



City of Richmond

Report to Committee

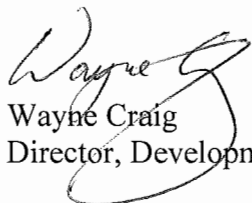
To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 6, 2019
File: RZ 17-794287

Re: Application by 1132865 BC Ltd for Rezoning at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)"

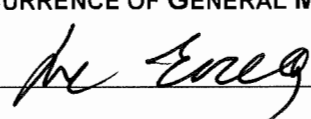
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9983, for the rezoning of 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)" to permit the development of 30 townhouse units, be introduced and given first reading.



Wayne Craig
Director, Development

WC:db
Att. 5

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

Staff Report

Origin

1132865 BC LTD has applied to the City of Richmond for the permission to rezone 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Rd from “Single Family Detached (RS1/E)” and “Two Unit Dwelling (RD1)” to “Medium Density Townhouse (RTM2)” in order to construct 30 townhouse units on the consolidated property with access from No. 1 Road. The development proposal is for 18 three storey units in four separate buildings fronting onto No. 1 Road and another 12 two storey units in six buildings behind. The development will include three convertible units and three lock-off suites. A front-yard setback variance to No. 1 Road is requested to accommodate the proposed development and discussed later in this report.

Findings of Fact

The development site will require the consolidation of seven properties comprising of six existing single family dwellings and one two family dwelling. The subject properties are located in the Seafair Planning Area between Granville Avenue and Blundell Road (see the location map in Attachment 1).

All of the subject properties are generally below the level of the fronting sidewalk with the front yards or driveways typically having a gentle downward slope from the public sidewalk. The lots are regular shaped and range in depth between 41.0 m (134.5 ft.) and 43.74 m (143.5 ft.) deep.

Conceptual Development Plans are provided in Attachment 2. A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Subject Site Existing Housing Profile

The applicant has submitted a housing profile for each of the eight addressed properties. The submission indicates that all eight units are currently rented out. Seven of the addressed properties do not contain secondary suites. One half of the duplex unit (i.e. 7580 No. 1 Road) contains a rented unit on the main floor and a single two bedroom secondary suite in the upper floor of the structure.

Surrounding Development

Surrounding Development is as follows:

- To the North and South: Large lot single family residential zoned “Single Detached (RS1/E)”.
- To the East: Behind four of the subject lots are three large lots zoned “Two-Unit Dwellings (RD1)” containing three duplex dwellings fronting Burton Avenue. To the east of the three remaining subject lots are three large single family residential lots zoned “Single Detached (RS1/E)” fronting Amundsen Place.

- To the West: Across No. 1 Road are three lots (7471, 7491 and 7531 No. 1 Road) zoned “Low Density Townhouses (RTL1)”. The lots vary in size from 0.18 ha (0.43 ac) to 2.28 ha (5.64 ac) in area. The dwellings are typically two storeys in height.

Related Policies & Studies

Official Community Plan

Under the Official Community Plan (OCP) (Bylaw 9000) the subject lots are designated as “Neighbourhood Residential” which, by definition, includes multiple family housing (specifically townhouses). The proposed development for 30 townhouse dwellings conforms to the OCP “Neighbourhood Residential” designation.

Arterial Road Policy

The site is designated “Arterial Road Townhouse” in the City’s Arterial Road Housing Development Map. The proposed development complies with the Arterial Road Policy.

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.

Analysis

Built Form and Architectural Character

The proposed townhouses are proposed to be arranged in two, north-south rows with a central vehicle access between the rows. Eighteen units will front No. 1 Road arranged in four three-storey buildings with four to five units per building with pedestrian connections to the street frontage. The second row of townhouses are proposed to be arranged in six buildings with two dwellings each. All of these units will be two storeys in height and provide pedestrian access to the internal drive aisle.

The Conceptual Development Plans (Attachment 2) show the townhouses as flat roofed allowing them to be shorter in height than townhouses with peaked roofs. The three storey units fronting No. 1 Road are proposed to be 9.91 m (32.5 ft.) tall which will appear closer to a typical two storey (9 m (29.5 ft.)) structure and therefore generally in keeping with the heights of the houses in the area. No rooftop decks are included in the development proposal.

Three convertible units (units 10, 12, 14) and three 26.5 m² (285 ft²) studio lock-off suites (secondary suite in units 1, 22 and 30) are proposed in the project. The Rezoning Considerations (Attachment 5) include requirements for agreements to be registered on Title to ensure that no final Building Permit inspection is granted until the secondary suites are constructed on site and that the secondary suites cannot be stratified or otherwise held under separate Title.

The Conceptual Development Plans show both vertical differentiation between floors and structural articulation across the building elevations. Additionally, several units / buildings are

slightly stepped in / out to provide visual relief to the building placement. Exterior materials and colors will be refined through a separate Development Permit (DP 18-829236) application and associated design review.

Existing Legal Encumbrances

Two Covenants (BE293306 and BE293307) on the titles of 7560 and 7580 No. 1 Road restricting the use of these properties to one-family dwellings will be removed prior to Bylaw adoption. This is reflected in the Rezoning Considerations (Attachment 5).

Right of Ways for sanitary sewer run along the eastern (rear) property boundaries of all the properties. Based on Engineering staff's review, no changes are indicated to the existing sanitary Right of Ways as a result of the proposed development. No building construction is proposed within the Right of Way.

The Rezoning Considerations (Attachment 5) include a requirement that Plan Strata Plan NW381 associated with 7560 and 7580 No. 1 Road must be dissolved prior to Rezoning adoption.

Transportation and Site Access

Vehicle access to the property will be provided via a central single access off No. 1 Road. A raised island at the vehicle entrance will enforce right-in and right-out passenger vehicle movements to/from No. 1 Road. The island will be designed to permit larger vehicles (e.g. SU-9) to partially drive onto the island to effect the turn.

Garbage and recycling facilities will be centralized adjacent to the vehicle entrance drive aisle allowing for efficient servicing.

Permeable pavers are proposed along the vehicle access and in front of the central amenity area providing a visual cue to drivers as to the locations of the outdoor amenity/play area and the vehicle entrance/exit for the site.

The development will be in full compliance with the Zoning Bylaw (No. 8500) through the provision of 60 parking spaces for residents and six parking spaces for visitors. No tandem parking spaces are proposed and the number of small parking spaces has been limited to 18 (27.3%) which will not exceed the 50% maximum permitted under the Zoning Bylaw. One accessible parking space will be required and is provided for in the proposed development.

The site's access and internal 6 m wide drive aisle are to be constructed to provide future access to adjacent properties to the north and south should those properties redevelop. To accomplish this, the Rezoning Considerations (Attachment 5) include a requirement for a Statutory Right-of-Way (SRW) with Public Right-of-Passage (PROP) to be registered on Title.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report (dated Dec. 4, 2017/ updated April 25, 2019); 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 32 bylaw-sized trees on the subject property, eight trees on neighbouring properties plus two trees on a shared property line with the neighbour.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- A total of 31 trees (refer to Attachment 3) located on the development site are proposed for removal from the subject site due to tree health and structure. The majority of these trees are located in three groupings:
 - i. Most of the trees (Tag #705-711) in the group running along the property boundary between 7464 and 7480 No. 1 Road have been topped. Their condition ranges from fair to declining or poor which does not make any suitable for retention.
 - ii. A second group of trees (Tag #727-736) are located around the property boundary between 7580 and 7600 No. 1 Road. Only one tree, a Japanese Maple (Tag #734), has been assessed to be in good condition. The rest of the trees have various concerns with lean, having been topped, sheared or having decay which does not make them suitable for retention.
 - iii. The third group of trees (Tag #718-725) are located near the south-east property boundary. Five of these trees have been topped and structural condition has been rated as poor by the project Arborist. Only one tree (Tag #718) has been noted as having no defects however it's health does not make it a good candidate for long-term retention.

Overall, the majority of these trees are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions or will be in conflict with the proposed development. As a result, these trees are not good candidates for retention and should be replaced. Through discussion with staff, the applicant has agreed to attempt a relocation of the Japanese Maple (Tag # 734). A survival security of \$1,000 is included in the Rezoning Considerations (Attachment 5).

- Two trees (#716, 726) located on a shared property line with the neighbouring properties (4051/4033 Burton Ave. and 7660 No. 1 Road) should be retained and protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Eight trees (8) located on adjacent neighbouring properties (4051/4053, 4031/4033, 4040/4044 Burton Ave. and 4051 Amundsen Pl.) are identified to be retained and protected. Tree protection is to be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The locations of trees to be retained and removed are shown on Attachment 3.

Tree Replacement

The applicant wishes to remove 31 on-site trees (refer to Attachment 3). The 2:1 replacement ratio would require a total of 62 replacement trees. The applicant has agreed to plant a total of 62 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
24	6 cm	3.5 m
16	8 cm	4 m
8	9 cm	5 m
6	10 cm	5.5 m
8	11 cm	6 m

Tree Protection

Ten trees (# 716, 726, 750, 751, 752, 753, 754, 755, 756 and 757) on, or neighbouring properties or shared property lines are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 3). 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.
- 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.

The Rezoning Considerations (Attachment 5) include a requirement for submission of a survival security for the two shared trees (#716 and # 726) in the amount of \$10,000 to be held for one year. The security will be released upon submission of a satisfactory report by a Certified Arborist.

Variance Requested

A variance will be requested through the Development Permit Application (DP 18-829236) to reduce the front yard setback from 6.0 m (19.7 ft.) to 4.5 m (14.8 ft.). The closest building face will be 7.71 m (25.29 ft.) away from the back of the curb along No. 1 Road. The variance request is consistent with the OCP Development Permit Guidelines for Townhouses on arterial roads which support front yard setbacks to 4.5m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The proposed development complies with the criteria and the associated conditions (e.g. varied building setbacks, no impact to tree preservation, provision of a minimum of 30 m² (323 ft²) of private

outdoor space etc.). The result will provide a wider space between the rear units of the subject development and the single family and duplex units that back onto the subject site.

On-Site Fire Hydrant

Due to the distances between the proposed new City fire hydrant in the boulevard and the furthest units (units 10 and 21) a private fire hydrant will be located near the front of the central amenity area. The location of the on-site hydrant is shown on the submitted plan set and will be reconfirmed through the Development Permit review.

Affordable Housing Strategy

Under the proposed “Medium Density Townhouse (RTM2)” zoning a contribution to the City’s Affordable Housing Reserve is required for the 0.65 Floor Area Ratio (FAR) being requested. Affordable Housing staff have advised that, per the 2017 Affordable Housing Strategy, a cash in lieu contribution of \$344,097.00 ($\$8.50 \text{ per ft}^2 \times 40,482 \text{ ft}^2$) is required. The Rezoning Considerations (Attachment 5) include the requirement for the cash in lieu contribution prior the adoption of the Bylaw.

Townhouse Energy Efficiency and Renewable Energy

As this application was received prior to July 16, 2018, the applicant may meet the pre-step code energy compliance path (i.e. EnerGuide 82 and building to the BC Solar Hot Water Ready regulation). Under this approach the applicant will be required to submit an acceptable Building Energy Report prior to the Development Permit application (DP 18-829236) being forwarded to the Development Permit Panel. Staff note that this approach is acceptable as the application was submitted on December 22, 2017 and therefore qualifies as an “in-stream” application. However, to retain the “grandfathered” condition the applicant will be required to achieve Building Permit issuance before December 31, 2019.

The Rezoning Considerations (Attachment 5) include a requirement for registration of an agreement on Title, commitments to install all energy-efficiency upgrade measures and/or servicing agreements identified in the approved Building Energy Report prior to Bylaw adoption.

Amenity Space

The proposed development includes an outdoor amenity space of approximately 188 m^2 ($2,023.6 \text{ ft}^2$) in area which more than meets the Official Community Plan requirement of 180 m^2 for a project of this size. The amenity space will be centrally located and contain a children’s play area, a bench, mail kiosk, bike rack and open lawn space. The children’s play area will have a resilient surface and include natural play elements. Details of the play elements will be reviewed through the separate Development Permit application (DP 18-829236) and design review.

In lieu of the provision of indoor amenity space the applicant has agreed to provide a voluntary cash contribution of \$65,600 as permitted in the City’s OCP. The Rezoning Considerations (Attachment 5) include a cash contribution provision for this amount to be paid prior to Bylaw adoption.

Site Servicing and Frontage Improvements

The Rezoning Considerations (Attachment 5) include a requirement for the applicant to enter into a Servicing Agreement (SA) prior to the Bylaw adoption. The SA will address site servicing works and frontage improvements required for this development. A detailed listing of these works is included in the Rezoning Considerations. Highlights of the works include the following:

- Removal and replacement of water, storm and sanitary sewer connections to the site;
- Installation of various inspection chambers;
- Conduct a review of street lighting levels and install LED fixtures if required;
- Relocation of existing BC Hydro poles into the boulevard;
- Installation of a new 1.5 m wide concrete sidewalk, a 1.7 m wide boulevard with street trees and a 0.15 m wide curb along the site's frontage;
- Closure of all the existing driveways along No. 1 Road;
- Placement of new City fire hydrant within the boulevard near the entrance driveway;
- Upgrades to a nearby bus stop including a concrete bus pad with pre-ducting for a future bus shelter; and
- Installation of a raised island at the vehicle entrance to restrict access to right-in, right-out only.

The Rezoning Considerations (Attachment 5) also includes requirements for contributions toward the upgrading of the existing pedestrian traffic signal infrastructure at No. 1 Road and Morseby Drive and the upgrading of the traffic signal at No. 1 Road and Blundell Road.

The contribution for the pedestrian traffic signal, in the amount of \$8,500, will result in the following upgrades: Audible Pedestrian Signals (APS), pedestrian crossing countdown timers, and street light luminaire to new LED street light standard.

The contribution, in the amount of \$156,840, for the traffic signal at No. 1 Road and Blundell Road will result in the following upgrades: Uninterrupted Power Supply (UPS), Audible Pedestrian Signals (APS), signal upgrades (signal heads, hardware, bases, poles, arms, LED luminaires), cameras and LED street name signs.

Public Art

Based on the buildable square footage possible at the subject site a voluntary contribution of \$34,440.64 to the City's public art fund is anticipated for this development (i.e. \$0.85 per buildable square foot x 62,336 ft² x 0.65 FAR). The applicant has indicated that they will opt for a cash contribution to the City's public art fund reserve. The Rezoning Considerations (Attachment 5) include this contribution to be submitted prior to Rezoning adoption.

Development Permit Review

The proposed development will be required to undergo a separate Development Permit (DP 18-829236) application review wherein further design development could occur. Some of the elements that staff will verify through the DP review include:

- Landscaping species selections, sizes and placement;
- Confirming building setbacks and proposed encroachments;
- Placement of the project/address signage;
- Site grading along the east property boundary and options for reducing the height of the proposed retaining wall will be reviewed;
- Confirm placement of an on-site fire hydrant near the front of the amenity area;
- Detailed review of façade materials and colors, and;
- Detailed review of children's play space and equipment.

Financial Impact or Economic Impact

Engineering staff have indicated that the rezoning application will result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

1132865 BC LTD has applied to the City of Richmond for the permission to rezone 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No 1 Rd from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)" in order to construct 30 townhouse units on the consolidated property. The accompanying conceptual development plans, in conjunction with the Rezoning Considerations, have appropriately addressed all the technical concerns identified by staff.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 be introduced and given first reading.



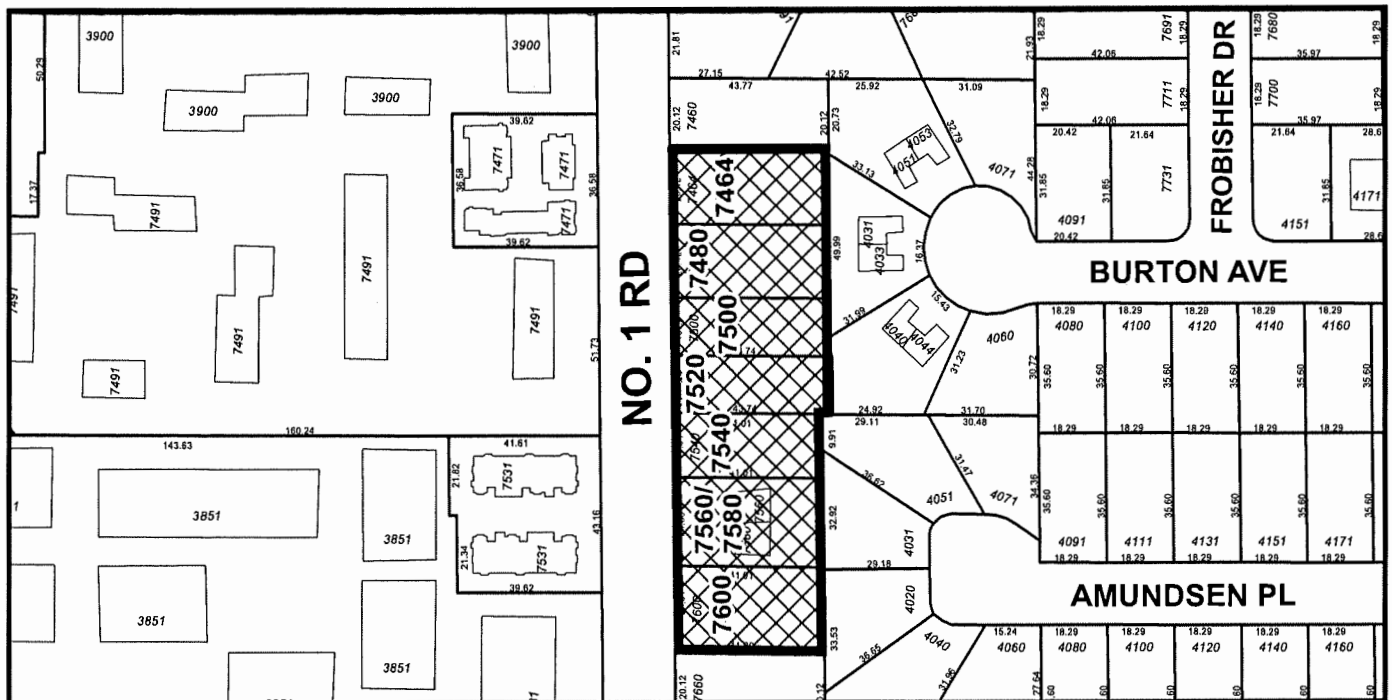
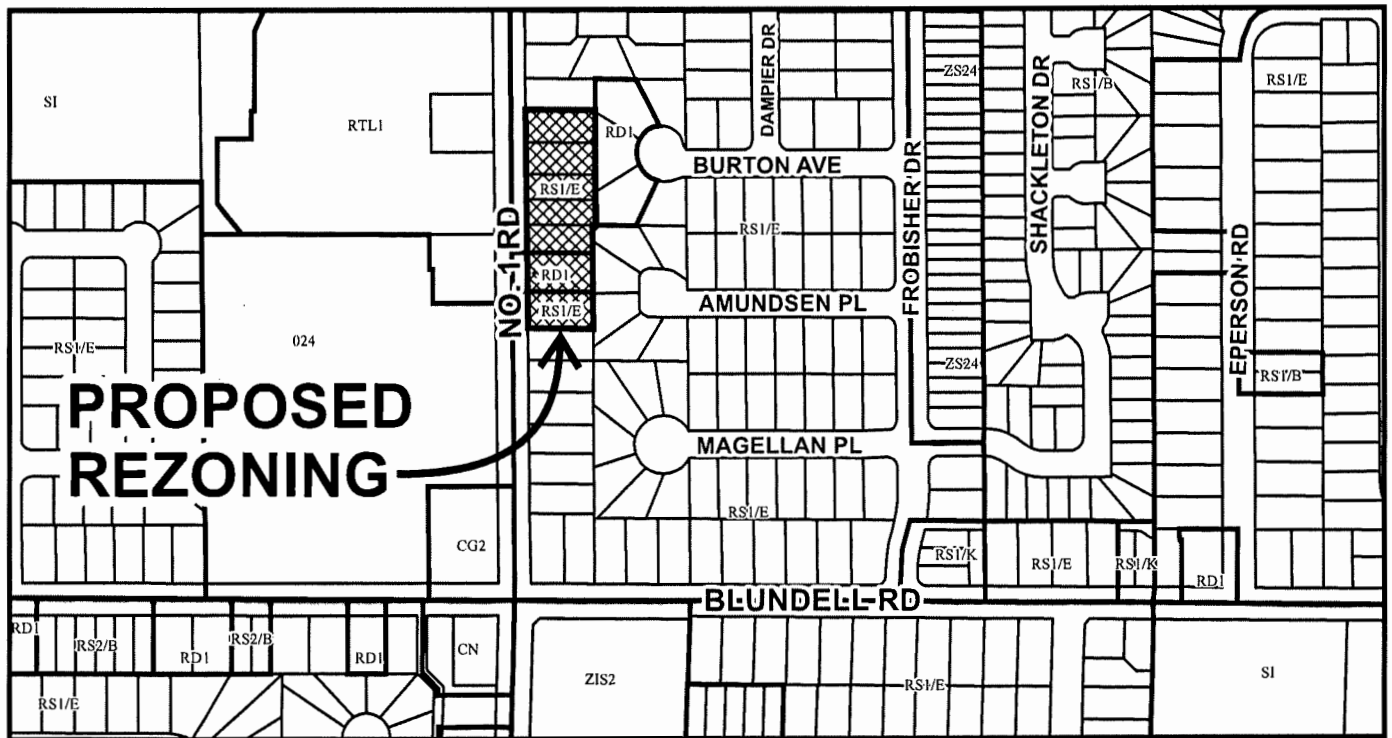
David Brownlee
Planner 2

DCB:rg

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



City of
Richmond



RZ 17-794287

Original Date: 01/09/18

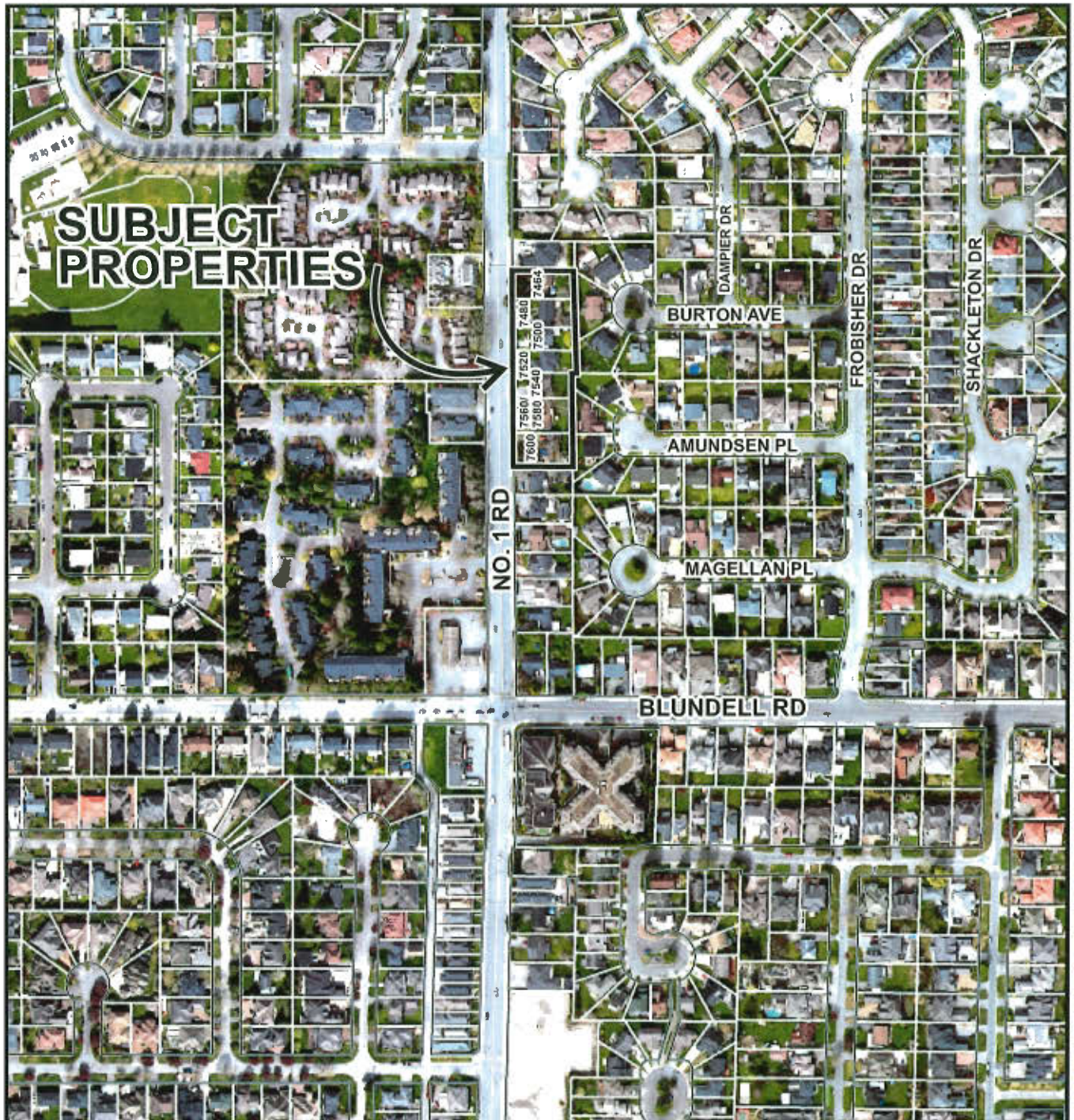
Revision Date: 04/01/19

Note: Dimensions are in METRES

CNCL - 278



City of Richmond



RZ 17-794287

Original Date: 01/09/18

Revision Date: 04/01/19

Note: Dimensions are in METRES

7464, 7480, 7550, 7520, 7540, 7560, 7590, 7600
NUMBER 1 ROAD, RICHMOND BC

[illegible]

[illegible]

PARCEL ADDRESS	LEGAL DESCRIPTION	PARCEL ID	ZONING
(1) #7044	1/2 S. PLAIN 10114	(1) P102-0000000777	(1) R10100
(2) #7045	1/2 S. PLAIN 10114	(2) P102-0000000777	(1) R10100
(3) #7046	1/2 S. PLAIN 10114	(3) P102-0000000777	(1) R10100
(4) #7047	1/2 S. PLAIN 10114	(4) P102-0000000777	(1) R10100
(5) #7048	1/2 S. PLAIN 10114	(5) P102-0000000777	(1) R10100
(6) #7049	1/2 S. PLAIN 10114	(6) P102-0000000777	(1) R10100
(7) #7050	1/2 S. PLAIN 10114	(7) P102-0000000777	(1) R10100
(8) #7051	1/2 S. PLAIN 10114	(8) P102-0000000777	(1) R10100
(9) #7052	1/2 S. PLAIN 10114	(9) P102-0000000777	(1) R10100
(10) #7053	1/2 S. PLAIN 10114	(10) P102-0000000777	(1) R10100
(11) #7054	1/2 S. PLAIN 10114	(11) P102-0000000777	(1) R10100
(12) #7055	1/2 S. PLAIN 10114	(12) P102-0000000777	(1) R10100
(13) #7056	1/2 S. PLAIN 10114	(13) P102-0000000777	(1) R10100
(14) #7057	1/2 S. PLAIN 10114	(14) P102-0000000777	(1) R10100
(15) #7058	1/2 S. PLAIN 10114	(15) P102-0000000777	(1) R10100
(16) #7059	1/2 S. PLAIN 10114	(16) P102-0000000777	(1) R10100
(17) #7060	1/2 S. PLAIN 10114	(17) P102-0000000777	(1) R10100
(18) #7061	1/2 S. PLAIN 10114	(18) P102-0000000777	(1) R10100
(19) #7062	1/2 S. PLAIN 10114	(19) P102-0000000777	(1) R10100
(20) #7063	1/2 S. PLAIN 10114	(20) P102-0000000777	(1) R10100
(21) #7064	1/2 S. PLAIN 10114	(21) P102-0000000777	(1) R10100
(22) #7065	1/2 S. PLAIN 10114	(22) P102-0000000777	(1) R10100
(23) #7066	1/2 S. PLAIN 10114	(23) P102-0000000777	(1) R10100
(24) #7067	1/2 S. PLAIN 10114	(24) P102-0000000777	(1) R10100
(25) #7068	1/2 S. PLAIN 10114	(25) P102-0000000777	(1) R10100
(26) #7069	1/2 S. PLAIN 10114	(26) P102-0000000777	(1) R10100
(27) #7070	1/2 S. PLAIN 10114	(27) P102-0000000777	(1) R10100
(28) #7071	1/2 S. PLAIN 10114	(28) P102-0000000777	(1) R10100
(29) #7072	1/2 S. PLAIN 10114	(29) P102-0000000777	(1) R10100
(30) #7073	1/2 S. PLAIN 10114	(30) P102-0000000777	(1) R10100
(31) #7074	1/2 S. PLAIN 10114	(31) P102-0000000777	(1) R10100
(32) #7075	1/2 S. PLAIN 10114	(32) P102-0000000777	(1) R10100
(33) #7076	1/2 S. PLAIN 10114	(33) P102-0000000777	(1) R10100
(34) #7077	1/2 S. PLAIN 10114	(34) P102-0000000777	(1) R10100
(35) #7078	1/2 S. PLAIN 10114	(35) P102-0000000777	(1) R10100
(36) #7079	1/2 S. PLAIN 10114	(36) P102-0000000777	(1) R10100
(37) #7080	1/2 S. PLAIN 10114	(37) P102-0000000777	(1) R10100
(38) #7081	1/2 S. PLAIN 10114	(38) P102-0000000777	(1) R10100
(39) #7082	1/2 S. PLAIN 10114	(39) P102-0000000777	(1) R10100
(40) #7083	1/2 S. PLAIN 10114	(40) P102-0000000777	(1) R10100
(41) #7084	1/2 S. PLAIN 10114	(41) P102-0000000777	(1) R10100
(42) #7085	1/2 S. PLAIN 10114	(42) P102-0000000777	(1) R10100
(43) #7086	1/2 S. PLAIN 10114	(43) P102-0000000777	(1) R10100
(44) #7087	1/2 S. PLAIN 10114	(44) P102-0000000777	(1) R10100
(45) #7088	1/2 S. PLAIN 10114	(45) P102-0000000777	(1) R10100
(46) #7089	1/2 S. PLAIN 10114	(46) P102-0000000777	(1) R10100
(47) #7090	1/2 S. PLAIN 10114	(47) P102-0000000777	(1) R10100
(48) #7091	1/2 S. PLAIN 10114	(48) P102-0000000777	(1) R10100
(49) #7092	1/2 S. PLAIN 10114	(49) P102-0000000777	(1) R10100
(50) #7093	1/2 S. PLAIN 10114	(50) P102-0000000777	(1) R10100
(51) #7094	1/2 S. PLAIN 10114	(51) P102-0000000777	(1) R10100
(52) #7095	1/2 S. PLAIN 10114	(52) P102-0000000777	(1) R10100

REVISIONS	
APR 26, 2019	RZ RESUBMISSION
MAR 06, 2019	RZ RESUBMISSION

FAR AREA BY BUILDING		FAR AREA	
JOB NO.	NO. OF UNITS	BLDG. DENSITY	BLDG. EXEMPT
1	4 & 4.5	307.07	307.07
2	40	2,160.00	2,160.00
3	10.00	4,200.00	4,200.00
4	18.00	7,560.00	7,560.00
5	18.00	7,560.00	7,560.00
6	10.00	4,200.00	4,200.00
7	10.00	4,200.00	4,200.00
8	10.00	4,200.00	4,200.00
9	24 & 24.00	7,200.00	7,200.00
10	4 & 4.00	3,600.00	3,600.00
11	20.00	8,400.00	8,400.00

SITE	AVERAGE GRADING CALCULATION									
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	TOTAL AVE.
225	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
226	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
227	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
228	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
229	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
230	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
231	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
232	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
233	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
234	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
235	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
236	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
237	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
238	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
239	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
240	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
241	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
242	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
243	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
244	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
245	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
246	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
247	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
248	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
249	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
250	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
251	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
252	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
253	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
254	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
255	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
256	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
257	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
258	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
259	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
260	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
261	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
262	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
263	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
264	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
265	2.4									

SITE	AVERAGE GRADING CALCULATION									
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	TOTAL AVE.
225	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
226	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
227	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
228	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
229	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
230	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
231	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
232	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
233	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
234	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
235	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
236	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
237	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
238	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
239	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
240	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
241	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
242	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
243	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
244	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
245	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
246	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
247	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
248	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
249	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
250	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
251	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
252	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
253	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
254	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
255	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
256	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
257	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
258	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
259	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
260	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
261	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
262	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
263	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
264	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
265	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
266	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
267	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
268	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
269	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
270	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
271	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
272	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
273	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
274	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
275	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
276	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
277	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
278	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
279	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
280	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
281	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
282	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
283	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
284	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
285	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
286	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
287	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
288	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
289	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
290	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
291	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
292	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
293	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
294	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
295	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
296	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
297	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
298	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
299	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
300	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
301	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
302	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
303	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
304	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
305	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
306	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
307	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
308	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
309	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
310	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
311	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
312	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
313	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
314	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
315	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
316	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
317	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
318	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
319	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
320	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
321	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
322	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
323	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
324	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
325	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
326	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
327	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
328	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
329	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
330	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
331	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
332	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
333	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
334	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
335	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
336	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
337	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
338	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
339	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
340	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
341	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
342	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
343	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
344	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
345	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
346	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
347	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
348	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
349	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
350	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
351	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
352	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
353	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
354	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
355	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
356	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
357	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
358	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
359	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
360	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
361	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
362	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
363	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
364	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
365	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
366	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
367	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
368	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
369	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		
370	2.4	2.4	2.3	2.3	2.3	2.2	2.4	2.4		

NOTE: RIGHT IN RIGHT OUT SITE ACCESS SUBJECT TO FINAL CITY ENGINEERING & SERVICING AGREEMENT.

SITE ACCESS

RESIDENTIAL PARKING SPACES PER ZONING BYLAW

NOTE: LEVEL 2 EV ENERGIZED OUTLET 1 TO BE PROVIDED IN EACH

PROPOSED SITE/PARKING PLAN

Scale: 1/16"=1'-0"

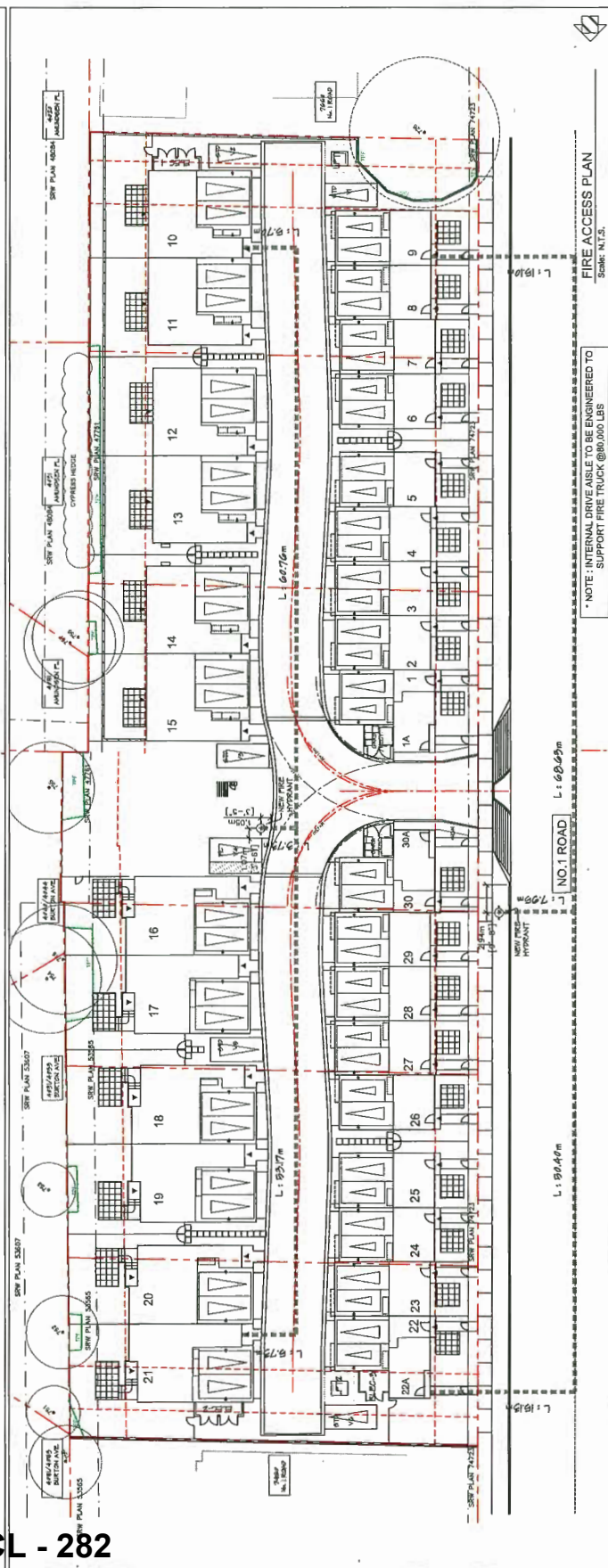
BY

PROPOSED SITE/PARKING PLAN
Scale: 1/16"=1'-0"

of the project and of the study itself. The results are discussed in terms of their implications for the design of future studies.

The paper is organized as follows. Section 2 describes the research context and the objectives of the study. Section 3 presents the methodology used in the study. Section 4 reports the results of the study. Section 5 discusses the implications of the findings for the design of future studies. Section 6 concludes the paper.

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interparchitect.com

A1.2



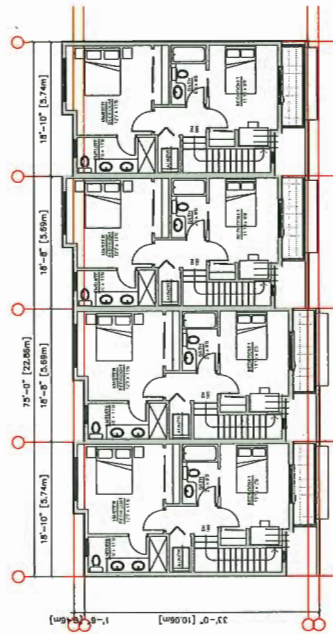
REVISIONS	
APR 29, 2018	RZ REVISIONS
MAY 04, 2018	RZ REVISIONS
JUN 15, 2018	RZ REVISIONS
DEC 07, 2018	RZ REVISIONS
JULY 18, 2018	DP APPLICATION
DEC 26, 2017	RZ APPLICATION
	COMMENTS

INTERFACE:

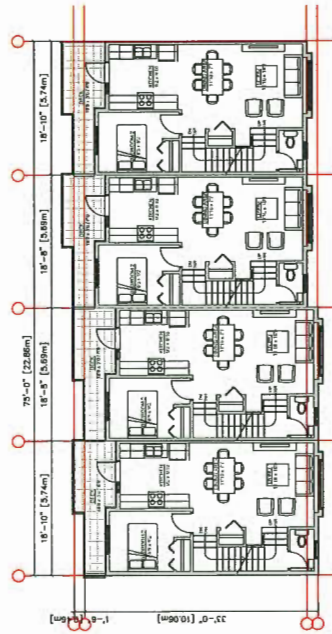
Scale 230
11500 Capital Road
Canada V6X 3Z5
T 604 821 1162
F 604 821 1165
www.interface-architecture.com

PROJECT	Proposed 30-unit Townhouse Development 2100 ASSEMBLY N.W. 100' / 100' / 100' / 100' 7540 / 7540 / 7540 / 7540
PROJECT NO.	17777777
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, NRS, KY
CHECKED BY	KYC
SHEET TITLE	BUILDING 2 PLANS & ELEVATIONS

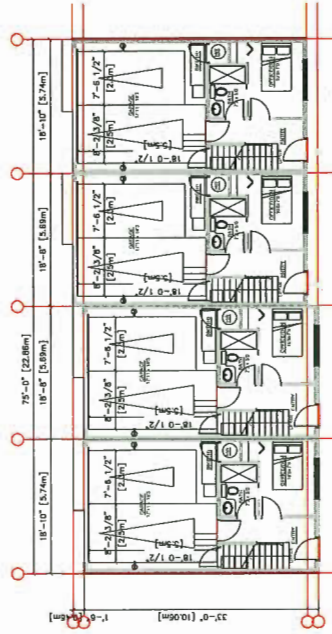
A2.2



FLOOR PLAN - LEVEL 3, BUILDING 2
SCALE: 1/8" = 1'-0"

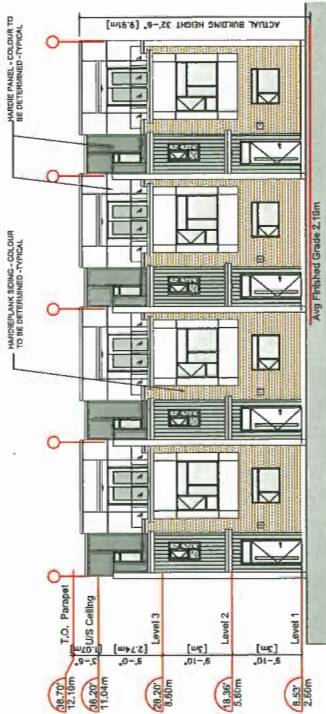


FLOOR PLAN - LEVEL 2, BUILDING 2
SCALE: 1/8" = 1'-0"

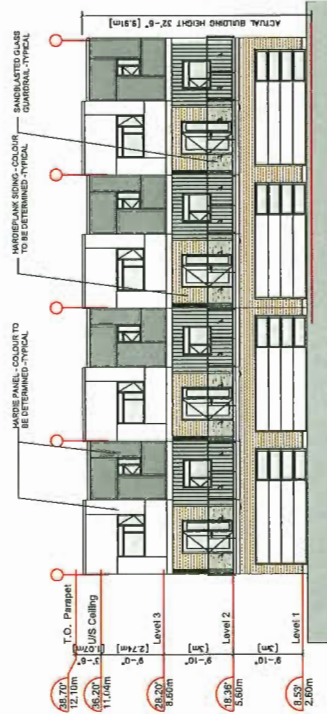


FLOOR PLAN - LEVEL 1, BUILDING 2
SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH
RESIDENTIAL PARKING SPACES PER ZONING BYLAW



WEST ELEVATION (No. 1 ROAD); BUILDING 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION (DRIVE AISLE); BUILDING 2
SCALE: 1/8" = 1'-0"

[illegible]

ALL ROOMS	LARGEST TOOLS & TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS LESS THAN 1/2" WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
	WALL COLOURS FOR FUTURE ADDITIONAL MAINTENANCE
STAIRS & LADDERS	INTERMEDIATE STEPS IN LADDERS WHERE POSSIBLE
	LESS STEP HEIGHTS DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATH/TUB, TOILET)
	INTERMEDIATE STEPS IN LADDERS WHERE POSSIBLE
	LESS STEP HEIGHTS DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATH/TUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2" x 4" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 500 MM WIDTH



NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW



REVIEWS	
APR 26, 2016	RZ REQUESTION
MAY 06, 2016	RZ REQUESTION
JUN 16, 2016	RZ REQUESTION
DEC 07, 2016	RZ REQUESTION
JULY 16, 2016	DP APPLICATION
DEC. 32, 2017	RZ APPLICATION
POSSIBLE TRAP	

INTERFACE:

Suite 230
11500 Cambie Road
Richmond BC
Canada V6X 3Z5
F 604 821 1182
F 604 821 1146
www.biolabsystems.com

PROJECT	Proposed 3D-Unit Townhouse Development
PROJECT NO.	74047 ASSEMBLY
SCALE	7/64" = 1'-0"
DATE	JUNE 21, 2018
DRAWN BY	ATC, SRL, KY
CHECKED BY	KYC
SHEET TITLE	BUILDING 3.4.4 & 5 PLANS & ELEVATIONS

1000000

A2.3

INTERFACE: Suite 220 10000 164th Avenue West Edmonton, AB Canada T6E 3Z5 T 866 421 1142 F 781 444 1142 www.interfacecanada.com	PROJECT Proposed 34-Jurb Liversidge Development 7443/7445/7447/7449/7500/ 7501/7503/7505/7507/7509/ 7510/7512/7514/7516/7518/ 7519/7521/7523/7525/7527/ 7529/7531/7533/7535/7537/ 7539/7541/7543/7545/7547/ 7549/7551/7553/7555/7557/ 7559/7561/7563/7565/7567/ 7569/7571/7573/7575/7577/ 7579/7581/7583/7585/7587/ 7589/7591/7593/7595/7597/ 7599/7601/7603/7605/7607/ 7609/7611/7613/7615/7617/ 7619/7621/7623/7625/7627/ 7629/7631/7633/7635/7637/ 7639/7641/7643/7645/7647/ 7649/7651/7653/7655/7657/ 7659/7661/7663/7665/7667/ 7669/7671/7673/7675/7677/ 7679/7681/7683/7685/7687/ 7689/7691/7693/7695/7697/ 7699/7701/7703/7705/7707/ 7709/7711/7713/7715/7717/ 7719/7721/7723/7725/7727/ 7729/7731/7733/7735/7737/ 7739/7741/7743/7745/7747/ 7749/7751/7753/7755/7757/ 7759/7761/7763/7765/7767/ 7769/7771/7773/7775/7777/ 7779/7781/7783/7785/7787/ 7789/7791/7793/7795/7797/ 7799/7801/7803/7805/7807/ 7809/7811/7813/7815/7817/ 7819/7821/7823/7825/7827/ 7829/7831/7833/7835/7837/ 7839/7841/7843/7845/7847/ 7849/7851/7853/7855/7857/ 7859/7861/7863/7865/7867/ 7869/7871/7873/7875/7877/ 7879/7881/7883/7885/7887/ 7889/7891/7893/7895/7897/ 7899/7901/7903/7905/7907/ 7909/7911/7913/7915/7917/ 7919/7921/7923/7925/7927/ 7929/7931/7933/7935/7937/ 7939/7941/7943/7945/7947/ 7949/7951/7953/7955/7957/ 7959/7961/7963/7965/7967/ 7969/7971/7973/7975/7977/ 7979/7981/7983/7985/7987/ 7989/7991/7993/7995/7997/ 7999/8001/8003/8005/8007/ 8009/8011/8013/8015/8017/ 8019/8021/8023/8025/8027/ 8029/8031/8033/8035/8037/ 8039/8041/8043/8045/8047/ 8049/8051/8053/8055/8057/ 8059/8061/8063/8065/8067/ 8069/8071/8073/8075/8077/ 8079/8081/8083/8085/8087/ 8089/8091/8093/8095/8097/ 8099/8101/8103/8105/8107/ 8109/8111/8113/8115/8117/ 8119/8121/8123/8125/8127/ 8129/8131/8133/8135/8137/ 8139/8141/8143/8145/8147/ 8149/8151/8153/8155/8157/ 8159/8161/8163/8165/8167/ 8169/8171/8173/8175/8177/ 8179/8181/8183/8185/8187/ 8189/8191/8193/8195/8197/ 8199/8201/8203/8205/8207/ 8209/8211/8213/8215/8217/ 8219/8221/8223/8225/8227/ 8229/8231/8233/8235/8237/ 8239/8241/8243/8245/8247/ 8249/8251/8253/8255/8257/ 8259/8261/8263/8265/8267/ 8269/8271/8273/8275/8277/ 8279/8281/8283/8285/8287/ 8289/8291/8293/8295/8297/ 8299/8301/8303/8305/8307/ 8309/8311/8313/8315/8317/ 8319/8321/8323/8325/8327/ 8329/8331/8333/8335/8337/ 8339/8341/8343/8345/8347/ 8349/8351/8353/8355/8357/ 8359/8361/8363/8365/8367/ 8369/8371/8373/8375/8377/ 8379/8381/8383/8385/8387/ 8389/8391/8393/8395/8397/ 8399/8401/8403/8405/8407/ 8409/8411/8413/8415/8417/ 8419/8421/8423/8425/8427/ 8429/8431/8433/8435/8437/ 8439/8441/8443/8445/8447/ 8449/8451/8453/8455/8457/ 8459/8461/8463/8465/8467/ 8469/8471/8473/8475/8477/ 8479/8481/8483/8485/8487/ 8489/8491/8493/8495/8497/ 8499/8501/8503/8505/8507/ 8509/8511/8513/8515/8517/ 8519/8521/8523/8525/8527/ 8529/8531/8533/8535/8537/ 8539/8541/8543/8545/8547/ 8549/8551/8553/8555/8557/ 8559/8561/8563/8565/8567/ 8569/8571/8573/8575/8577/ 8579/8581/8583/8585/8587/ 8589/8591/8593/8595/8597/ 8599/8601/8603/8605/8607/ 8609/8611/8613/8615/8617/ 8619/8621/8623/8625/8627/ 8629/8631/8633/8635/8637/ 8639/8641/8643/8645/8647/ 8649/8651/8653/8655/8657/ 8659/8661/8663/8665/8667/ 8669/8671/8673/8675/8677/ 8679/8681/8683/8685/8687/ 8689/8691/8693/8695/8697/ 8699/8701/8703/8705/8707/ 8709/8711/8713/8715/8717/ 8719/8721/8723/8725/8727/ 8729/8731/8733/8735/8737/ 8739/8741/8743/8745/8747/ 8749/8751/8753/8755/8757/ 8759/8761/8763/8765/8767/ 8769/8771/8773/8775/8777/ 8779/8781/8783/8785/8787/ 8789/8791/8793/8795/8797/ 8799/8801/8803/8805/8
--	---



EAST ELEVATION (REAR YARD): BUILDING 6, 7 & 8



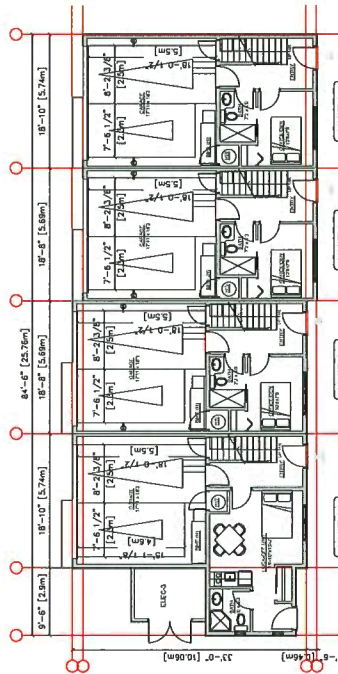
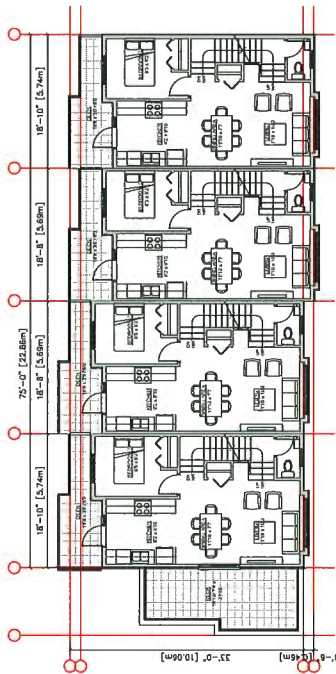
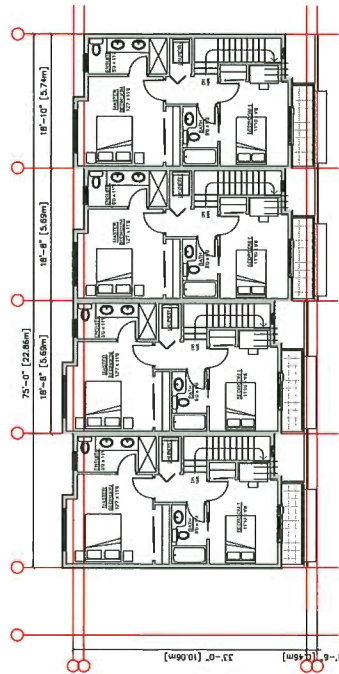
REVISIONS	
APR 29, 2019	RZ RESUBMISSION
MAY 06, 2019	RZ RESUBMISSION
JUN 16, 2019	RZ RESUBMISSION
DEC 07, 2018	RZ RESUBMISSION
AUG 11, 2018	DP APPLICATION
DEC 22, 2017	RZ APPLICATION
	CONSULTANTS
<p>THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF INTERFACÉ INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF INTERFACÉ INC. ANY REPRODUCTION OR COPIING OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF INTERFACÉ INC. IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p> <p>SCALE</p>	

INTERFACÉ

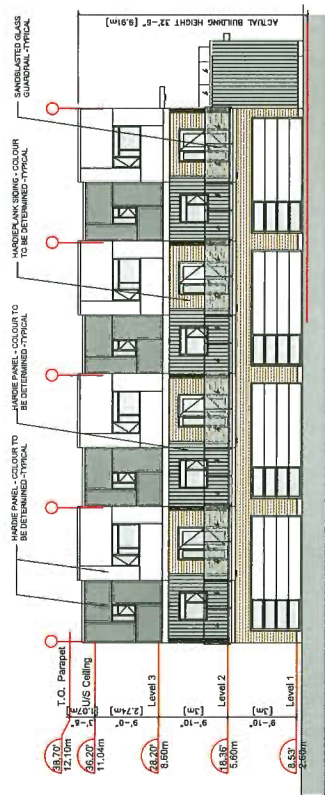
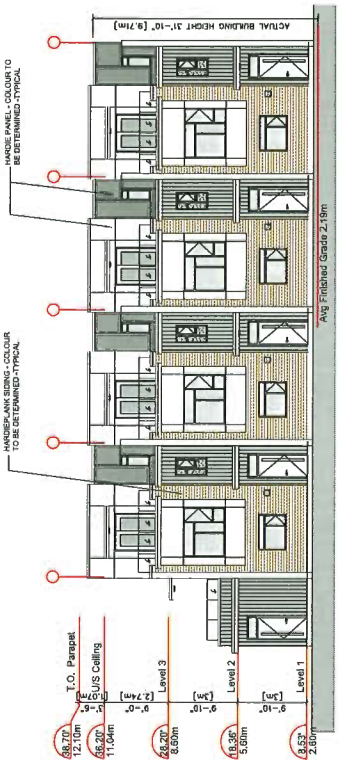
Suite 230
15500 Geminis Road
Richmond, BC V6X 3Z5
Canada
T 604 821 1142
F 604 821 1143
www.interfacebc.ca

PROJECT	Proposed 3D-Unit Townhouse Development 7107/2580BULEY RD. (N. 1000) 7440 / 7450 / 7460 / 7465 / 7470 VANCOUVER, BC V6P 6C6
PROJECT NO.	17770401
SCALE	As Noted
DATE	JUNE 21, 2019
DRAWN BY	KYC SRL KY
CHECKED BY	KYC
SHEET TITLE	BUILDING 9 PLANS & ELEVATIONS
DRAWN	

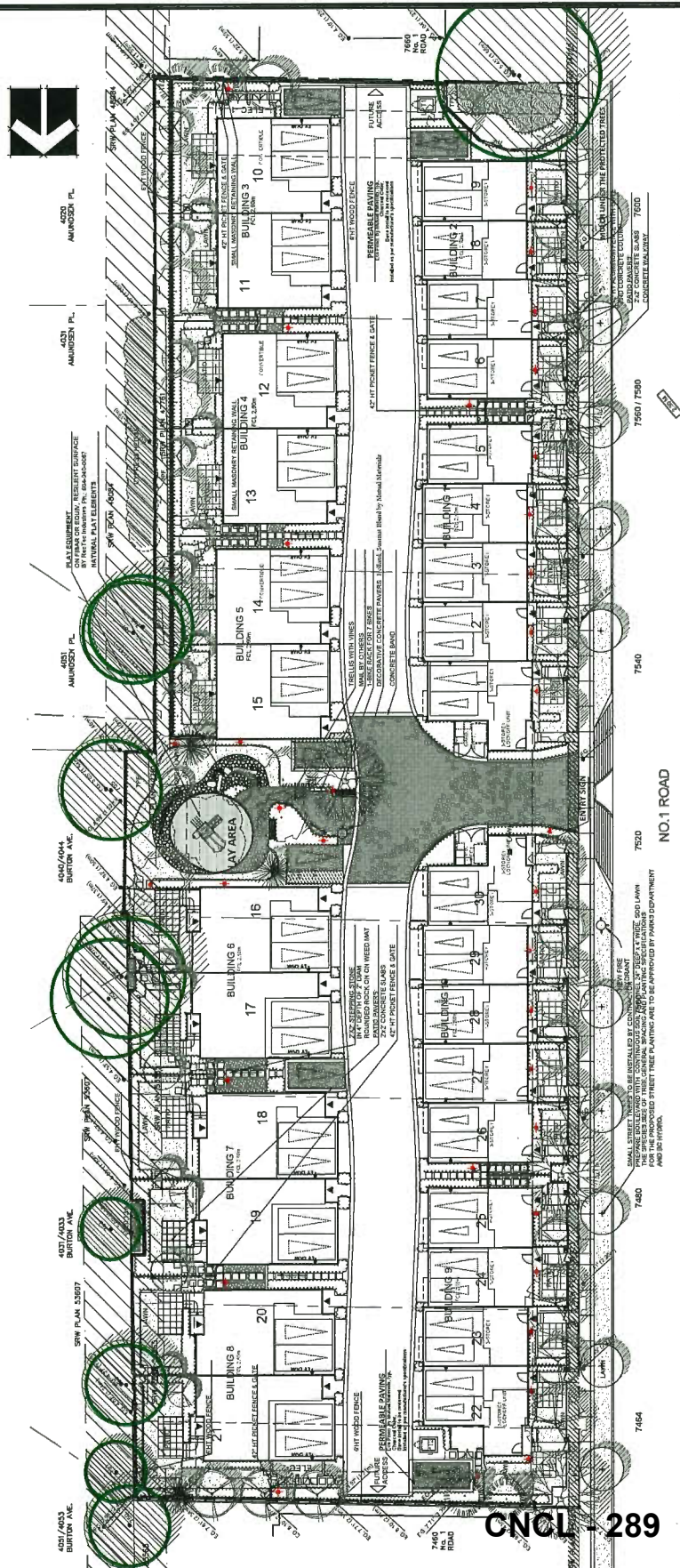
A2.5



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW







PLANT SCHEDULE-STREET TREE		PLANT PROJECT NUMBER: 17-268
KEY	QTY	BOTANICAL NAME
		COMMON NAME
		PLANTED SIZE / REMARKS

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES REFERED TO PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES. ALL PLANTS MUST BE OBTAINED FROM A PROPAGATOR WHOSE BUSINESS IS REGISTERED WITH THE BC COUNCIL OF HORTICULTURAL PRODUCERS AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWLANDS AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO REQUEST FOR MATERIALS. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST NOT EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED NURSERY. SUBSTITUTIONS PERMITTED IN GROWING MEDIUM UNLESS AS PROVIDED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE PMG PROJECT NUMBER: 17-268

[illegible]

NOTE
All color photographs must be registered with automatic registration to I.A.B.C. Standards, latest edition.

All soft biodegradable entries to be limited with automatically expiration to I & A C Standards based edition

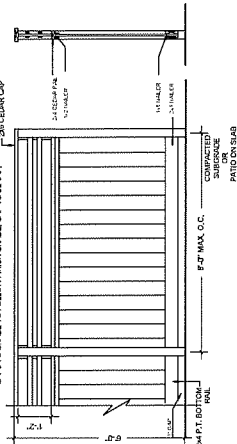


LIGHTING LEGEND

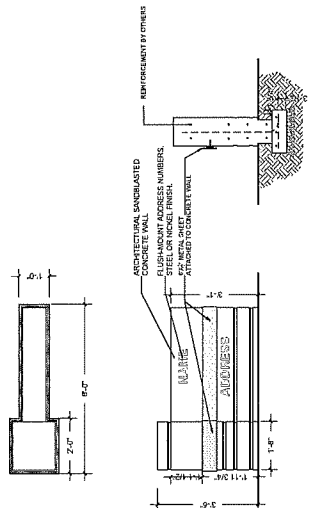
UPLIGHTING
SOLAR SOLIART LIGHT

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
604.294.0078 • f. 604.294.0077
604.294.2011 • e. info@pmgarch.com

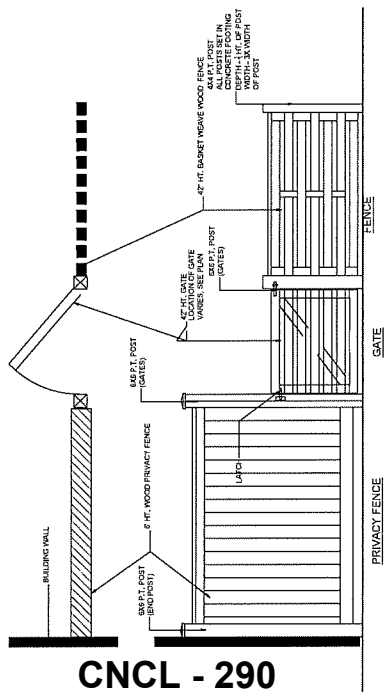
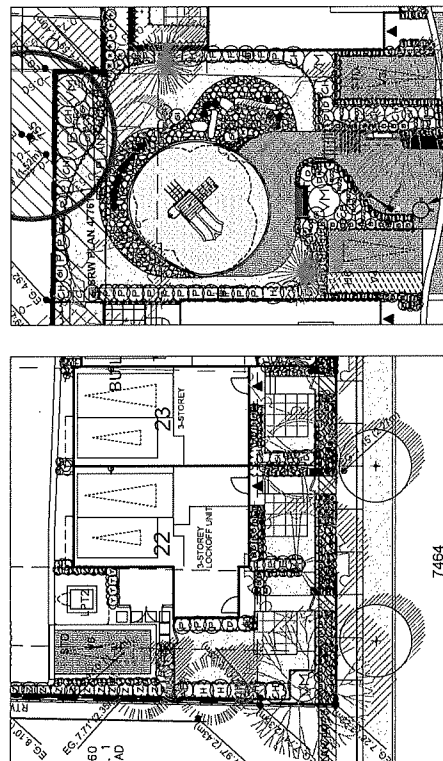
ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
ALL HARDWARE HOT DIPPED GALVANIZED.
APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
ALL FENCING TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.).
GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE "N".



1 6'-0" HEIGHT PERIMETER FENCE
1/2" = 1'-0"



2	42" HEIGHT ALUMINUM FENCE WITH GATE AND COLUMN	1/2" = 1'-0"
3	SIGN	1/2" = 1'-0"



BACKYARD FENCE LAYOUT

[illegible]

PROJECT: 330 UNIT TOWNHOUSE DEVELOPMENT
7464-7600 No1 Road
RICHMOND

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: December 12, 2017
SCALE:
DRAWN: DO
DESIGN: DO
CHKD: MCY
DRAWING NUMBER:
L2
OF 4

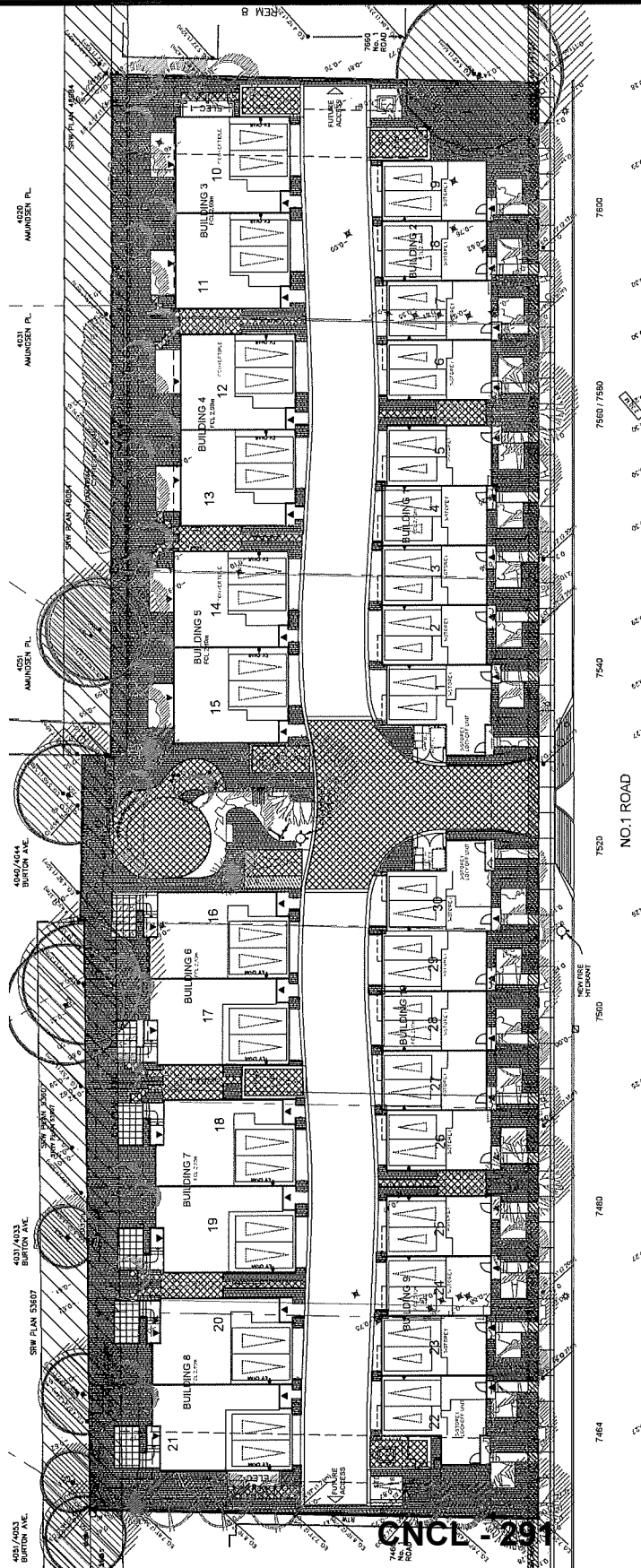
7258-7 ZP PMIG PROJECT NUMBER: 17-268

17-268

Copyright reserved. This drawing and design is the property of pmg LANDSCAPE ARCHITECTS and shall not be reproduced or used in other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 84 Creek Drive
Richmond, BC V6X 2A6
P: 604.294.0311 F: 604.294.0322

SCALE



CNCL - 291



PROJECT
**30 UNIT TOWNHOUSE
DEVELOPMENT**
7464-7500 No.1 Road
RICHMOND

DRAWING TITLE
**LOT COVERAGE
PLAN**

DATE: December 12, 2017
SCALE: 1/8"=1'-0"
DRAWN: DC
CHECKED: DO
DATE: 01/07/18
PROJECT NUMBER: 17-265

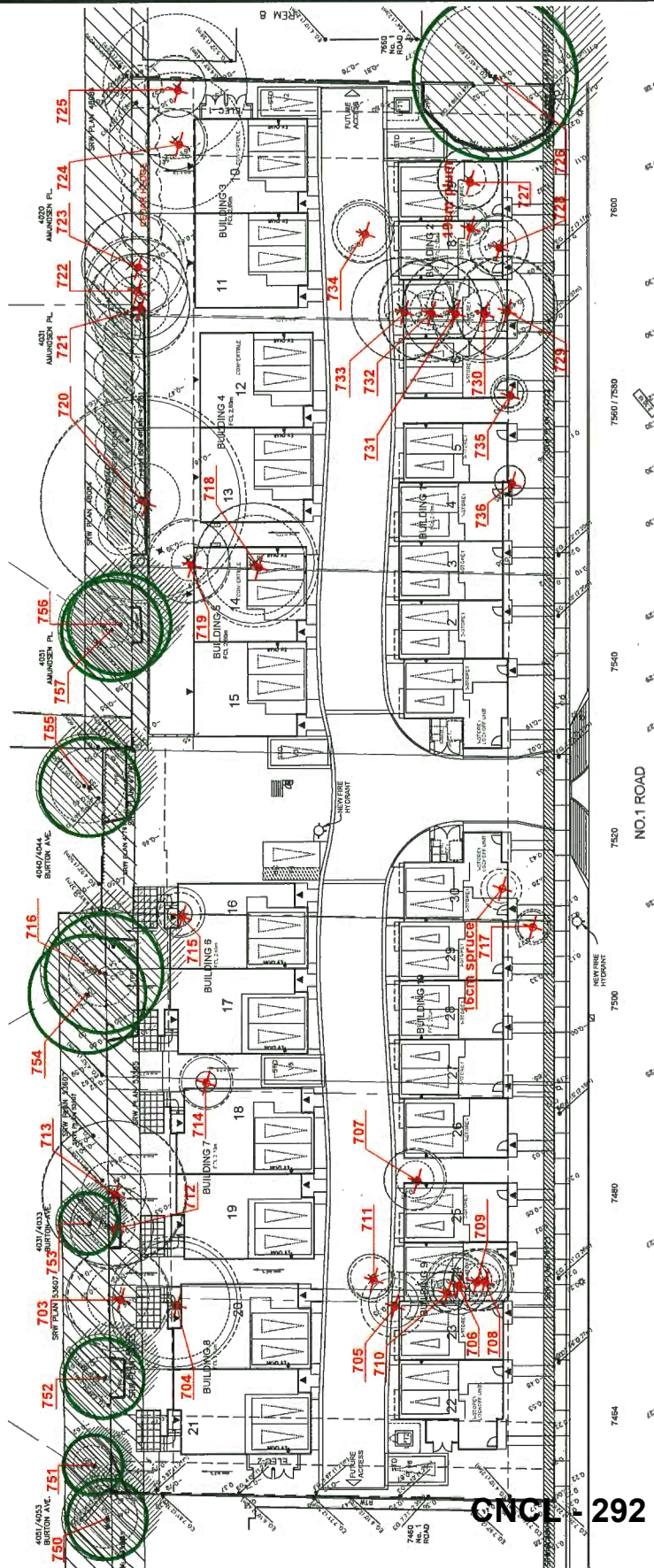
L4

OF 4

Copyright reserved. This drawing and design is the property of the firm and shall not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4195 98th Street Drive
Richmond, BC V6X 2C6
P: 604.275.4022 F: 604.275.4022

3001



CNCL 292

CLIENT:

PROJECT:
30 UNIT TOWNHOUSE
DEVELOPMENT
7650-7650 No.1 Road
RICHMOND

DRAWING TITLE

TREE MANAGEMENT
PLAN

DATE: December 12, 2017

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

DRAWN BY: [blank]

CHECKED BY: [blank]

DATE: [blank]

PROJECT NUMBER: [blank]

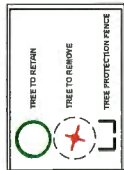
OF 4

17-268

17268-229

TREE INVENTORY

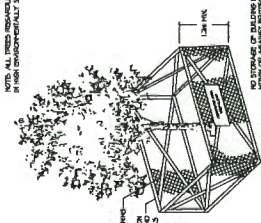
#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
707	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
709	Cherry	Remove	26cm	1.6m
710	Western Redcedar	Remove	42cm	2.5m
711	Lawson Cypress	Remove	36cm	2.3m
712	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Spruce	Remove	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	98cm	3.5m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Remove	75/75/50cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m
733	Laburnum	Remove	30cm	1.8m
734	Japanese Maple	Remove	22/12/12cm	2.5m
735	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
737	Western Redcedar	Remove	35/35cm	3.0m
738	Western Redcedar	Remove	15/15cm	1.8m
739	Cherry	Remove	32cm	1.9m
740	Western Redcedar	Remove	22cm	1.3m
741	Western Redcedar	Remove	80cm	4.8m
742	Western Redcedar	Remove	60cm	3.6m
743	Lawson Cypress	Remove	28cm	1.7m
744	Lawson Cypress	Remove	30cm	1.8m
745	Cypress Hedge	Remove	20 to 35cm	2.2m



NOTE: ALL TREES, REGARDLESS OF SIZE, ARE PROTECTED BY A 1.8M DIAMETER PROTECTION BARRIER.

Tree Diameter (cm)	Barrier Height (m)
15	1.5
20	2.0
25	2.5
30	3.0
35	3.5
40	4.0
45	4.5
50	5.0

EXPLANATION: PROTECTION BARRIER FOR TREES LARGER THAN 150CM DBH IS 1.8M HIGH. BARRIER FOR TREES 150CM DBH AND SMALLER IS 1.5M HIGH.



1A TREE PROTECTION BARRIER



RZ 17-794287

Attachment 4

Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Applicant: 1132865 BC Ltd

Planning Area(s): SeaFair

	Existing	Proposed
Owner:	1132865 BC Ltd	Same
Site Size (m ²):	5,791.2 m ² (62,336 ft ²)	Same
Land Uses:	Single Family and Two-Unit Dwelling Residential	Townhouse Residential
OCP Designation:	Neighbourhood Residential	Same
Zoning:	Single Detached (RS1/E) and Two-Unit Dwelling (RD1)	Medium Density Townhouses (RTM2)
Number of Units:	8	30

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 with contribution to affordable housing	0.65	none permitted
Buildable Floor Area (m ²):*	3,764.3 m ² (40,518.4 ft ²)	3,760.90 m ² (40,482 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65%	Building: Max. 40% Non-porous Surfaces: Max. 65%	none
Lot Size:	1,750 m ² minimum	5,791 m ²	none
Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 136.83 m Depth: 41 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side (N): Min. 3.0 m Side (S): Min. 3.0 m	Front: Min. 4.52 m Rear: Min. 6.15 m Side (N): Min. 3.79 m Side (S): Min. 3.75 m	Variance for front yard setback
Height (m):	12 m	9.91 m - 3 storey front	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	Min. 60 (R) and 6 (V)	60 (R) and 6 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0%	none
Accessible Spaces:	Min. 2% of spaces Min. (1 space)	1 space	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Bicycle Spaces:	Min. Class 1: 38 Min. Class 2: 6	Class 1: 39 Class 2: 6	none
Amenity Space – Indoor:	70 m ²	Pay in Lieu	none
Amenity Space – Outdoor:	180 m ²	188 m ²	none



Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road **File No.:** RZ 17-794287

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9983, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees shared between the properties (tag# 716 and #726) to be retained. The security is to be held for one year and released upon a satisfactory report by a Certified Arborist.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the Japanese Maple tree (tag# 734) proposed to be relocated elsewhere on-site. The security is to be held for one year and released upon a satisfactory report by a Certified Arborist.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from No. 1 Road and the internal north-south manoeuvring aisle, in favour of future residential development to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
7. Registration of a flood indemnity covenant on title.
8. Strata Plan NW381 associated with 7560 and 7580 No. 1 Road must be dissolved.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$34,440.64 based on 62,336 ft² x 0.65 FAR) to the City's public art fund.
11. Contribution of \$65,600 in-lieu of on-site indoor amenity space.
12. City acceptance of the developer's offer to voluntarily contribute \$8,500 towards the upgrade of the existing pedestrian traffic signal infrastructure at No. 1 Road and Morseby Drive. The cash contribution is required for these upgrades: Audible Pedestrian Signals (APS), pedestrian crossing countdown timers, and street light luminaire to new LED street light standard. (Account 3550-10-556-55134-0000).
13. City acceptance of the developer's offer to voluntarily contribute \$156,840 towards the upgrade of the existing traffic signal infrastructure at No. 1 Road and Blundell Road. The cash contribution is required for these upgrades: Uninterrupted Power Supply (UPS), Audible Pedestrian Signals (APS), signal upgrades (signal heads, hardware, bases, poles, arms, LED luminaires), cameras and LED street name signs. (Account 3132-10-550-55005-0000).
14. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$344,097.00) to the City's affordable housing fund.
15. Registration of a legal agreement on Title, or other measures as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until three secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and,

Initial: _____

- b) The secondary suites cannot be stratified or otherwise held under separate Title.
16. Discharge of Covenants BE293306 and BE293307 on the titles of 7560 and 7580 No. 1 Road restricting the use of the lands to be a site of a one-family dwelling.
17. Enter into a Servicing Agreement* for the design and construction of frontage works and utility upgrades. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Engineering Requirements

• Water Works:

- a. Using the OCP Model, there is 367.0 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 220.0 L/s.
- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install a new fire hydrant at the east side of No. 1 Road as required to meet City requirement of 75mm spacing between hydrants for townhouse developments.
- c. At Developers cost, the City is to:
- Cut and cap all existing water service connections that are currently serving the proposed development.
 - Install one new water service connection complete with meter and meter chamber (to be placed on-site) along the No. 1 Road frontage.
 - Provide a utility right of way for the required water meter chamber. The sizing of the required right of way shall be determined via the servicing agreement review process.

• Storm Sewer Works:

- a. The Developer is required to:
- Provide a 3m x 1.5m SRW for the future storm IC within development site.
- b. At Developers cost, the City is to:
- Cut and cap the existing storm sewer service connections and remove IC's serving the proposed development.
 - The storm service connection located at the south-west corner of the proposed development to be cut and capped at the IC. The IC is to be retained as it serves the neighbouring property (7660 No.1 Rd).
 - Install one new storm service connection complete with IC at the No. 1 Rd frontage. Location shall be determined via the SA design process.

• Sanitary Sewer Works:

- a. The Developer is required to:
- Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
 - Inspect the existing manhole SMH4589 to confirm its condition.
- b. At Developers cost, the City is to:
- Cut and cap the existing sanitary service connections and remove the existing ICs that are currently serving the proposed development.
 - Install one new sanitary service connection off of the existing manhole SMH4589.

- **Frontage Improvements:**

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). Architects to coordinate with private utility companies to determine the onsite location prior to DP submission. Proposed onsite locations to be included within the DP drawings.
 - To relocate the existing BC Hydro poles into the new boulevard because the placement of the new sidewalk adjacent to the property line will put the existing poles approximately half a meter into the new sidewalk.
- b. Developer is required to:
 - Review street lighting levels along No. 1 Road frontage and provide lighting using LED fixtures if required.
 - Complete other frontage improvements as per Transportation's requirements.

- **General Items:**

- a. 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.
- b. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- c. The fill and retaining wall system that are proposed within the existing utility right of way along the east property line of the proposed site require an encroachment agreement. An encroachment agreement between the property owner and the City shall be required and finalized prior to the servicing agreement being approved. The detail of the proposed fill and retaining wall, if required, will be reviewed and approved via the SA.
- d. Obtain an arborist's input/ recommendations to ensure that the proposed tree removals will not impact existing sanitary lines. Pre and post tree removal video inspections are required.
- e. Pre and post preload video inspections are required.
- f. New trees or hedges are not permitted within existing Sanitary SRW.

Transportation Requirements

No. 1 Road Development Frontage Improvements (works include, but are not limited to the following)

- 1) Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the property line.
Construct a new boulevard with street trees over the remaining width between the new sidewalk and the existing

CNCL - 297

Initial: _____

east curb of No. 1 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site. The cross section of the frontage improvements shall include the following:

- a) East property line of the No. 1 Road right-of-way.
 - b) 1.5 m wide sidewalk.
 - c) 1.71 m wide boulevard with street trees.
 - d) 0.15 m wide curb.
- 2) All existing driveways along the No. 1 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Items 1 above.
 - 3) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - 4) Consult Engineering on lighting and other utility requirements as part of the frontage works.

Road Dedication and SRW Requirements

- 5) All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

Transit Amenities

- 6) As part of the Rezoning Considerations, the Developer is required to include in the Servicing Agreement upgrades to a near-by bus stop. The particulars of the bus stop upgrades are listed as follows:
 - a) Bus stop location – southbound bus stop on No. 1 Road just south of Morseby Drive (ID #56495).
 - b) Upgrade requirements – construction of a 3.0 m x 9.0 m concrete bus pad measuring from the bus stop post towards Moresby Drive. The bus pad construction is to include electrical conduit pre-ducting for future bus shelter installation.
 - c) Design standards – the bus pad is to be constructed to meet TransLink Accessible Bus Stops standards.
 - d) Contact – contact City Traffic Operations staff to confirm the accessible bus pad location and dimensions before commencement of construction.

Site Vehicle Access

- 7) All existing driveways along the No. 1 Road development frontage are to be closed permanently. Vehicle access to the development is to be provided by a single driveway located on No. 1 Road at approximately mid-point of the site. The following are further details on the site vehicle access requirements:
 - a) Vehicle access to the site is to be restricted to right-in/right-out traffic movements.
 - b) A raised concrete island with rollover curb at the site access driveway is required to enforce the left turn restrictions.
 - c) No left turn signs to/from No. 1 Road are required on site.
- 8) City design standards for driveways are to be met (7.5 m driveway width at the P/L, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard). The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter). A minimum 0.35 m wide setback (measured from edge of driving surface) is required on both sides of the drive aisle.
- 9) The following items are to be addressed as part of the SA design process:
 - a) The vehicle access to the site is to be restricted to right-in/right-out vehicle movements.
 - b) Enforcement is achieved by the provision of a raised concrete island and turn restriction signage.
 - c) The right-in/right-out driveway design is to follow the following standards:
 - Driveway letdown (not curb return).
 - The width of the driveway is to be 7.5 m wide at the PL. The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter).
 - Dimensions at the curb:
 - 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard.
 - 6.4 m wide channelization for both right-in and right-out vehicle movements.
 - 5.0 m wide raised concrete island.

- d) To increase the size of the island, use a passenger car as the design vehicle to define the right-in/right-out channelizations.
- e) Use rollover curb around the edges of the island. Trucks are allowed to climb the rollover curb.
- f) Wheelchair ramps are to be provided at both sides of the driveway and at the raised concrete island if required (to be reviewed through the Servicing Agreement). The wheelchair ramps are to be oriented towards the raised island and not No. 1 Road. A landing area is to be provided at both sides of the driveway for the visually impaired and wheelchair bound pedestrians.
- g) (Note: The design of this driveway is to follow that contained in SA 06-347587 and details provided above).

18. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code.

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

- 1. Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

Signed Copy in File

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9983 (RZ 17-794287)
7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

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

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

7464 No. 1 Road

P.I.D. 003-590-577

Lot 5 Except Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7480 No. 1 Road

P.I.D. 003-987-191

Lot 6 Except Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7500 No. 1 Road

P.I.D. 004-035-291

Lot 7 Except: Firstly: Part Subdivided by Plan 45816 and Secondly: Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7520 No. 1 Road

P.I.D. 004-314-492

Lot 276 Section 14 Block 4 North Range 7 West New Westminster District Plan 45816

7540 No. 1 Road

P.I.D. 000-570-613

Lot 275 Except: Firstly: Part subdivided by Plan 45880 and Secondly: Part on Plan 46812 Section 14 Block 4 North Range 7 West New Westminster District Plan 45421

7560 No. 1 Road

P.I.D. 001-312-910

Strata Lot 1 Section 14 Block 14 North Range 7 West New Westminster District Strata Plan NW381 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

7580 No. 1 Road

P.I.D. 001-312-936

Strata Lot 2 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan NW381 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown in Form 1

7600 No. 1 Road

P.I.D. 001-058-801

Parcel "A" (Explanatory Plan 16239 of Lot 20 Except: Part on Plan 46812; Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9983"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-size: small;">CITY OF RICHMOND</p> <p style="text-align: center;">APPROVED by</p> <p style="text-align: center; font-size: x-large;"><i>AB</i></p> <p style="text-align: center; font-size: small;">APPROVED by Director or Solicitor</p> </div>

MAYOR

CORPORATE OFFICER