREA	18. LOT AREA
19. LOT AREA	19. LOT AREA
20. LOT AREA	20. LOT AREA
21. LOT AREA	21. LOT AREA
22. LOT AREA	22. LOT AREA
23. LOT AREA	23. LOT AREA
24. LOT AREA	24. LOT AREA
25. LOT AREA	25. LOT AREA
26. LOT AREA	26. LOT AREA
27. LOT AREA	27. LOT AREA
28. LOT AREA	28. LOT AREA
29. LOT AREA	29. LOT AREA
30. LOT AREA	30. LOT AREA
31. LOT AREA	31. LOT AREA
32. LOT AREA	32. LOT AREA
33. LOT AREA	33. LOT AREA
34. LOT AREA	34. LOT AREA
35. LOT AREA	35. LOT AREA
36. LOT AREA	36. LOT AREA
37. LOT AREA	37. LOT AREA
38. LOT AREA	38. LOT AREA
39. LOT AREA	39. LOT AREA
40. LOT AREA	40. LOT AREA
41. LOT AREA	41. LOT AREA
42. LOT AREA	42. LOT AREA
43. LOT AREA	43. LOT AREA
44. LOT AREA	44. LOT AREA
45. LOT AREA	45. LOT AREA
46. LOT AREA	46. LOT AREA
47. LOT AREA	47. LOT AREA
48. LOT AREA	48. LOT AREA
49. LOT AREA	49. LOT AREA
50. LOT AREA	50. LOT AREA

cotter
ARCHITECTS

4755 - 13800 RD. 10000, RICHMOND, BC V7A 5P7
Tel: 604.273.1111 Fax: 604.273.1112
www.cotterarchitects.com

REVISIONS

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
REVISIONS TO
DRAWING NO.

CORP.
Stevenson Flats Development
Corporation

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Date]
SCALE: [Scale]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

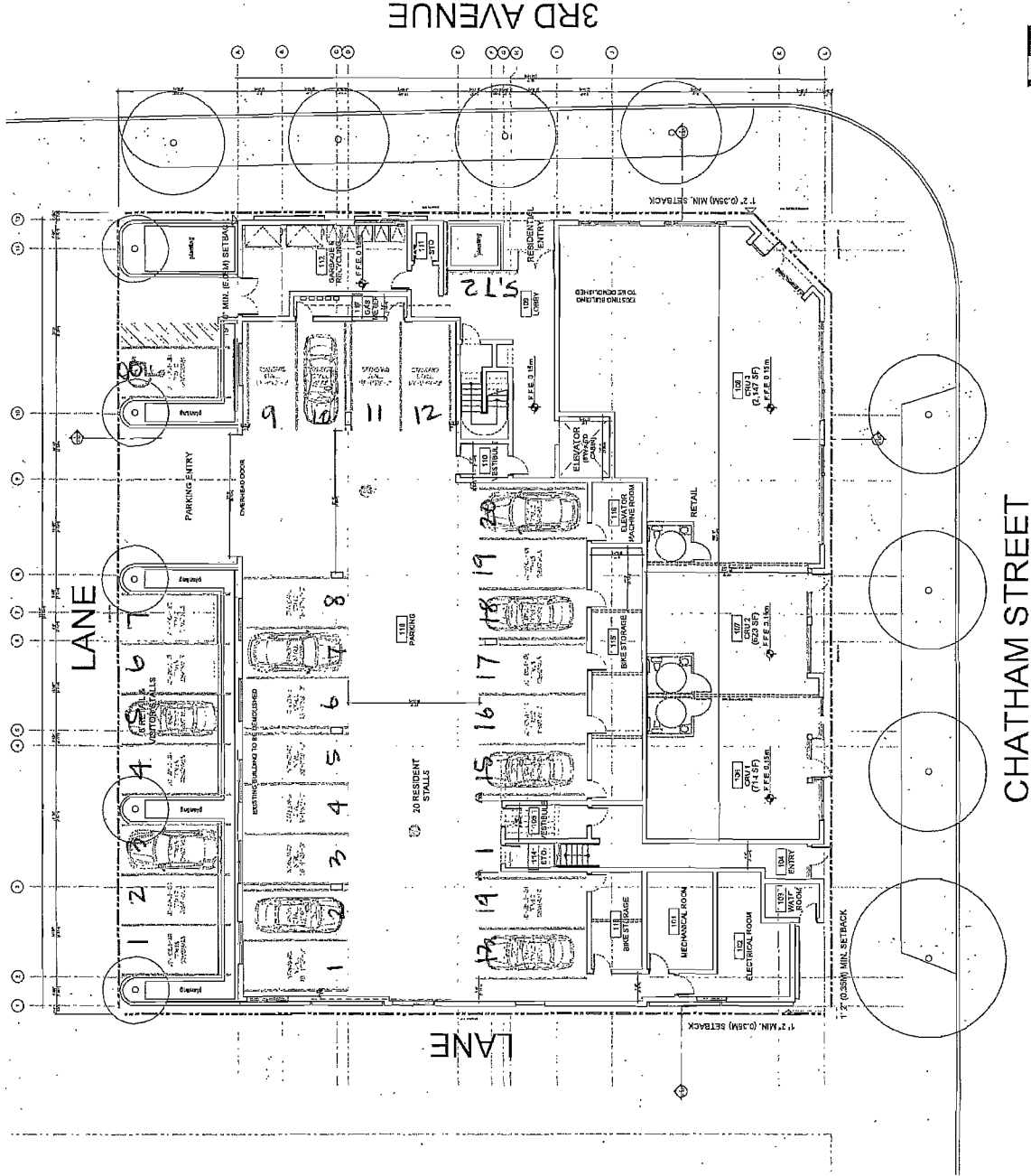
DATE: [Date]

DATE: [Date]

DATE: [Date]

DATE: [Date]

NOTES:



1 LEVEL 1
100'-0"

TRACING NO.
A-111

cotton
ARCHITECTS

8285 - 13200 NO. S ROAD, MICHIGAN, MI 48133
TEL: 419/729-1471 FAX: 419/729-1471

**CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT**
3471 Chatham Street

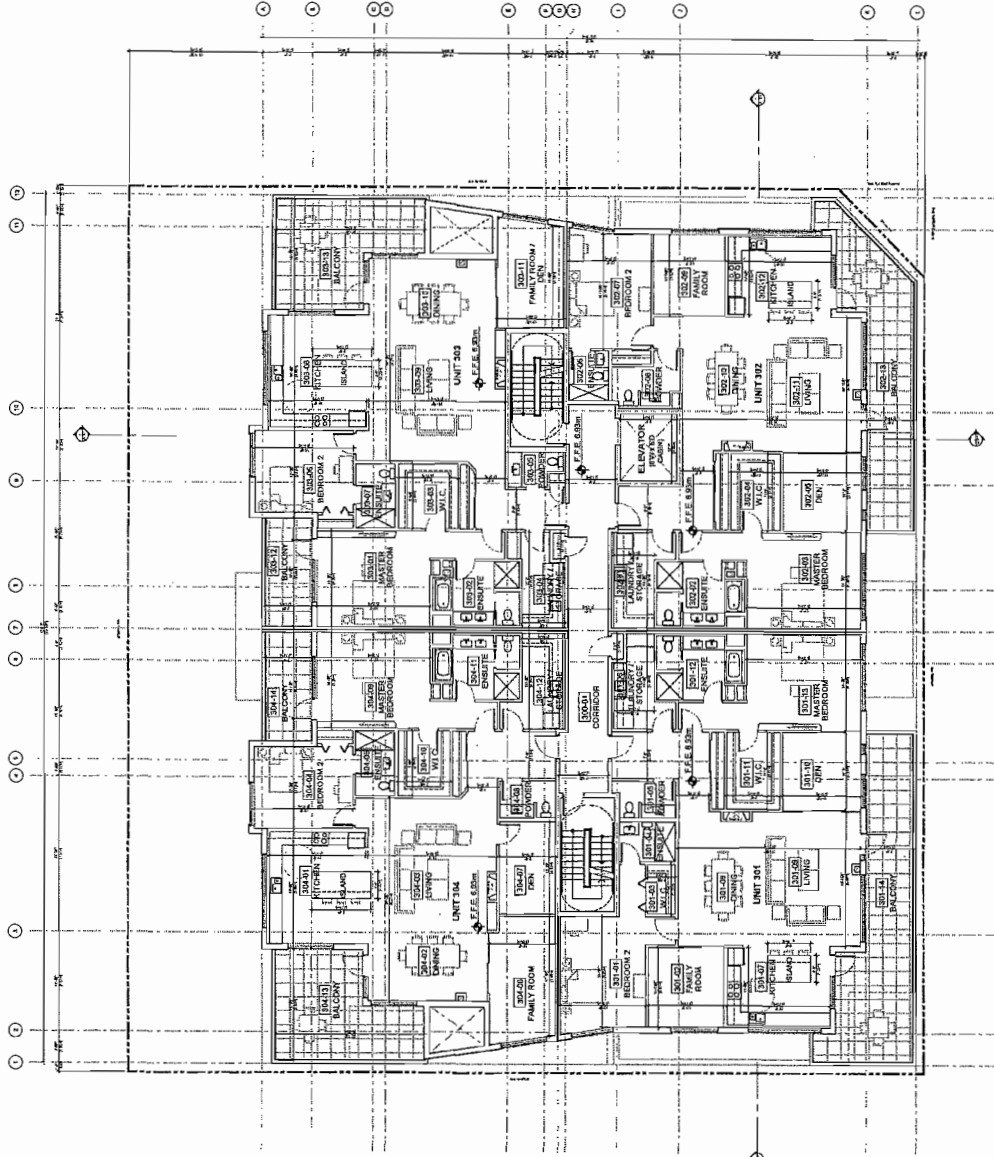
ELDER'S
Steveston Flats Development
Corporation

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-07-2019 BY 60322 UCBAW/SJS

NAME	DATE
EXPERIMENT NO.	
THEORY	
APPARATUS	
PROCEDURE	
RESULTS	
DISCUSSION	
CONCLUSION	
REMARKS	

LEVEL 2 FLOOR PLAN

NOTES:



1 LEVEL 3
1/8" = 1'-0"

A-113



A-7	
1. Name	Mr. A. B. C.
2. Address	123 Main St., New York, N.Y.
3. City	New York
4. State	N.Y.
5. Zip	10001
6. Telephone	1-212-1234
7. Date	1-1-68
8. Signature	[Signature]
9. Printed Name	A. B. C.
10. Title	President
11. Company	ABC Corp.
12. Industry	Manufacturing
13. Product	Steel
14. Service	General
15. Other	
16. Remarks	
17. Date	1-1-68
18. Initials	ABC
19. Name	John Doe
20. Address	456 Elm St., New York, N.Y.
21. City	New York
22. State	N.Y.
23. Zip	10002
24. Telephone	1-212-5678
25. Date	1-1-68
26. Signature	[Signature]
27. Printed Name	J. Doe
28. Title	Manager
29. Company	XYZ Corp.
30. Industry	Finance
31. Product	Banking
32. Service	General
33. Other	
34. Remarks	
35. Date	1-1-68
36. Initials	XYZ

cotton
SUSCEPTS

ARCHITECTS
8225 - 101 306TH ST. S. ROAD, BIRMINGHAM, AL 35244-1177
THE OFFICE OF THE ARCHITECT OF THE UNIVERSITY OF ALABAMA
1999-2000

**CHATHAM & JRD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT**
7111 Chynoweth Drive
Indianapolis, IN

Assoc.
Steveston Flats Development
Corporation

CONTRIBUTOR INFORMATION: For Paul and Della Mae, and all
 their friends, the Institute, members of, please contact
 the Institute for the Study of Life on Earth, 10000
 University Ave., Suite 100, San Diego, CA 92161.

[illegible]

	Best Code	Age
--	-----------	-----

Methods	$1/\sigma^2 = 1/\sigma_{\text{res}}^2$
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	1
37	1
38	1
39	1
40	1
41	1
42	1
43	1
44	1
45	1
46	1
47	1
48	1
49	1
50	1
51	1
52	1
53	1
54	1
55	1
56	1
57	1
58	1
59	1
60	1
61	1
62	1
63	1
64	1
65	1
66	1
67	1
68	1
69	1
70	1
71	1
72	1
73	1
74	1
75	1
76	1
77	1
78	1
79	1
80	1
81	1
82	1
83	1
84	1
85	1
86	1
87	1
88	1
89	1
90	1
91	1
92	1
93	1
94	1
95	1
96	1
97	1
98	1
99	1
100	1

Study	Age (years)	Gender	Sample Size	Outcome
1	18-25	Male	100	...
2	26-35	Female	150	...
3	36-45	Male	200	...
4	46-55	Female	250	...
5	56-65	Male	300	...
6	66-75	Female	350	...
7	76-85	Male	400	...
8	86-95	Female	450	...
9	96-105	Male	500	...
10	106-115	Female	550	...

Study	Year	Sample Size	Prevalence	95% CI
1	2001	100	10%	5% - 15%
2	2002	200	15%	10% - 20%
3	2003	300	20%	15% - 25%
4	2004	400	25%	20% - 30%
5	2005	500	30%	25% - 35%
6	2006	600	35%	30% - 40%
7	2007	700	40%	35% - 45%
8	2008	800	45%	40% - 50%
9	2009	900	50%	45% - 55%
10	2010	1000	55%	50% - 60%
11	2011	1100	60%	55% - 65%
12	2012	1200	65%	60% - 70%
13	2013	1300	70%	65% - 75%
14	2014	1400	75%	70% - 80%
15	2015	1500	80%	75% - 85%
16	2016	1600	85%	80% - 90%
17	2017	1700	90%	85% - 95%
18	2018	1800	95%	90% - 100%
19	2019	1900	100%	95% - 100%
20	2020	2000	100%	95% - 100%

Will deny

ROOF PLAN

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

DATE	BY	REMARKS	INITIALS
10/10/10	10/10/10	10/10/10	10/10/10

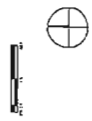
A-115

2114

bioRxiv preprint doi: <https://doi.org/10.1101/000000>; this version posted March 1, 2014. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

1 ROOF
1/8" = 1'-0"

PORTIONS OF
ROOF HIGHER
THAN 12 M



STANDARD NO.	REV.
A-115	

- NOTES: MATERIAL LEGEND
- 1 HARDWOOD METAL ROOFING
 - 2 STAINLESS STEEL ROOFING
 - 3 INSIDE PANEL INTERIOR TRIM REVEAL
 - 4 HARDWOOD LAMINATE
 - 5 ADVANCED CORRUGATED METAL CLADDING
 - 6 EXPOSED CONCRETE, UNPAINTED
 - 7 STAINLESS STEEL PLANK
 - 8 METAL CLADDING, VERTICAL
 - 9 HARDWOOD LAMINATE, HORIZONTAL
 - 10 EXPOSED ALUMINUM CLADDING
 - 11 EXPOSED ALUMINUM PLANK
 - 12 HARDWOOD LAMINATE, VERTICAL
 - 13 ADVANCED CORRUGATED METAL CLADDING
 - 14 EXPOSED CONCRETE, UNPAINTED
 - 15 STAINLESS STEEL PLANK
 - 16 METAL CLADDING, VERTICAL
 - 17 HARDWOOD LAMINATE, HORIZONTAL
 - 18 EXPOSED ALUMINUM CLADDING
 - 19 EXPOSED ALUMINUM PLANK
 - 20 HARDWOOD LAMINATE, VERTICAL
 - 21 ADVANCED CORRUGATED METAL CLADDING
 - 22 EXPOSED CONCRETE, UNPAINTED
 - 23 STAINLESS STEEL PLANK
 - 24 METAL CLADDING, VERTICAL
 - 25 HARDWOOD LAMINATE, HORIZONTAL
 - 26 EXPOSED ALUMINUM CLADDING
 - 27 EXPOSED ALUMINUM PLANK
 - 28 HARDWOOD LAMINATE, VERTICAL
 - 29 ADVANCED CORRUGATED METAL CLADDING
 - 30 EXPOSED CONCRETE, UNPAINTED
 - 31 STAINLESS STEEL PLANK
 - 32 METAL CLADDING, VERTICAL
 - 33 HARDWOOD LAMINATE, HORIZONTAL
 - 34 EXPOSED ALUMINUM CLADDING
 - 35 EXPOSED ALUMINUM PLANK
 - 36 HARDWOOD LAMINATE, VERTICAL
 - 37 ADVANCED CORRUGATED METAL CLADDING
 - 38 EXPOSED CONCRETE, UNPAINTED
 - 39 STAINLESS STEEL PLANK
 - 40 METAL CLADDING, VERTICAL
 - 41 HARDWOOD LAMINATE, HORIZONTAL
 - 42 EXPOSED ALUMINUM CLADDING
 - 43 EXPOSED ALUMINUM PLANK
 - 44 HARDWOOD LAMINATE, VERTICAL
 - 45 ADVANCED CORRUGATED METAL CLADDING
 - 46 EXPOSED CONCRETE, UNPAINTED
 - 47 STAINLESS STEEL PLANK
 - 48 METAL CLADDING, VERTICAL
 - 49 HARDWOOD LAMINATE, HORIZONTAL
 - 50 EXPOSED ALUMINUM CLADDING
 - 51 EXPOSED ALUMINUM PLANK
 - 52 HARDWOOD LAMINATE, VERTICAL
 - 53 ADVANCED CORRUGATED METAL CLADDING
 - 54 EXPOSED CONCRETE, UNPAINTED
 - 55 STAINLESS STEEL PLANK
 - 56 METAL CLADDING, VERTICAL
 - 57 HARDWOOD LAMINATE, HORIZONTAL
 - 58 EXPOSED ALUMINUM CLADDING
 - 59 EXPOSED ALUMINUM PLANK
 - 60 HARDWOOD LAMINATE, VERTICAL
 - 61 ADVANCED CORRUGATED METAL CLADDING
 - 62 EXPOSED CONCRETE, UNPAINTED
 - 63 STAINLESS STEEL PLANK
 - 64 METAL CLADDING, VERTICAL
 - 65 HARDWOOD LAMINATE, HORIZONTAL
 - 66 EXPOSED ALUMINUM CLADDING
 - 67 EXPOSED ALUMINUM PLANK
 - 68 HARDWOOD LAMINATE, VERTICAL
 - 69 ADVANCED CORRUGATED METAL CLADDING
 - 70 EXPOSED CONCRETE, UNPAINTED
 - 71 STAINLESS STEEL PLANK
 - 72 METAL CLADDING, VERTICAL
 - 73 HARDWOOD LAMINATE, HORIZONTAL
 - 74 EXPOSED ALUMINUM CLADDING
 - 75 EXPOSED ALUMINUM PLANK
 - 76 HARDWOOD LAMINATE, VERTICAL
 - 77 ADVANCED CORRUGATED METAL CLADDING
 - 78 EXPOSED CONCRETE, UNPAINTED
 - 79 STAINLESS STEEL PLANK
 - 80 METAL CLADDING, VERTICAL
 - 81 HARDWOOD LAMINATE, HORIZONTAL
 - 82 EXPOSED ALUMINUM CLADDING
 - 83 EXPOSED ALUMINUM PLANK
 - 84 HARDWOOD LAMINATE, VERTICAL
 - 85 ADVANCED CORRUGATED METAL CLADDING
 - 86 EXPOSED CONCRETE, UNPAINTED
 - 87 STAINLESS STEEL PLANK
 - 88 METAL CLADDING, VERTICAL
 - 89 HARDWOOD LAMINATE, HORIZONTAL
 - 90 EXPOSED ALUMINUM CLADDING
 - 91 EXPOSED ALUMINUM PLANK
 - 92 HARDWOOD LAMINATE, VERTICAL
 - 93 ADVANCED CORRUGATED METAL CLADDING
 - 94 EXPOSED CONCRETE, UNPAINTED
 - 95 STAINLESS STEEL PLANK
 - 96 METAL CLADDING, VERTICAL
 - 97 HARDWOOD LAMINATE, HORIZONTAL
 - 98 EXPOSED ALUMINUM CLADDING
 - 99 EXPOSED ALUMINUM PLANK
 - 100 HARDWOOD LAMINATE, VERTICAL

cotter
ARCHITECTS

CHATHAM & 3RD
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT

3RD CHATHAM ST
CHATHAM, MA 01928

DATE: 08/14/2018
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
PROJECT NO: 18-001

**South & East
BUILDING ELEVATIONS**

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

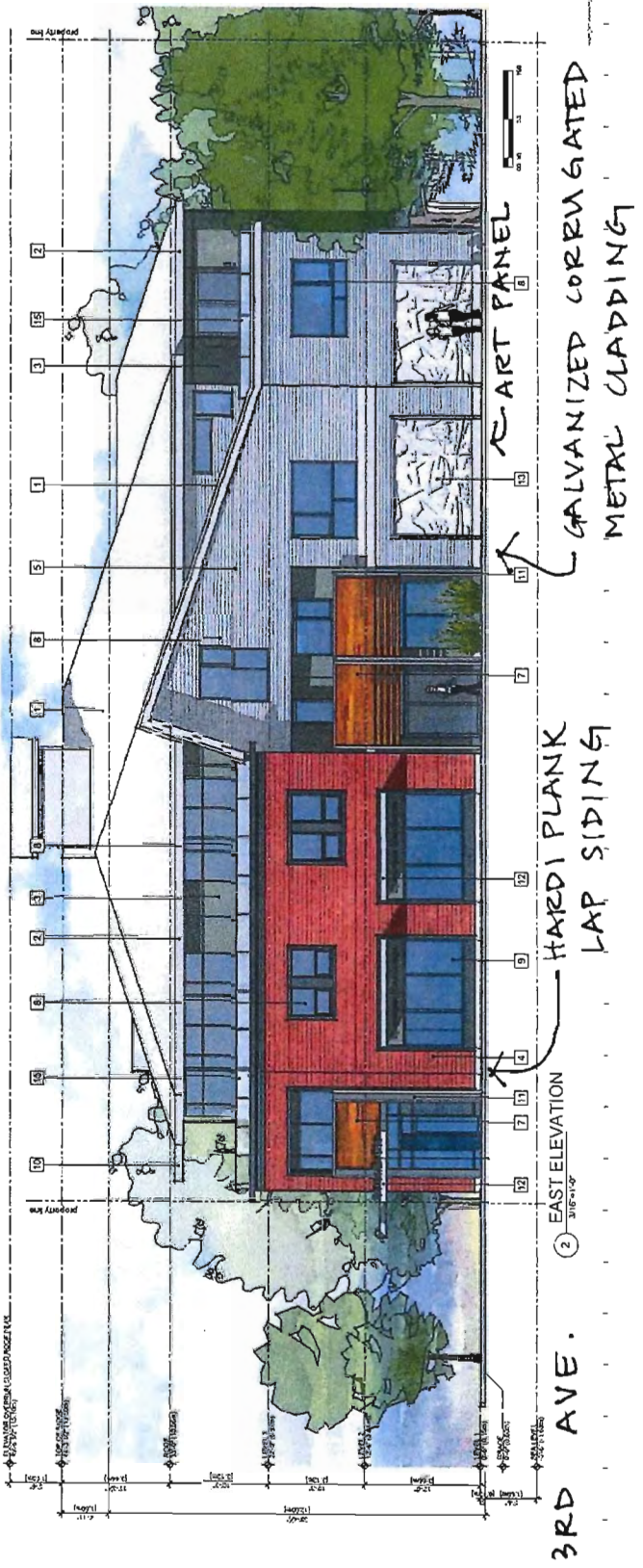
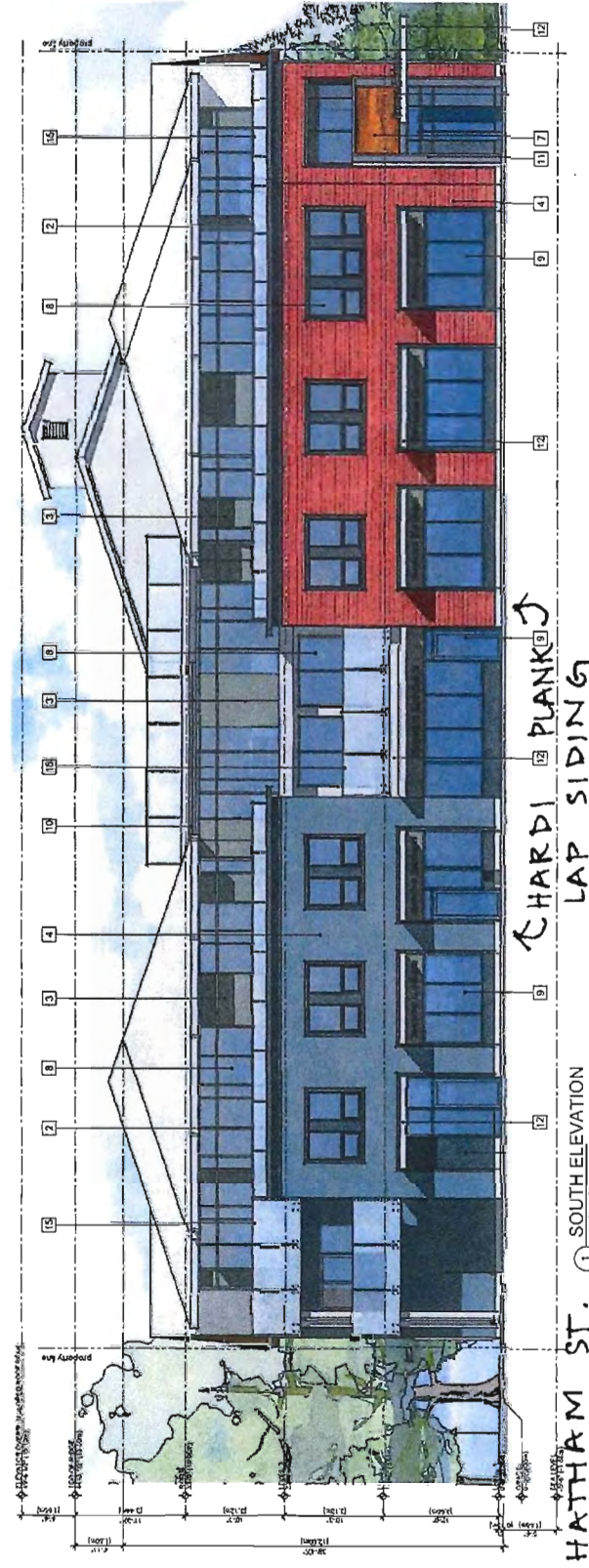
Property Line

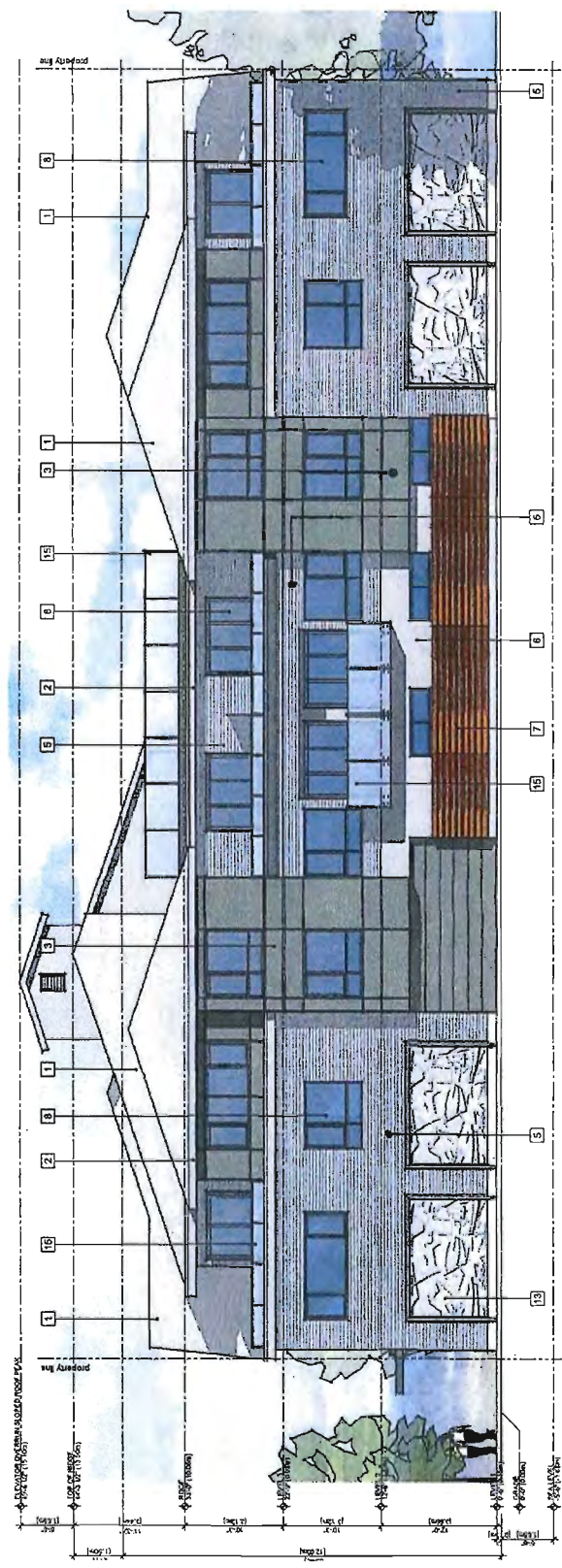
17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

12 11 10 9 8 7 6 5 4 3 2 1

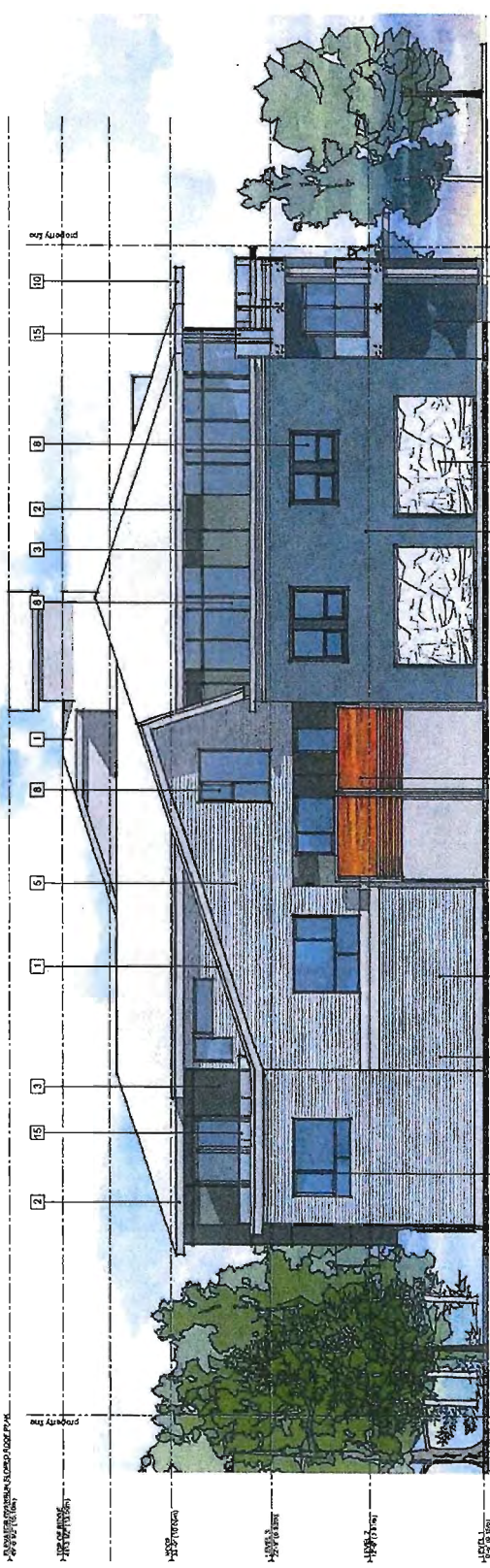
17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

12 11 10 9 8 7 6 5 4 3 2 1





1 NORTH ELEVATION



2 WEST ELEVATION

UN DEVELOPED
EAR LANE

GALVANIZED
CORRUGATED
METAL
CLADDING

HARDI PLANK
LAP
SIDING

- NOTES: MATERIAL LEGEND
- 1 STAINLESS STEEL METAL ROOFING
 - 2 STAINLESS STEEL METAL ROOFING
 - 3 HARDI PLANK WITH CEILING FINISH
 - 4 HARDI PLANK WITH CEILING FINISH
 - 5 GALVANIZED CORRUGATED METAL CLADDING
 - 6 EXPOSED CONCRETE, SANITIZED
 - 7 STAINLESS STEEL PLANKS
 - 8 METAL CLADDING WITH STAINLESS
 - 9 ANODIZED ALUMINUM TRIM FROM ROOFING
 - 10 EXPOSED ALUMINUM TRIM FROM ROOFING
 - 11 EXPOSED ALUMINUM TRIM FROM ROOFING
 - 12 PAINTED METAL & GLASS CANOPY
 - 13 PAINTED METAL & GLASS CANOPY
 - 14 PAINTED METAL & GLASS CANOPY
 - 15 PAINTED METAL & GLASS CANOPY
 - 16 PAINTED METAL & GLASS CANOPY

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STAINLESS STEEL METAL ROOFING	100	SQ. FT.	1.50	150.00
2	STAINLESS STEEL METAL ROOFING	100	SQ. FT.	1.50	150.00
3	HARDI PLANK WITH CEILING FINISH	100	SQ. FT.	1.50	150.00
4	HARDI PLANK WITH CEILING FINISH	100	SQ. FT.	1.50	150.00
5	GALVANIZED CORRUGATED METAL CLADDING	100	SQ. FT.	1.50	150.00
6	EXPOSED CONCRETE, SANITIZED	100	SQ. FT.	1.50	150.00
7	STAINLESS STEEL PLANKS	100	SQ. FT.	1.50	150.00
8	METAL CLADDING WITH STAINLESS	100	SQ. FT.	1.50	150.00
9	ANODIZED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
10	EXPOSED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
11	EXPOSED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
12	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
13	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
14	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
15	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
16	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00

cotter architects
4111 CHAMBERS STREET, SUITE 100
CHAMBERS, NC 27804
TEL: 704.291.1111
WWW.COTTERARCHITECTS.COM

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
4111 CHAMBERS STREET
CHAMBERS, NC 27804

Stevenson Flats Development
Corporation

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	STAINLESS STEEL METAL ROOFING	100	SQ. FT.	1.50	150.00
2	STAINLESS STEEL METAL ROOFING	100	SQ. FT.	1.50	150.00
3	HARDI PLANK WITH CEILING FINISH	100	SQ. FT.	1.50	150.00
4	HARDI PLANK WITH CEILING FINISH	100	SQ. FT.	1.50	150.00
5	GALVANIZED CORRUGATED METAL CLADDING	100	SQ. FT.	1.50	150.00
6	EXPOSED CONCRETE, SANITIZED	100	SQ. FT.	1.50	150.00
7	STAINLESS STEEL PLANKS	100	SQ. FT.	1.50	150.00
8	METAL CLADDING WITH STAINLESS	100	SQ. FT.	1.50	150.00
9	ANODIZED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
10	EXPOSED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
11	EXPOSED ALUMINUM TRIM FROM ROOFING	100	SQ. FT.	1.50	150.00
12	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
13	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
14	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
15	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00
16	PAINTED METAL & GLASS CANOPY	100	SQ. FT.	1.50	150.00

NORTH & WEST
BUILDING ELEVATIONS

A-202



PH - 157







1 SOUTH-EAST CORNER
NTS

- [illegible]

PLANT LIST:

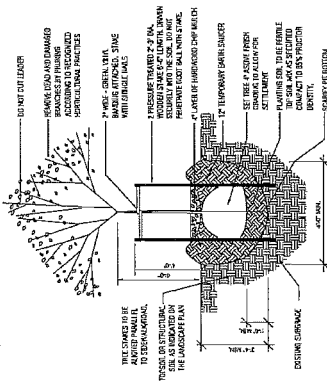
KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A80	5	DECIDUOUS TREES ACER RUPICOLA	SORMALIN WAXE	RECALL	R&B
720	6	WET PILES - OFF SITE DWARF PALM SPRUCE	CORAL	R&B	R&B
730	6	SHRUBS	RAPOUNASH		
740	4	SHRUBS	USURU SHILO	#2	CONSERVATION CENTER
750	30	GROUND COVERS SAMPA-AMERICA BUSH	JAPANESE ENKIA	#3	CONSERVATION CENTER
AC	35	SHRUBS	ANTWERP	#1	CONSERVATION CENTER
34	4	PLANTATIONS REMAINS	RECENT		METRIC

LEGEND:

			
DEVELOPING TIES	SHIMES	DECORATING AND STONE	LARRY
			
LOOKING LIKE ISRAELI	PERRMAN AND ENDICROSS		

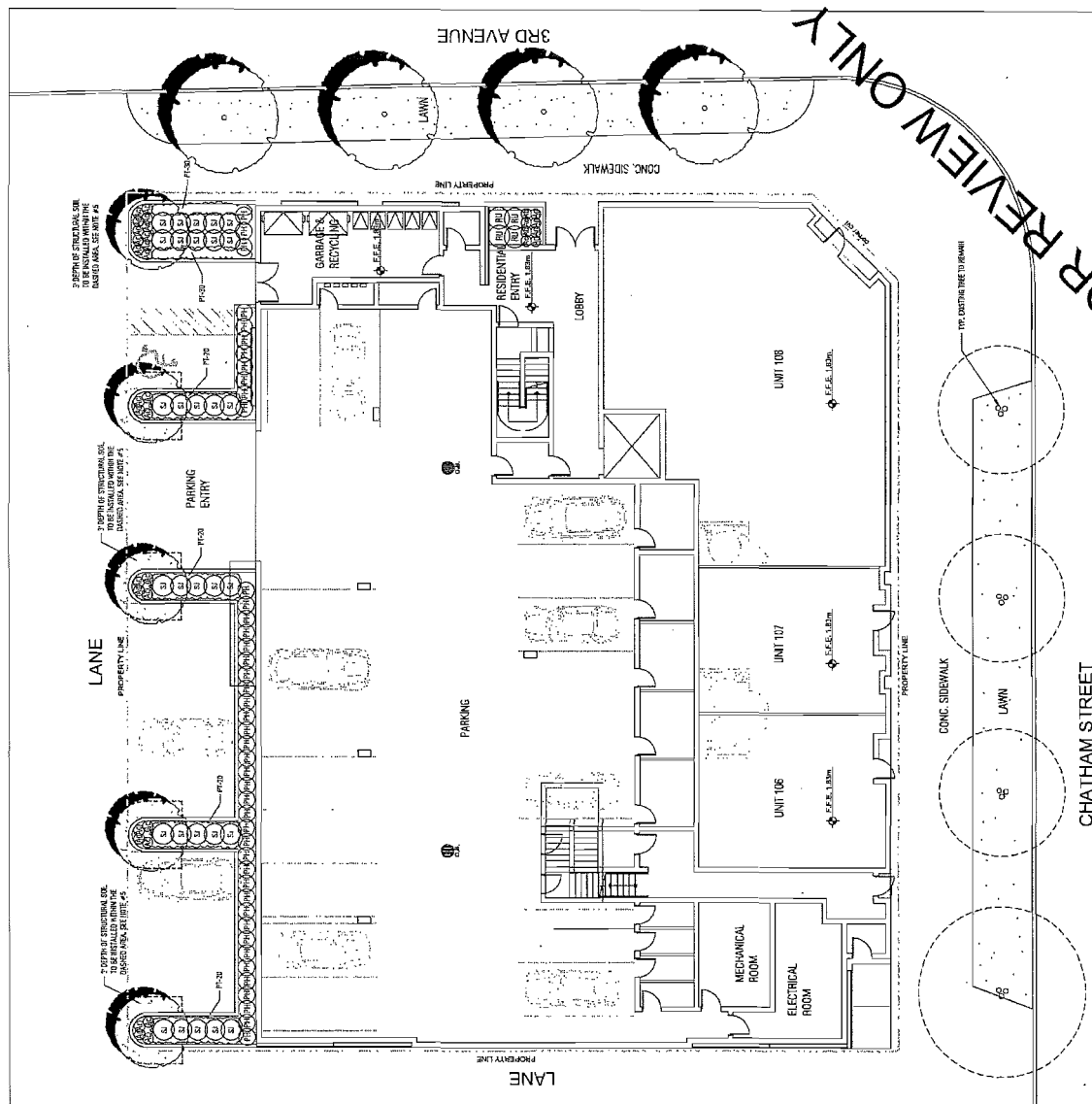
SHRUB PLANTING DETAIL

CALE: NYS



DECIDUOUS TREE PLANTING DETAIL

CALE-NTS



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

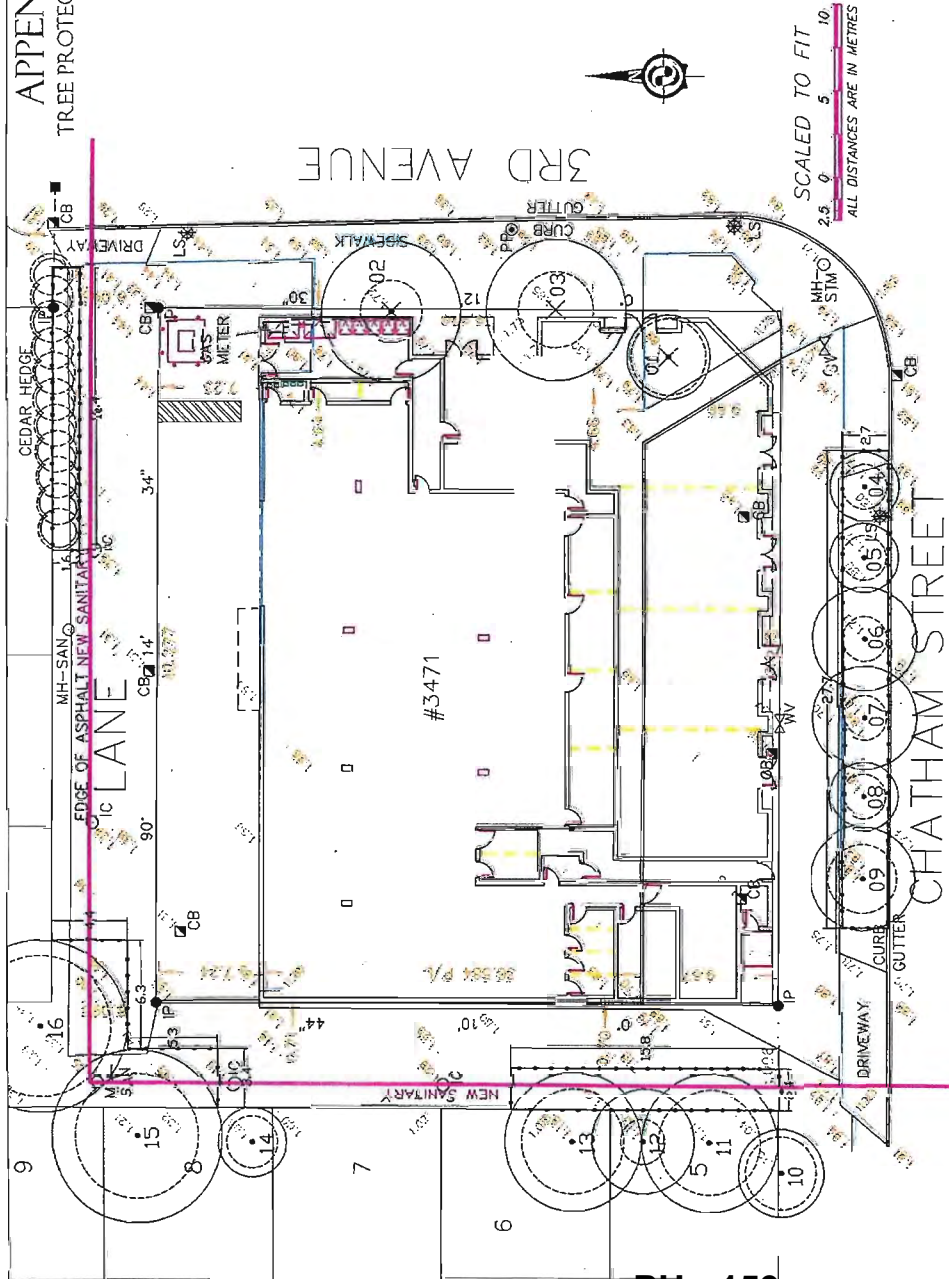


AS UPDATED NOV. 28, 2013

0:

5%

APPENDIX 3 TREE PROTECTION PLAN



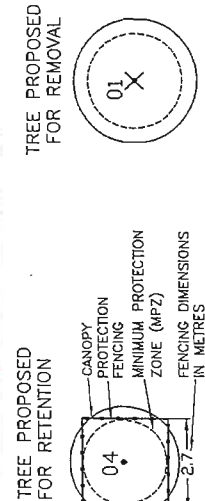
TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Japanese Maple	Remove	35cm	2.1m
2	Crimson King Maple	Remove	30cm	1.8m
3	Crimson King Maple	Remove	36cm	2.2m
4	Purple Plum	Retain	22cm	1.3m
5	Purple Plum	Retain	20cm	1.2m
6	Purple Plum	Retain	19cm	1.1m
7	Purple Plum	Retain	22cm	1.3m
8	Purple Plum	Retain	22cm	1.3m
9	Purple Plum	Retain	33cm	2.0m
10	English Holly	Retain	35cm	2.1m
11	Western Redcedar	Retain	50cm	3.0m
12	Hawthorne	Retain	22cm	1.3m
13	Western Redcedar	Retain	50cm	3.0m
14	Mountain Ash	Retain	25cm	1.5m
15	Cherry	Retain	40/40/40	3.6m
16	Alder	Retain	68cm	4.1m
17	Cedar Hedge	Retain	20cm	1.2m

TREE PROTECTION FENCING

#	Type	DBH	Metres	Feet
4	Purple Plum	22cm	2.0m	6.6ft
5	Purple Plum	20cm	2.0m	6.6ft
6	Purple Plum	19cm	3.0m	9.8ft
7	Purple Plum	22cm	3.0m	9.8ft
8	Purple Plum	22cm	2.0m	6.6ft
9	Purple Plum	33cm	3.0m	9.8ft
10	English Holly	35cm	2.0m	6.6ft
11	Western Redcedar	50cm	4.0m	13.1ft
12	Hawthorne	22cm	3.0m	9.8ft
13	Western Redcedar	50cm	4.0m	13.1ft
14	Mountain Ash	25cm	2.0m	6.6ft
15	Cherry	40/40/40	5.0m	16.4ft
16	Alder	68cm	5.0m	16.4ft
17	Cedar Hedge	20cm	1.2m	3.9ft

LEGEND



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 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 McCreary Avenue Burnaby BC V5J 4M4
Telephone: 604-721-8002 Fax: 604-437-0970

3471 CHATHAM STREET, BURNABY BC

TREE PROTECTION PLAN

THE DRAWING PLOTS ALL SURVEYED TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROPOSED PROTECTION FENCING ZONES AND SENSIBLE IN RELATION TO PROPOSED LAYOUT

DATE: 07/04
REVISION: 28, 2013



RZ 13-643436

Attachment C

Address: 3471 Chatham Street

Applicant: Cotter Architects Inc.

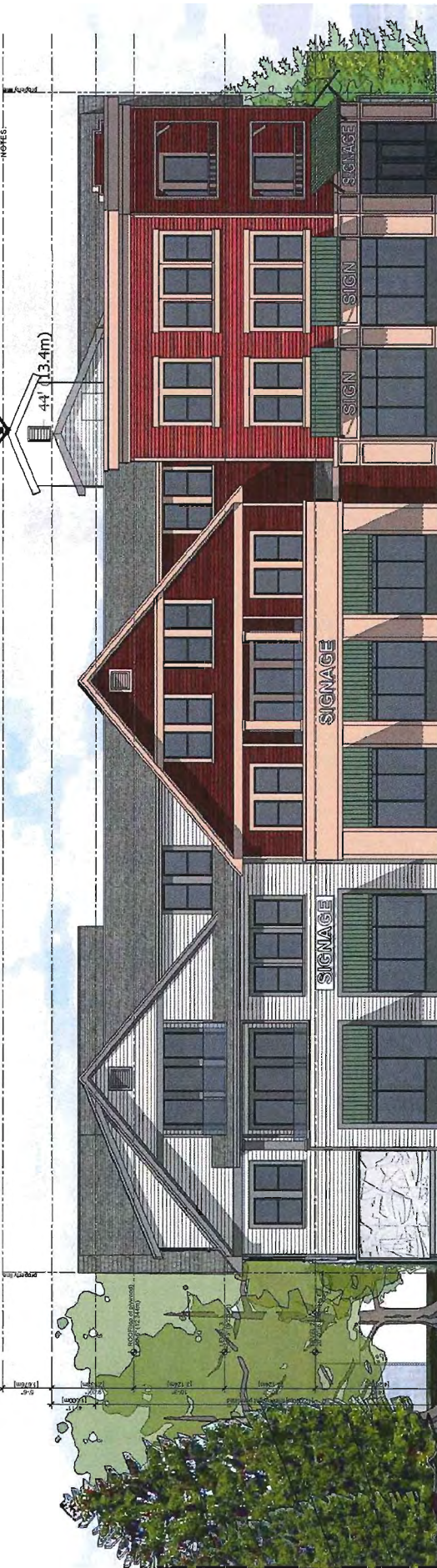
Planning Area(s): Steveston Village

	Existing	Proposed
Owner:	Steveston Flats Development Corp. Inc. No. BC0968919	Unknown
Site Size (m²):	Previously 1,473 m ²	1,465 m ²
Land Uses:	Vacant	Mixed Use Commercial and Residential
Area Plan Designation:	Heritage Mixed Use (Commercial- Industrial with Residential & Office Above)	Complies
Zoning:	Steveston Commercial (SC3)	Commercial Mixed Use (ZMU26) – Steveston Village
Number of Units:	None	Approx. 3 CRU and 10 apartments

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None Permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3 rd Avenue	0 m	0.5 m to 2 m (0 m to 1.5 m to cornice/overhang)	None
Chatham Street	0 m	0.5 m to 2.5 m (0 m to 2 m to cornice/overhang)	
Rear Lane	None	6 m	
West side yard	None	0.5 m (0 m to overhang)	
Height – Option 1 with Elevator Option 2 without Elevator	Three Storey & Max. 12 m	Three Storey & 15.4 m for elevator 12 m	3.4 m Increase None
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m ²	139 m ²	None



OPTIONAL
ELEVATOR



1 SOUTH ELEVATION

CHATHAM STREET

OPTIONAL
ELEVATOR



2 WEST ELEVATION $1/8"=1'-0"$

Sl. No.	Topic	Remarks
1	Development of a new product	
2	Development of a new process	
3	Development of a new technology	
4	Development of a new service	
5	Development of a new market	
6	Development of a new distribution channel	
7	Development of a new business model	
8	Development of a new organizational structure	
9	Development of a new management system	
10	Development of a new financial system	
11	Development of a new legal system	
12	Development of a new social system	
13	Development of a new cultural system	
14	Development of a new environmental system	
15	Development of a new political system	
16	Development of a new economic system	
17	Development of a new scientific system	
18	Development of a new artistic system	
19	Development of a new religious system	
20	Development of a new philosophical system	
21	Development of a new historical system	
22	Development of a new geographical system	
23	Development of a new biological system	
24	Development of a new chemical system	
25	Development of a new physical system	
26	Development of a new astronomical system	
27	Development of a new meteorological system	
28	Development of a new oceanographic system	
29	Development of a new geographical system	
30	Development of a new historical system	
31	Development of a new geographical system	
32	Development of a new biological system	
33	Development of a new chemical system	
34	Development of a new physical system	
35	Development of a new astronomical system	
36	Development of a new meteorological system	
37	Development of a new oceanographic system	
38	Development of a new geographical system	
39	Development of a new historical system	
40	Development of a new geographical system	
41	Development of a new biological system	
42	Development of a new chemical system	
43	Development of a new physical system	
44	Development of a new astronomical system	
45	Development of a new meteorological system	
46	Development of a new oceanographic system	
47	Development of a new geographical system	
48	Development of a new historical system	
49	Development of a new geographical system	
50	Development of a new biological system	
51	Development of a new chemical system	
52	Development of a new physical system	
53	Development of a new astronomical system	
54	Development of a new meteorological system	
55	Development of a new oceanographic system	
56	Development of a new geographical system	
57	Development of a new historical system	
58	Development of a new geographical system	
59	Development of a new biological system	
60	Development of a new chemical system	
61	Development of a new physical system	
62	Development of a new astronomical system	
63	Development of a new meteorological system	
64	Development of a new oceanographic system	
65	Development of a new geographical system	
66	Development of a new historical system	
67	Development of a new geographical system	
68	Development of a new biological system	
69	Development of a new chemical system	
70	Development of a new physical system	
71	Development of a new astronomical system	
72	Development of a new meteorological system	
73	Development of a new oceanographic system	
74	Development of a new geographical system	
75	Development of a new historical system	
76	Development of a new geographical system	
77	Development of a new biological system	
78	Development of a new chemical system	
79	Development of a new physical system	
80	Development of a new astronomical system	
81	Development of a new meteorological system	
82	Development of a new oceanographic system	
83	Development of a new geographical system	
84	Development of a new historical system	
85	Development of a new geographical system	
86	Development of a new biological system	
87	Development of a new chemical system	
88	Development of a new physical system	
89	Development of a new astronomical system	
90	Development of a new meteorological system	
91	Development of a new oceanographic system	
92	Development of a new geographical system	
93	Development of a new historical system	
94	Development of a new geographical system	
95	Development of a new biological system	
96	Development of a new chemical system	
97	Development of a new physical system	
98	Development of a new astronomical system	
99	Development of a new meteorological system	
100	Development of a new oceanographic system	

cotter
ARCHITECTS
#235 - 11350 NO. 5 ROAD, RICHMOND, BC V7A 5J7 CANADA
TEL: 604-272-1801 FAX: 604-272-1811 info@cotterarchitects.com
www.cotterarchitects.com

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
1471 Chatham Street
Richmond, BC

Steveston Flats Development Corporation

[illegible]

DATE:	NAME:	AGE:	SEX:
GRADE:	SECTION:	DATE:	NAME:
SCORE:	DATE:	NAME:	AGE:
DATE:	NAME:	AGE:	SEX:

SOUTH ELEVATION
WEST ELEVATION

A-201

NOTES:

OPTIONAL
ELEVATOR



1 EAST ELEVATION 34'6" x 41'0" 3RD AVENUE

OPTIONAL
ELEVATOR



2 NORTH ELEVATION 34'6" x 41'0" REAR LANE

1	PROJECT	CHATHAM & 3RD
2	OWNER	STEVENS FLATS DEVELOPMENT CORPORATION
3	ARCHITECT	COTTER ARCHITECTS
4	DATE	12/14/17
5	DESCRIPTION	RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
6	LOCATION	347 CHATHAM STREET, ATLANTA, GA
7	SCALE	AS SHOWN
8	BY	ARCHITECT
9	CHECKED BY	ARCHITECT
10	DATE	12/14/17
11	PROJECT NO.	17-001
12	SHEET NO.	PH-163

cotter
ARCHITECTS
4225 - 13TH AVENUE, SUITE 100, ATLANTA, GA 30341
404.525.1234
WWW.COTTERARCHITECTS.COM

PROJECT: CHATHAM & 3RD
OWNER: STEVENS FLATS DEVELOPMENT CORPORATION
ARCHITECT: COTTER ARCHITECTS
DATE: 12/14/17
DESCRIPTION: RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
LOCATION: 347 CHATHAM STREET, ATLANTA, GA
SCALE: AS SHOWN
BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 12/14/17
PROJECT NO.: 17-001
SHEET NO.: PH-163

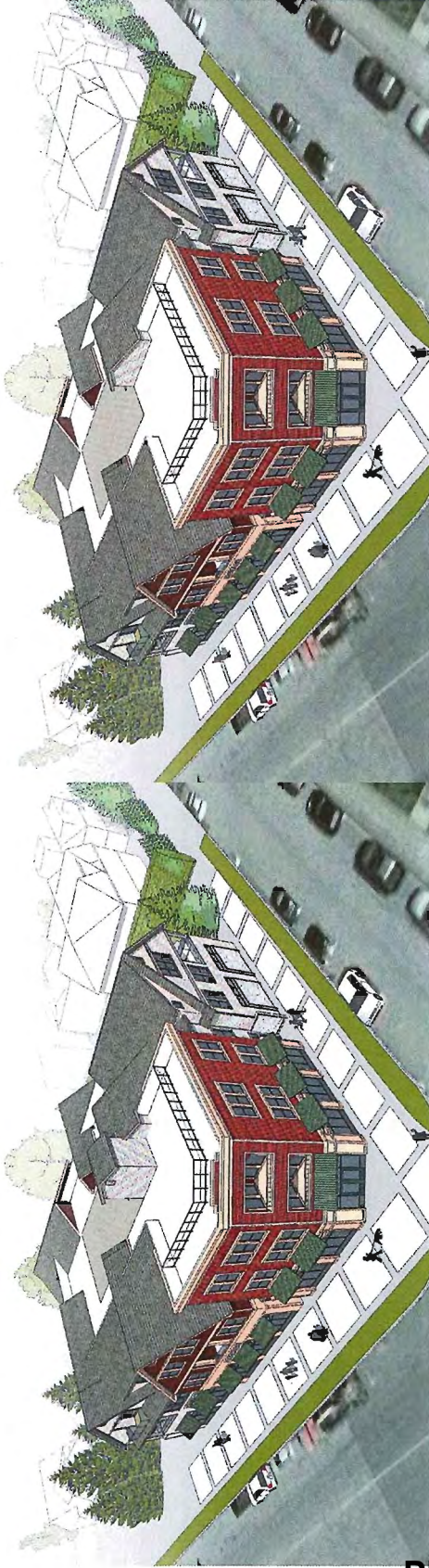
COTTER: STEVENS FLATS DEVELOPMENT CORPORATION
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
347 CHATHAM STREET, ATLANTA, GA
ARCHITECT: COTTER ARCHITECTS
DATE: 12/14/17
DESCRIPTION: RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
LOCATION: 347 CHATHAM STREET, ATLANTA, GA
SCALE: AS SHOWN
BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 12/14/17
PROJECT NO.: 17-001
SHEET NO.: PH-163

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
347 CHATHAM STREET, ATLANTA, GA
ARCHITECT: COTTER ARCHITECTS
DATE: 12/14/17
DESCRIPTION: RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
LOCATION: 347 CHATHAM STREET, ATLANTA, GA
SCALE: AS SHOWN
BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 12/14/17
PROJECT NO.: 17-001
SHEET NO.: PH-163

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
347 CHATHAM STREET, ATLANTA, GA
ARCHITECT: COTTER ARCHITECTS
DATE: 12/14/17
DESCRIPTION: RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
LOCATION: 347 CHATHAM STREET, ATLANTA, GA
SCALE: AS SHOWN
BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 12/14/17
PROJECT NO.: 17-001
SHEET NO.: PH-163

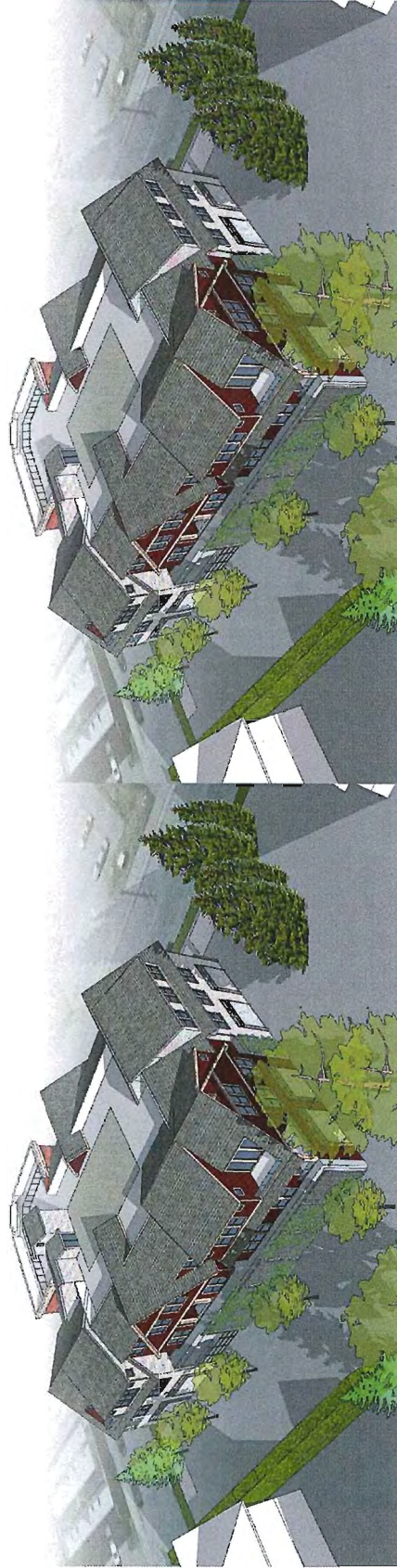
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
347 CHATHAM STREET, ATLANTA, GA
ARCHITECT: COTTER ARCHITECTS
DATE: 12/14/17
DESCRIPTION: RESIDENTIAL/COMMERCIAL MIXED-USE DEVELOPMENT
LOCATION: 347 CHATHAM STREET, ATLANTA, GA
SCALE: AS SHOWN
BY: ARCHITECT
CHECKED BY: ARCHITECT
DATE: 12/14/17
PROJECT NO.: 17-001
SHEET NO.: PH-163

NOTES:



① SOUTH-EAST CORNER
NTS

② SOUTH-WEST CORNER-without elevator overrun
NTS



③ NORTH-WEST CORNER
NTS

④ NORTH-WEST CORNER-without elevator overrun
NTS

NO.	DATE	DESCRIPTION
1	10/10/18	FINAL DESIGN REVIEW - COMPLETED
2	10/10/18	ARCHITECTURAL REVIEW - COMPLETED
3	10/10/18	FINAL DESIGN REVIEW - COMPLETED
4	10/10/18	FINAL DESIGN REVIEW - COMPLETED
5	10/10/18	FINAL DESIGN REVIEW - COMPLETED
6	10/10/18	FINAL DESIGN REVIEW - COMPLETED
7	10/10/18	FINAL DESIGN REVIEW - COMPLETED
8	10/10/18	FINAL DESIGN REVIEW - COMPLETED
9	10/10/18	FINAL DESIGN REVIEW - COMPLETED
10	10/10/18	FINAL DESIGN REVIEW - COMPLETED

cotter
ARCHITECTS
4025 - JILLING RD. 3RD FLOOR, RICHMOND, BC V6V 1P7
TEL: 604.278.1111 FAX: 604.278.1112 WWW.COTTERARCHITECTS.COM

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
1411 Chatham Street
Richmond, BC

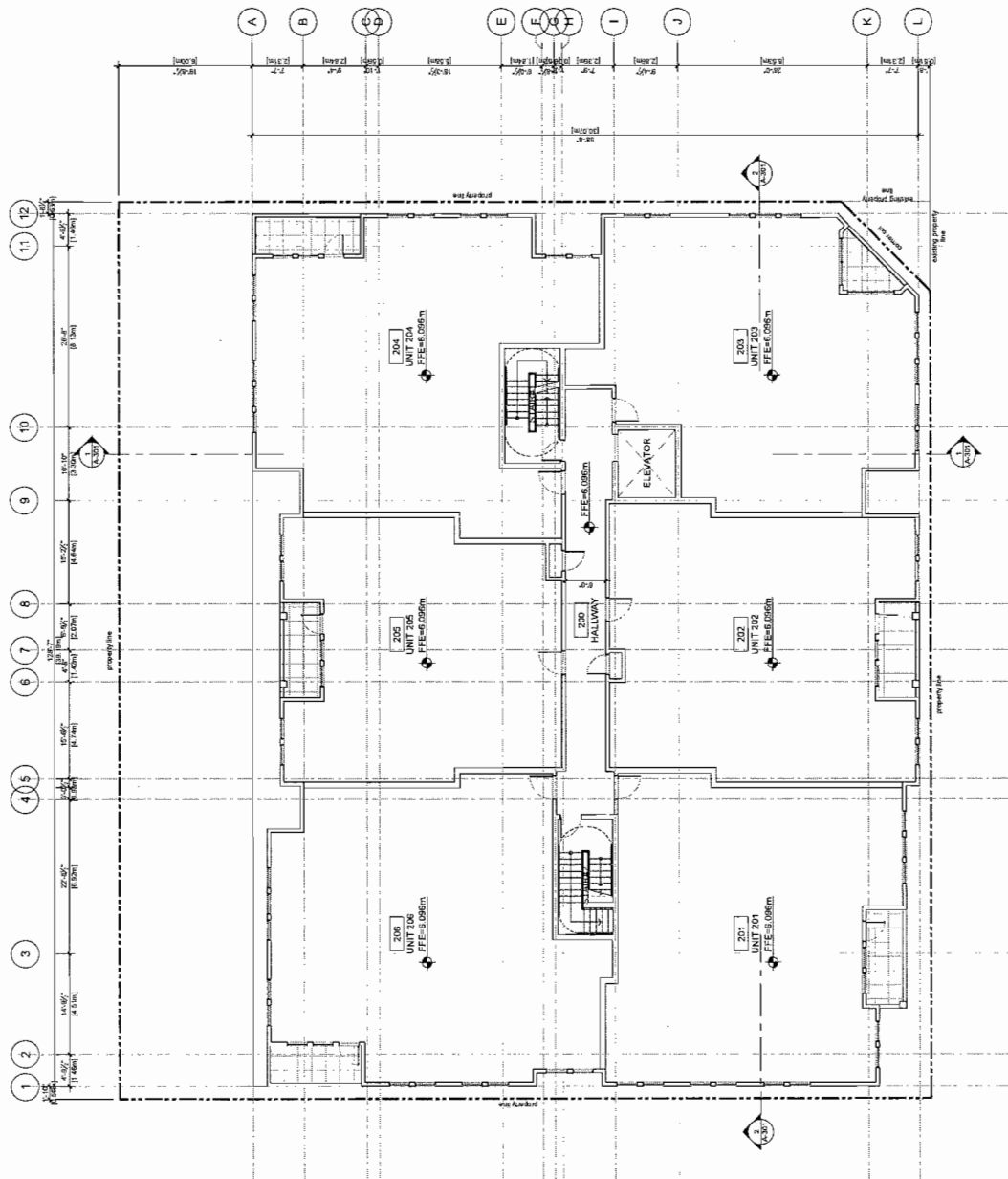
CLIENT
Stevenson Flats Development
Corporation

DESIGNED BY
COTTER ARCHITECTS

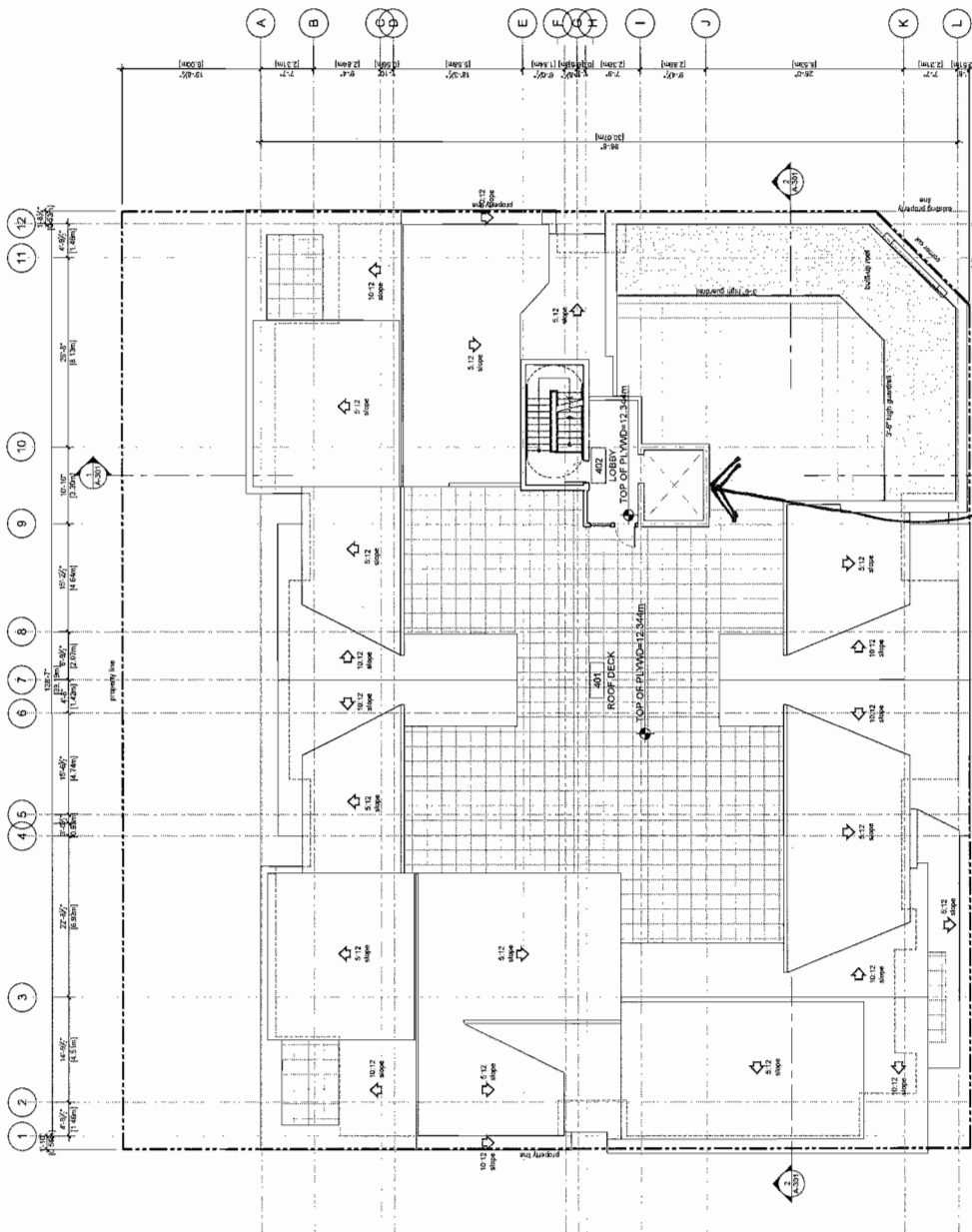
DATE	NO.	DESCRIPTION
10/10/18	1	FINAL DESIGN REVIEW - COMPLETED
10/10/18	2	ARCHITECTURAL REVIEW - COMPLETED
10/10/18	3	FINAL DESIGN REVIEW - COMPLETED
10/10/18	4	FINAL DESIGN REVIEW - COMPLETED
10/10/18	5	FINAL DESIGN REVIEW - COMPLETED
10/10/18	6	FINAL DESIGN REVIEW - COMPLETED
10/10/18	7	FINAL DESIGN REVIEW - COMPLETED
10/10/18	8	FINAL DESIGN REVIEW - COMPLETED
10/10/18	9	FINAL DESIGN REVIEW - COMPLETED
10/10/18	10	FINAL DESIGN REVIEW - COMPLETED

PERSPECTIVES

DATE: 10/10/18
DRAWN BY: A-911a



NOTES:



OPTIONAL
ELEVATOR

1	MEET	CONSTRUCTION ACTION COMMENTS
2	MEET	CONSTRUCTION ACTION COMMENTS
3	MEET	CONSTRUCTION ACTION COMMENTS
4	MEET	CONSTRUCTION ACTION COMMENTS
5	MEET	CONSTRUCTION ACTION COMMENTS
6	MEET	CONSTRUCTION ACTION COMMENTS
7	MEET	CONSTRUCTION ACTION COMMENTS
8	MEET	CONSTRUCTION ACTION COMMENTS
9	MEET	CONSTRUCTION ACTION COMMENTS
10	MEET	CONSTRUCTION ACTION COMMENTS
11	MEET	CONSTRUCTION ACTION COMMENTS
12	MEET	CONSTRUCTION ACTION COMMENTS

cotter
ARCHITECTS

4215 - 1330 NO 5 ROAD, RICHMOND, BC V6V 5Z7
Tel: 604.273.1111 Fax: 604.273.1112
www.cotterarchitects.com

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT

DESIGN:
Recession Flats Development
Corporation

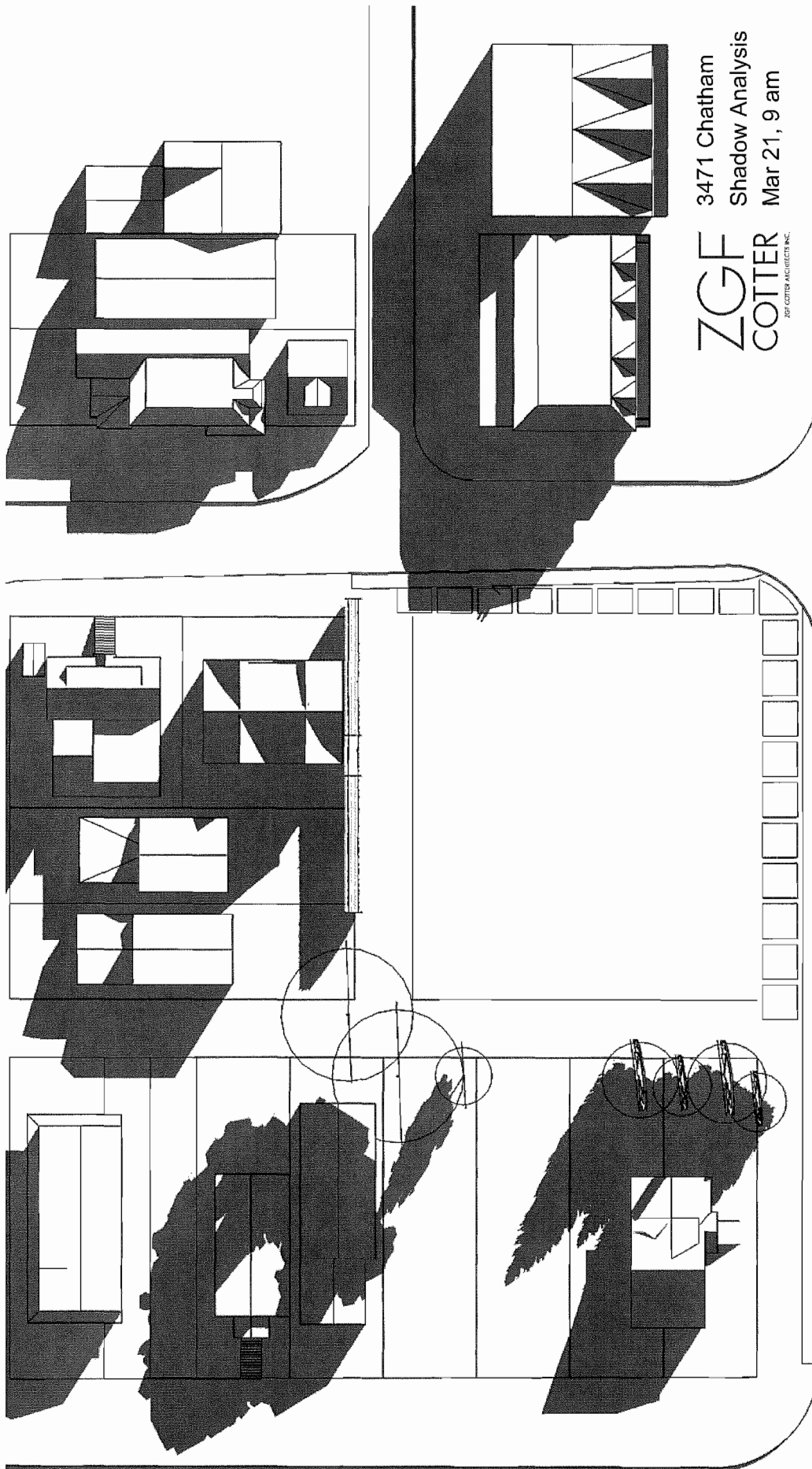
DATE:
10/10/2014

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

SHEET NO.:
A-114

SHEET TITLE:
ROOF DECK FLOOR PLAN

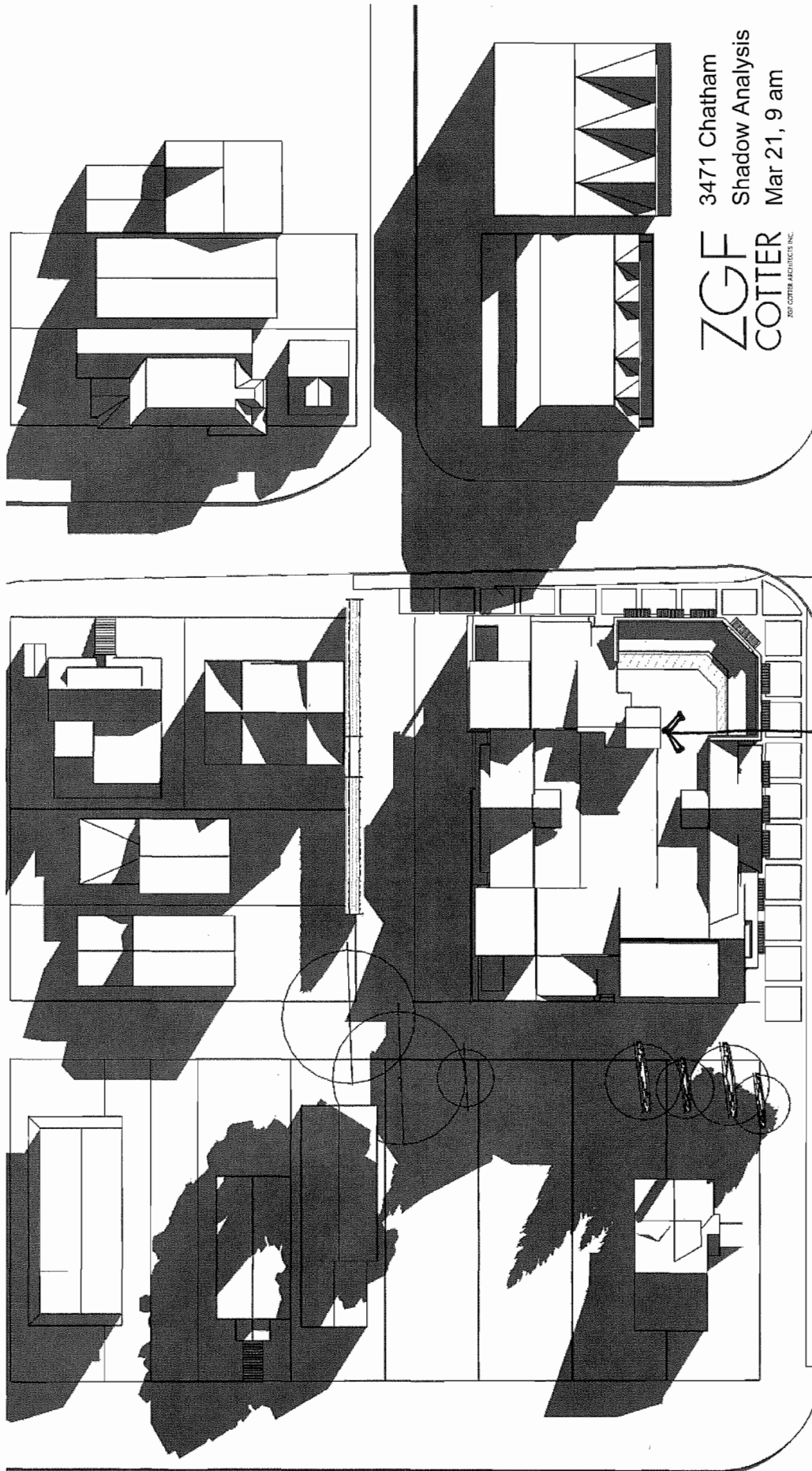
1 ROOF DECK
1/8" = 1'-0"



3471 Chatham
Shadow Analysis
Mar 21, 9 am

ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

EXISTING

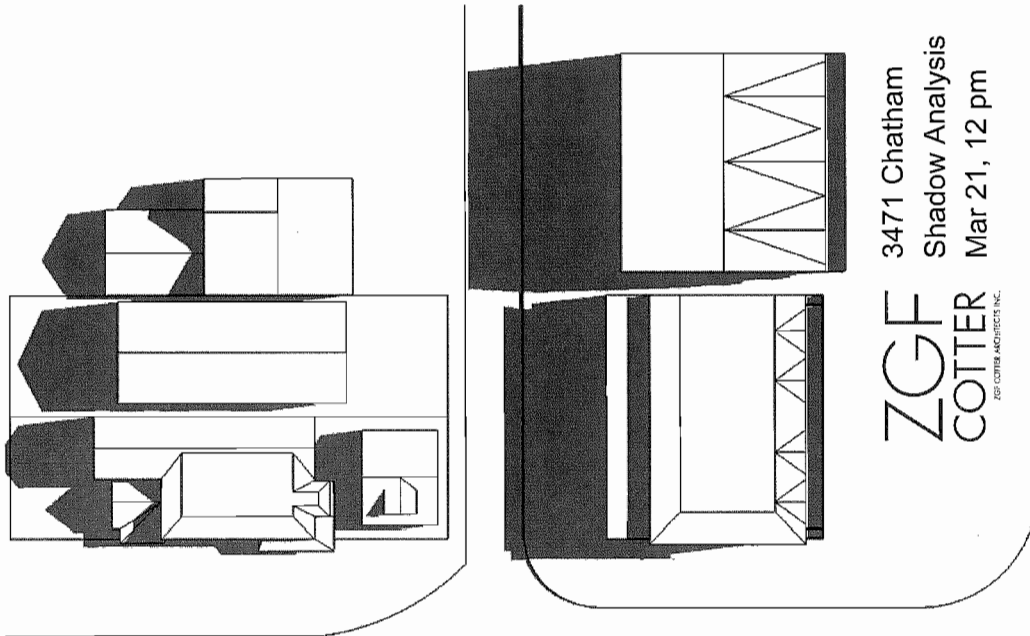


3471 Chatham
Shadow Analysis
Mar 21, 9 am

ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

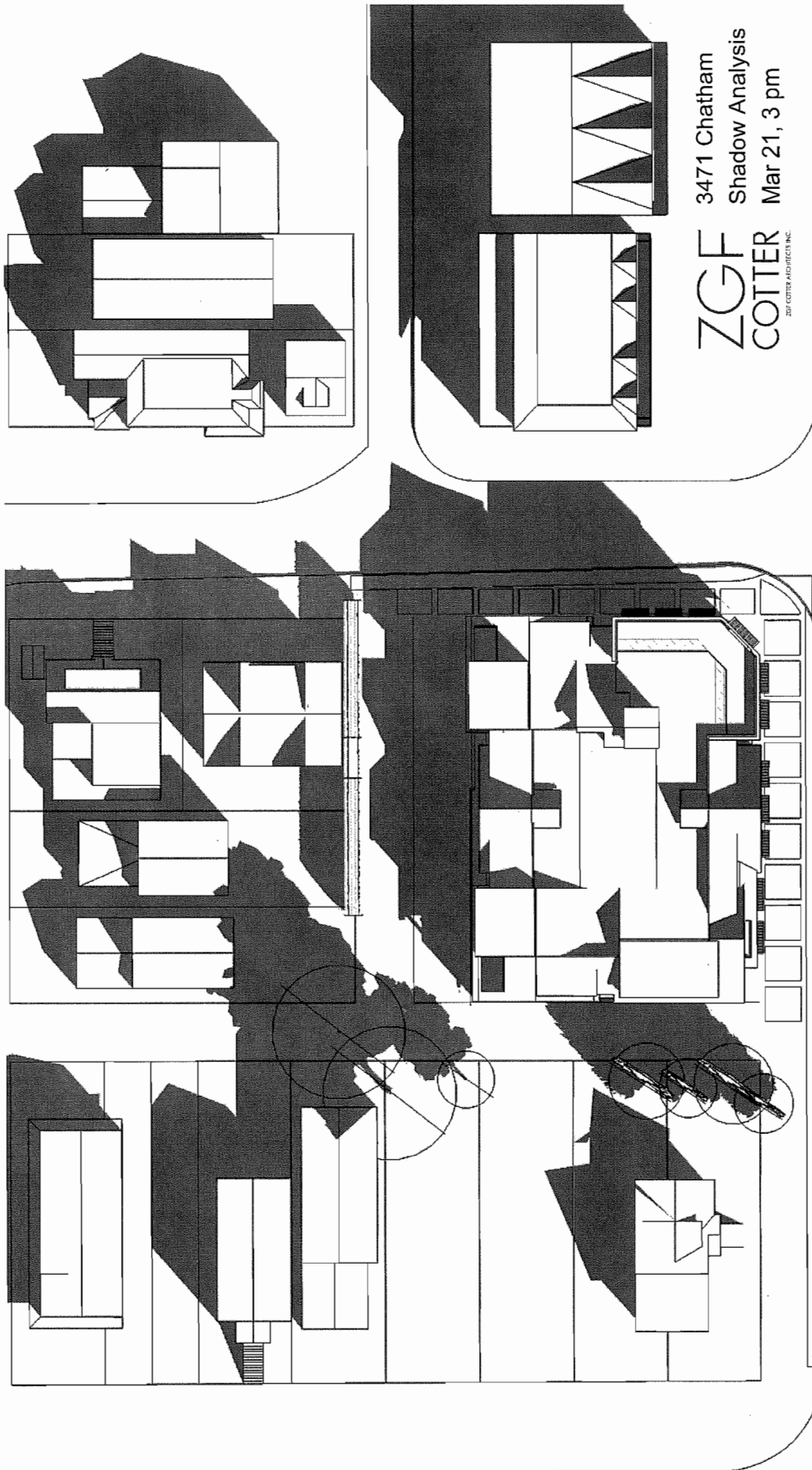
PROPOSED

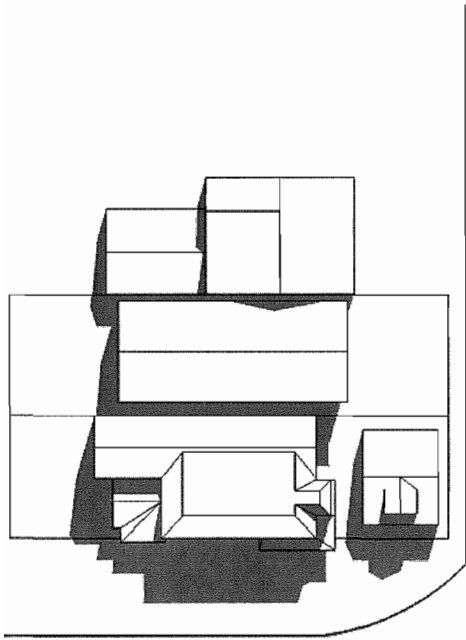
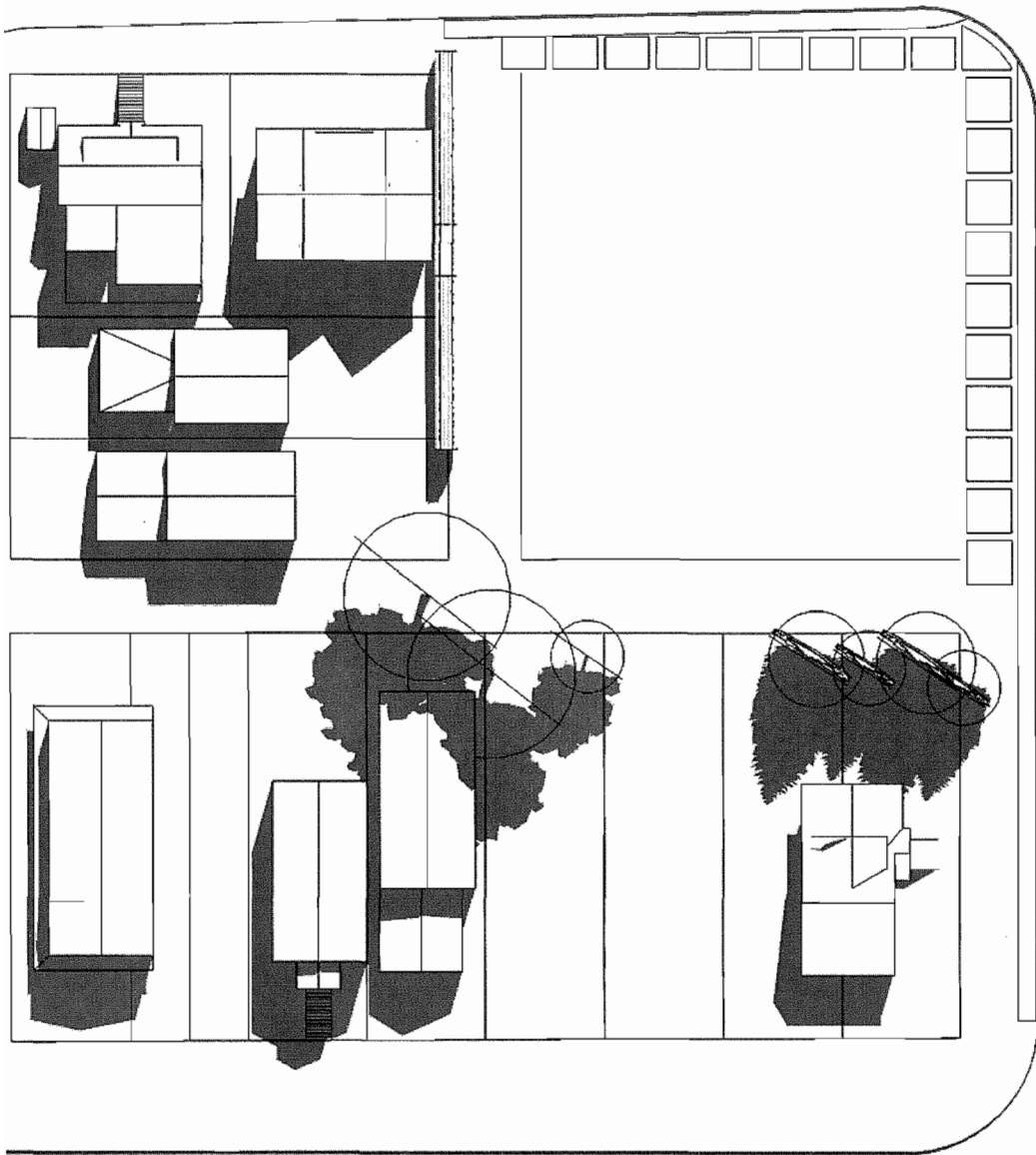
OPTIONAL
ELEVATOR
(TYP.)



3471 Chatham
Shadow Analysis
Mar 21, 12 pm

ZGF
COTTER
2010 COTTER ARCHITECTS INC.



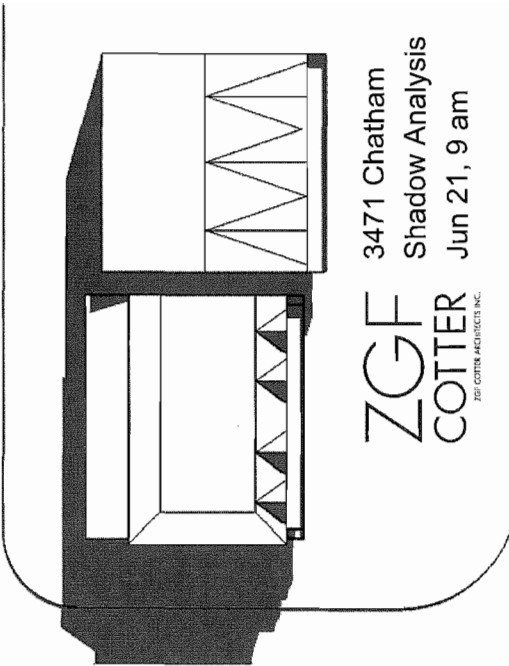
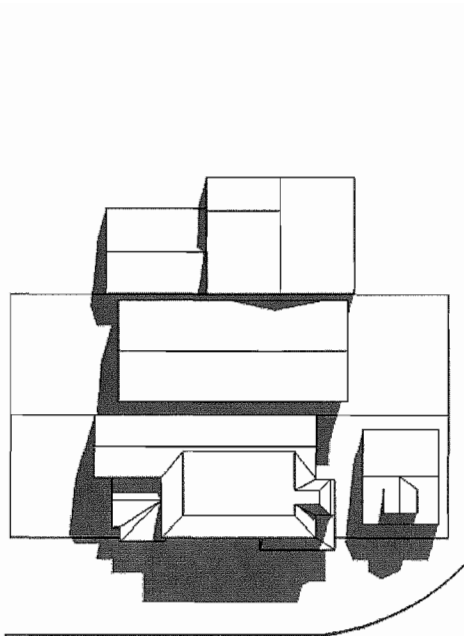


An architectural elevation drawing of a building facade, showing a different view than the one on the left. It features a prominent entrance area with a gabled roof and a series of windows above it.

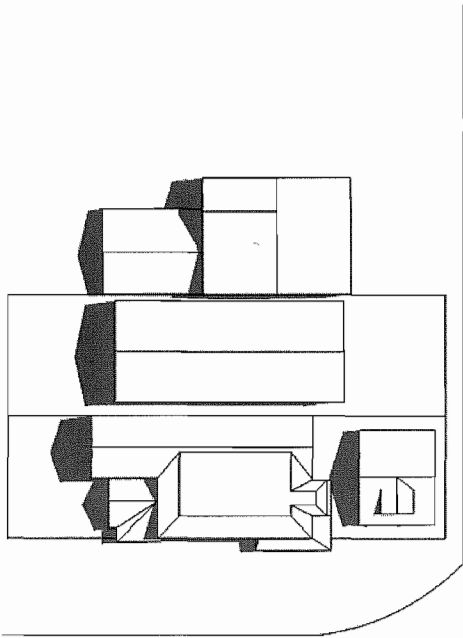
3471 Chatham
Shadow Analysis
Jun 21, 9 am

ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

EXISTING



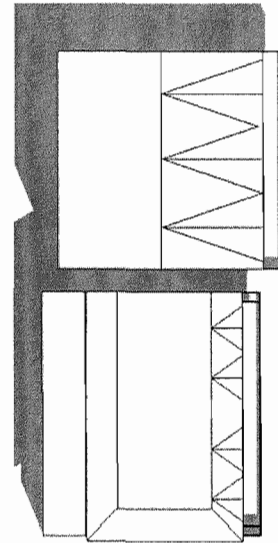
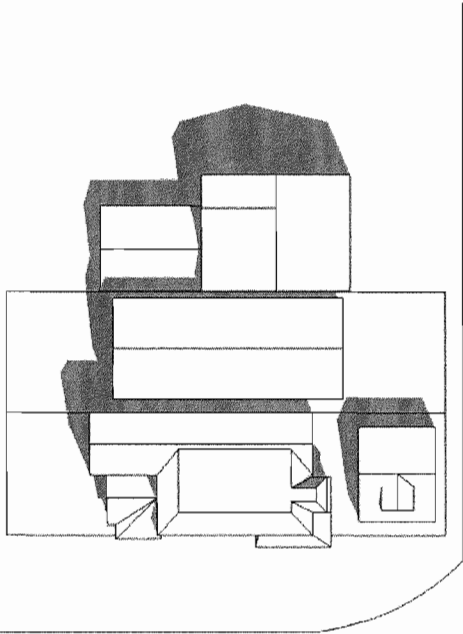
PROPOSED



Two architectural elevation drawings of building facades. The drawing on the left shows a building with a series of vertical rectangular sections. The drawing on the right shows a building with a more complex facade, featuring a series of triangular or peaked roof sections.

3471 Chatham
Shadow Analysis
Jun 21, 12 pm

ZGF
COTTER
ZGF COTTER AND PARTNERS, INC.



3471 Chatham
Shadow Analysis
Jun 21, 3 pm

ZGF
COTTER
255 COTTER ARCHITECTS, INC.



Address: 3471 Chatham Street

File No.: RZ 13-643436

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9138, the developer is required to complete the following:

1. Register a 4 m x 4 m corner cut road dedication at the southeast corner of the site (as per approved HA 13-641865).
2. Register a flood indemnity covenant on title.
3. Enter into a legal agreement that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from HVAC units will comply with the City's Noise Bylaw.
4. Enter into a legal agreement to prohibit the conversion of bicycle parking area into habitable space (e.g. storage) and requiring that the rooms remain available for shared common use for the sole purpose of bicycle storage.
5. Enter into a legal agreement to ensure the shared use of residential visitor and commercial parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Enter into a legal agreement to ensure the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
7. Enter into a legal agreement requiring the owner to maintain landscaping in the portion of the north-south unconstructed lane adjacent to the subject property as if it were a City boulevard.
8. Submit confirmation 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 protected off-site. 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.
9. Install 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.
10. Voluntarily contribute \$4.00 per buildable square foot of residential floor area to the City's affordable housing strategy (e.g. \$86,992).
11. Voluntarily contribute \$47.00 per buildable square foot of floor area for the density increase from 1.2 to 1.6 FAR (e.g. 0.4 FAR) as per Steveston Village Heritage Conservation Grant Program Policy 5900 (e.g. \$ 296,476). In accordance with the policy, the contribution is reduced by the amount of the Affordable Housing contribution (e.g. total payable of \$209,484).
12. Provide on-site indoor amenity space in accordance with the OCP, or contribute cash-in-lieu in accordance with Council Policy 5041 (e.g. \$10,000 for 10 apartments).
13. Voluntarily participate in the City's Public Art Program through the installation of the artwork onsite or contribute cash-in-lieu in the amount of \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area (e.g. cash-in-lieu amount of \$18,175). A security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following:
 - a) Installation of at least 9 of the panels by artist Leonard Epp, along with a didactic panel on the building facades.
 - b) A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright, in a form satisfactory to the Director, Arts, Culture and Heritage Services, executed by the owner and delivered to the Strata within 30 days of the date on which the Public Art is installed.

- c) Submission of the Final Report to the City and the Strata promptly after completion of the installation of the Public Art. The Final Report" means a final report in form and content satisfactory to the Director of Development and Director, Arts, Culture and Heritage which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, and such other details as the Director of Development and Director, Arts, Culture and Heritage, in their sole discretion, may request, which final report will include enclosures as follows:
- i. maintenance plan for the Public Art; and
 - ii. 12 high resolution images in digital format of the Public Art showing it in context and revealing significant details.
14. Submit a Development Permit* and Heritage Alteration Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works, including, but may not be limited to:
- a) Chatham Street and 3rd Avenue improvements – New concrete sidewalk at the property line and 2.5 m wide grass boulevards with street tree planting behind existing curb. The sidewalks are to occupy the remaining right-of-way between the boulevard and the property line. Works to extend across both frontages and west lane right-of-way, including removal of existing driveways and installation of barrier curb with gutter and installation of a low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.
Should Council adopt streetscape visions for Bayview and Chatham Streets prior to the adoption of the subject rezoning, the frontage improvements above shall be adjusted, if necessary, to be in keeping with Streetscape Visions for Bayview and Chatham Streets as approved by Council.
 - b) Lane improvements – Reconstruct the existing east-west lane along the north property line of the site, including the driveway crossing on 3rd Avenue, to City lane design standards (Min. 5.4 m wide pavement). Ensure the unbuilt north-south lane right-of-way along the west property line of the site is cleaned up, levelled and planted with ground cover (Maximum 0.3 m to 0.9 m mature height).
 - c) Storm sewer improvements – Provide a new storm sewer (200 mm diameter) for the rear lane located along the north property line, including a new manhole to connect to the existing 3rd Avenue storm sewer.
 - d) Sanitary sewer improvements – Upgrade the existing sanitary sewer in the rear lane from 150 mm to 200 mm diameter from manhole SMH5503 to the centre of 3rd Avenue (Approximately 55 m length), including a new manhole to connect to the existing system.
 - e) Water distribution improvements –
 - i. Design and construct a new water main along 3rd Avenue (200 mm diameter) from the existing 300 mm diameter Chatham Street water main to the existing water main along Broadway Street (Approximately 105 m length).
 - ii. The City will pay for the construction of the portion of new water main along 3rd Avenue (200 mm diameter) from the north edge of the rear lane to the existing water main along Broadway Street (Approximately 45 m length).
 - f) Fire Hydrant improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
 - g) Private Utilities –
 - i. Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks, cabinets) and future under-grounding of overhead lines.
 - ii. Existing BC Hydro poles along 3rd Avenue may conflict with the required frontage improvements. Alteration and relocation of any private utilities will be at the Developer's cost.
 - iii. If BC Hydro requires a new PMT to service this development, it is required to be located on the subject site. Please note that BC Hydro had indicated that the proposed site may require a PMT for the proposed mixed use development, they prefer PMT to be installed near the electrical room, and that the developer has not provided electrical details/information to them at this stage.
 - iv. It is recommended that the developer consult the private utility companies to learn of their requirements.

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

1. Provide an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

2. Provide a landscaping security (in an amount based on a cost estimate sealed by a registered Landscape Architect for materials, installation and a 10% contingency).

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

1. Incorporate sustainability, accessibility and public art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
2. Enter into an Encroachment Agreement* for any canopies/awnings/signs that encroach into the Chatham Street and 3rd Avenue road rights-of-way. Any overhead structure located within the rights-of-way must be safe and easily removable (i.e. not cast in place and not permanently attached to any other structure).
3. Submit 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 Infrastructure) and MMCD Traffic Regulation Section 01570.
4. Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. Based on the proposed rezoning and using the OCP model, there is sufficient water available from Chatham Street, but not from Broadway Street (411 L/s available at 20 psi residual from the Chatham Street hydrant and 125 L/s available at 20 psi residual from the Broadway Street hydrant for a minimum fire flow requirement of 220 L/s). The required SA includes a new hydrant along 3rd Avenue.
5. If applicable, pay latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date

- almost my worst nightmare
- wrong in so many ways - where to begin - not enough time
- long ^{Feb.} letter - staff managed to turn everything in favour

Hickling Initiates process to rezone
of developer - PLN 27 - conservation
strategy involves sun

- rezone back to residential

- 1928

- commercial - we were nonconforming

commercial sprawl outside village core

- late 1970's ^{changed to residential} - Do Duck Inn

- preference for 5th Ave style that fits the neighborhood

- this one's a bad fit

- doesn't "transition" from village commercial to residential when it's bigger than everything around it
- doesn't "anchor" the corner - it overwhelms the corner overshadowing adjacent residences on N & W.

① Massive size is our biggest concern.

- over allowable height - add tower 10x10 15 m.

PLN 44 - monstrosity makes our house look like a cottage ^{vegetation}

② Design - reflection of small buildings on small lots

- 1 & Moncton / Mahai bldg

- 3rd & Bayview

③ Cladding - ^{Per Permit Guidelines on industrial buildings} corrugated metal - we're going to be looking at
^{staff accepts it} a whole wall of it - backdrop for our yard.
PLN 30

- last summer - owner moved panel to

next side -> Jan plan - now

- placement of bench in lane to allow people to admire panel
 - pull patrons - afternoon water hole
 - garbage / glass / cigarettes
 - pruned over trees - perfect screening
 - camp site.
- I could go on - haven't even broached the
 - roof top garden issue
 - privacy concerns from 3rd floor balconies overlooking our back yard

The guidelines (Section 9.3.2.1; page 53) further suggest in part that "...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones."

New growth should not "disrupt the character and existing fabric of the community which is so valued" (Steveston Area Plan Overview 1.0). Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

contravenes accepted urban policy of the city for building in Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Tuesday, 03 June 2014 12:37 PM
To: Badyal, Sara
Subject: FW: Proposed Development At 3471 Chatham St.

From: Rafiq Shaikh [<mailto:shaikhrafiq@hotmail.com>]
Sent: June 3, 2014 11:20 AM
To: Garnett, Cathie
Subject: Proposed Development At 3471 Chatham St.

Hello Chathey ,

I am concern about above development.

We are the owner of 3500 Broadway street property ,which is North to above development.

Following are my concern :

Building Ht. proposed 46'-8 1/2". CS2 and CS3 allows Max ht.9M (29.5') and 12 M.(39.37 ')

I am concern of loosing South view ,dew to proposed building Ht.

Sun light,

Shadow of proposed building to North side properties,

Privacy .

Proposed development has blocked lane access to my and property.

I hope City Planning department will look into my above concern.

Thank You,

Rafiq Shaikh



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9138 (RZ 13-643436)
3471 Chatham Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU26	\$4.00"

- b. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.26 Commercial Mixed Use (ZMU26) – Steveston Village

20.26.1 Purpose

The **zone** provides for incentives to support conservation of the heritage character of Steveston Village, while providing for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area.

20.26.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel

- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.26.3 Secondary Uses

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

20.26.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.26.4.1, the reference to “1.0” is increased to a higher **density** of “1.2” if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU26 zone.
3. Notwithstanding Section 20.26.4.2, the reference to “1.2” is increased to a higher density of “1.6” if the **owner** pays into the City’s Heritage Trust Account, Steveston Village Conservation Program the sum of \$209,484 (calculated at \$47/sq.ft. multiplied by the 0.4 **density** increase from 1.2 to 1.6 FAR multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.26.4.2).

4. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.

5. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

20.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.26.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.

2. **Building** front facades facing a public road shall not be set back from the public **road lot line**, except for the following elements:

- a) a maximum **setback** of 2.5 m of a ground floor and second floor **building face** (to the underside of floor or roof **structure** above);
- b) a recessed **balcony** opening shall have a maximum width of 5.8 m, and the **total** aggregate width shall be a maximum of 30% of the **lot width**;
- c) a recessed third floor **building face**; and
- d) the aggregate area of all recesses and openings in items b) and c) shall not exceed a maximum of 33% of the **building** facade as measured from the ground level to the parapet cap by the facade width.

20.26.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (not to exceed 3 **storeys**).

20.26.8 Subdivision Provisions/Minimum Lot Size

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

20.26.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.26.10 On-Site Parking

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0. except that:

- a) Required **parking spaces** for residential use visitors and non-residential **uses** may be shared; and

b) On-site vehicle parking shall be provided at the following rate:

- i) residential visitors – 0.2 space per **dwelling unit**; and
- ii) all other **uses** – on-site parking requirements contained in this bylaw are reduced by 33%.

20.26.11 Other Regulation

1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
4. In addition to the regulations listed above, the general development regulations in Section 4.0 and the Specified Use Regulations in Section 5.0 apply."
2. 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 "**COMMERCIAL MIXED USE (ZMU26) – STEVESTON VILLAGE**".

P.I.D. 029-139-741

Lot 1 Section 20 Block 3 North Range 7 West New Westminster District Plan EPP30378

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9138**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

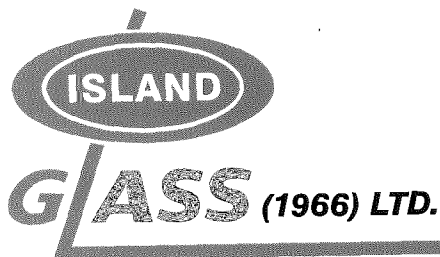
ADOPTED

JUN 23 2014

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



To Public Hearing
Date: <u>JULY 21 2014</u>
Item # <u>3</u>
Re: <u>BULKY 9138</u>
<u>RZ13-643436</u>

"Serving the Lower Mainland Since 1953"

- WINDOW AND PLATE GLASS REPLACEMENT
- INSULATED GLASS AND DOUBLE GLAZING
- MIRROR CLOSET DOORS, SKYLIGHTS
- TABLE TOPS AND SHOWCASE DOORS
- QUALITY WORK AND PRODUCTS
- MIRROR SPECIALISTS

110 - 11120 Hammersmith Gate, Richmond, B.C. V7A 5J1

Bus: (604) 272-9601 Fax: (604) 272-9602

Website: www.islandglass.net • E-mail: sales@islandglass.net

	DW	
	MJ	
	DB	

8060-20-9138

July 9, 2014

To: City Council
6911 No 3 Rd
Richmond BC V6Y 2C1

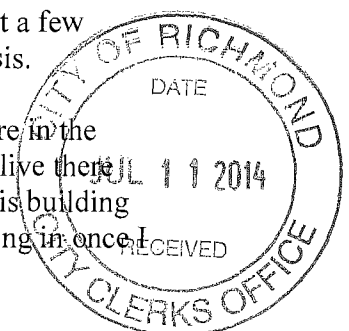
Re: RZ13-643436

I am writing today in support of the proposed residential commercial development at 3471 Chatham Street. As I am owner of an established business that has been doing work in Richmond for over 60 years I am excited to see, what I know from past experience with dealing with the builder on this project, Reiner Siperko, will be a truly unique top quality addition to the Steveston neighbourhood. And, as a resident of Steveston for the past 35 years, I see this as a necessary evolution in our neighbourhood.

I have been working with Reiner for over 30 years on many projects. His projects are not only top quality in terms of materials used but also in design. He has a great eye for detail and I think that one of his greatest gifts is that besides building a unique and quality project, he also ensures that they fit well within the neighbourhoods that they are built in. I believe that this new project in Steveston will set a new benchmark for future projects that I think are inevitable and necessary in our Community and my neighbourhood.

I have lived in Richmond all my life and in Steveston for the past 35 years. I am in fact, about 3 blocks away from this proposed development. When I first moved into Steveston, it was at the time where there was much debate about densifying Steveston by allowing the existing 66 foot lots to be rezoned to 33 foot lots. I think that decision to allow that rezoning made Steveston into the wonderful neighbourhood that it is today. By allowing this densification, it allowed more people to live in this neighbourhood and because of that local businesses were encouraged to move there and set up shop. In turn the City made some wonderful additions and redesign of the waterfront that made Steveston the jewel of the Community that it is today. Today I can get everything I need just a few steps from my door and I love strolling the vibrant waterfront on a regular basis.

Steveston has become a desirable place to live and I cannot think of any where in the Lower Mainland that I would like to live more. It is my desire to continue to live there once I retire and I don't believe that I am alone in this desire. The fact that this building has basic universal housing features makes it a viable place to think about living in once I



do retire. We need more project like this in Steveston that gives residents like myself, who love our community, to remain there as we grow older.

Thank you for your time for reading this letter. I believe that this proposed development will be a great addition to our neighbourhood and to our Community. I have seen Steveston grow into not only a desirable neighbourhood to live in but one that if managed properly will continue to be one of the best places in the Lower Mainland to live in. By building a successful neighbourhood it is not hard to understand why more residents want to stay there and more people want to be part of it. I believe this development will help maintain the integrity of our community by complimenting the existing buildings in the neighbourhood and at the same time allow people of all abilities to live in or continue to live in Steveston.

I can be reached at 604-618-3344 if you have any questions.

Regards,



Brent Greig
3646 Garry St
Owner- Island Glass

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

To Public Hearing	
Date:	<u>July 21 2014</u>
Item #	<u>3</u>
Re:	<u>Bylaw 9138</u>
	<u>RZ 13-643436</u>

	DW	
	MJ	
	DB	
	HB	

12-860-20-009138

Re: 3471 Chatham Street, RZ 13-643436

Attn: City Clerk

I am writing on behalf of myself and my wife Kay Katai. We were both raised in Steveston, work took us away for 45 years and we have now returned to Steveston to enjoy our retirement.

We are in support of the proposed development at 3471 Chatham Street because of the amenities afforded in the suites, especially for seniors, and the proximity to the Steveston Village.

We heard about this project more than one year ago and look forward to its completion. We are considering a move from our two level house on 2nd Ave, with all its bedrooms upstairs, to this new building, which is all on one level with elevator and wheelchair access.

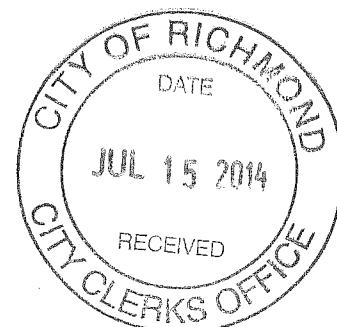
The location of the proposed development provides easy walking access to services and amenities such as the grocery store, the bank, the post office, fresh seafood at the wharf, and the many restaurants in the Village.

Fitness and activities are important in our everyday lives. Steveston Community Centre offers many exercise programs and Garry Point is a great place for walking. Both of these venues are within 4 blocks of the proposed development.

In closing, with the growing population of seniors, the Village needs more of these types of housing.

Thank you,


Ed Katai
11211 2nd Ave. Steveston



To Public Hearing	
Date:	JULY 21, 2014
Item #	3
Re:	Bilal 9138
George and Nadyne Montgomery RZ13-643436	

		INT
DW		
MJ		
DB		

George and Nadyne Montgomery
4171 Tucker Avenue
Richmond, B.C. V7C 1L9

8060-20-9138

July 9, 2014

Richmond City Council,
City of Richmond,
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Council Members,

Regarding: 3471 Chatham Street, RZ13-643436

As a long time Richmond residents I would like to notify you of my wife Nadyne and my support for this project. We are considering purchasing a unit in this building when completed so we have had numerous discussions with the developers. We understand the building will be constructed of the highest quality in both workmanship and materials. It also will be an energy efficient building which is very important to us as well as features such as wheelchair access in all units.


The developers apparently have made several re-design changes after consulting with City Committees, City Councillors and neighbors of the project. From what we have heard and seen we feel this will be a wonderful addition to the fabric of Steveston. We currently drive to the Village to



access all amenities and look forward to being able to walk the businesses and restaurants we frequent.

We look forward to seeing this project completed and feel it will be very beneficial to the businesses and neighborhood of Steveston.

Sincerely,



George & Nadyne Montgomery

Mayor and Council
City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	JULY 21 2014
Item #	3
Re:	Bylaw 9138
	RZ 13-643436

		INT
	DW	
	MJ	
	DB	
	✓ HB	

12-8060-2-009138

Attn: City Clerk

Re: 3471 Chatham Street, RZ 13-643436

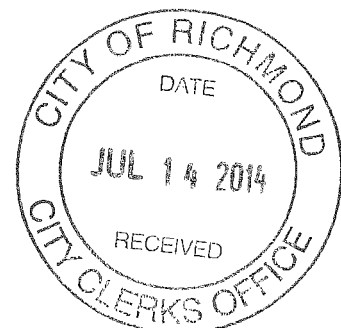
My wife and I have lived in Steveston for 35 years and fully support the proposed development at 3471 Chatham Street. We will be retiring soon and hope to move into the new building. My wife's mother is living with us so the wheelchair accessible units will be perfect for our family to live out our lives.

We know there is some resistance to change in Steveston but the building will be of high quality both in workmanship and materials and will be a great addition to the revitalization of the Steveston Village.

Thank you, *Brian Oseki & Wendy Oseki*

Brian and Wendy Oseki
11220 7th Ave.
Richmond, B.C.
V7E 3B9

Brian Oseki & Wendy Oseki





City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 6, 2014
File: RZ 13-650616

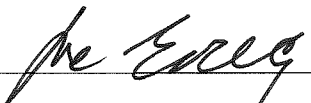
Re: Application by Barbara Stylianou for Rezoning at 5280/5300 Moncton Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9157, for the rezoning of 5280/5300 Moncton Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Barbara Stylianou has applied to the City of Richmond for permission to rezone the property at 5280/5300 Moncton Street from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, each approximately 12.5 m wide and 532 m² in area (Attachment 1). There is currently a duplex on the property, which will be demolished. A preliminary subdivision plan associated with this development proposal is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Moncton Street, are dwellings on large lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/E)”.
- To the east, is a dwelling on a large lot zoned “Single Detached (RS1/B)”.
- To the south, are dwellings on medium lots zoned “Single Detached (RS1/B)”, which front Imperial Drive.
- To the west, is a dwelling on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) & Steveston Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan land use designation for the subject site is “Single-Family”. The proposed rezoning and subdivision is consistent with these designations.

Lot Size Policy 5429

The subject property is located within the area governed by Lot Size Policy 5429, adopted by City Council in 1990, and amended in 2005 (Attachment 4). The Lot Size Policy permits properties on portions of Moncton Street to rezone and subdivide in accordance with the “Single Detached (RS1-2/C)” zone where there is no lane or internal road access.

The subject site contains a duplex. The zoning amendment provisions of Richmond Zoning Bylaw 8500 indicate that the Lot Size Policy does not apply to a rezoning application on a site that contains a duplex and that is intended to be subdivided into no more than two (2) lots.

Potential exists for other large lots in the area that contain a duplex to redevelop in a similar manner.

Affordable Housing Strategy

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

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e. \$5,941.00) to the City's Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

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

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

The subject property is located on the south side of Moncton Street, between Railway Avenue and Trites Road in an area that contains a mix of older and newer single-detached homes and duplexes.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify five (5) bylaw-sized trees on the subject property and one (1) bylaw-sized on the neighbouring property to the east at 5320 Moncton Street. The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention Plan is shown in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations to remove all five (5) of the on-site trees due to very poor condition from previous topping and Tortrix Borer infestation (Trees # 1, 2, 3, 5 and 6), and to protect the Pine tree on the neighbouring site to the east at 5320 Moncton Street (Tree # 4).

To ensure protection of the Pine tree on the neighbouring site to the east at 5320 Moncton Street (Tree # 4), the applicant is required to submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone.

Tree protection fencing must be installed on-site to City standard around the dripline of Tree #4 in accordance with the City's Tree Protection Bulletin (Tree-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the tree replacement ratio of 2:1 in the City's Official Community Plan, the applicant proposes to plant and maintain 10 replacement trees on the proposed lots.

To ensure that the replacement trees are planted and maintained, and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan, Cost Estimate, and Landscaping Security prior to final adoption of the rezoning bylaw. The Landscape Plan must be prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and the Landscape Security must be based on 100% of the cost estimate provided by the Landscape Architect (including trees, fencing, paving surfaces, and installation costs).

Suitable tree species for replacement trees on the proposed lots, as recommended by the project Arborist and the City's Tree Protection division staff, include: Golden Cedar (*Cedrus deodara* 'Aurea'), Dove Tree (*Davidia involucrata*), Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain'), Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk'), and Japanese Maple (*Acer palmatum* sp.). The final selection of replacement tree species will be confirmed in the Landscape Plan required prior to final adoption of the rezoning bylaw.

Existing Covenant

There is an existing covenant registered on Title of the subject lot, which restricts the use of the property to a duplex (i.e., AC310347), which must be discharged from Title prior to final adoption of the rezoning bylaw.

Flood Management

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

Site Servicing & Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to the proposed lots is to be from Moncton Street via the two (2) existing driveway crossings.

Subdivision and Building Permit Stage

At subdivision stage, the applicant is required to pay servicing costs.

At Building Permit stage, the applicant will be required to complete the following works:

- The existing storm services are to be abandoned; a new connection complete with inspection chamber is required along the new common property line within the City boulevard on Moncton Street to service the proposed lots.
- The existing sanitary service is to be abandoned; a new connection complete with inspection chamber is required along the new common property line within the existing utility right-of-way at the south end of the subject site to service the proposed lots.
- The existing water service is to be removed/abandoned; two (2) new connections complete with meter boxes are required to service the proposed subdivided lots.

Analysis

This development proposal is consistent with the land use designation contained within the OCP and with the zoning amendment provisions of Richmond Zoning Bylaw 8500, which permit a rezoning application on a site that contains a duplex and that is intended to be subdivided into no more than two (2) lots.

Potential exists for other large lots in the area that contain a duplex to redevelop in a similar manner.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot containing a duplex into two (2) lots complies with the applicable policies and land use designations contained within the OCP, and with Richmond Zoning Bylaw 8500.

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9157 be introduced and given first reading.



Cynthia Lussier
Planning Technician
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Preliminary subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5429
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



RZ 13-650616

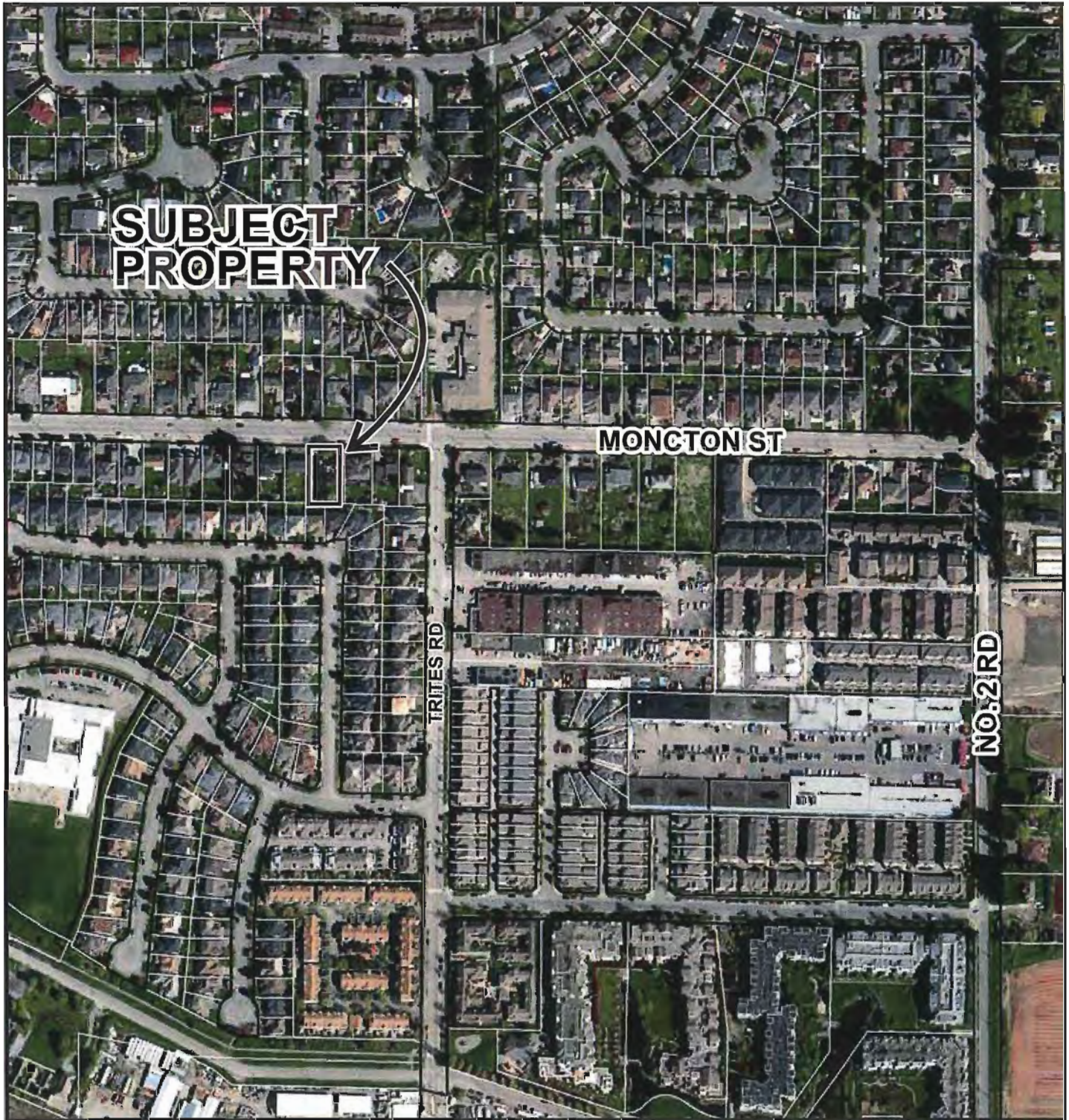
Original Date: 12/02/13

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 13-650616

PH - 202

Original Date:12/02/13

Revision Date:

Note: Dimensions are in METRES

SURVEY OF STRATA PLAN NW3126 SECTION 12 BLOCK 3 NORTH RANGE 7 WEST NWD

R-13-17397-TPG

ATTACHMENT 2

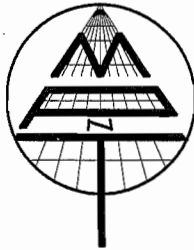
CIVIC ADDRESS

#5280/#5300 MONCTON STREET
RICHMOND, B.C.

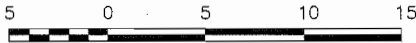
CURRENT ZONING: RD-1

FOR CITY OF RICHMOND
APPLICATION PURPOSES

MONCTON STREET

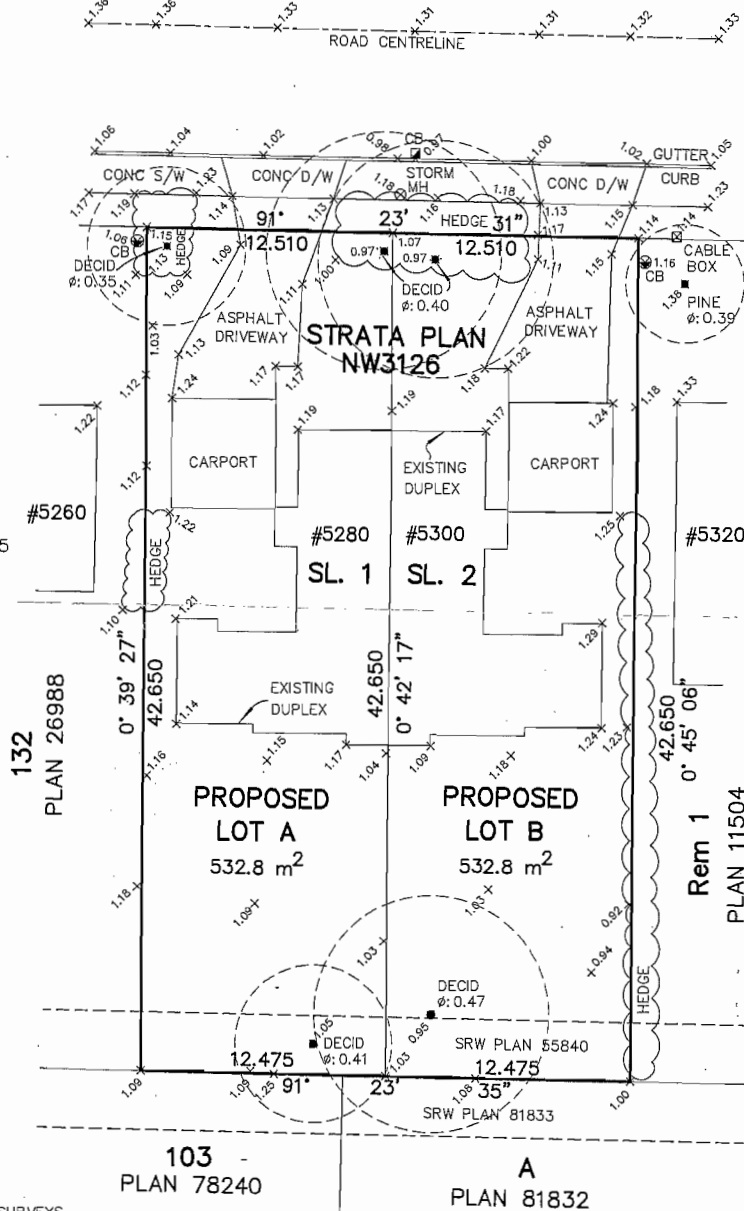


LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METRES.

- +1.15 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- MH INDICATES MANHOLE
- CONC INDICATES CONCRETE
- D/W INDICATES DRIVEWAY
- DECID INDICATES DECIDUOUS
- S/W INDICATES SIDEWALK
- SL INDICATES STRATA LOT



NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) ELEVATION=1.044 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17397-001-TPG-000.DWG

CERTIFIED CORRECT
THIS 9TH DAY OF OCTOBER, 2013

[Signature]
B.C.L.S.

PH - 203



RZ 13-650616

Attachment 3

Address: 5280/5300 Moncton Street

Applicant: Barbara Stylianou

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Stelios Andreas Stylianou Barbara Monika Stylianou	To be determined
Site Size (m²):	1,065 m ² (11,470 ft ²)	Two (2) lots – each approximately 532.8 m ² (5,735 ft ²)
Land Uses:	One (1) two-unit dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material	Min. 25%	Min. 25%	none
Lot Size (min. dimensions):	360 m ²	532.8 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ 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: January 15, 1990

POLICY 5429Area Boundary Amended: January 17th, 2005

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-3-7/12-3-7

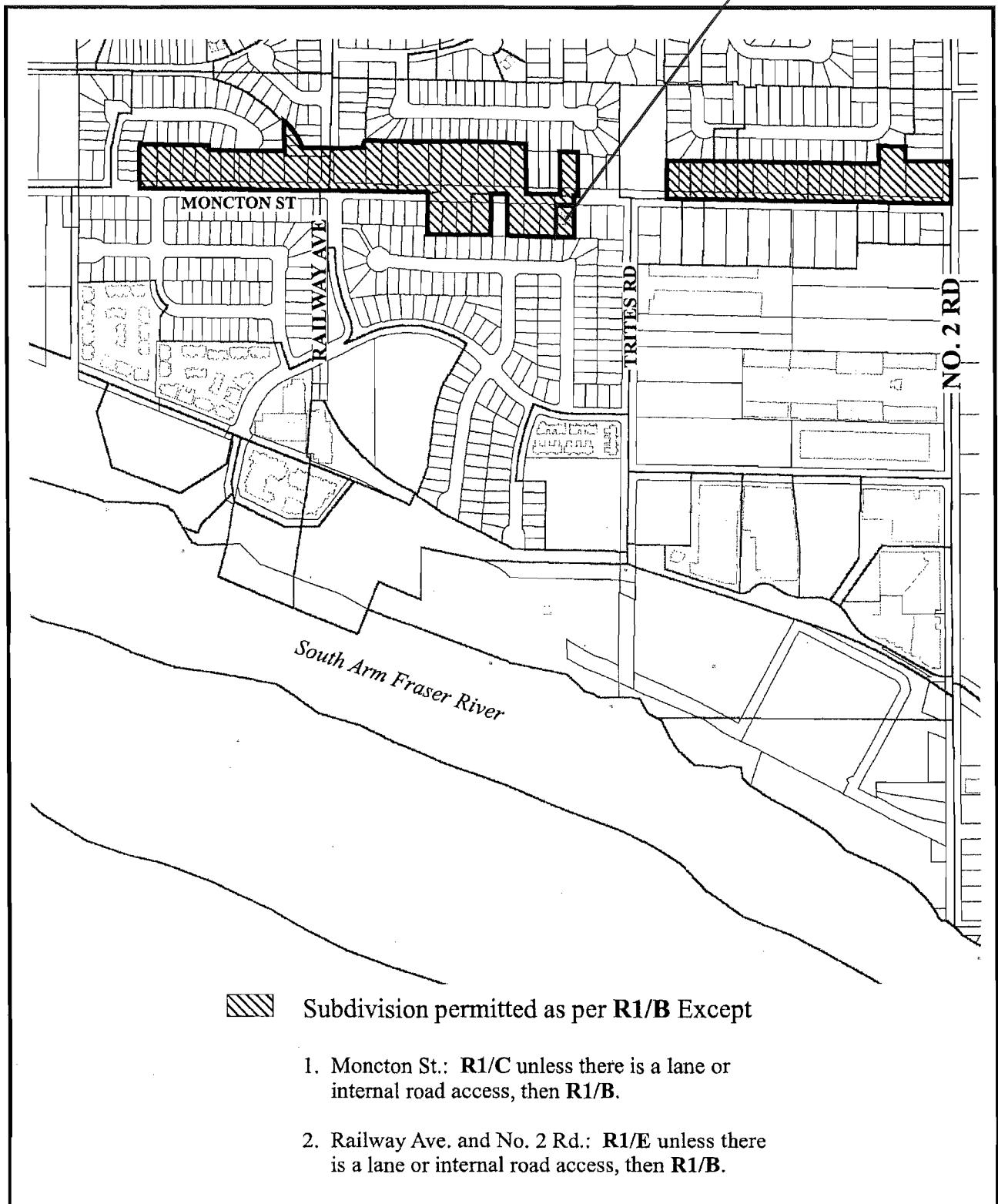
POLICY 5429:

The following policy establishes lot sizes in a portion of Sections 11-3-7/12-3-7 located on **Moncton Street generally bounded by No. 2 Road and Hayashi Court:**

That properties within the area bounded by Moncton Street and Hayashi Court, in a portion of Sections 11-3-7/12-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- a) if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Housing District (R1/C); and
- b) if there is no lane or internal road access then properties along Railway Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E); and

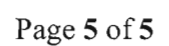
that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5429
Section 11 & 12, 3-7

Adopted Date: 01/15/90

Amended Date: 01/17/05





Rezoning Considerations

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

Address: 5280/5300 Moncton Street

File No.: RZ 13-650616

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9157, 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 trees, fencing, hard surfaces, and installation costs). The Landscape Plan must:
 - Include a mix of coniferous and deciduous trees;
 - Not include continuous hedges within the front yard;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - Include the 10 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	9 cm		5 m
6	8 cm		4 m

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

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the Pine tree on the neighbouring site to the east at 5320 Moncton Street (Tree # 4). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments to the City's Affordable Housing Reserve Fund (i.e. \$5,941.00).

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site to the satisfaction of the City in accordance with the Affordable Housing Strategy. In such a case, the applicant is required to enter into a legal agreement registered on Title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a flood indemnity covenant on title.
5. Discharge of the existing covenant registered on Title of the subject lot (i.e., AC310347), which restricts the use of the property to a duplex.

At Demolition* stage, the following items must be completed:

- Tree protection fencing must be installed on-site to City standard around the dripline of the Pine tree on the neighbouring site to the east at 5320 Moncton Street (Tree #4) in accordance with the City's Tree Protection Bulletin (Tree-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* and Building Permit* stage, the following items must be completed:

- Payment of servicing costs.
- The existing storm services are to be abandoned; a new connection complete with inspection chamber is required along the new common property line within the City boulevard on Moncton Street to service the proposed lots.
- The existing sanitary service is to be abandoned; a new connection complete with inspection chamber is required along the new common property line within the existing utility right-of-way at the south end of the subject site to service the proposed lots.
- The existing water service is to be removed/abandoned; two (2) new connections complete with meter boxes are required to service the proposed subdivided lots.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9157 (RZ 13-650616)
5280/5300 Moncton Street**

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

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

P.I.D. 029-302-714

Lot A Section 12 Block 3 North Range 7 West New Westminster District Plan EPP37394

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9157”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>AL</i>

MAYOR

CORPORATE OFFICER