



To: Planning Committee

Date: October 25, 2023

From: Wayne Craig
Director, Development

File: RZ 21-945869

Re: Application by Terra 8120 Number 1 Road Limited Partnership for Rezoning at 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

for
Wayne Craig
Director, Development
(604-247-4625)

WC:cl
Att. 6

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

Staff Report

Origin

Terra 8120 Number 1 Road Limited Partnership (on behalf of Cliff Chun and Kai Shen Hsiung of 1296168 BC Ltd. and Yi Jen Wang and Kai Shen Hsiung of Terra West Properties Ltd.) has applied to the City of Richmond for permission to rezone 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouse units, with vehicle access from No. 1 Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of two lots located on the east side of No. 1 Road, between Blundell Road and Coldfall Road.

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling that is tenant occupied. The existing dwellings are proposed to be demolished. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Are three lots, two with newer construction zoned “Compact Single Detached (RC1)” and one zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

To the South: Is a lot zoned “Single Detached (RS1/E)”, containing a single-family dwelling. Beyond that is a large lot zoned “Low Density Townhouses (RTL4)”, containing 28 townhouses.

To the East: Are lots zoned “Single Detached (RS1/B)”, each containing a single-family dwelling fronting Corless Place.

To the West: Across No. 1 Road are compact lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC1)”, each containing a single-family dwelling.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject properties is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Land Use Policy

Land Use Designation

The Arterial Road Land Use Policy designation for the subject properties is “Arterial Road Townhouse”, subject to the development criteria in the Policy. This redevelopment proposal is consistent with this designation.

Lot Width and Residual Lots

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 50 m frontage on a major arterial road and avoiding the creation of residual sites with less than a 50 m frontage. The Policy also recognizes that land assembly with existing narrow lots or on lots containing newer dwellings will be difficult to redevelop. The Policy provides flexibility for the minimum frontage in these circumstances provided the application can meet other guidelines and requirements. This includes the ability to consolidate vehicle access points and securing shared access by means of a Statutory Right-of-Way (SRW) agreement to adjacent properties to enable their potential redevelopment in the future.

Although this redevelopment proposal involves land assembly with a frontage less than 50 m on No. 1 Road (i.e., 40 m), staff support the application for the following reasons:

- The applicant has provided documentation indicating that efforts have been made in 2021 and 2023 to acquire the property to the south at 8180 No. 1 Road in order to achieve the minimum arterial road frontage width of 50 m, but that the owner is not interested in redeveloping their property at this time.
- Due to existing newer development and unique lot geometry immediately north of the subject site, the applicant has indicated that it is not financially feasible to pursue land assembly with those properties as part of this redevelopment proposal.
- The applicant has submitted a preliminary concept plan to show how the neighbouring properties to the north and south could redevelop in the future with shared vehicle access through the subject site (a copy of which is on file).
- Prior to final adoption of the rezoning bylaw, the applicant must register a SRW agreement on Title for public right-of-passage over the entire drive-aisle and on-site truck turnaround area opposite the site entry to secure future shared access to sites to the south and north. The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and on-site truck turnaround is accommodated by creating a T-intersection of the drive-aisles on the lots.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the *City's Zoning Bylaw 8500*.

Analysis

Site Planning and Open Space

The proposed development consists of nine townhouse units on a site that would be approximately 1,801.3 m² (19,389 ft²) in area after the required 0.91 m wide road dedication along No. 1 Road. Conceptual development plans proposed by the applicant are included in Attachment 4.

The proposed site layout consists of:

- One three-storey building along the west side of the site facing No. 1 Road, which steps down to two-storeys at its north end along the interface with existing single-family housing to the north.
- Two two-storey duplex buildings along the east side of the site along the interface with existing single-family housing fronting Corless Place.
- An internal drive-aisle that runs north-south between the front and rear buildings.

Consistent with the design guidelines for Arterial Road Townhouses, a wider setback is proposed from the east property line along the interface with existing single-family housing.

All units have an east-west orientation, with the main unit entries facing either No. 1 Road or the internal drive-aisle.

Private outdoor space for the units fronting No. 1 Road is proposed primarily in the form of front yards at ground level with secondary decks on the upper levels facing either No. 1 Road or the internal drive-aisle. Private outdoor space for the two-storey units is proposed primarily in the form of rear yards at ground level with secondary decks on the second floor facing the internal drive-aisle.

Additional design development is to be undertaken as part of the Development Permit (DP) application review process to refine the location of the secondary upper decks consistent with the townhouse design guidelines.

Common outdoor amenity space is proposed in the southeast corner of the site opposite the main site entry and its preliminary size meets the minimum guidelines in the OCP. Opportunities exist to further examine the design of the common outdoor amenity space on-site as part of the DP application review process. In addition, the opportunity exists for the common outdoor amenity space to be expanded for use by the subject development when the adjacent property to the south is redeveloped for townhouses and the truck turnaround area immediately adjacent to the amenity area could be removed from the subject site as a result of the T-intersection of the drive-aisles on the lots.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in lieu of providing common indoor amenity space on-site. The current rate for this nine-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$18,594.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City bulletin.

Existing Legal Encumbrances

There is a City Statutory Right-of-Way (SRW) registered on Title of the subject properties for the sanitary sewer. The applicant has been advised that encroachment into the SRW is not permitted.

Housing Type and Tenure

This proposal is for nine townhouse units that are intended to be strata-titled. Consistent with the OCP policy respecting townhouse development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Site Access and Parking

Vehicle access to the subject site is proposed off No. 1 Road. As identified previously in this report, the applicant must register a SRW agreement on Title for public-right-of-passage prior to rezoning bylaw adoption to enable potential future shared access to sites to the south and north upon their redevelopment.

Pedestrian access from the public sidewalk along No. 1 Road to each of the street-fronting units is proposed via individual pathways, and pedestrian access to the internal units is proposed from the drive-aisle. The opportunity exists to further refine pedestrian connectivity on-site as part of the DP application review process.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500, as follows:

- Resident parking spaces are proposed to be provided within each unit's garage (in either a side-by-side or tandem arrangement). For the spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into a habitable space.
- Two visitor surface parking spaces are proposed off of the internal drive-aisle at the north end of the site.
- Resident bike parking is proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

Tree Retention and Replacement

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

- 13 bylaw-sized (Trees #233-235 and 238-247) and two undersized trees (Trees # 236 and 237) on the subject property.
- One tree located in the unconstructed lane to the east of 8100 No. 1 Road on City-owned property (Tree # N02).
- Six trees located on neighbouring lots to the north and east (Trees # N01, N03-N07).

Undersized hedges are also identified on-site and on the neighbouring lots to the north and east (Tree # H01 at 8100 No. 1 Road, # H02 at 8131 Corless Place, and # H03 on-site).

Although not assessed in the Arborist's Report, two undersized fig trees (unnumbered) were also identified by the Arborist and the Surveyor, which are proposed for removal.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report and support the Arborist's findings, with the following comments:

- The project Arborist has confirmed that two bylaw-sized trees on-site are in an advanced state of decline with 10 to 20 per cent dieback in the crown, respectively (Trees # 234 and 235). The Arborist has indicated that recovery of these trees is not expected. On this basis, these trees should be removed and replaced.
- 11 bylaw-sized trees (Tree #233 and 238-247) and two undersized trees (Tree #236 and 237) located on-site are either dead, dying, in very poor condition with fungal blight infection or exhibiting structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- One undersized hedge on-site is in conflict with the required frontage improvements and vehicle access to the site, and is proposed to be removed (Tree # H03).

- The six trees and two hedges on neighbouring properties to the north and east are to be retained and protected (Trees # N01, N03-N07 and H01-H02).
- Tree # N02 in the unconstructed City lane dedication is not in conflict with the proposed development and must be retained as per the project Arborist's recommendation and to City standard.
- Replacement trees are required at a 2:1 ratio as per the OCP and the City's Tree Protection Bylaw 8057.

Tree Protection

To summarize, the following trees are required to be retained and protected:

- Six trees and two hedges on neighbouring properties to the north and east (Trees # N01, N03-N07 and H01-H02); and
- One tree in the unconstructed City lane dedication to the north (Tree # N02).

The applicant has submitted a tree management drawing showing the trees to be retained, the required tree protection areas and the measures to be taken to protect them during development stage (Attachment 5).

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

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A tree survival security in the amount of \$5,000.00 for Tree # N02. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 13 bylaw-sized trees on-site are proposed to be removed (Trees # 233-235 and 238-247). In accordance with the 2:1 replacement ratio in the OCP and Tree Protection Bylaw 8057, 26 replacement trees are required to be planted and maintained on-site for the 13 bylaw-sized trees removed (minimum 8 cm caliper deciduous or 4 m high conifer).

The applicant's preliminary Landscape Plan illustrates that 17 trees of a variety of species and sizes are proposed. The Landscape Plan will be reviewed further as part of the DP application review process. To satisfy the 2:1 replacement ratio, the applicant proposes to contribute \$6,750.00 (\$750/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw in-lieu of planting the remaining nine replacement trees that cannot be accommodated on the subject property with redevelopment.

To ensure that the replacement trees and landscaping is planted and maintained on-site, the applicant is required to submit a Landscaping Security prior to DP issuance in the amount of 100 per cent of a cost estimate for the works prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency).

Variance Requested

The conceptual development plans are generally in compliance with the "Low Density Townhouses (RTL4)" zone of Richmond Zoning Bylaw 8500, with the exception that variance requests will be sought to:

- reduce the minimum required lot width from 50.0 m to 40.0 m; and
- allow six small vehicle parking spaces.

Staff is supportive of the variance requests for the following reasons:

- The variance to the minimum required lot width is a technical variance as the redevelopment proposal involves a land assembly with a 40.23 m frontage. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal, and as identified previously in this report the opportunity exists for the remaining residential lots to the north and south to redevelop in the future with the potential for shared vehicle access via the subject site to be secured through a SRW agreement for public-right-of-passage that is to be registered on Title of the subject site prior to final adoption of the rezoning bylaw.
- The Zoning bylaw permits small vehicle parking spaces on a site where the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development (i.e., nine townhouse units), the total on-site resident parking requirement is only 18 spaces. The variance request to allow six small vehicle parking spaces (i.e., approximately 33 per cent) enables the majority of the spaces to be provided within the garages of each unit in a side-by-side arrangement, as well as providing for a more functional and efficient use of the livable space on the ground floor of those units. The City's Transportation Department has reviewed this redevelopment proposal and is in support of the variance request. They are also supportive of the applicant's proposal to increase the amount of resident bike parking spaces from 1.25 spaces/unit to 2.00 spaces/unit for a total of 18 resident bike parking spaces as a Transportation Demand Management measure.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$139,601.03 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City's Market Rental Housing Policy requires that all townhouse rezoning applications of five or more units (and less than 60 units) provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Policy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$2.65 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$30,828.56 prior to final adoption of the rezoning bylaw.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with the use of a Low Carbon Energy System. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes one Convertible Unit in the building fronting No. 1 Road. Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Frontage Improvements and Site Servicing

Prior to BP issuance, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of a frontage improvements, including (but not limited to) a new 2.0 m wide concrete sidewalk and 1.5 m wide treed/grass boulevard along No. 1 Road, complete with transitions to the existing conditions to the north and south. To accommodate the frontage improvements, the applicant is required to provide a 0.91 m road dedication prior to final adoption of the rezoning bylaw.

The applicant is also required to design and construct the required site servicing works, including (but not limited to) providing new site servicing connections for water, storm and sanitary services and removing of the existing driveway letdowns.

Complete details on the scope of the frontage improvements and site servicing requirements are included in Attachment 6.

Future Development Permit Application Considerations

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refining the Site Plan and Landscape Plan to minimize the visual impact of the hydro kiosk, to optimize the location of the visitor bike rack within the common outdoor amenity space and to explore opportunities to improve pedestrian connectivity and spacing between buildings on-site.
- Refining the Architectural Plans to clarify the proposed lot grading.
- Investigating alternate locations for the secondary decks on upper floors of the buildings, consistent with the townhouse design guidelines in the OCP.
- Refining the Landscape Plan to explore additional planting opportunities throughout the site and to explore potential improvements to the design of the common outdoor amenity space, including illustrating a concept for how the expanded space can be treated in the future when the adjacent on-site truck turnaround area is able to be removed.
- Refining the third-storey setback of the building along No. 1 Road to reduce the apparent building mass consistent with the guidelines for Arterial Road Townhouses in the OCP.
- Reviewing and finalizing the proposed exterior building material and colour palette, and exploring improvements to the architectural design and details to ensure consistency with the townhouse guidelines in the OCP.
- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Refinement of the environmental sustainability features to be incorporated into the project, and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Financial Impact

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

Conclusion

This application is to rezone the properties at 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the property to be developed for nine townhouse units with vehicle access to No. 1 Road.

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

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

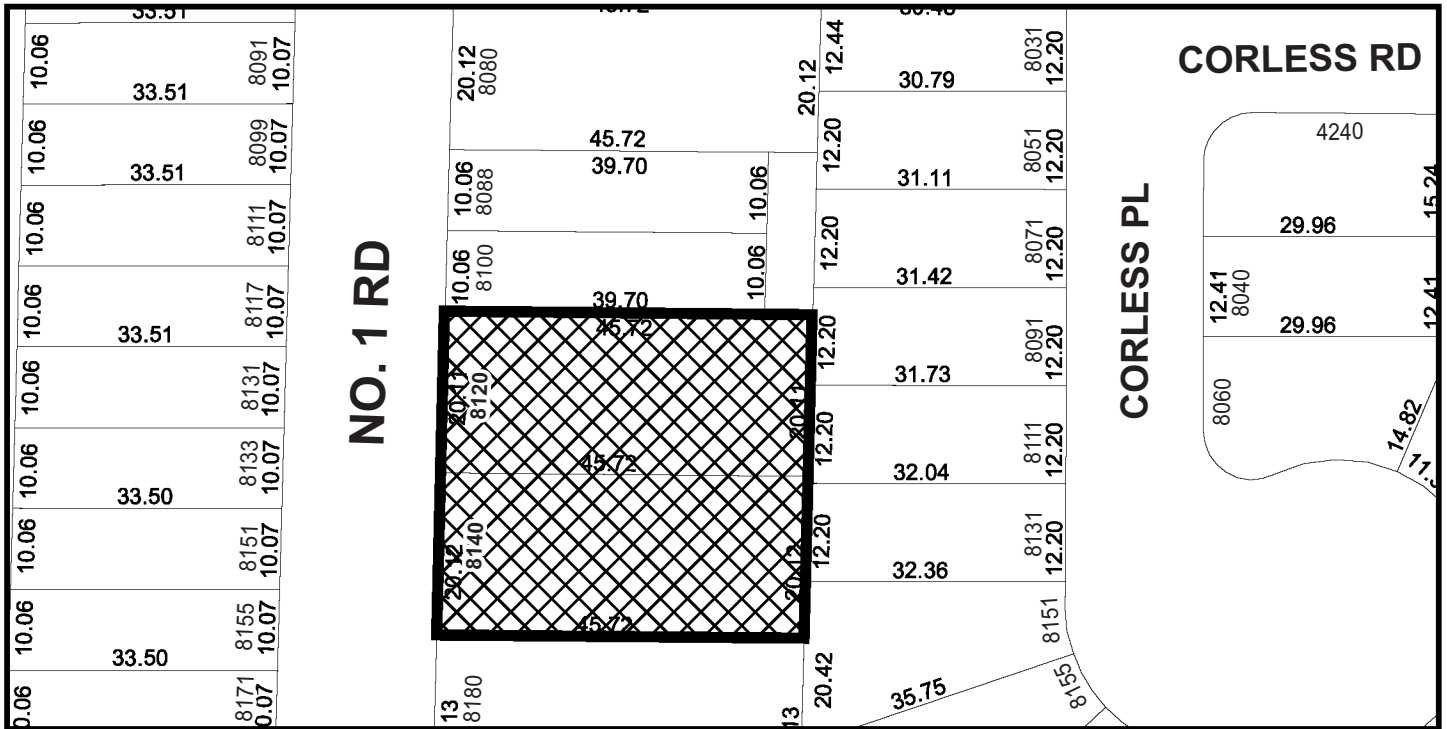
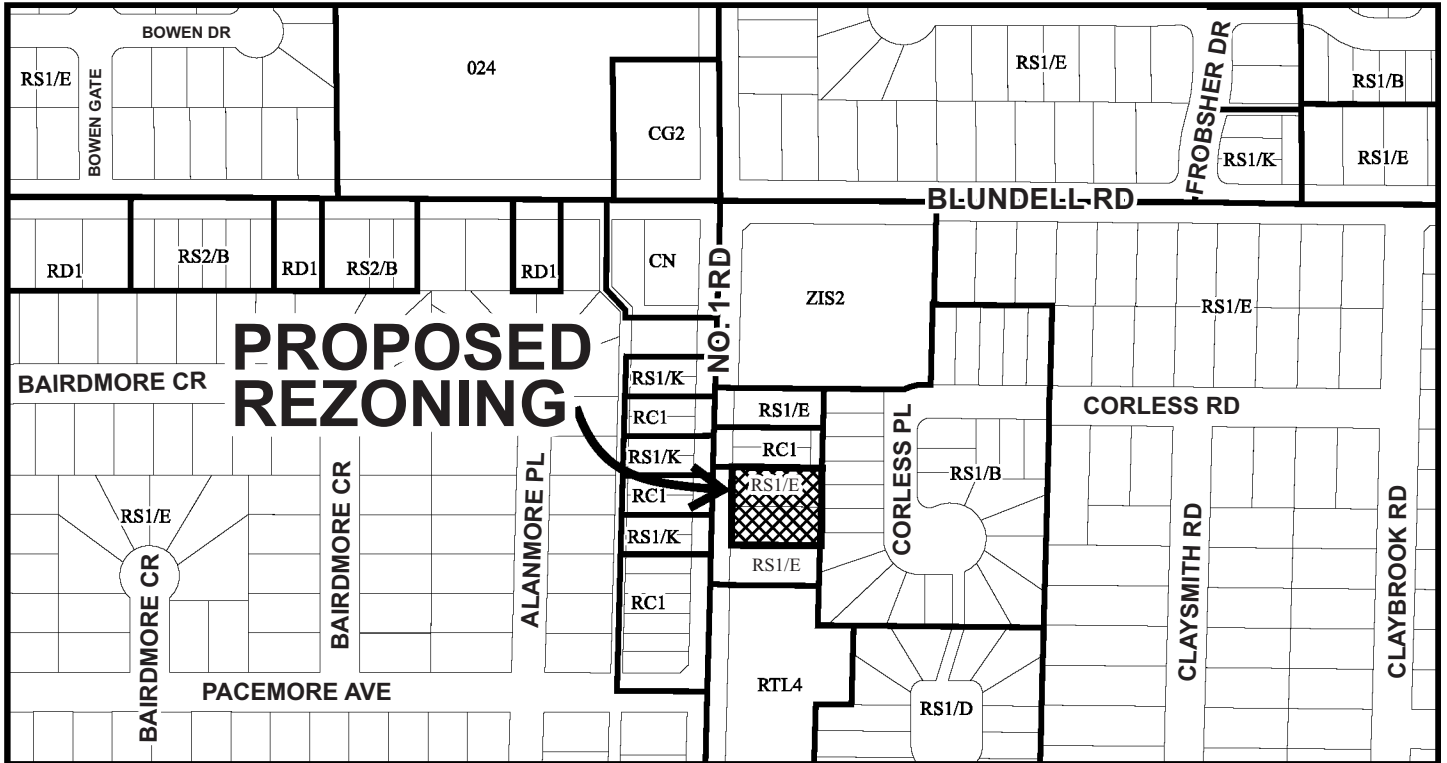
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10498 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
 2: Development Application Data Sheet
 3: Site Survey
 4: Conceptual Development Plans
 5: Tree Management Drawing
 6: Rezoning Considerations



RZ 21-945869

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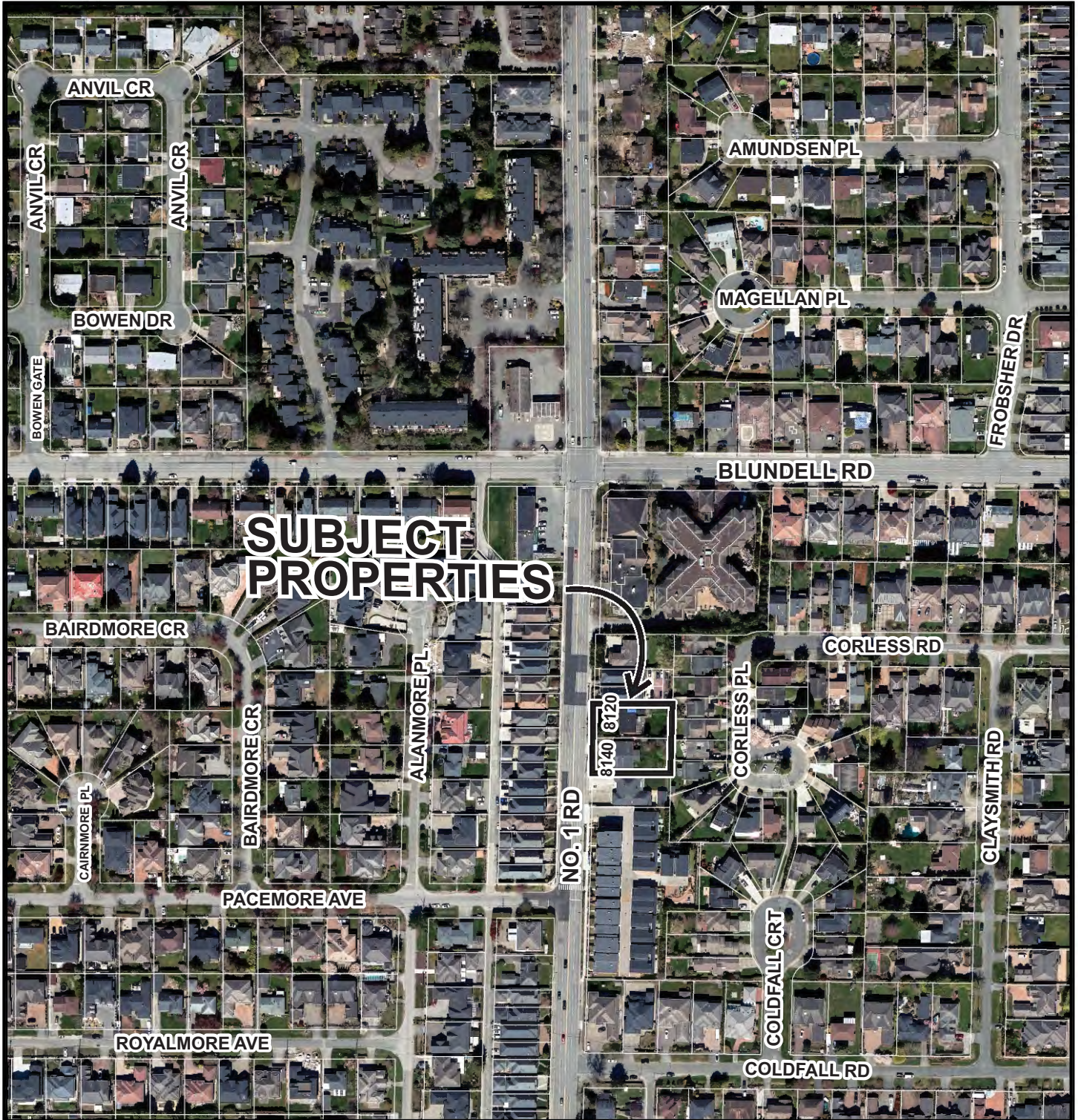
Original Date: 01/25/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**

8140
8120



RZ 21-945869

PH - 16

Original Date: 01/25/22
Revision Date:
Note: Dimensions are in METRES



RZ 21-945869

Address: 8120 and 8140 No. 1 Road

Applicant: Terra 8120 Number 1 Road Limited Partnership

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1296168 BC Ltd.	To be determined
Site Size (m²):	1,838 m ²	1,801.3 m ²
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	9

On FutureLot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area:	1,080.78 m ² (11,633.41 ft ²)	1,080.70 m ² (11,633 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	37.4%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	58.4%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.1%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – North Interior Side Yard:	Min. 3.0 m	3.0 m	None
Setback – South Interior Side Yard:	Min. 3.0 m	7.7 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m to ground floor 6.0 m to second floor	None
Lot Dimensions:	Min. Width: 50 m Min. Depth: 35 m	Width: 40.22 m Depth: approximately 44.78 m	Variance Requested
Building Height:	Max. 12.0 m (3 storeys)	West Buildings – 11.19 m East Buildings – 7.31 m to 8.77 m from average finished site grade	None

On FutureLot	Bylaw Requirement	Proposed	Variance
Parking Spaces – Resident:	Min. 2/unit (Min. 18 spaces)	18 spaces	None
Parking Spaces – Visitor:	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Total:	20 spaces	20 spaces	None
Tandem Parking Spaces:	Max. 50% (9 spaces)	33% (6 spaces)	None
Standard Parking Spaces:	100%	Approx. 67% (12 spaces)	Variance Requested
Small Parking Spaces:	Not permitted	Approx. 33% (6 spaces)	
Bike Parking Spaces:	1.25 spaces/unit (12 spaces)	2 spaces/unit (18 spaces)	None
Common Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	N/A
Common Amenity Space – Outdoor:	Min. 6 m ² /unit (54 m ²)	80 m ² (with potential future expansion up to 142 m ²)	N/A
Private Outdoor Space:	Min. 30 m ² /unit	32 m ² to 41 m ²	N/A

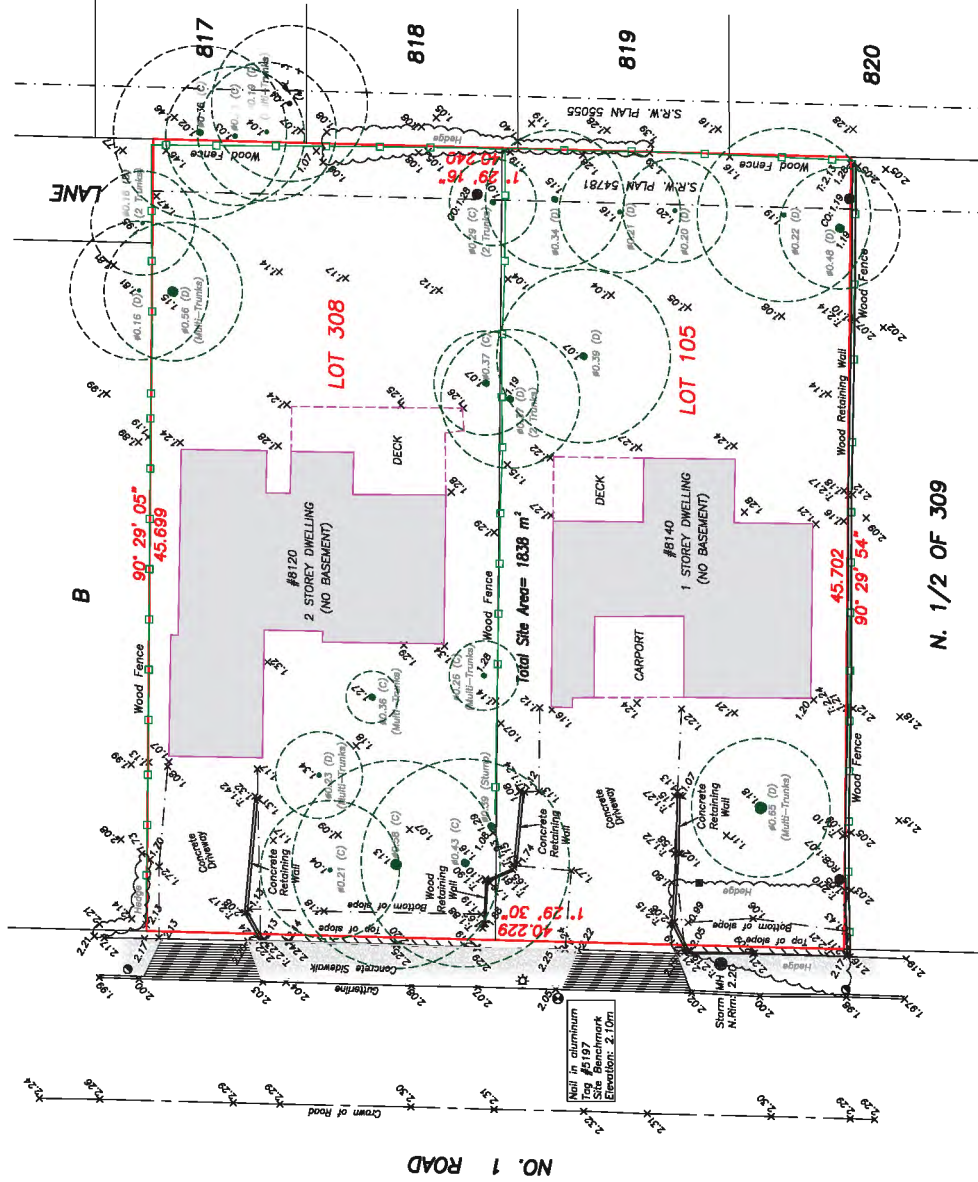
TOPOGRAPHIC SURVEY OF LOT 308 PLAN 52748 AND LOT 105 PLAN 39706 BOTH OF SECTION 23 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

#8120 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 003-629-708 (LOT 308)
#8140 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 008-652-007 (LOT 105)



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



NO. 1 ROAD

N. 1/2 OF 309

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark: HPN #234 Central Monument 77H4891 Elevation: 1.125m
Benchmark: HPN #235 Central Monument 77H4885 Elevation: 1.103m

LEGEND:
(C) denotes conifer
(D) denotes deciduous
(*) denotes lamp standard
(M) denotes manhole
(P) denotes power post
(W) denotes water meter
--- denotes stream
--- denotes round manhole basin
+ denotes top of retaining wall

NOTE:
Use site Benchmark Tag #5197 for construction elevation control.

CERTIFIED CORRECT:
IN ACCORDANCE WITH THE
FIELD SURVEY ACT
Johnson Tam
U81489
JOHNSON C. TAM, B.C.L.S., C.L.S.
APRIL 22nd, 2021.

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Canada and B.C. Land Surveyor
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Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7689
PS-400 P75-60
Drawn By: KA
DWG No. 7689-TOPO

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 8120-8140 NO. 1 ROAD, RICHMOND, BC

ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 1T6
 TEL: (604) 500-3000

CONTACT: ERIC LAW, ARCHITECT
 ERIC.LAW@ERICLAWARCHITECT.COM
 4380 EAST 1ST AVENUE, SUITE 100
 VANCOUVER, BC V6M 2K1
 TEL: (604) 271-1111
 WWW.ERICLAWARCHITECT.COM

1. PREPARE PRELIMINARY DEVELOPMENT PLAN
2. PREPARE PRELIMINARY ZONING APPLICATION
3. PREPARE PRELIMINARY ZONING REPORT
4. PREPARE PRELIMINARY ZONING REVIEW

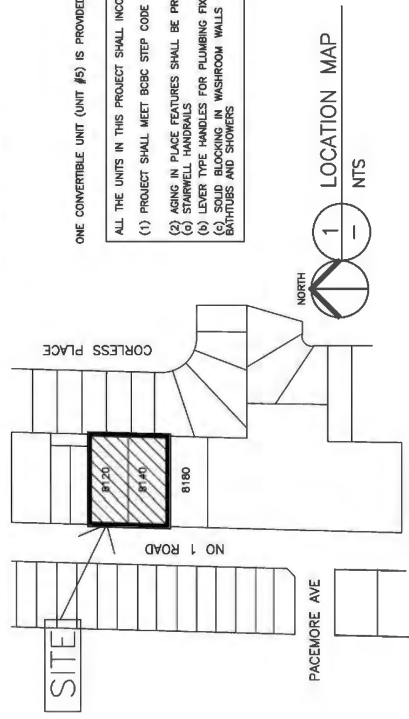


	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.60 TOTAL FAR FLOOR AREA 1080.7 SM (11,633 SF) FAR FLOOR AREA
(F) LOT SIZE	40.22M [VARIANCE REQUIRED] 9 UNITS 37.4% (674.4 SM 7261 SQ. FT.)
(G) NUMBER OF UNIT:	2 PER DWELLING UNIT X 9 = 18
(H) BUILDING COVERAGE:	0.2 VISITOR PARKING / UNIT X9 = 2 TOTAL = 20 REQUIRED
(I) BUILDING HEIGHT:	MAX MAIN BUILDING HEIGHT - 12M
(J) SETBACK:	FRONT YARD FACING NO. 1 RD - 6.02M (19'9") SIDE YARD - 3M REAR YARD - 3M
(K) PARKING:	RESIDENTIAL PARKING: 6 REGULAR 6 SMALL [VARIANCE REQUIRED] 6 REGULAR IN TANDEM ARRANGEMENT VISITOR PARKING: 2 REGULAR
(L) BICYCLE	1.25 PER DWELLING UNIT X9=12 0.2 PER DWELLING UNIT X9= 2 VISITOR VISITOR BIKE RACK 2 BICYCLE 18 (2 BIKE PER DWELLING)
(M) OPEN SPACE	OPEN AMENITY SPACE= 6 SM PER UNIT X9= 54 SM (561 SF) OUTDOOR AMENITY PROVIDED: 80.8 SM (870 SQ. FT.)

ONE CONVERTIBLE UNIT (UNIT #6) IS PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCCBC STEP CODE 3 WITH LOW CARBON BUILDING ENERGY SYSTEM (LCES)
- (2) ASKS IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (3) STAIRWELL HANDRAILS
- (4) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (5) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS



TOWNHOUSE AT 8120-8140 NO. 1 ROAD RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11_DRG_231024-EL.DWG

A1
REZONE

RZ 21-945869

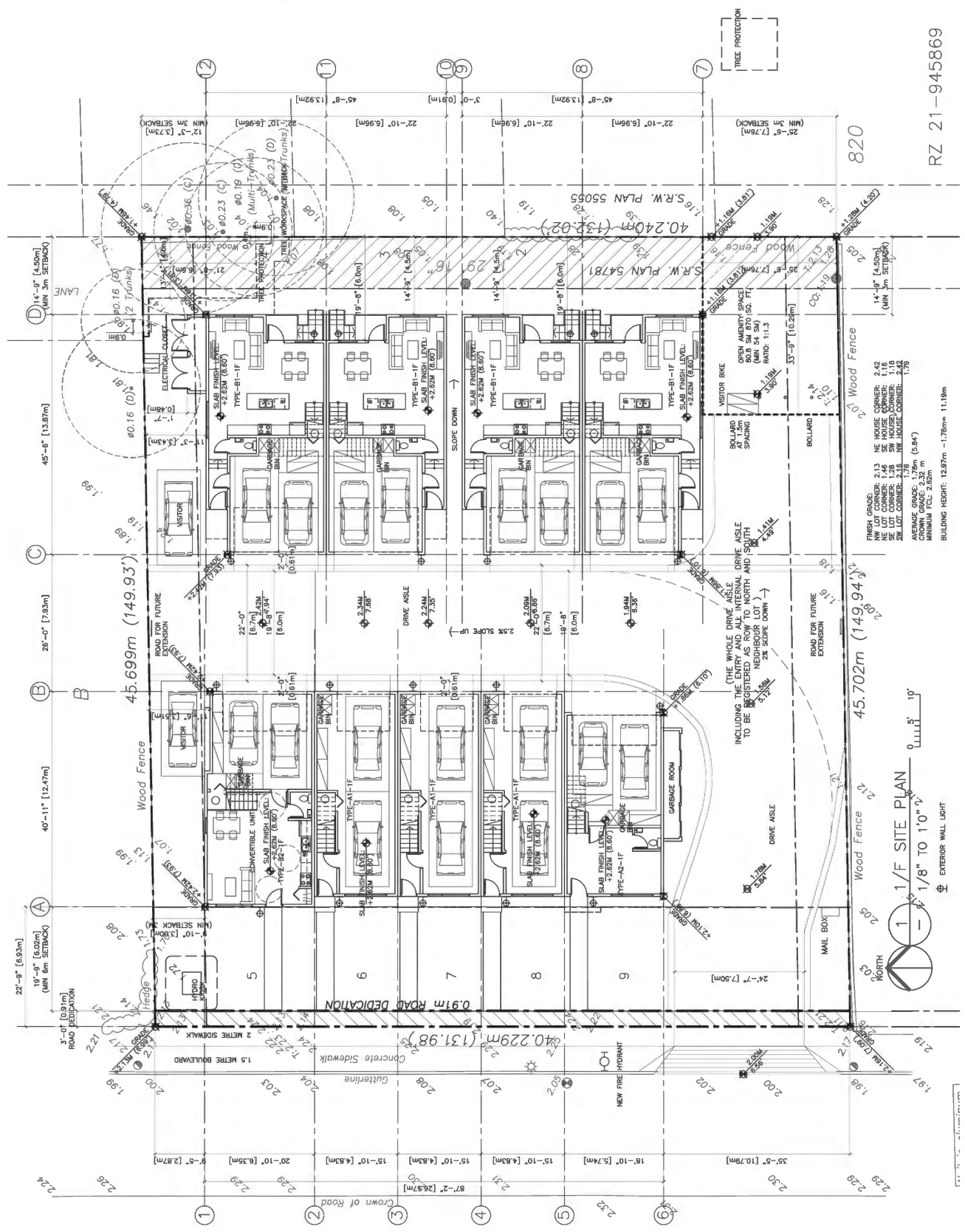
- 1. 2023.12.15 FOR REVISION APPLICATION
- 2. 2023.12.21 FOR CITY REVISION REVIEW
- 3. 2023.12.21 SITE PLAN FOR CITY STREET AND SIDEWALK REVIEW
- 4. 2023.12.24 FOR CITY REVISION REVIEW

- 1. 2023.12.15 FOR REVISION APPLICATION
- 2. 2023.12.21 FOR CITY REVISION REVIEW
- 3. 2023.12.21 SITE PLAN FOR CITY STREET AND SIDEWALK REVIEW
- 4. 2023.12.24 FOR CITY REVISION REVIEW

TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC 1/F SITE PLAN

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11.ERC.2102-11.DWG

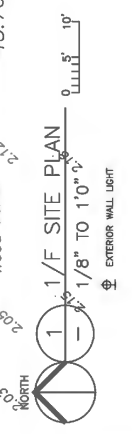
A2
 REZONE



FINISH GRADE: 2.13
 NW LOT CORNER: 2.13
 SW LOT CORNER: 1.28
 SE LOT CORNER: 1.18
 S/LT LOT CORNER: 2.18
 AVERAGE GRADE: 1.78m (5.84')
 MINIMUM F.O.C.: 2.82m

NE HOUSE CORNER: 2.42
 SW HOUSE CORNER: 1.18
 NW HOUSE CORNER: 2.52
 SE HOUSE CORNER: 1.08

BUILDING HEIGHT: 12.87m - 11.78m - 11.18m



RZ 21-945869

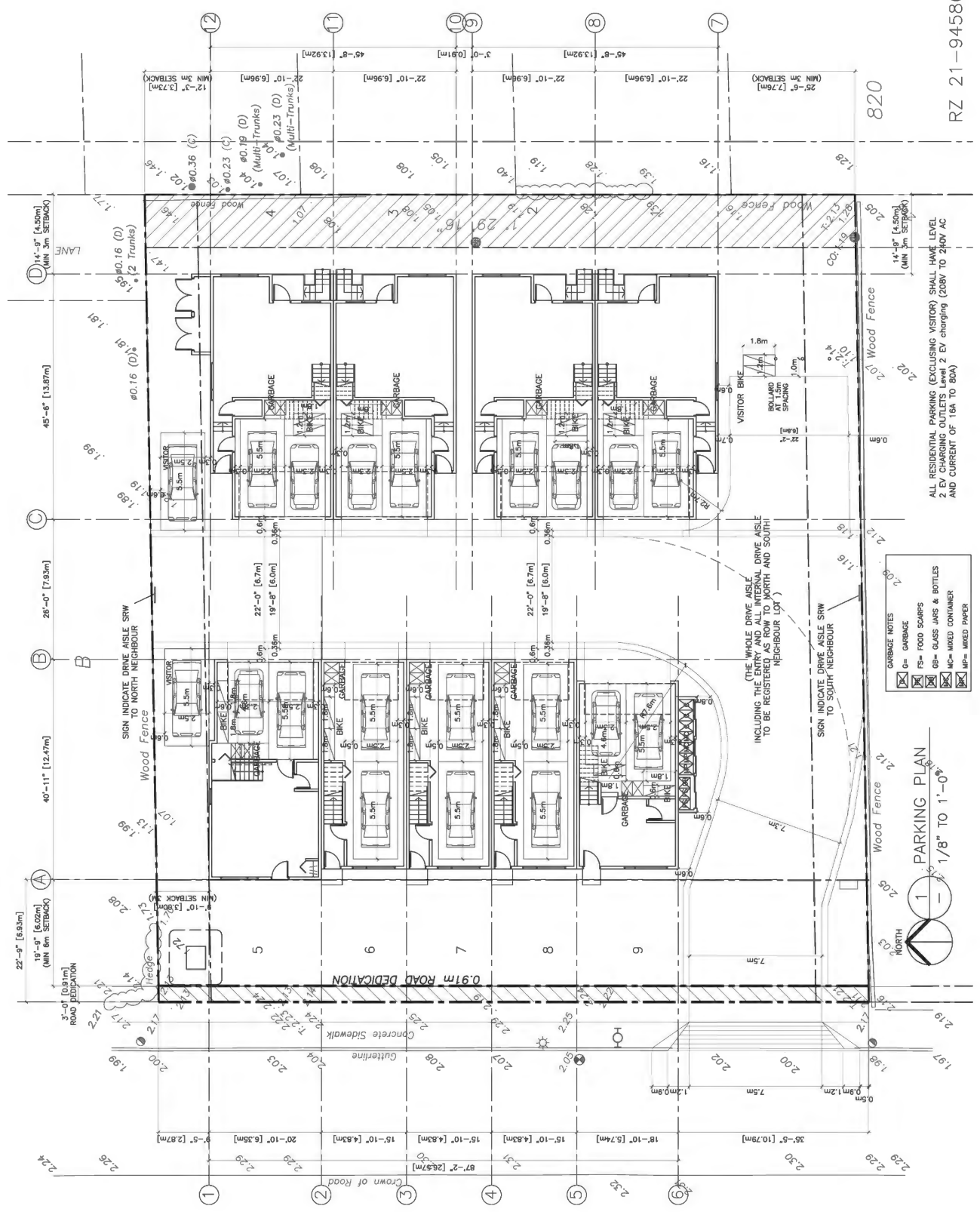
NO. 1 ROAD - PH - 21

- 1. 2023.10.24 FOR REVISION APPLICATION
- 2. 2023.10.24 FOR CITY REVISION REVIEW
- 3. 2023.10.24 FOR CITY REVISION REVIEW
- 4. 2023.10.24 FOR CITY REVISION REVIEW

**TOWNHOUSE
 AT 8120-8140
 NO. 1 ROAD
 RICHMOND BC
 PARKING PLAN**

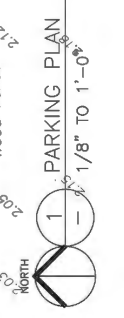
PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-11-010-2102-02-000

A2A
 REZONE



ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS Level 2 EV charging (208V to 240V AC AND CURRENT OF 15A TO 80A)

- GARAGE NOTES**
- ☒ G= GARAGE
 - ☒ FS= FOOD SCRAPS
 - ☒ GB= GLASS JARS & BOTTLES
 - ☒ MC= MIXED CONTAINER
 - ☒ MP= MIXED PAPER



PH - 22
 NO. 1 ROAD

RZ 21-945869

- REVISIONS**
- 2023.03.11 FOR REZONE APPLICATION
 - 2023.03.24 FOR CITY REZONE REVIEW
 - 2023.03.25 SITE PLAN FOR CITY STREET MARK REVIEW
 - 2023.03.24 FOR CITY REZONE REVIEW

1. THIS DRAWING IS THE PROPERTY OF ERIC LAW ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ERIC LAW ARCHITECT.

2. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

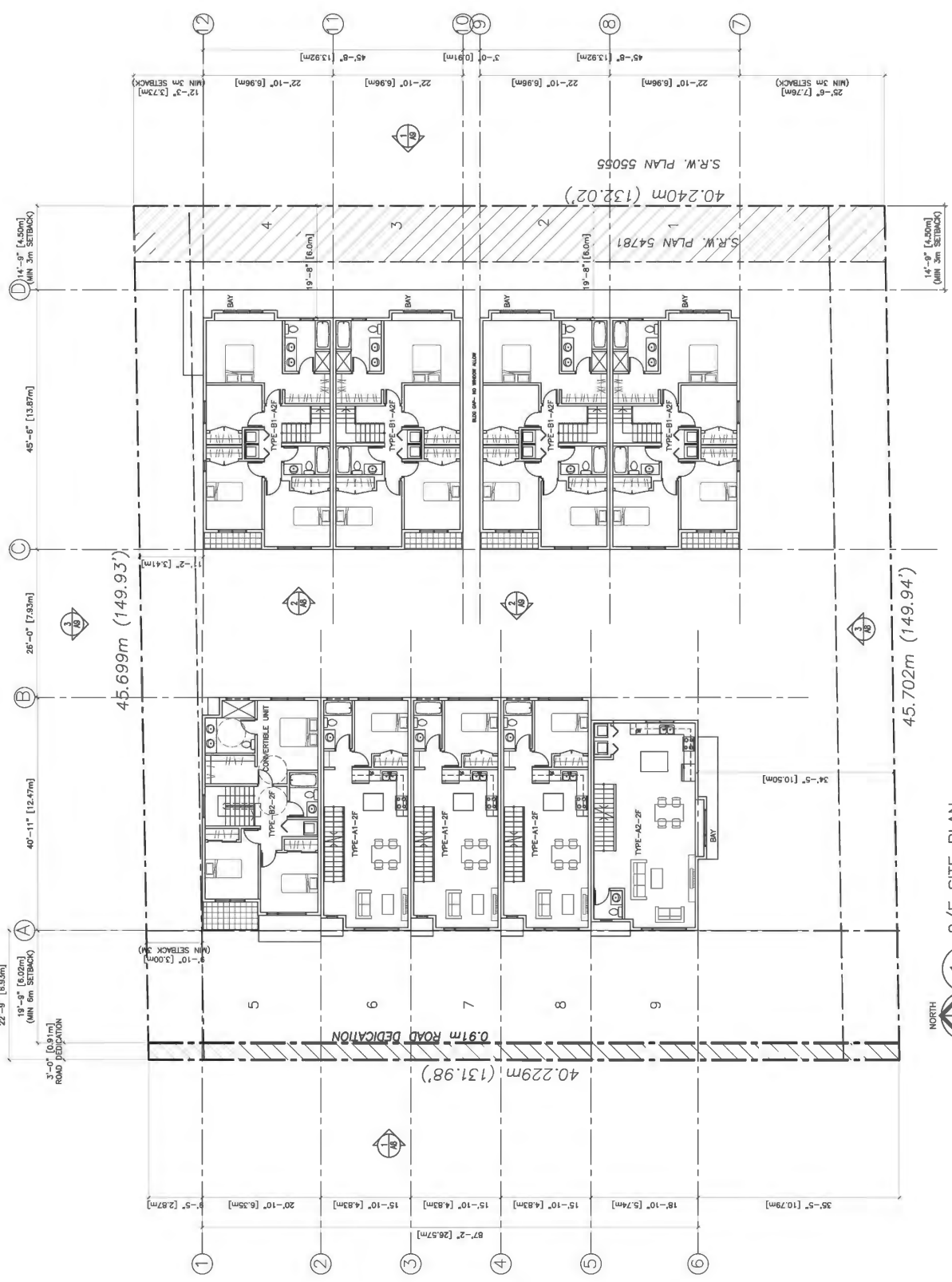
3. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

4. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 2/F SITE PLAN**

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-11_DRG_21024-REZONE

A3
 REZONE



RZ 21-945869

1 2/F SITE PLAN
 1/8" TO 1'0"

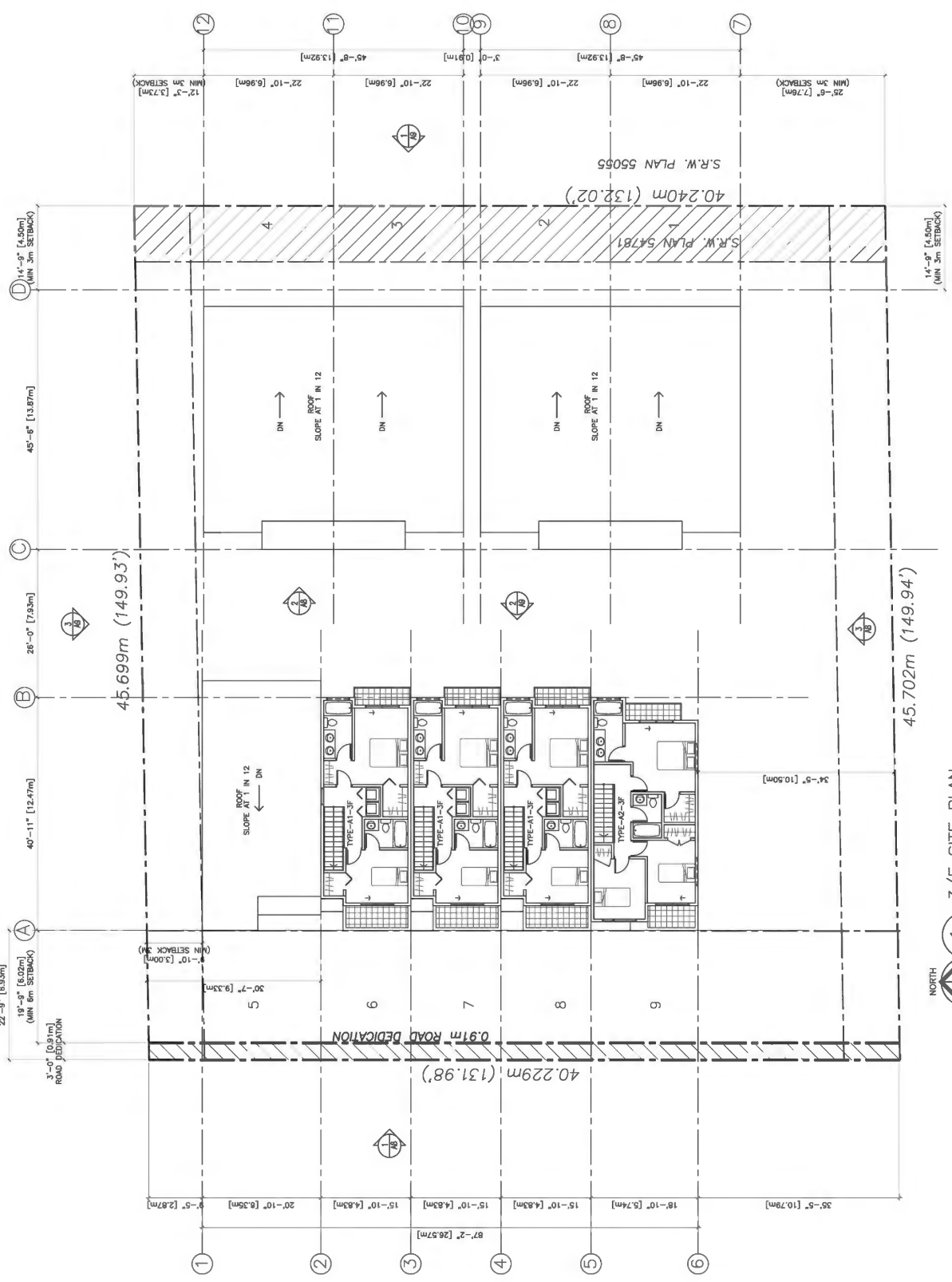
- REVISIONS**
- 2023.03.11 FOR REZONE APPLICATION
 - 2023.03.24 FOR CITY REZONE REVIEW
 - 2023.03.25 SITE PLAN FOR CITY STREET MARK REVIEW
 - 2023.03.24 FOR CITY REZONE REVIEW

- REVISIONS**
- 2023.03.11 FOR REZONE APPLICATION
 - 2023.03.24 FOR CITY REZONE REVIEW
 - 2023.03.25 SITE PLAN FOR CITY STREET MARK REVIEW
 - 2023.03.24 FOR CITY REZONE REVIEW

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 3/F SITE PLAN**

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-11_20231024-REZONE

A4
 REZONE



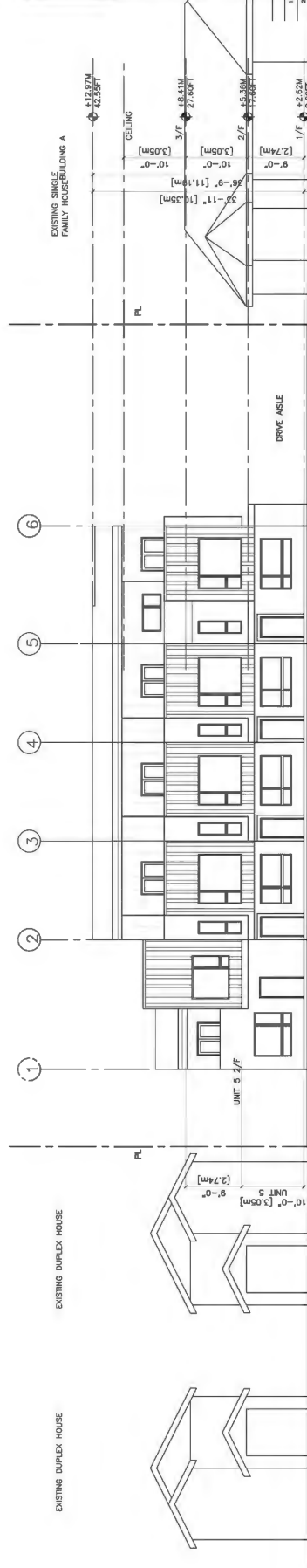
RZ 21-945869

ERIC LAW ARCHITECT

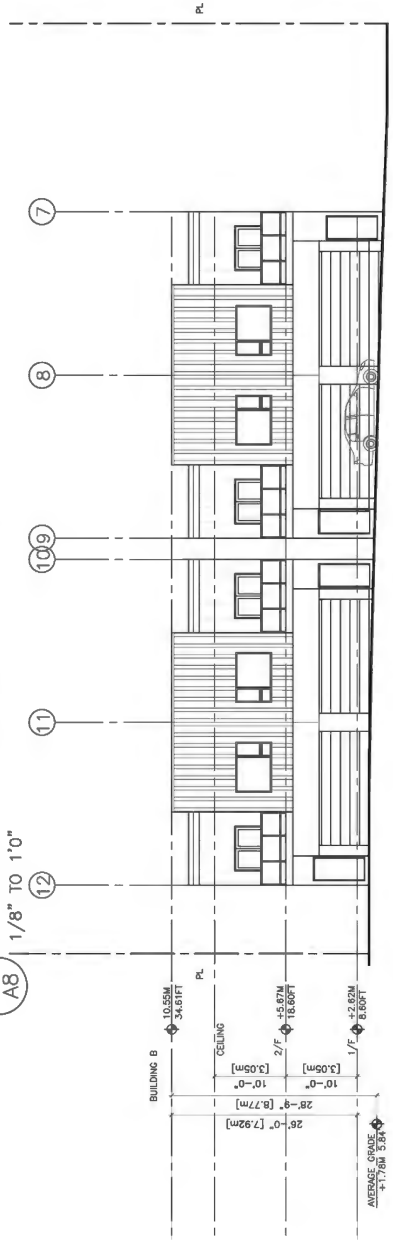
1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2E6
 TEL: (604) 550-3000

CONTRACT NO. PH-25
 PROJECT NO. 2023-01-10
 DATE: 10/24/2023

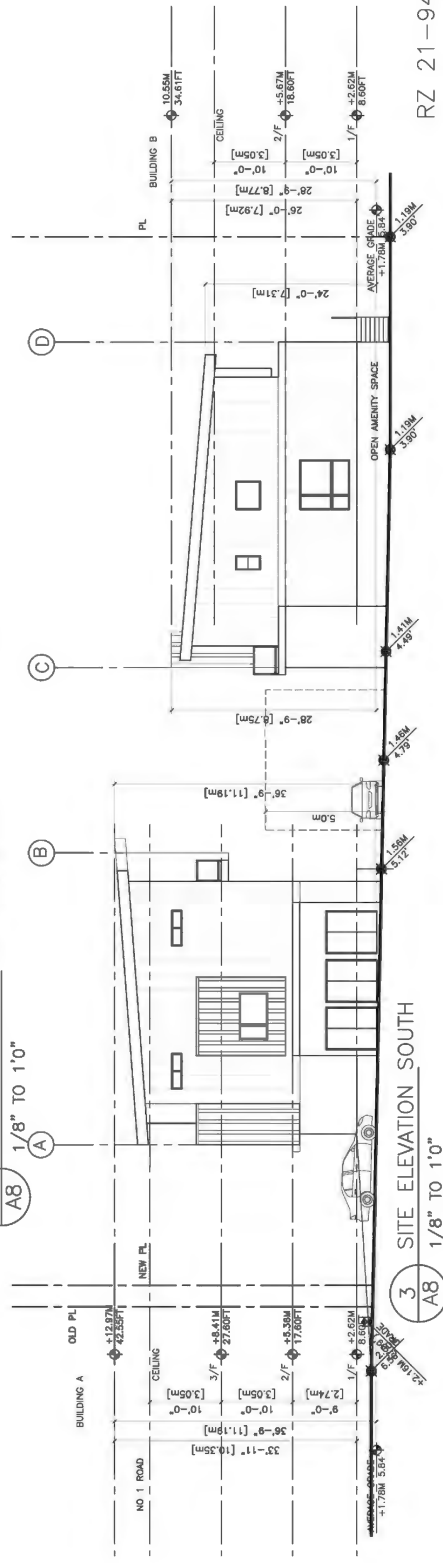
1. 2023.01.10 SITE PLAN FOR CITY REVIEW
 2. 2023.01.10 ELEVATIONS FOR CITY REVIEW
 3. 2023.01.10 ELEVATIONS FOR CITY REVIEW
 4. 2023.01.10 ELEVATIONS FOR CITY REVIEW



1 SITE ELEVATION WEST (FACING NO. 1 ROAD)
 1/8" TO 1/0"



2 SITE INTERNAL ELEVATION WEST
 1/8" TO 1/0"



3 SITE ELEVATION SOUTH
 1/8" TO 1/0"

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 ELEVATIONS**

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-11_ELEVATIONS-REZONING

A8
 REZONE

RZ 21-945869

ERIC LAW ARCHITECT

1000 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6E 2R6
 TEL: (604) 550-3000

CONCEPT DESIGN, PRELIMINARY DESIGN, PERMITTING, ARCHITECTURAL DRAWINGS, INTERIOR DESIGN, LIAISON WITH LOCAL AGENCIES, CONTRACT ADMINISTRATION, CONSTRUCTION ADMINISTRATION, PROJECT MANAGEMENT

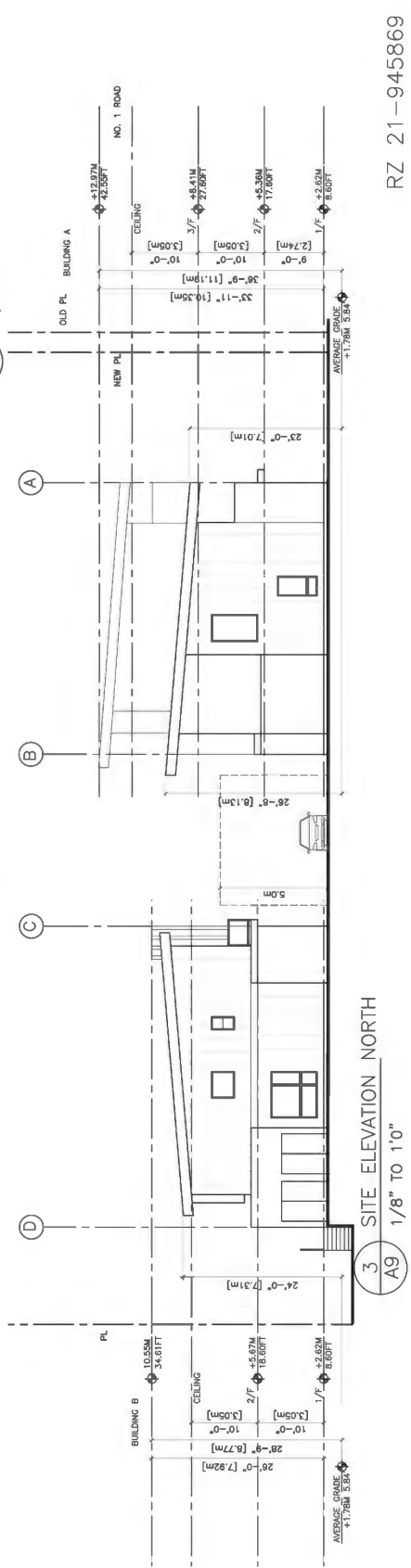
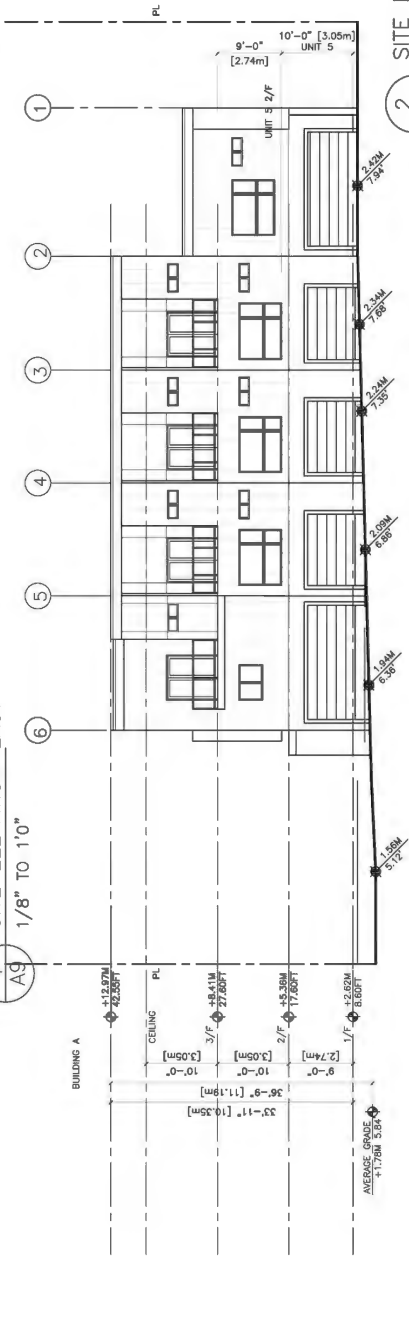
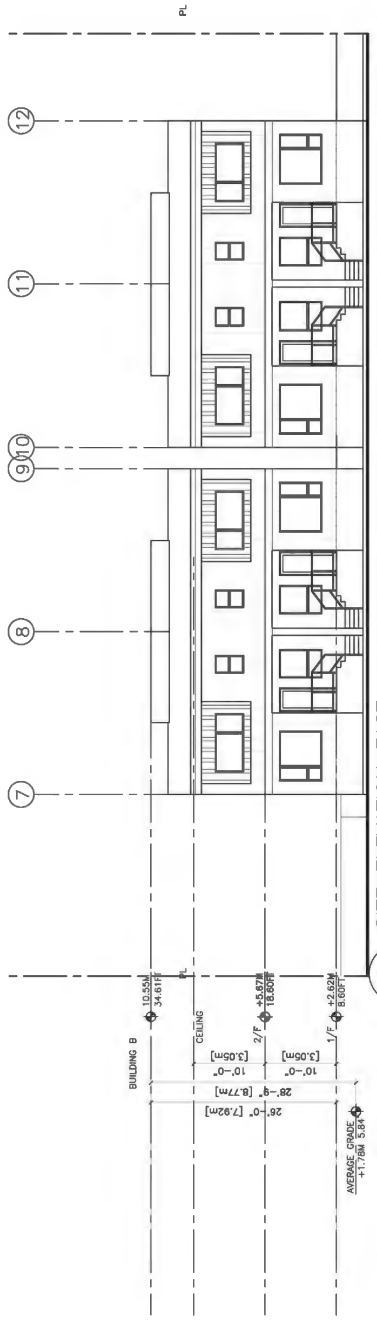
- REVISIONS
- 2023.03.17 FOR RECORD APPLICATION
 - 2023.03.24 FOR CITY RECORD REVIEW
 - 2023.03.25 SITE PLAN FOR CITY STREET MARK REVIEW
 - 2023.03.24 FOR CITY RECORD REVIEW

- REVISIONS
- 2023.03.25 FOR RECORD APPLICATION
 - 2023.03.24 FOR CITY RECORD REVIEW
 - 2023.03.25 SITE PLAN FOR CITY STREET MARK REVIEW
 - 2023.03.24 FOR CITY RECORD REVIEW

**TOWNHOUSE
 AT 8120-8140
 NO.1 ROAD
 RICHMOND BC
 ELEVATIONS**

PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 21-11_8120-8140-ELEVATIONS

A9
 REZONE



RZ 21-945869

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4855 Hill Creek Drive
Richmond, BC V6X 2E7
p: 604-274-0011 f: 604-274-0022

SCALE



NO.	DATE	REVISION DESCRIPTION	DR.
1	11/02/23	NEW SITE PLAN COMMENTS	00
2	11/02/23	NEW SITE PLAN COMMENTS	00
3	11/02/23	NEW SITE PLAN COMMENTS	00
4	11/02/23	NEW SITE PLAN COMMENTS	00
5	11/02/23	NEW SITE PLAN COMMENTS	00
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50	11/02/23	NEW SITE PLAN COMMENTS	00

CLIENT: TERNA WEST PROPERTIES LTD.
WITH ENCLAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT
8120-8140 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: November 16, 2021
SCALE: 3/32"=1'-0"

DRAWN BY: [Blank]
DESIGN ID: [Blank]
CHKD: [Blank]
PMG PROJECT NUMBER: [Blank]

21-191

OF 4

L1

FURNITURE LEGEND

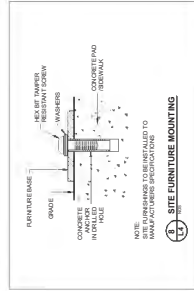
SLIDE - IS-20031.8 BY JAMBETTE BY PARKWORKS

NOTE: Age category - 18 months to 5 years old
Maximum capacity - 8 children

MAGLIN BIKE RACK - MBR600

MAGLIN BENCH - SCB1600

NOTE: ALL BENCHES AND BIKE RACKS TO BE INSTALLED 7" ABOVE FINISH GRADE
SPECIFICATION ON 3" THICK CONCRETE PAD.



HARDSCAPE LEGEND

ECO-PROFLA PERMEABLE PAVERS BY MUTUAL MATERIALS
INSTALLATION PER MUTUAL MATERIALS HARVEST BLEND

LANDSCAPE FABRIC BY MUTUAL MATERIALS
PATTERN: CASCADE BLEND.

FIBRAN PLAYGROUND

FENCE LEGEND

42" HT. ALUMINUM FENCE AND GATES

42" HT. WOOD FENCE AND GATES

6" HT. WOOD FENCE

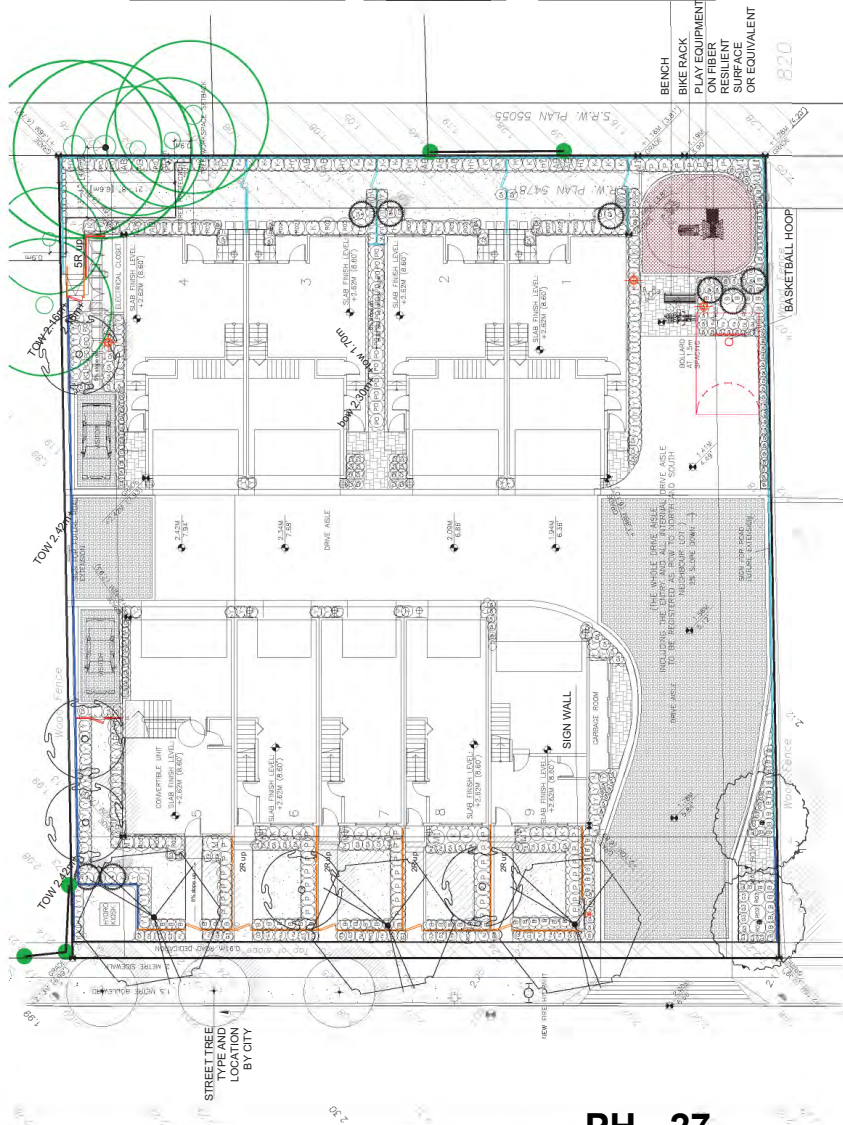
4" HT. WOOD FENCE

RETAINING WALL

LIGHTING LEGEND

SYMBOL STYLE BOLLARD 36" HT. LITHONIA POLYAN LED BOLLARD

UPLIGHT



PLANT SCHEDULE

TABLE	QTY	SYMBOL	COMMON NAME	TYPE AND LOCATION BY CITY	PMG PROJECT NUMBER: 21-191
1	3	STREET TREE	STREET TREE	TYPE AND LOCATION BY CITY	PLANTED SEE FIGURE 14
<p>NOTE: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT THE TIME OF SUBMITTAL. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW AN ANNUAL OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. MATERIALS TO BE SUBSTITUTED MUST BE IDENTICAL TO THE SPECIFIED MATERIAL AND MUST BE IDENTICAL TO THE SPECIFIED MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					

PLANT SCHEDULE

TABLE	QTY	SYMBOL	COMMON NAME	TYPE AND LOCATION BY CITY	PMG PROJECT NUMBER: 21-191
5	1	FAGUS SYLVATICA	DAWKYOR GOLD	80% CAL 1.8M STD. B&B	
6	1	PALEAR ARBorea	BRASS SERBIAN SPINER	4.0M HT. B&B	
7	1	STYRAX JAPONICUS	PINK CHERRY	4.0M HT. B&B	
8	1	ABELIA	EDWARD GOUCHER	AP POT: 30CM	
9	1	BEULIA MANDOPHILA	WINTER GEM	AP POT: 25CM	
10	1	KALMIA LATIFOLIA	ELF	AP POT: 30CM	
11	1	PERSICARIA	VALLEY FIRE	AP POT: 30CM	
12	1	TAXUS X MEDIA	HOCKEY	1.2M HT. B&B	
13	1	FESTUCA DAVA	GLAZIA	#1 POT	
14	1	MISCANTHUS SINENSIS	LITTLE KITEN	#1 POT	
15	1	LAURELIA ARGENTIFOLIA	ENGLISH LAVENDER	#1 POT	
16	1	RUBICOLA FLORIDA	VAR. SILLIVANTII	15CM POT	
17	1	POLYTRICHUM	MOUNTAIN	#1 POT: 25CM	

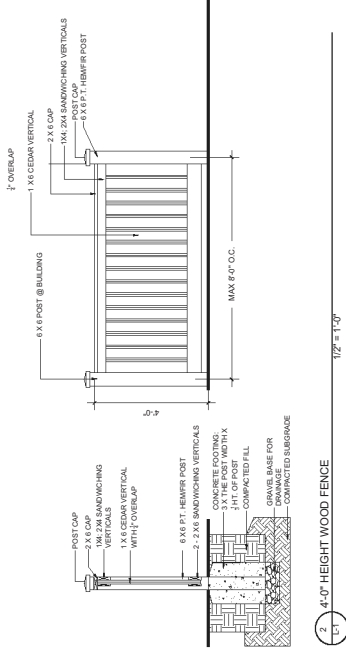
NOTE: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT THE TIME OF SUBMITTAL. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW AN ANNUAL OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. MATERIALS TO BE SUBSTITUTED MUST BE IDENTICAL TO THE SPECIFIED MATERIAL AND MUST BE IDENTICAL TO THE SPECIFIED MATERIAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: PROVIDE DESIGNED BALD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.A.B.G. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SEAL:

NOTES:

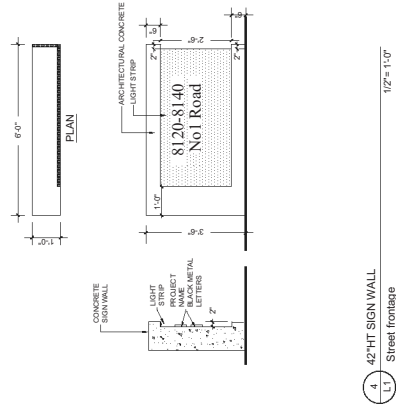
1. POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".



1. 4'-0" HEIGHT WOOD FENCE
1/2" = 1'-0"

NOTES:

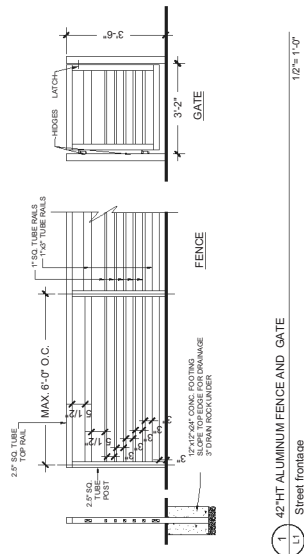
1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.



4. 42" HT SIGN WALL
1/2" = 1'-0"

NOTES:

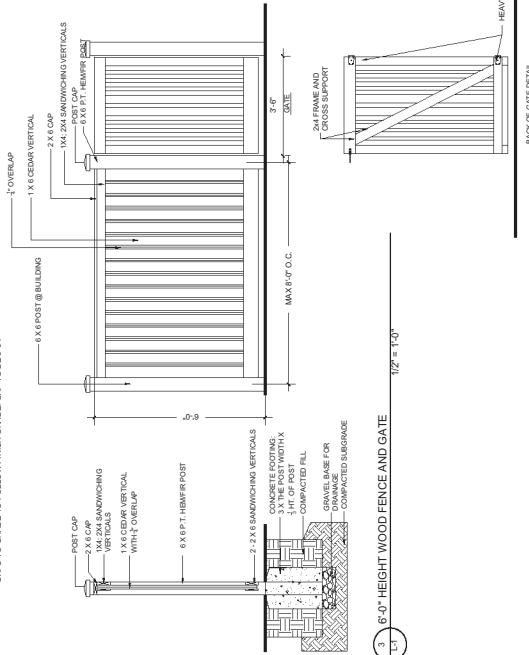
1. METAL GALVANIZED ALUMINUM Pickets
2. SMOOTH WELD ALL JOINTS
3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
4. ALL HARDWARE HOT DIPPED GALVANIZED



1. 42" HT ALUMINUM FENCE AND GATE
1/2" = 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
6. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".



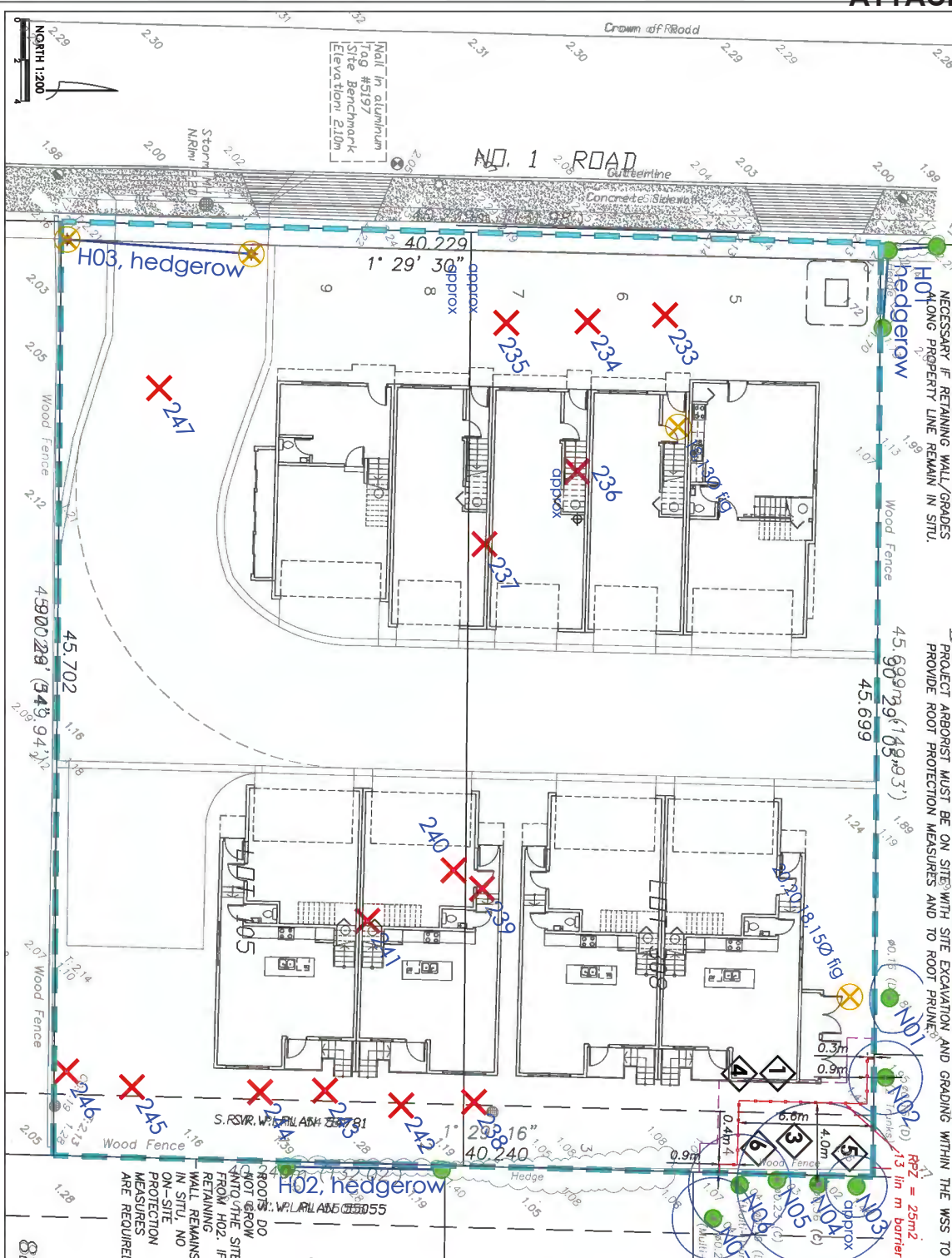
3. 6'-0" HEIGHT WOOD FENCE AND GATE
1/2" = 1'-0"

TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE

PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

NEITHER GROW NOR ROOTS GROW INTO THE SITE FROM HO1 OR NO1, ON-SITE PROTECTION MEASURES ARE NOT NECESSARY IF RETAINING WALL/GRADES ALONG PROPERTY LINE REMAIN IN SITU.

NOTE TREE #S NO2 - NO5 ROOT AND GROW PROTECTION MEASURES EXTEND INTO THE SITE WHERE FILLING, EXCAVATING, AND GRADING WILL BE RESTRICTED FROM WITHIN THE TREE PROTECTION ZONE. ADVANCED COORDINATION WITH THE PROJECT ARBORIST IS NECESSARY FOR CONSTRUCTION ACTIVITIES WITHIN THE WORKING SPACE SETBACK APPROACHING THE TPZ. THE PROJECT ARBORIST MUST BE ON SITE WITH SITE EXCAVATION AND GRADING WITHIN THE WS TO PROVIDE ROOT PROTECTION MEASURES AND TO ROOT PRUNE.



DO NOT ROOT PROTECTION MEASURES INTO THE SITE FROM HO2. IF RETAINING WALL REMAINS IN SITU, NO ON-SITE PROTECTION MEASURES ARE REQUIRED.

LEGEND: TREE PROTECTION:

- Tree Protection Zones (TPZ) are composed of a CPZ, RPZ and WS or detailed below and their location is indicated on the drawing. All should be surveyed in accordance with existing design and existing site protection measures.
- Tree Protection Zones (TPZ) are the area within the CPZ and RPZ that should be surveyed in accordance with existing design and existing site protection measures.
- Root Protection Zones (RPZ) are the area within the CPZ that should be surveyed in accordance with existing design and existing site protection measures.
- Working Space Setback (WSS) is the area within the RPZ that should be surveyed in accordance with existing design and existing site protection measures.
- Tree Protection Zones (TPZ) are the area within the CPZ that should be surveyed in accordance with existing design and existing site protection measures.
- Root Protection Zones (RPZ) are the area within the CPZ that should be surveyed in accordance with existing design and existing site protection measures.
- Working Space Setback (WSS) is the area within the RPZ that should be surveyed in accordance with existing design and existing site protection measures.

LEGEND: TREE RETENTION:

- (Hatched) Areas of existing and proposed retaining walls.
- (Red 'X') Areas of existing and proposed retaining walls.
- (Green dot) Areas of existing and proposed retaining walls.
- (Blue 'X') Areas of existing and proposed retaining walls.
- (Blue 'Z') Areas of existing and proposed retaining walls.
- (Blue 'C') Areas of existing and proposed retaining walls.

LEGEND: OTHER:

- (Blue 'A') Areas of existing and proposed retaining walls.
- (Blue 'B') Areas of existing and proposed retaining walls.
- (Blue 'D') Areas of existing and proposed retaining walls.
- (Blue 'E') Areas of existing and proposed retaining walls.
- (Blue 'F') Areas of existing and proposed retaining walls.
- (Blue 'G') Areas of existing and proposed retaining walls.
- (Blue 'H') Areas of existing and proposed retaining walls.
- (Blue 'I') Areas of existing and proposed retaining walls.
- (Blue 'J') Areas of existing and proposed retaining walls.
- (Blue 'K') Areas of existing and proposed retaining walls.
- (Blue 'L') Areas of existing and proposed retaining walls.
- (Blue 'M') Areas of existing and proposed retaining walls.
- (Blue 'N') Areas of existing and proposed retaining walls.
- (Blue 'O') Areas of existing and proposed retaining walls.
- (Blue 'P') Areas of existing and proposed retaining walls.
- (Blue 'Q') Areas of existing and proposed retaining walls.
- (Blue 'R') Areas of existing and proposed retaining walls.
- (Blue 'S') Areas of existing and proposed retaining walls.
- (Blue 'T') Areas of existing and proposed retaining walls.
- (Blue 'U') Areas of existing and proposed retaining walls.
- (Blue 'V') Areas of existing and proposed retaining walls.
- (Blue 'W') Areas of existing and proposed retaining walls.
- (Blue 'X') Areas of existing and proposed retaining walls.
- (Blue 'Y') Areas of existing and proposed retaining walls.
- (Blue 'Z') Areas of existing and proposed retaining walls.

APPENDIX C: TREE MANAGEMENT DRAWING SHT 2 OF 3



PROJECT:	TOWNHOUSE DEVELOPMENT
ADDRESS:	8120-8140 NO. 1 ROAD RICHMOND BC
CITY REF:	PH - 29
CLIENT:	TERRA WEST PROPERTIES
ACL FILE:	21222
PLOT SIZE:	22' X 34'
REV #:	3
DATE:	OCT 25, 2023



Address: 8120 and 8140 No. 1 Road

File No.: RZ 21-945869

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, the applicant is required to complete the following:

1. Approximately 0.91 m wide road dedication along the entire No. 1 Road frontage. The exact measurement of the required road dedication is to be confirmed through legal surveys as part of the Servicing Agreement (SA) design review process.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # N01-N07 and H01-H02 located 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.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the retention of Tree # N02 located in the City-owned unconstructed lane dedication to the north of the site. The City may release up to 90% of the security following substantial completion of construction and landscaping subject to a landscape inspection to the City's satisfaction, and may release 10% of the security following a one-year maintenance period if the tree has survived. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
5. City acceptance of the applicant's voluntary contribution in the amount of \$6,750.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
6. City acceptance of the applicant's voluntary contribution in the amount of \$2,066.00 per dwelling unit (e.g. \$18,594.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space. Note: the rate will be adjusted for inflation using the Stats Can Vancouver Construction Cost Index – Institutional rate with revised rates to be published in a City Bulletin. In the event that the contribution is not paid to the City within one year of the rezoning bylaw having received third reading by Council (i.e., Public Hearing), the contribution shall be recalculated based on the rate in effect at the time of payment, as per the Bulletin.
7. City acceptance of the applicant's voluntary contribution in the amount of \$14.65 per buildable square foot (e.g. \$170,429.46) to the City's Affordable Housing Reserve Fund (i.e., \$12.00/ft² consistent with the City's Affordable Housing Strategy and \$2.65/ft² consistent with the City's Market Rental Policies).
8. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. Registration of a Statutory Right-of-Way (SRW) agreement, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle and truck turnaround area to provide potential shared access to properties to the north and south of the subject site, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and truck turnaround would be accommodated by way of the resulting T-intersection of the drive-aisles on the lots. The SRW agreement is also to contain language indicating that maintenance and liability within the SRW area are the responsibility of the property owner.

Any works essential for public access within the required SRW area are to be included in the SA and the maintenance & liability responsibility by the property Owner is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

12. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
13. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing around all trees to be retained as per the Arborist's Report and tree management drawing. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed

Prior to Building Permit (BP)* issuance, the applicant must complete the following requirements:

- Enter into a SA* for the design and construction of frontage improvements along No. 1 Road and the required water, storm, and sanitary service works. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. The works are to include (but are not limited to) the following:

Frontage Improvements

- Across the entire No.1 Road frontage, construct new 2.0 m wide concrete sidewalk at the new property line after road dedication and a minimum 1.5 m wide treed/grass boulevard over the remaining width between the sidewalk and the east curb of No. 1 Road. The cross-section of the frontage improvements (east to west) is to include:
 - New east property line of the subject site.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
- The new sidewalk and boulevard are to have a transition section to connect to the existing frontage conditions immediately north and south of the subject site. The suggested sidewalk ramp connections to the north and south show grades of 7.09% and 6.99% respectively. Per TAC standards, the maximum permitted grade for wheelchair accessibility is set at 6%. The sidewalk transitions are to be redesigned as follows:
 - To the north: On the subject site's side of the common property line, construct the sidewalk connection based on a reverse curve design (e.g. 3 m x 3 m).
 - To the south: Put the top of ramp as far back into the subject site's side of the common property line to meet the maximum permitted grade of 6%.
- All existing driveway crossing along the subject site's No. 1 Road frontage are to be closed permanently. The Applicant is responsible for the removal of the existing driveway crossings and replacement with barrier curb/gutter, treed/grass boulevard and concrete sidewalk as per the frontage upgrade standards described above. Site vehicular access is to be provided via a single driveway at the site's No. 1 Road frontage, to be constructed to meet the following City standards (refer to Engineering Design Specifications R-9-DS):

- Driveway is to be a minimum of 7.5 m wide at the property line (plus 0.35 m on either side of the drive-aisle).
- 0.9 m flares at the curb.
- 45° offsets to meet existing grade of sidewalk/boulevard.
- Maximum 2.0 m deep letdown.
- Maximum 8% letdown grade.
- Continuous sidewalk is to be provided at the back of the driveway letdown and at the new property line after road dedication.
- Per Engineering Design Specifications, a minimum separation of 1.0 m (flare to flare at the curb) between two adjacent residential driveways is required.
- All aboveground hydro/telephone kiosks and other third party equipment must not be placed within any frontage. On-site third party SRWs are to be secured for the placement of this equipment.
- At the Applicant's cost, the Applicant is to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site.
 - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro Vista – confirm dimensions with BC Hydro.
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - Review street lighting levels along all road and lane frontages, and upgrade as required.

Water Works

- Using the OCP Model, there is 448.0 L/s of water available at a 20 psi residual at the No 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- At the Applicant's cost, the Applicant is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on BP stage building designs.
 - Provide a SRW for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the BP process (or via the SA process, if one is required).
 - Review hydrant spacing on all frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. The existing fire hydrants are located at the west side of No. 1 Road. This project (located at the east side of No. 1 Road) requires a hydrant at its frontage to service the proposed development. Subject to the approval of the City's fire department, a new fire hydrant is required at the development's frontage and the east side of No. 1 Road.

- At the Applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.
 - Cut and cap the two existing water service connections along No 1 Road.
 - Install a new water service connection complete with water meter and water meter box to service the lot as per standard City specifications.

Storm Sewer Works

- At the Applicant's cost, the City will:
 - Cut and cap all existing storm service connections located at the No 1 Road frontage.
 - Install a new storm service connection complete with inspection chamber to service the lot. Tie-in shall be to the existing manhole. Sizing of the new storm service connection to be finalized during the SA process.

Sanitary Sewer Works

- The Applicant is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the Applicant's cost, the City will:
 - If required, replace the portions of the existing AC sanitary force main at No 1 Road that may be exposed and impacted to facilitate installation of water service connection and fire hydrant connection.
 - Complete all tie-ins for the proposed works to existing City infrastructure.
 - Cut and cap the two existing sanitary service connections located at the southeast corner of 8120 No. 1 Road and southeast corner of 8140 No 1 Rd respectively.
 - Install a new sanitary service connection complete with inspection chamber to service the lot. Location of sanitary service connection to be finalized during the SA process. Note: existing on-site trees near the location of the proposed service connection are proposed to be removed as per the Tree Management Drawing included as Attachment 5 to the Rezoning Staff Report (i.e., Trees # 238-246).

General Items

- At the Applicant's cost, the Applicant is to not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporate accessibility measures in BP plans as determined via the Rezoning and/or Development Permit processes (e.g., Aging-in-Place Features in all units, and Convertible Unit Features in the north unit of the building along No. 1 Road).
- If applicable, pay latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a BP for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

- * 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 concurrence on file)

Signed

Date



Regular Council
Tuesday, November 14, 2023

22. APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE

(File Ref. No. 12-8060-20-010498 RZ 21-945869) (REDMS No. 7401059, 7415915)

R23/19-12

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.

The question on the motion was not called as discussion ensued with respect to tree retention and replacement and increase in density.

The question on the motion was then called and **CARRIED** with Cllrs. Gillanders and Wolfe opposed.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10498 (RZ 21-945869)
8120 and 8140 No. 1 Road**

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

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

P.I.D. 003-629-708

Lot 308 Section 23 Block 4 North Range 7 West New Westminster District Plan 52748

P.I.D. 008-652-007

Lot 105 Section 23 Block 4 North Range 7 West New Westminster District Plan 39706

- This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10498**”.

FIRST READING

NOV 14 2023

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER