City of Richmond
Urban Development Division

Report to Committee

To Planning - June 21, 2005.

To: Planning Committee
Date: June 7, 2005

From: Holger Burke
Acting Director of Development

RZ 04-277620
File: 12-8060-20-7944
XREF: 12-8060-20-7722/7723

RE: **APPLICATION BY PATRICK COTTER ARCHITECT INC. FOR REZONING OF A PORTION OF 12251 NO. 2 ROAD FROM "LIGHT INDUSTRIAL DISTRICT (I2)" TO TOWNHOUSE DISTRICT (R2-0.7)**

Staff Recommendation

1. That Bylaws No. 7722 and No. 7723, associated with previous rezoning application RZ 03-252028 (NCL Real Estate Management Ltd.), be abandoned.

2. That Bylaw No. 7944, for the rezoning of a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Townhouse District (R2-0.7)", be introduced and given first reading.

H. Burke

Holger Burke
Acting Director of Development

HB:jl
Att. 10

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
for Greg

1362067

Staff Report

Origin

Patrick Cotter Architect Inc. has applied, on behalf of Elegant Development Inc., to rezone a portion of 12251 No. 2 Road from "Light Industrial District (I2)" to "Townhouse District (R2-0.7)" (**Attachment 1**). The applicant proposes to develop a 36-unit townhouse project on the site. The remainder of the property is currently under a separate application for rezoning (RZ 04-271083) to be consolidated with the parcel to the south (12311 No. 2 Road) for a townhouse development.

Project Description

This property is the same site that was the subject of a recent rezoning application by NCL Real Estate Management Ltd. for a seniors' assisted living complex (RZ 03-252028). That application proposed a 108-unit building in three storeys over underground parking. At the Public Hearing that was held on August 23, 2004, there was opposition from neighbouring residents to the height and massing of the proposed building.

NCL Real Estate Management Ltd. has since withdrawn its rezoning application. The current developer, Elegant Development Inc., is now applying to rezone the site for 36 townhouses. As a result, Bylaws No. 7722 and No. 7723 can be abandoned.

Details of the proposed development is provided in a data sheet that is included as **Attachment 2**. The site plan is provided in **Attachment 3**.

Site Context

The site context is as follows:

North:	Single-family houses (zoned R1/C and R1/E)
East:	Agricultural land (zoned AG1) in the Agricultural Land Reserve
South:	Industrial building (zoned I2) that is currently being rezoned to accommodate townhouses (RZ 04-271083)
West:	Single-family housing (zoned R1/E) and an Industrial building (zoned I2)

Related Policies & Studies

Steveston Area Plan

On January 17, 2005, the Steveston Area Plan was amended to include the Trites Area Land Use Map (**Attachment 4**). This land use map outlines a potential development scenario for lands within the Trites Area.

The subject property is designated "T2 (Two-Level Townhouses)" and "T3 (Three-Level Townhouses)" in the Trites Area Land Use Map. The T2 designation, which is along the north and west property lines, is intended to function as a transition form of housing from two storey single-family houses to three storey townhouses.

Consultation

Public Information Meeting

The applicant held a Public Information Meeting on November 24, 2004 at the Steveston Community Centre. A summary of the Public Information Meeting, provided by the applicant, is included as **Attachment 5**, together with comments sheets received by the City.

After the Public Information Meeting, the City also received one letter from the adjacent neighbour at 12231 No. 2 Road. This letter is provided in **Attachment 6**.

Agricultural Advisory Committee

Due to the property's location across the street from the Agricultural Land Reserve (ALR), the proposal was referred to the City's Agricultural Advisory Committee (AAC) for review and comment.

At the December 9, 2004 meeting, the AAC supported the application and advised the applicant to follow the Agricultural Land Commission's (ALC's) Landscape Buffer Specifications along No. 2 Road. The details of the landscape buffer, including number and species of trees and shrubs, will be determined at the Development Permit stage.

Staff Comments

Staff comments are contained in **Attachment 7**.

Analysis

Interface With Single-Family Development

The northern portion of the site, which abuts existing single-family houses, is proposed to be developed with two-storey townhouses. The townhouses are grouped in buildings that contain two dwelling units each in order to provide similar scale to adjacent single-family houses. A setback of 6 m (19.7 ft.), with minor encroachments, has been provided along the north property line in order to allow the rear yards of the townhouse units to back onto the rear yards of the single-family houses.

The two-storey townhouses are consistent with the Trites Area Land Use Map.

Access

Access to the site from No. 2 Road is proposed to be shared with the development to the south at 12311 No. 2 Road (Suncor Development Corporation). A drive aisle loops around the subject site from the shared drive aisle in order to provide access to the dwelling units.

The east-west drive aisle functions as a secondary emergency access route, to be used by emergency vehicles (fire, ambulance, etc.) in the event that the main shared entrance to the site is blocked. The secondary emergency access route will serve both this development and the adjacent Suncor development. The Fire Department has reviewed this secondary access arrangement and finds it acceptable to satisfy the secondary access requirements for both properties.

As condition of rezoning, a cross-access easement agreement is required between the two properties to allow for the shared entrance to both developments as well as secure the secondary emergency access route.

Parking

Each dwelling unit provides two parking spaces for residents. In the 16 two-storey townhouses that are adjacent to existing single-family houses, the parking is side-by-side in order to utilize the ground floor for living space.

In the 20 three-storey townhouses, the ground floor of each unit is occupied by tandem parking spaces. All of the living spaces are located in two full floors above the ground floor parking level.

Nine visitor parking spaces (which includes one handicapped stall) are provided throughout the site.

Both the resident and visitor parking that has been provided complies with zoning requirements.

Floodplain Elevation

The flood construction level for habitable space in this area is 2.6 m geodetic. The applicant proposes that the parking remain at natural grade. In the two-storey townhouses, the ground floor living space will be raised to meet the flood construction level. Extensive filling of the site is not proposed in this application.

Agricultural Buffering

The subject property is across the street from active agricultural lands that are located within the Agricultural Land Reserve (ALR). The Official Community Plan (OCP) requires that where developments are separated from the ALR by a road, a landscaped buffer of 5 m (16.4 ft.), measured from the back of the curb, is required. The front yard setback along No. 2 Road is proposed to be 7.5 m (24.6 ft.), which includes the agricultural buffer.

As a condition of rezoning, a restrictive covenant will be registered on the agricultural buffer area in order to prevent removal of the trees and shrubs that are placed in the buffer. The covenant will also remind future owners of the townhouses that they live close to active farmlands and should therefore expect to experience normal farm activities during the year that may generate some noise, odours, dust or spraying.

Future Development Potential for 5580 to 5620 Moncton Street

Three single-family properties along Moncton Street that back onto the subject site are deep lots that extend approximately 73 m (240 ft.) from Moncton Street. Under the Trites Area Land Use Map, the backlands of these lots may develop with two-storey townhouses.

There are two options for future development of the three deeper Moncton Street lots:

1. The properties could develop independently with single-family dwellings, townhouses, or a combination of both, as they are allowed to have direct access from Moncton Street. The backlands could be subdivided and/or consolidated and developed as an independent parcel, as long as access to Moncton Street is provided; or

2. The applicant of this rezoning application could negotiate with the three property owners to acquire the backlands and consolidate it with the current development site. The applicant has submitted a conceptual layout for townhouses if they acquire the backlands (**Attachment 8**). A cross-access agreement, from the subject development site to the backlands, is not required in this scenario because the backlands could only be consolidated with the subject development site. Without access to Moncton Street, the backlands cannot be subdivided and remain as a separate parcel because subdivision requires access to a public road. Therefore, the backlands could only be consolidated with the subject development site which negates the need for a cross-access agreement.

Staff are satisfied that the subject rezoning application does not preclude future opportunities for redevelopment of and access to the three Moncton Street properties.

Correspondence From the Public

The comments submitted by Joe Oeser (dated November 24, 2004) and Amin Bardai (dated December 19, 2004) were forwarded to the applicant for review and response (**Attachment 9**).

The City's Transportation Department also reviewed the comments that related to traffic and transportation concerns. Transportation notes that:

- Widening of No. 2 Road between Steveston Highway and Moncton Street is identified for inclusion in the 2005-2009 Five-Year Major Capital Works Program (implementation is subject to priorities and Council approval).
- Traffic demand analysis suggests that widening of No. 2 Road south of Moncton Street is not required.
- The ultimate design of No. 2 Road will likely include hydro pole relocation subject to review of the detailed design.
- A traffic signal at Moncton Street and No. 2 Road is currently not warranted. The installation of a traffic signal will be considered as part of the No. 2 Road widening project in the Five-Year Major Capital Works Program.

Storm Sewer Analysis

There are existing storm sewer connections to the subject property along No. 2 Road. The applicant was requested to conduct a storm capacity analysis to determine ways to adequately drain the site.

The applicant has determined the size of connection that will be needed to provide adequate drainage to the site. The Engineering Department is satisfied with the findings.

Amenity Space

A common outdoor amenity space is centrally located in the development along its south property line. There is no indoor amenity space proposed for the development. The applicant has chosen to provide a cash-in-lieu payment of $53,000 instead of providing an indoor amenity building.

Community Amenity Contribution

The applicant proposes to contribute $18,000 to the Child Care Development Fund. This contribution will help to increase and enhance child care services to meet the demands of growth.

Financial Impact

None.

Rezoning Conditions

A list of rezoning conditions is included as **Attachment 10**. The applicant has agreed to all conditions; signed acceptance of the conditions is on file.

Conclusion

The proposed townhouse development complies with the desired form of development in this part of the Trites Area. Issues of adjacency with existing single-family homes that arose during the earlier land use planning processes have been acknowledged and addressed.

It is recommended that this application be approved.

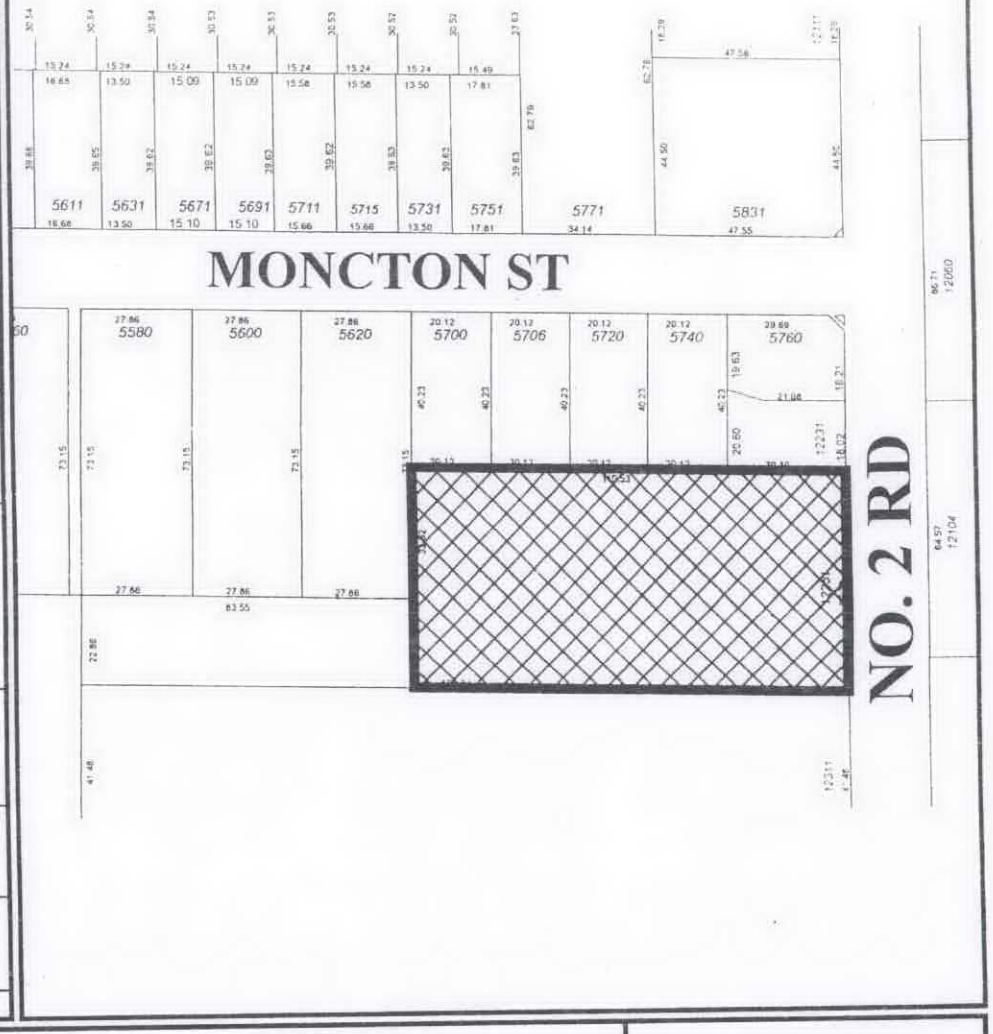
Janet Lee

Janet Lee
Planner 2

JL:cas

Attachment 1:	Location Map
Attachment 2:	Development Application Data Sheet
Attachment 3:	Site Plan
Attachment 4:	Trites Area Land Use Map
Attachment 5:	Summary of Public Information Meeting
Attachment 6:	Letter from Mr. Amin Bardai
Attachment 7:	Staff Comments
Attachment 8:	Conceptual Layout for Future Expansion of the Site
Attachment 9:	Applicant's Response to Issues Raised by The Public
Attachment 10:	Conditions of Rezoning

City of Richmond



RZ 04-277620

Original Date: 09/27/04

Revision Date: 11/29/04

Note: Dimensions are in METRES

ATTACHMENT 1

ATTACHMENT 2

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

Development Application Data Sheet

Policy Planning Department

RZ 04-277620

Address: Portion of 12251 No. 2 Road

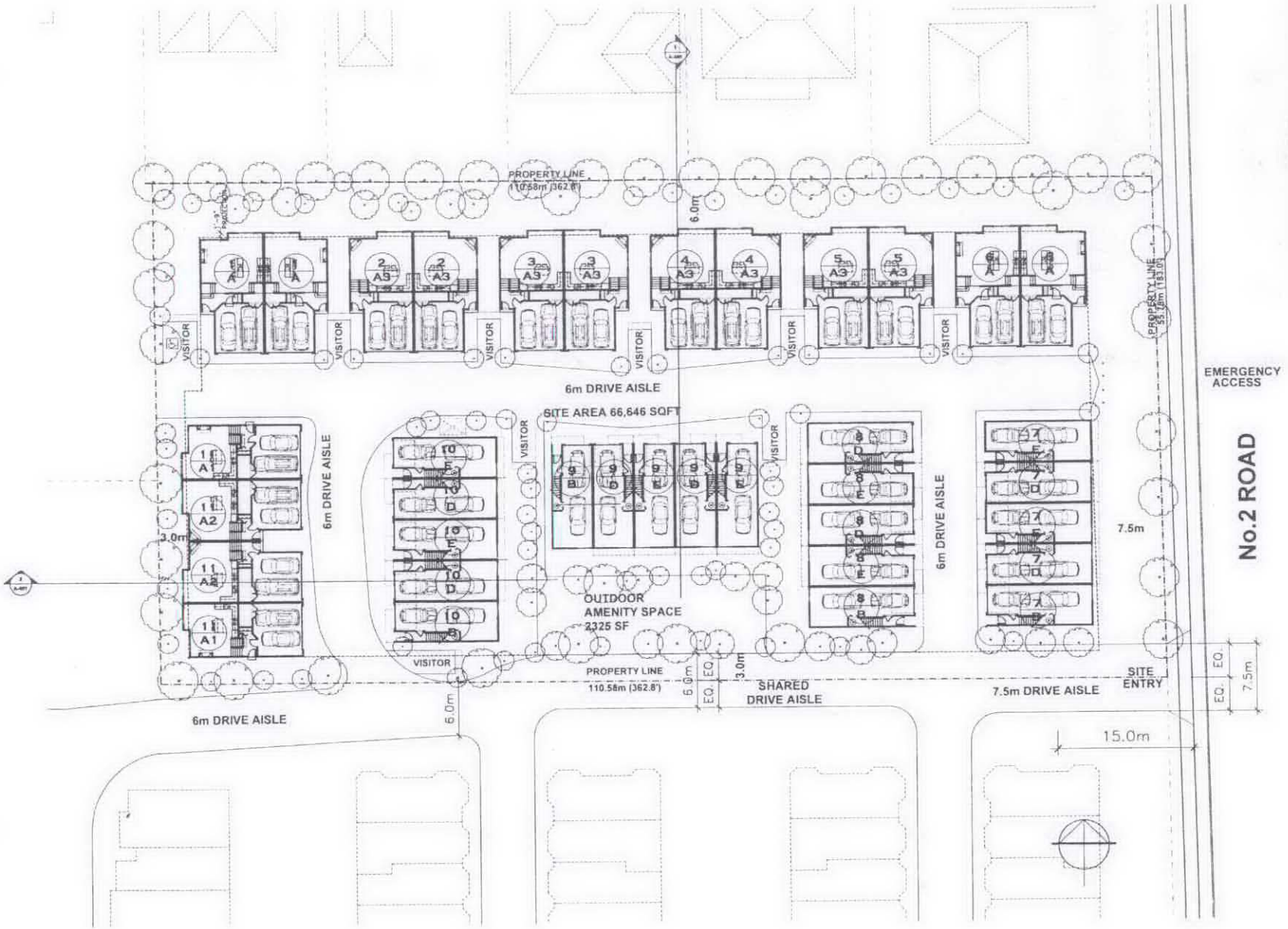
Applicant: Patrick Cotter Architect Inc.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	706216 BC Ltd.	To be determined
Site Size (m^2):	6,191 m^2 (66,646 ft^2)	No change
Land Uses	Industrial	Residential
OCP Designation	Mixed Use	No change
Area Plan Designation	Two-Level and Three-Level Townhouses	No change
Zoning	I2	R2-0.7
Number of Units	0	36
Other Designations	Across the street from the ALR	No change

	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	24.1 upa	none permitted
Floor Area Ratio:	Max. 0.7 F.A.R.	0.69 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Setback – Front Yard (m):	Min. 6 m	7.5 m	none
Setback –Rear Yard (m):	Min. 3 m	3.0 m	none
Setback – Side Yards (m):	Min. 3 m	6.0 m along the north property line; 3.0 m along the south property line	none
Height (m):	11 m	11 m	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	54 (R) and 8 (V)	72 (R) and 9 (V)	none
Off-street Parking Spaces – Total:	62	81	none
Tandem Parking Spaces	n/a	40	40 spaces
Amenity Space – Indoor:	70 m^2	none	Cash-in-lieu
Amenity Space – Outdoor:	216 m^2	216 m^2	none

Other: ALR buffer of 5 m, measured from back of the curb, is required along No. 2 Road.



NOTES:

1 — BUILDING NUMBER
A — UNIT TYPE

PATRICK COTTER
ARCHITECT INC.

12251 No. 2 ROAD
TOWNHOUSE DEVELOPMENT

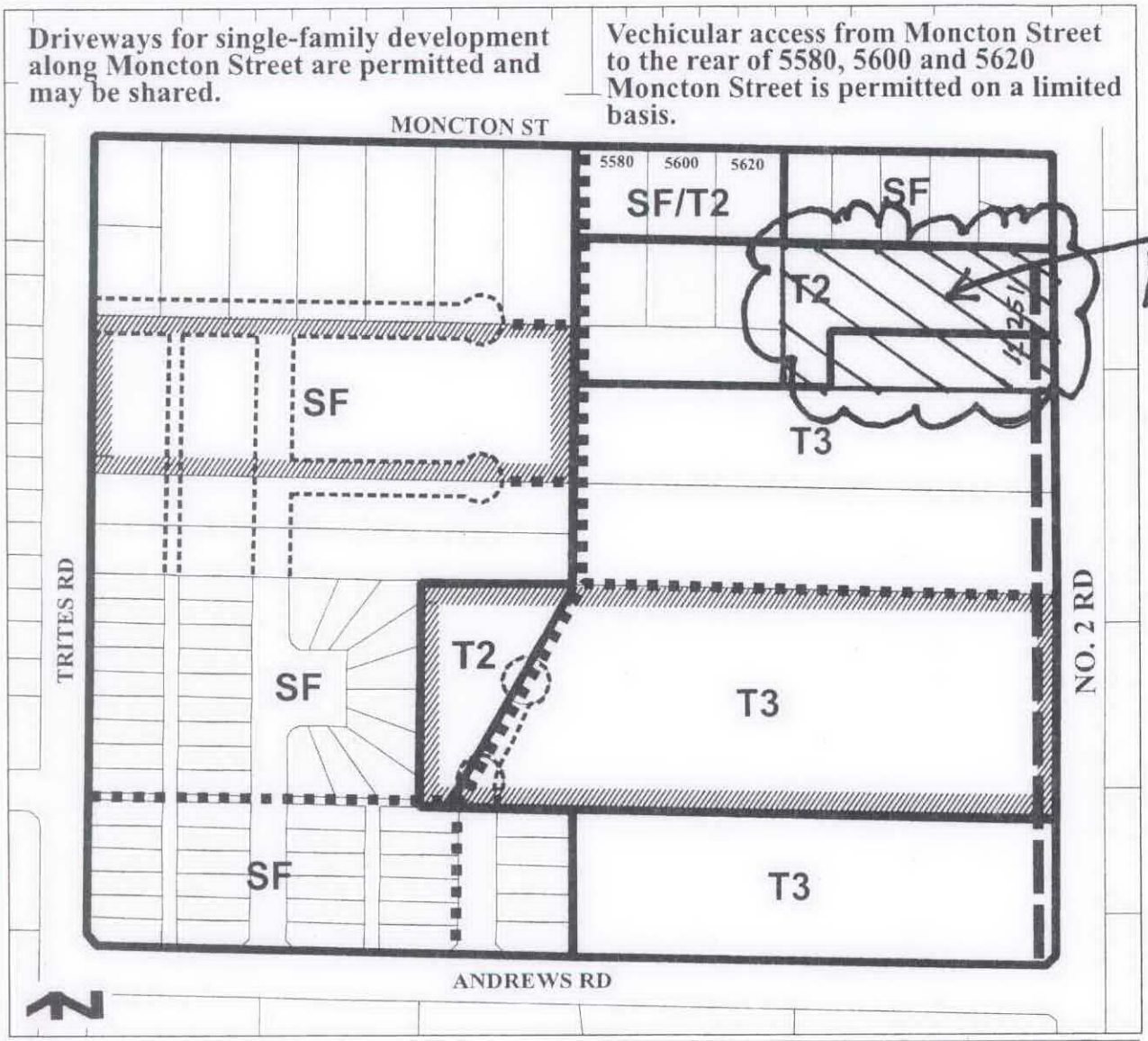
ELEGANT DEVELOPMENT INC.

A-101

ATTACHMENT 3

Trites Area Land Use Map

Bylaw 7862
2005/01/17



SF Single-Family Housing

T2 Two-Level Townhouses

T3 Three-Level Townhouses

This map is to be used as a guide when making redevelopment decisions.

Pedestrian Links

Urban/Rural Buffer

Possible road and lane alignments (others may be permitted)

Interim Industrial Use

PATRICK COTTER ARCHITECT INC.
Unit 235, 11300 NO. 5 ROAD, RICHMOND, BC, V7A 5J7
TEL: 604-272-1477
FAX: 604-272-1471
EMAIL: patrick@cotterarchitects.com

NOTES TAKEN AT:

TRD

PUBLIC INFORMATION MEETING @ 7:00 p.m.
Wednesday, November 24th, 2004

ATTENDEES:	NAME	ADDRESS
	Patrick Cotter	Patrick Cotter Architect Inc., Richmond
	Maggie Leslie	12260 # Two Road, Richmond
	Tom Leslie	12260 # Two Road, Richmond
	Lynn Boden	9800 Elkmond Road, Richmond
	Ken Takahashi	5580 Moncton Street, Richmond
	Janet Lee	City of Richmond
	Joe Oeser	12004 # Two Road, Richmond
	Amin Bardai	12231 # Two Road, Richmond

RE: 12251 No. Two Road, Richmond

- Traffic concerns on 2 Road.
- Better than a Seniors' Home.
- Hydro will need to move poles in order to widen.
- Concerns over safety on 2 Road.
- Building Height was a concern.
- 2 Road is now narrow where re-developed south of Moncton.
- Will deep lots on Moncton have guaranteed access to Moncton?
- Not in favour of Townhouses (Corner Lot @ Moncton)

.....Continued on Page 2

NOTES TAKEN AT: **TRD**

PUBLIC INFORMATION MEETING @ 7:00 p.m.
Wednesday, November 24th, 2004

- Will there be a covenant recognizing that there is active farmland?
- Request pre-construction inspection for damage during construction.
- Traffic on 2 Road, hard to merge onto road. A light at Moncton would help.

Patrick Cotter, B.A., B.Arch., MAIBC
Principal

PC/cp

PATRICK COTTER ARCHITECT INC.
Unit 235, 11300 NO. 5 ROAD, RICHMOND, BC, V7A 5J7
TEL: 604-272-1477
FAX: 604-272-1471
EMAIL: patrick@cotterarchitects.com

RZ 04-277620

COMMENTS

Thank you for taking the time to attend this meeting to share your views with us. Please complete this form and drop it in the comment box. These comments will be forwarded to the City of Richmond. If you would prefer to forward them directly, contact Janet Lee at (604) 276-4108 or fax (604) 276-4052.

Re: PROPOSED TOWNHOUSE DEVELOPMENT 12251 NUMBER 2 ROAD

Name: Joe Oeser **Date: November 24th, 2004**

Address: 12004 No 2 Road

Comments: The agricultural viability strategy seems to be totally ignored along #2 Road. There should be a transition from residential to agricultural areas with some sort of a buffer zone. We had that with the industrial area. Now we will have a high density up against agriculture. Road design is also a problem along #2 from Andrews to the dyke and along Dyke Road due to obstructions and a narrow roadway

ATTACHMENT 6

Y/3.

RZ 04-277620

Dec. 19, 04

Ms. Janet Lee.
City Planner, City of Richmond.
Richmond.

Dear Ms. Lee.

Re: Proposed Townhouse Development 12251 No 2 Road.

I attended the presentation on November 24th at the Steveston Community Centre, which you and the applicant and architect Mr. Patrick Cotter attended. Although I am not opposed to a development I cannot support the proposal as presented for a number of reasons.

My wife and I are the owners of a house at 12231 No 2 Rd., which is adjacent to the said proposal. We have been at our present residence for over ten years and we have seen a tremendous change to our neighborhood.

My reasons for not being able to support this proposed development are as follows:

1. Shadowing and Total loss of privacy.

The very high density of this proposal – if my memory serves me right, there would be 38 townhouses; the two storey townhouses immediately south of my property line and three storey units fronting No 2 Road. If this proposal goes ahead we will be totally boxed in – the house north of my house is so close to mine that I can literally jump onto the roof from my roof and the residents in that house overlook my back yard from their patio; the house immediately west of mine is towering over my back yard with the result that I have absolutely no privacy. The two storey units, in the new development, will be looking onto my back yard from the south - we will be like the proverbial fish in a fish tank. The view from ALL our bedrooms will be nothing but roofs. This brings me to a question of shadowing, specially in my back yard; the house immediately west of mine blocks almost all the direct sunlight after 4 pm during the summer months and any sun in the winter months will get blocked by the new development.

Not a nice way to live is it? Sorry for the typo in the first box.

2. Heavy traffic and noise level.

Each townhouse will have a two-car garage and if my household is any indication there will be two car families residing there. The tremendous development south of Moncton has resulted in a traffic level that is dangerous – it's so difficult to back out of our driveway in the morning. The traffic going NORTH on No 2 Road starts at about 5.30 am with the resulting noise. Add on about 60 – 70 more cars

departing from this development every morning and you will get an idea about my concern. The traffic going both north and south is so heavy in the morning that at times we just have to sit in our car(s) waiting for some motorist to allow us to get out of the driveway – hardly anybody does that these days. Frustration first thing in the morning? You bet. This proposal has only one entry / exit – Can you imagine what a nightmare that would be? And don't forget the added noise level. No. 2 road is not designed for this level of heavy traffic and to allow more developments without upgrading this stretch of the road would be unacceptable.

3. There is definite need for a traffic light at Moncton and No 2 Road.

Just over ten years back a young man driving south on No 2 Road and driving at an excessive speed lost control of his Camaro which got airborne and smashed into the front of my garage and this young man lost his life in this tragic accident. At that time there was not even a three way stop and unfortunately a lot of drivers still do not stop at the stop sign – they just do not want to wait their turn. All the extra traffic has resulted in more impatient drivers and we in the immediate neighborhood have to put up with them. If they are not willing to stop at a traffic sign they certainly do not want to do that to let us get out of our property; even backing INTO our driveway at night upsets motorist going south – we get the usual honking and swearing when we attempt to do this. It is the same problem that property owners north of Moncton are faced with.

As I mentioned at the beginning – I am not opposed to a well-planned development but I cannot support such a high-density project – it's just not good for the neighborhood.

Also, can somebody at City Hall please tell me how I will be protected against damage to my home with all the massive equipment that will descend when any project gets the go ahead. Councillor Bob Howard, whose project was not approved, was willing to commit himself to rectifying the damage caused by the construction but now who would take that responsibility?

I look forward to your response.

Sincerely.

A Bardai

Amin Bardai
12231 No 2 Road.
Richmond. V7E 2G3

cc. Mr. Patrick Cotter, Architect.

ATTACHMENT 7

Staff Comments on 12251 No. 2 Road (RZ 04-277620)

Policy Planning

1. Two storey townhouses along the north side of the site complies with the comments on the Trites Area Plan that were expressed at the Oct. 18, 2004 Public Hearing.
2. Dwelling units along No. 2 Road should have fronting character.
3. No indoor amenity space provided; cash-in-lieu will apply.
4. ALR buffer along No. 2 Road is required (5 m measured from the back of the curb).

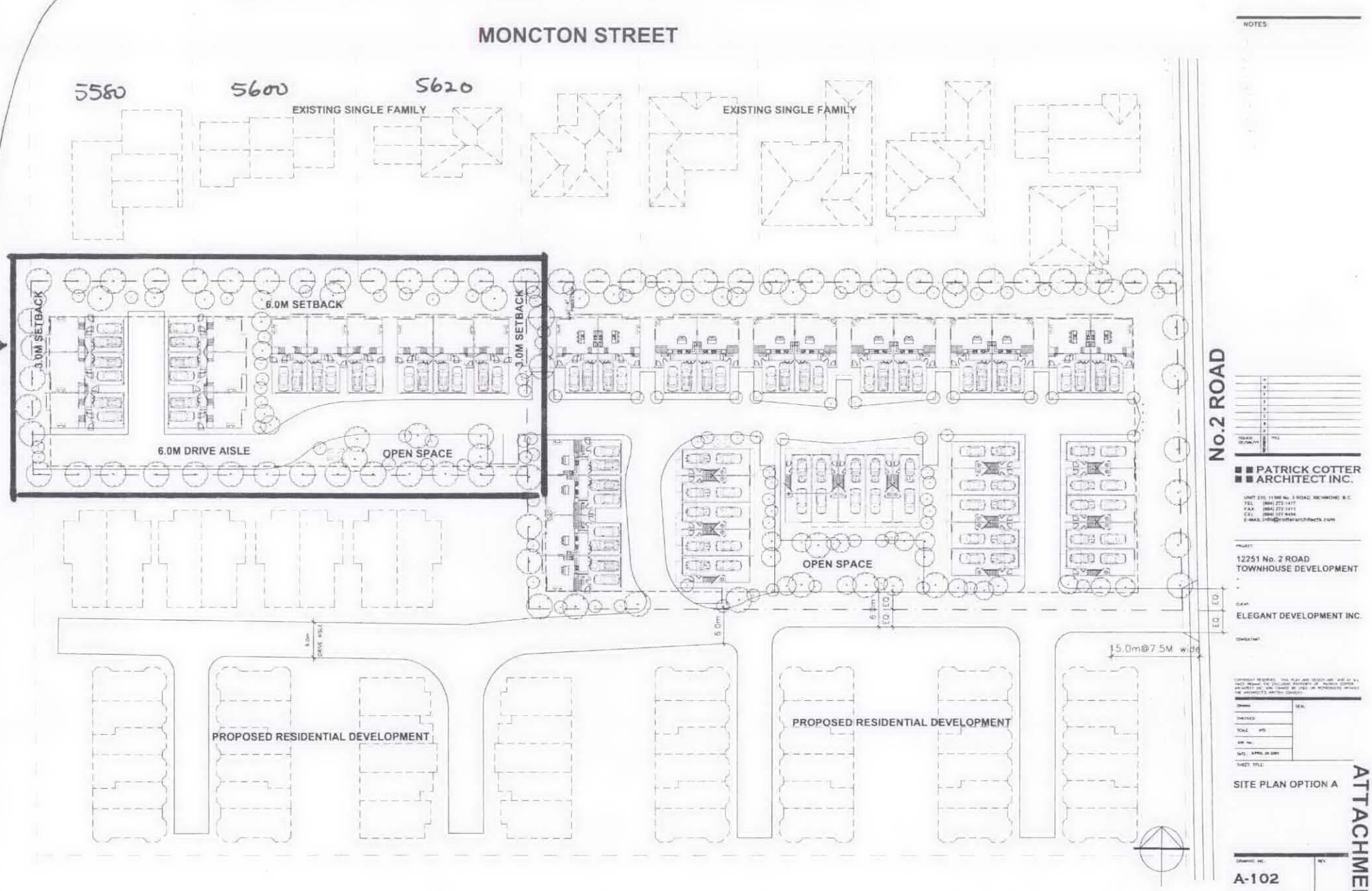
Transportation

1. Frontage improvements (sidewalk and grass boulevard) are required.
2. Cross access for the future development of the south neighbouring property to be secured.
3. Off-site parking requirements are met with providing 72 resident parking stalls and 9 visitor parking stalls.
4. A minimum of 2 handicapped parking stalls, as per bylaw, should be provided.
5. Concrete driveway of a minimum of 6 m throat width to be constructed with letdowns.
6. On the site plan, show an appropriate location for garbage and recycling area
7. The Fire department should be consulted as to its requirements (e.g. accessibility for fire trucks).
8. On the plan show all the dimensions (i.e. driveway width, aisle width, turning radii).

Engineering Works and Services

1. Engineering capacity analysis = a Site analysis per Storm (incl. HGL, Runoff etc.) required. Storm is existing main conveyance along east side of No. 2 Road.
2. Water is OK. No Sanitary Model at this time - developer will have to make his own sanitary determination.
3. The site plan submitted with rezoning application shows a shared access along their south property line. Concept is good, but if this site proceeds first by a year, they initially only have a 3m drive aisle. So, prior to final adoption of the rezoning bylaw, the developer shall register a Cross Access Easement with 12311 No. 2 Road, prepared by their solicitor, that also states, the first to build, also builds the entire drive aisle with the other developer compensating the first by means they determine privately.
4. Prior to issuance of a future Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct the No. 2 Road frontage improvements. Works include but are not limited to: road widening, curb & gutter, creation of a minimum 1.6 m wide grass and treed boulevard, creation of a bus stop pad & decorative bus shelter, davit arm street lights (std L11.1) with a 1.5 m concrete sidewalk behind that. (Should be the same or very similar works done on No. 2 Road via SA 03-242897 to the south, but NOT including the curb & gutter on the east side creating the 7 m road).
5. No. 2 Road is on the DCC program, so credits will apply.

CONCEPTUAL LAYOUT (NOT YET REVIEWED OR APPROVED)
FOR FUTURE POSSIBLE ADDITION TO DEVELOPMENT.



NOTES:

PATRICK COTTER ARCHITECT INC.

12251 No. 2 ROAD
TOWNHOUSE DEVELOPMENT

ELEGANT DEVELOPMENT INC.

SITE PLAN OPTION A

A-102

ATTACHMENT 8

PATRICK COTTER ARCHITECT INC.
Unit 235, 11300 NO. 5 ROAD, RICHMOND, BC, V7A 5J7
TEL: 604-272-1477
FAX: 604-272-1471
EMAIL: info@cotterarchitects.com

Janet Lee, Planner
City of Richmond
Urban Development Division
6911 No. 3 Road,
Richmond, BC, V6Y 2C1

April 26, 2005

Re: 12251 No. 2 Road
Reference # RZ 04-277620

Janet,

The following is a response to letters submitted by Mr. J. Oeser, 12004 No. 2 Rd. and Mr. A. Bardai, 12231 No. 2 Rd. as a result of the Public Information Meeting held on November 24, 2004.

Mr. J. Oeser, 12004 No. 2 Rd.

Mr Oeser requests that there be a "transition form residential to agricultural with some sort of buffer".
As required by the OCP we have provided a 5m planted agricultural buffer along No. 2 Road as approved by the Agricultural Advisory Committee.

Mr Oeser states that "road design is also a problem along No.2 Rd....due to obstructions and a narrow roadway".
Road design in front of the development will be to City of Richmond policies and standards.

Mr A. Bardai, 12231 No. 2 Rd.

1. "Shadowing and total loss of privacy."

Mr. Bardai expressed concern about being "totally boxed in" about our development "looking onto my back yard form the south" and about "shadowing, especially in my back yard".

Mr. Bardai's concern for feeling "totally boxed in" comes from the adjacent developments directly to the north and west. Our townhouse development provides Mr. Bardai with a greatert setback to his property line (6m) than all the surrounding single family properties.

Through roof form and the size and placement of windows we will endeavour to mitigate the impact of the units which are directly adjacent to Mr. Bardai's property.

We have provided a schematic shadowing diagram (attached) showing the shade produced by the 2 storey duplexes directly adjacent to Mr. Bardai's property on September 23 and March 21 at 2pm and 11am when length of shadow would be significant. Shadow length during the summer months would be less. The shadow diagrams show only minimal impact on Mr. Bardai's backyard.

2. "Heavy traffic and noise level."

Mr Bardai noted it is "so difficult to back out of our driveway in the morning"; "the proposal has only one entry / exit."; "don't forget the added noise level". Mr Bardai suggests this stretch of road be upgraded.

It is the intent of the Planning Department to provide entries and locate entries so as to minimize traffic congestion for those travelling along No 2 Rd and for those residents who exit on to No. 2 Rd.
Since the Public Information Meeting the entry to the development has been moved further south, further away from Mr. Bardai's driveway entrance, which will reduce conflict with traffic flow along No 2 Rd. and Mr. Bardai's driveway entrance.
City of Richmond traffic engineering is sensitive to increases in traffic noise.
Road upgrading in front of the development will be to City of Richmond policies and standards.

3. "There is a definite need for a traffic light at Moncton and No. 2 Road."
Mr. Bardai expresses concern over the volume of traffic and the poor behaviour of motorists in front of his property.
City of Richmond traffic engineering monitors unsafe traffic intersections and road conditions.

While Mr. Bardai is "not opposed to a well-planned development" he feels the density of the project is "not good for the neighbourhood".
Within the permitted zoning and guidelines we are endeavouring to provide a well-planned development that addresses the issues of the neighbourhood.

Mr Bardai asks how his property will be "protected against damage to my home" and asks "who will take that responsibility".
Construction of the development will be to the standards of the City of Richmond department of permits and licenses, the requirements of Workman's Compensation Board and good construction practice.

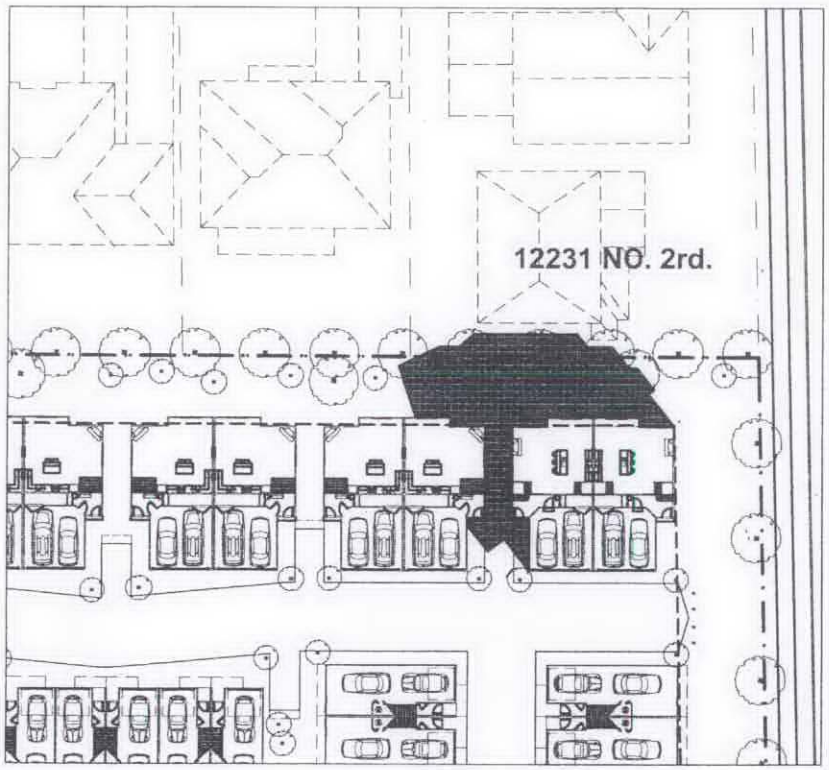
The owner of the development, Elegant Development Inc, will make good any damage to Mr. Bardai's property caused by the construction of the proposed development.

Thank You

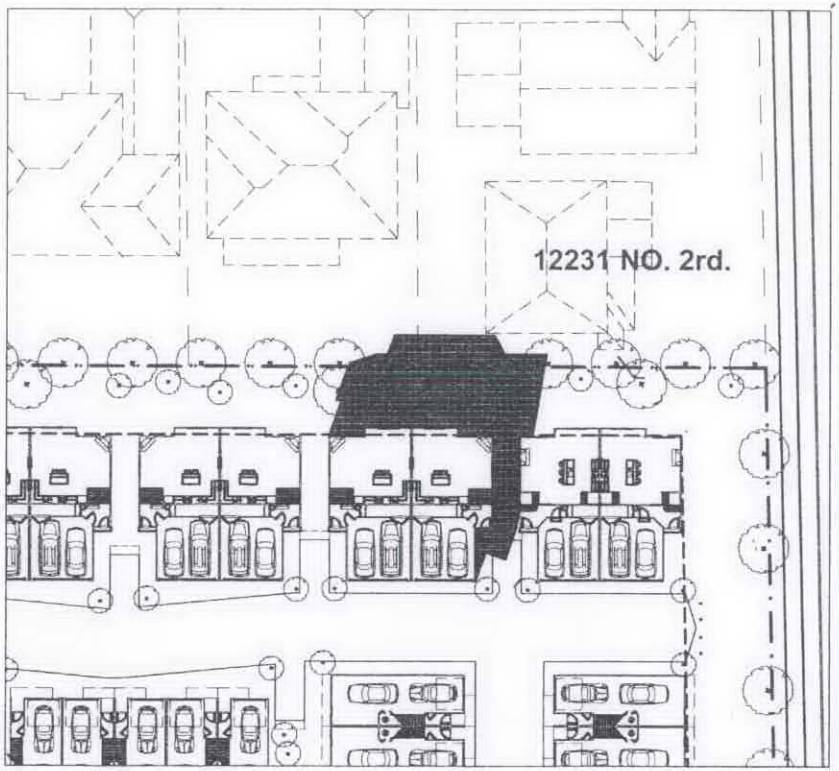
William Harrison MAIBC
PATRICK COTTER ARCHITECT INC.

NOTES

1 / A — BUILDING NUMBER / UNIT TYPE



SHADOW DIAGRAM- Sept. 23 / Mar. 21 - 11am



SHADOW DIAGRAM- Sept. 23 / Mar. 21 - 2pm

PATRICK COTTER ARCHITECT INC.

12251 No. 2 ROAD
TOWNHOUSE DEVELOPMENT

ELEGANT DEVELOPMENT INC.

SHADOW DIAGRAM

A-101A

Conditional Rezoning Requirements
12251 No. 2 Road RZ 04-277620 (*Revised June 8, 2005*)

Prior to final adoption of Zoning Amendment Bylaw 7944, the developer is required to complete the following requirements:

Legal Requirements:
1. Registration of a floodplain covenant.
2. Registration of a restrictive covenant to prevent the conversion of any of the ground floor tandem parking areas to storage or habitable space.
3. Registration of a restrictive covenant ensuring that the agricultural landscape buffer along No. 2 Road is not removed and to notify dwelling unit purchasers of nearby agricultural activities.
4. Registration of a cross access agreement with 12311 No. 2 Road, prepared by a solicitor, that:
   a. allows for shared entry to both developments;
   b. states that the first to build also builds the entire drive aisle with the other developer compensating the first by means they determine privately; and
   c. secures the secondary emergency access route that will serve both developments.

Development Requirements:
1. Subdivision of the lot to create the development parcel.
2. Contribution of $18,000 to the Child Care Development Fund.
3. Payment of $53,000 in-lieu of on-site amenity space to go towards the Recreation Facility Reserve Account, or submission of an alternate plan at the Development Permit stage that includes appropriate and adequate indoor amenity space.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of a future Building Permit:
1. Enter into a Servicing Agreement* to design and construct the No. 2 Road frontage improvements. Works include but are not limited to:
   a. road widening,
   b. curb & gutter,
   c. creation of a minimum 1.6 m wide grass and treed boulevard,
   d. creation of a bus stop pad & decorative bus shelter,
   e. davit arm street lights (std L11.1) with a 1.5 m concrete sidewalk behind that, and
   f. provision of a 375 mm diameter storm sewer connection to the concrete box culvert on No. 2 Road.

* Note: This requires a separate application.

Signed Copy On File
Signed

June 8, 2005
Date

City of Richmond

Bylaw 7944

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7944 (RZ 04-277620) PORTION OF 12251 NO. 2 ROAD

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.7).**

   That area of Lot 135 Section 12 Block 3 North Range 7 West New Westminster District Plan 27045 shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7944"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7944".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

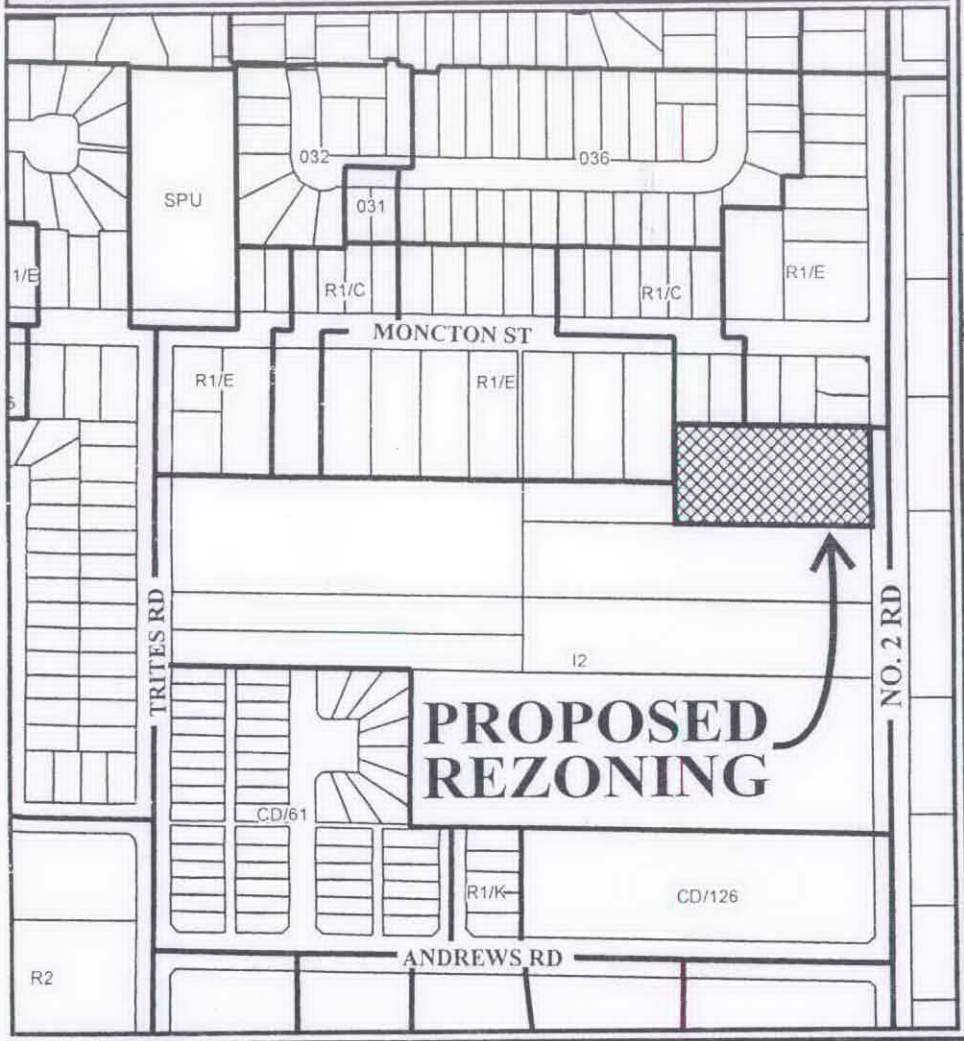
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
HB

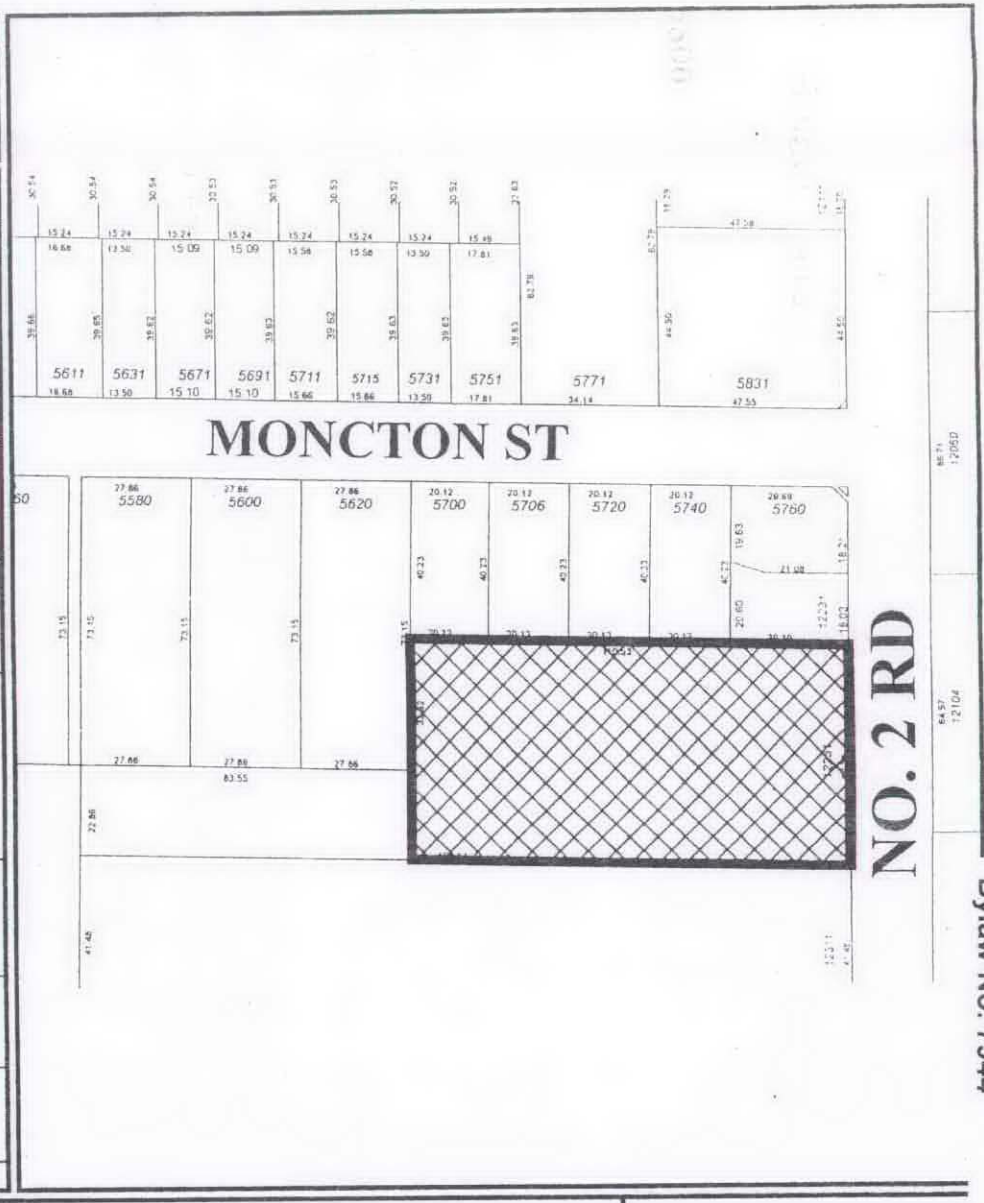
MAYOR

CITY CLERK

1488522

City of Richmond





RZ 04-277620

Original Date: 09/27/04

Revision Date: 11/29/04

Note: Dimensions are in METRES

Schedule A attached to and forming part of Bylaw No. 7944