



City of Richmond

Report to Committee

To: Planning Committee

Date: February 14, 2022

From: Wayne Craig
Director, Development

File: RZ 19-870807

Re: Application by Terra Spires Development LP for Rezoning at 8740, 8760, 8780 and 8800 Spires Road, and the Surplus Portion of the Spires Road road allowance from Single Detached (RS1/E) to Parking Structure Townhomes (RTP4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, for the rezoning of 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance from "Single Detached (RS1/E)" to "Parking Structure Townhomes (RTP4)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Terra Spires Development LP, on the behalf of 1219002 BC Ltd. (Incorporation number: BC1219002; Directors: Kai-Shen (John) Hsiung and Yi-Jen (Claire) Wang), has applied to the City of Richmond for permission to rezone 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Parking Structure Townhouses (RTP4)” zone in order to permit the development of 36 townhouse units and three secondary suites with a common parking structure accesses from Spires Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains four single-family homes, which will be demolished. The applicant has advised that all of the four houses on-site are rented out; and there are no suites in the houses.

Surrounding Development

The Spires Road Neighbourhood is identified in the City Centre Area Plan (CCAP) as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings over parking structures.

- To the North: Across Spires Road, Single-family homes on lots zoned “Single Detached (RS1/E)” and a recently approved 22 unit high density townhouse development (RZ 17-790301 & DP 19-875398) on a lot zoned “Parking Structure Townhouses (RTP4)”. This townhouse development at 8699 Spires Road is currently under construction.
- To the South: A 12-unit townhouse development on a lot zoned Low Density Townhouses (RTL1) at 8551/8571 Cook Road, and two vacant lots at 8591 and 8611 Cook Road. A rezoning application to develop 39 townhouse units at 8591 and 8611 Cook Road (RZ 17-769352) has been received and design development is required prior to this project being forwarded to Planning Committee for consideration.
- To the East: Across Cook Gate, single-family homes on lots zoned “Single Detached (RS1/E)”, which are designated for high density townhouses under the City Centre Area Plan.

- To the West: A recently approved 64 unit high density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned “Parking Structure Townhouses (RTP4)”. This townhouse development at 8888 Spires Road is currently under construction.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

The subject development site is located within the Brighthouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 4). The site is in “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses over a common parking structure generally complies with the CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.31 per buildable square foot (2021-2023 rate), for a total contribution of \$13,052.36 prior to final adoption of the rezoning bylaw.

Council Referral

Planning Committee passed a referral motion on October 20, 2021 to direct staff to consider density bonusing in the Spires Road Area to facilitate new multiple family developments that include a mix of strata housing, market rental and income controlled rental. Staff is undertaking an economic analysis of density bonusing and inclusionary zoning to determine the implications of the requirements for market rental and income controlled rental units, as well as development viability. A public consultation process is also underway to seek inputs from the area owners and residents regarding their concerns and expectations for future developments within the neighbourhood. Staff are working towards bringing forward a staff report in response to the referral in May 2022.

When the referral motion was discussed at Planning Committee, there was recognition that there were in-stream rezoning applications under review in the area and applications consistent with the current OCP and CCAP designations would be brought forward to Council for consideration. The applicant is aware of the ongoing planning study for the area and the potential that additional density may be considered if rental units are included in their proposal. Given the advanced stage of design for the subject proposal, the developers has elected to proceed in accordance with the current OCP and CCAP designation. As the subject application is not requesting a density bonus, and is consistent with the current OCP and CCAP, this application may be considered by Council in advance of this referral.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 3 of the Energy Step Code for Part 3 construction. A commitment letter is presented as Attachment 5. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

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.

Affordable Housing Strategy

In addition to the provision of three secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. As per the Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with this direction, a contribution of \$357,887.40 is required prior to final adoption of the rezoning bylaw.

Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.87 per buildable square foot (2019 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$36,630.83.

Public Consultation

Two rezoning signs have been installed on the subject property (one on each road frontage). 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 1st 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*.

Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to three high density townhouse development projects along Spires Road since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site has been identified for road closure (Attachment 6). The area, which is approx. 170.8 m² (1,834.5 ft²), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

Road Dedication

An approximately 0.865 m wide road dedication along the site's Cook Gate frontage is required to accommodate frontage improvement works. The developer is also required to provide an approximately 1.219 m wide lane dedication along the south property line of 8740 Spires Road to accommodate the future east-west lane parallel to Cook Road. In addition, a 4.0 m x 4.0 m corner cut road dedication and a 3.0 m x 3.0 m corner cut road dedication are required at the northeast and southeast corners of the subject site, respectively.

Existing Legal Encumbrances

There is an existing tri-party utility right of way (City of Richmond, BC Hydro and Telus) along the common property line of 8760 and 8780 Spires Road for the provision of utilities and services. The right of way contains a sanitary gravity line that conveys flows from the northern areas of the Spires neighborhood. In order to accommodate the proposed development, the existing sanitary line must be decommissioned and the utility right of way must be discharged.

Engineering Department will support the decommissioning of the existing sanitary line and discharge of this utility right of way after the existing sanitary main that conveys flows from the north is connected to the new sanitary mains at Spires Road and Cook Gate, where these sanitary mains are connected to the new Eckersley B sanitary pump station. The developers will be responsible for these works and the scope of works will be included in the Servicing Agreement.

The developers understand that no site preparation works (e.g., preload, soil densification, etc.) shall be commenced until the new sanitary lines in Spires Road and Cook Gate are operational and connected to the new Eckersley B pump station.

The developer is also responsible to coordinate with BC Hydro and Telus to remove all utility infrastructures within the right of way and to negotiate for the discharge of the right of way.

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 22 bylaw-sized trees on the subject property, two trees on neighbouring properties, and eight street trees on City property.

The City's Tree Preservation Coordinator and Park Services staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

On-site Trees:

- A 37 cm caliper English Walnut tree (specifically tag# 300), located on the development site along the Spires Road frontage is in good condition and should be retained and protected a minimum 4 m out from the base of the tree. A \$10,000 survival security is required for this tree to be retained.
- 21 trees (specifically tag# 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, 306 and 307) located on site 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. As a result, these trees are not good candidates for retention and should be replaced.

City Trees:

- An 81 cm caliper Sawara Cypress tree and an 80 cm caliper Sawara Cypress tree (specifically tag# C03 & C04), located along the Spires Road frontage of the site, are in good/fair health and condition and should be retained and protected. A \$20,000 survival security is required for these two City trees to be retained.
- An 8 cm caliper Japanese Maple Tree and an Eastern White Cedar hedge (specifically tag# C07 & C08), located along the north side of Spires Road, are to be retained and protected. Ditch in-fill work will need to be supervised by project Arborist.
- Four trees (specifically tag# C01, C02, C05, C06) and untagged hedges, located along Spires Road frontage of the site, are in poor health and condition. They are also in conflict with the proposed frontage improvement works. A \$7,000 tree compensation is required for the removal of these City trees.

Off-site Trees:

- An 80 cm caliper Douglas Fir tree (specifically tag# N01) located on the neighbouring property to the south at 8611 Cook Road and a 40 cm caliper Norway Spruce tree (specifically tag# N02) located on the property across the street at 8751 Spires Road, are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 21 on-site trees; a Tree Management Plan is included in this report (Attachment 7). The 2:1 replacement ratio would require a total of 42 replacement trees for the removal of 21 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 19 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$17,250 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 23 replacement trees should they not be accommodated on the site.

Tree Protection

A 37 cm caliper English Walnut tree (specifically tag# 300), four city trees (specifically tag# C03, C04, C07 & C08) and two trees on neighbouring properties (specifically tag# N01 & N02) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). 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 final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,000 to ensure that the 37 cm caliper English Walnut tree (specifically tag# 300), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- 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.

Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontage of these properties into one development parcel, with a total net site area of 3,260 m² (35,087 ft²). The proposal is to build a high density, ground-oriented, four-storey townhouse project on the consolidated lot at a density of 1.2 floor area ratio (FAR).

The development will contain 36 units including:

- three single-level units and three Basic Universal Housing (BUH) units;
- 27 three-level units on the podium; all of these units will have their main unit entry located on the podium level; and
- three four-level units each with a secondary suite.

Dwelling sizes are ranging from 64 m² (698 ft²) to 160 m² (1,724 ft²). All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard. All single-level units, BUH units, and secondary suites will have street level entry with direct pedestrian access to Spires Road or Cook Gate. All single-level units and BUH units will also have direct access to the parking area.

The sizes of the proposed secondary suites (studios) range from approximately 33.7 m² (363 ft²) to 36.0 m² (388 ft²). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road. To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw. To ensure that the secondary suite is built, registration of a legal agreement on title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The conceptual development plans include 70 m² (753 ft²) of indoor amenity, which meets the minimum requirements in the Official Community Plan (OCP).

Outdoor amenity spaces will also be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 569 m² (6,126 ft²), which exceeds the minimum requirements under the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the following walkways will be secured prior to final adoption:

- A 1.5 m wide statutory right-of-way (SRW) along the entire west property line to provide pedestrian connection between Spires Road and the future back lane. Together with a similar 1.5 m wide SRW registered on the neighbouring site to the west, the Developer is required to construct an asphalt concrete walkway over the total 3.0 m wide SRW. The cross-section of the walkway is to consist of a 1.5 m wide asphalt concrete surface with a 0.75 m wide swale for drainage along both edges of the walkway.
- A 1.5 m wide SRW along the entire south property line for pedestrian circulation along the future back lane. The Developer is required to build a new 1.5 m wide concrete sidewalk across the entire south property line of the subject site.

Vehicle and Bicycle Parking On-site

The proposal will feature 36 units with a total of 54 resident parking spaces and eight visitor parking spaces, which exceed the minimum bylaw requirements for this neighbourhood. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
- selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
- the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.

The proposal will feature 18 resident parking spaces in a tandem arrangement (41% of total required residential parking spaces provided), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that:

- where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit; and
- conversion of any of the tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature three Basic Universal Housing units; an accessible parking stall will be provided for each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

Furthermore, the proposal will feature a total of 45 Class-1 and eight Class-2 (visitor) bicycle parking spaces on-site, which meets the bylaw requirements. All visitor bicycle parking spaces will be provided by the lobby area and within the outdoor amenity space at grade. All residential bicycle parking spaces will be provided within bike storage rooms located within the parking structure. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- conversion of the proposed bike storage rooms in this development into habitable space or general storage area is prohibited; and
- the bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Provide a cash-in-lieu contribution in the amount of \$156,936.00 for the construction of a new 600mm storm sewer via the capital project works that will front the development. This is the cost required for the construction of the storm main fronting the development's property (approximately 79 m) and is a portion of the total cost of the system from the bend at Spires Road to Cook Gate (i.e., 189 m).
- Enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The applicant is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee at Building Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on site and screened from street view.
- Refinement of the site plan and tree management scheme to ensure protection of retained trees; design review is required to confirm:
 - the proposed Working Space Setback between the root protection zone and the proposed building foundation is adequate for required infrastructure (i.e. drainage, frost protection, grading, etc.) without resulting in encroachment within the root protection zone; and
 - excavation within the Working Space Setback for the new building foundation is acceptable, subject to low impact measures during construction.

Notes: arborist to confirm tree protection measures can be accommodated during construction; encroachment within the root protection zone for site preparation, installation of drainage, frost protection, fill or other disturbances will not be supported.

- Refinement of the proposed building elevations that will be visible from the fronting streets and future lane to provide additional articulations and design consistence; detailed review of façade materials and colors.
- Refinement of the proposed site plan and site grading to ensure appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the tree replacement scheme to provide additional replacement trees on-site.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing units.
- Review of the sustainability strategy for the development proposal.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,000.00. This will be considered as part of the 2022 Operating budget.

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road road allowance for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 170.8 m² (1,834.5 ft²). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

Conclusion

The proposed 36-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10357 be introduced and given first reading.



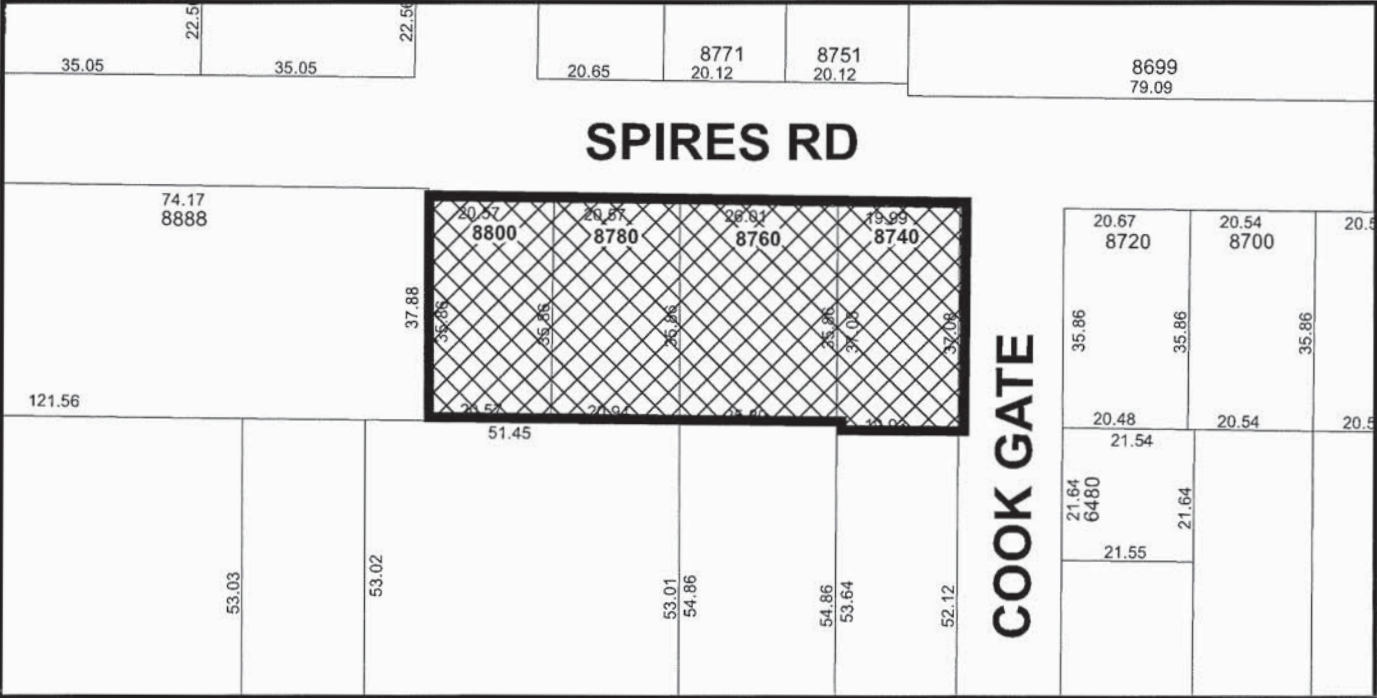
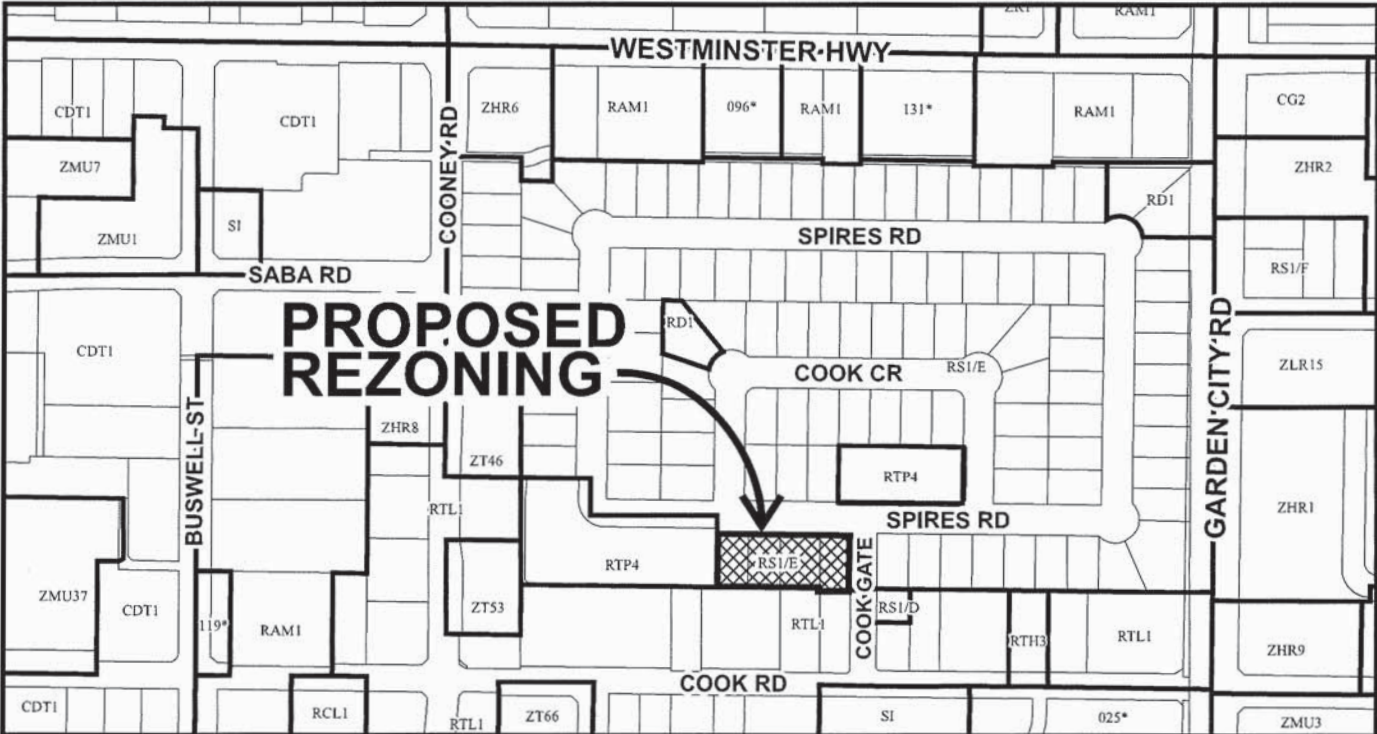
Edwin Lee
Planner 2

EL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Specific Land Use Map: Brighthouse Village (2031)
- Attachment 5: Letter from Developer regarding Step Code Requirements
- Attachment 6: Proposed Road Closure Plan
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



	<h1>RZ 19-870807</h1>	<p>Original Date: 09/10/19 Revision Date: 02/07/22 Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 19-870708

Original Date: 09/11/19

Revision Date: 02/07/22

Note: Dimensions are in METRES

ATTACHMENT 2

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REVISIONS

NOV 11, 2023	ISSUED FOR PERMITTING
NOV 11, 2023	ISSUED FOR PERMITTING
MAR 28, 2024	ISSUED FOR PERMITTING 2
MAR 28, 2024	ISSUED FOR PERMITTING 2
APR 24, 2024	ISSUED FOR PERMITTING 4
APR 24, 2024	ISSUED FOR PERMITTING 4
NOV 3, 2023	ISSUED FOR PERMITTING 1
NOV 3, 2023	ISSUED FOR PERMITTING 1

TERA

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162 West Park Ave., Richmond, BC V6V 1R7
Tel: 604.273.8888

PROJECT

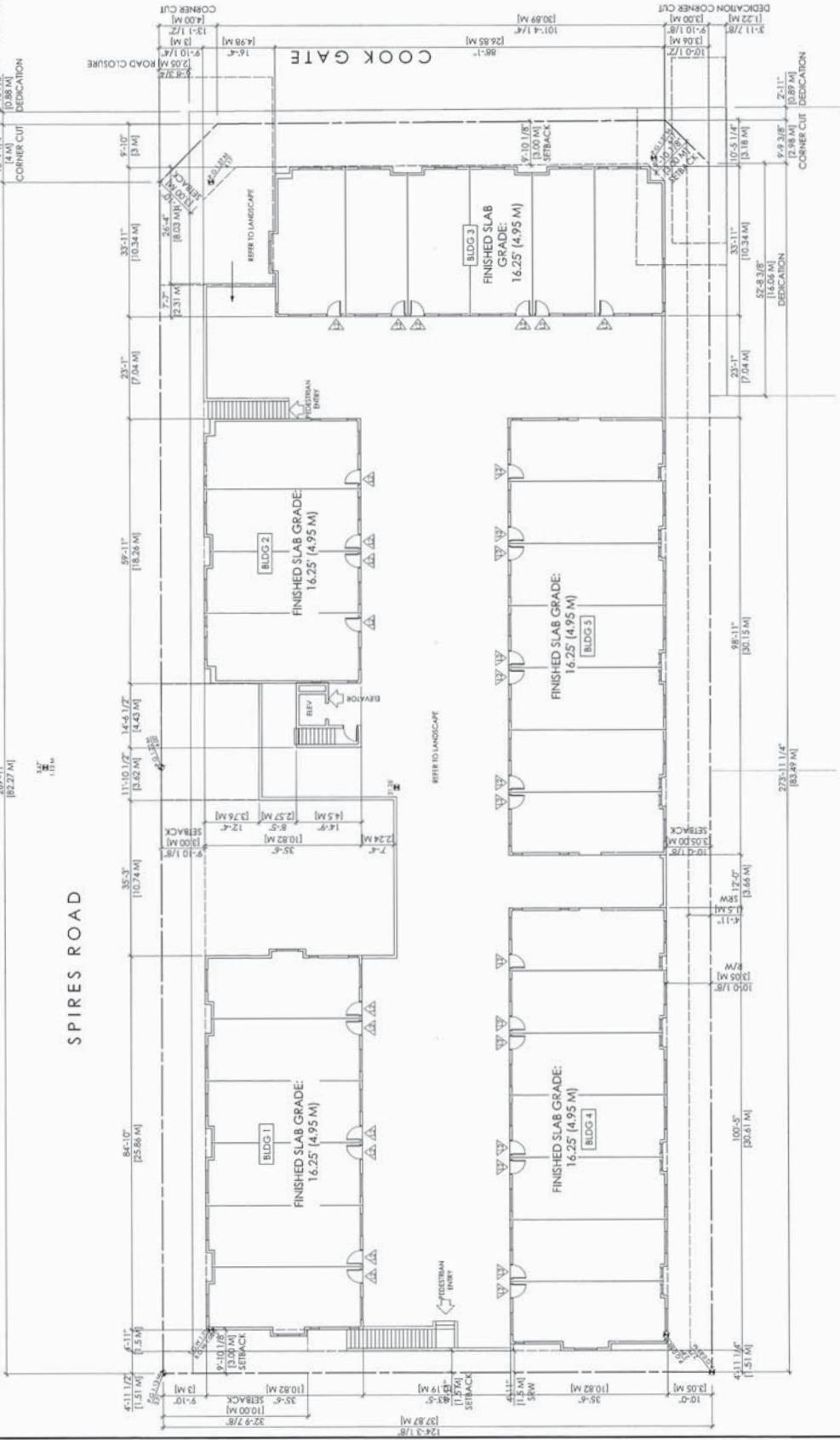
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

SITE PLAN LEVEL 2

SCALE 1/32" = 1'-0"

DATE 2023 APR 28

SHEET A1.03



LEGEND

▲	EXISTING PAVEMENT
▲	PROPOSED PAVEMENT
▲	EXISTING LOT ELEVATION
▲	PROPOSED LOT ELEVATION
▲	EXISTING FINISH ELEVATION
▲	PROPOSED FINISH ELEVATION
□	COVERED PARKING AREA
□	LAND AREA
□	OFF DRIVE
□	EXIST DRIVE
□	PROPOSED DRIVE
□	TREE PROTECTION ZONE

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REVISIONS

REVISED FOR REVISION 1	AUG 13, 2020
REVISED FOR REVISION 2	NOV 24, 2020
REVISED FOR REVISION 3	OCT 24, 2021
REVISED FOR REVISION 4	NOV 24, 2021
REVISED FOR REVISION 5	NOV 24, 2021
REVISED FOR REVISION 6	FEB 4, 2022

TERA
FORMWERKS ARCHITECTURAL

1432 West 5th Ave., Vancouver, BC V6L 1N3
Tel: (604) 270-7121 Fax: (604) 270-7122 Email: info@formwerks.com

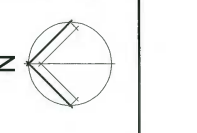
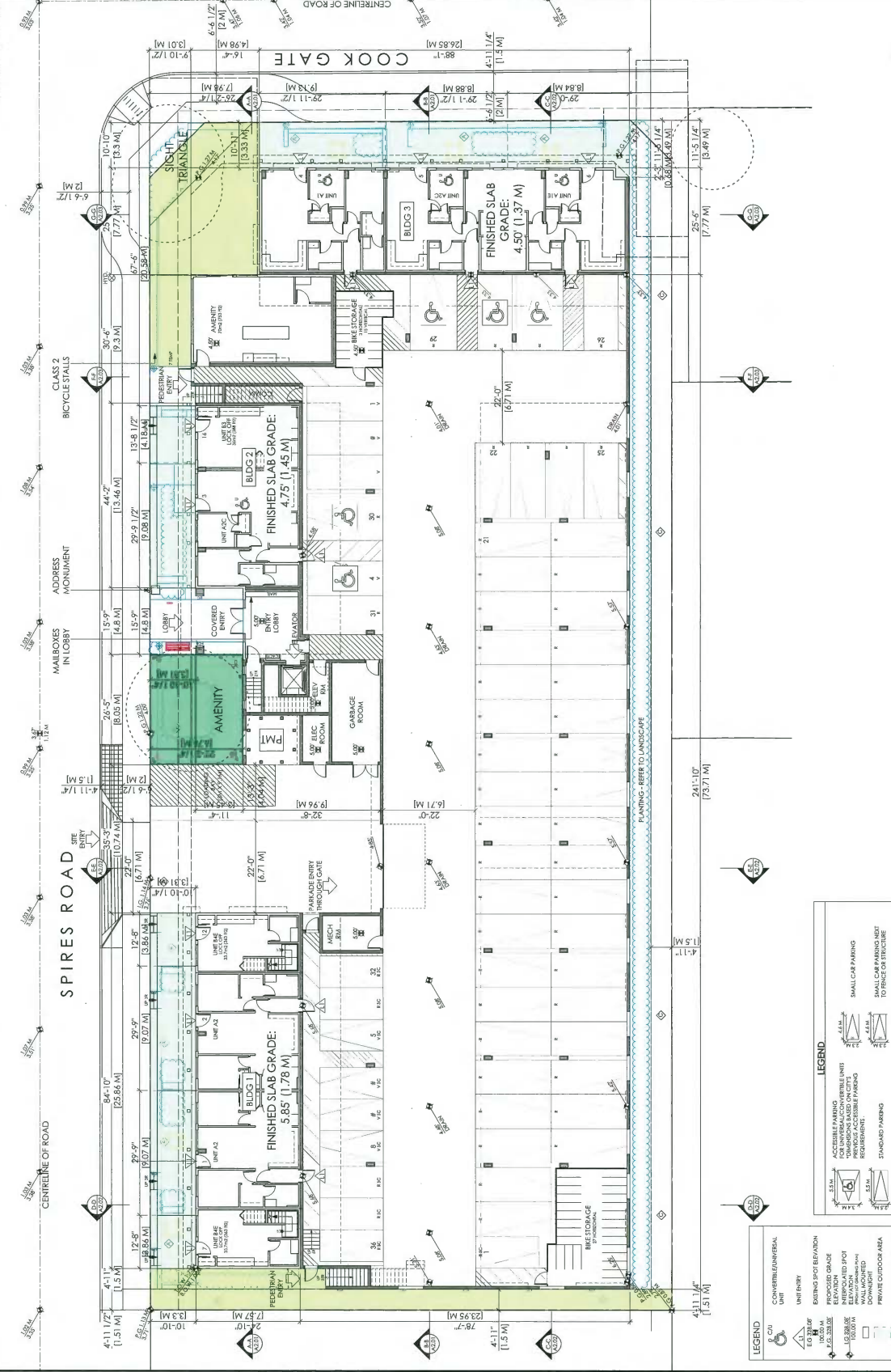
PROJECT
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

DRAWING
GROUND LEVEL PLAN

SCALE
3/32" = 1'-0"

DATE
2022 Feb 4

SHEET
A1.04



Centreline of Road
Spires Road
Cook Gate

LEGEND

- CONVERTIBLE UNIT
- INT ENTRY
- EXISTING FOOT ELEVATION
- PROPOSED GRADE
- EXISTING GRADE
- EXISTING WALL MOUNTED
- PRIVATE OUTDOOR AREA
- AMENITY OUTDOOR AREA
- CHEST PLAY AREA
- ADDITIONAL OUTDOOR
- TRUCK REAR BUFFER
- LOADING BUFFER
- ROLL-OVER CURB
- GRASS CURB

LEGEND

- STANDARD PARKING
- SMALL CAR PARKING
- SMALL CAR PARKING NET TO FENCE OR STRUCTURE
- SMALL CAR PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- HORIZONTAL BICYCLE STORAGE
- VERTICAL BICYCLE STORAGE
- STANDARD PARKING NET TO FENCE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE

LEGEND

- STANDARD PARKING
- SMALL CAR PARKING
- SMALL CAR PARKING NET TO FENCE OR STRUCTURE
- SMALL CAR PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- HORIZONTAL BICYCLE STORAGE
- VERTICAL BICYCLE STORAGE
- STANDARD PARKING NET TO FENCE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE
- STANDARD PARKING NET TO FENCE OR STRUCTURE ON NON-EDGE

ATTACHMENT 2

This plan and design are intended for use as a guide only. The Architectural firm and cannot be held responsible for any errors or omissions. The dimensions shall have precedence over any other information. The contractor shall be responsible for all dimensions and conditions on the job. Formworks shall be provided for the full duration of the construction. The contractor shall be responsible for all dimensions and conditions on the drawing.

REVISIONS

REVISIONS	JUL 23, 2019
REVISIONS	MAR 8, 2019
REVISIONS	MAR 24, 2019
REVISIONS	APR 24, 2019
REVISIONS	MAY 13, 2019
REVISIONS	NOV 3, 2019
REVISIONS	FEB 4, 2022
REVISIONS	FEB 4, 2022
REVISIONS	FEB 4, 2022

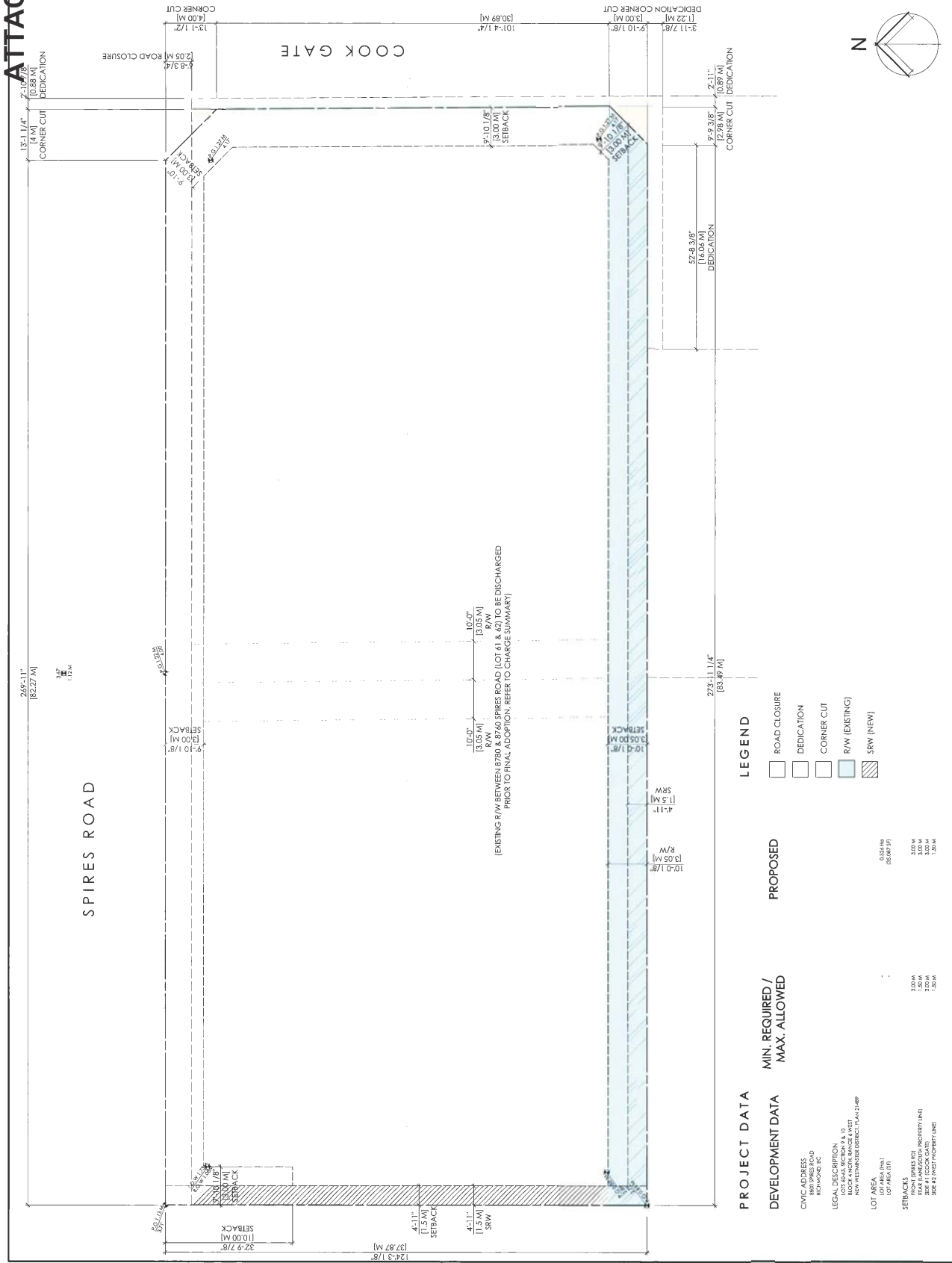


FORMWERKS ARCHITECTURAL
 162 West 5th Ave., Vancouver, BC V6B 1H3
 (604) 683-5411

PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, B.C.

DRAWING
SITE AREA PLAN

SCALE	3/32" = 1'-0"
DATE	2022.06.27
SHEET	A1.04C



ATTACHMENT 2

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REVISIONS

REVISED FOR RECORD	JUL 31, 2019
REVISED FOR RECORD	MAR 8, 2019
REVISED FOR RECORD	MAR 8, 2019
REVISED FOR RECORD	APR 24, 2011
REVISED FOR RECORD	NOV 3, 2011
REVISED FOR RECORD	NOV 3, 2011
REVISED FOR RECORD	JAN 28, 2012

FORMWERKS ARCHITECTURAL

162 West 59th Ave., Vancouver, BC V6J 1N5
 (604) 683-5038
 formwerks.com

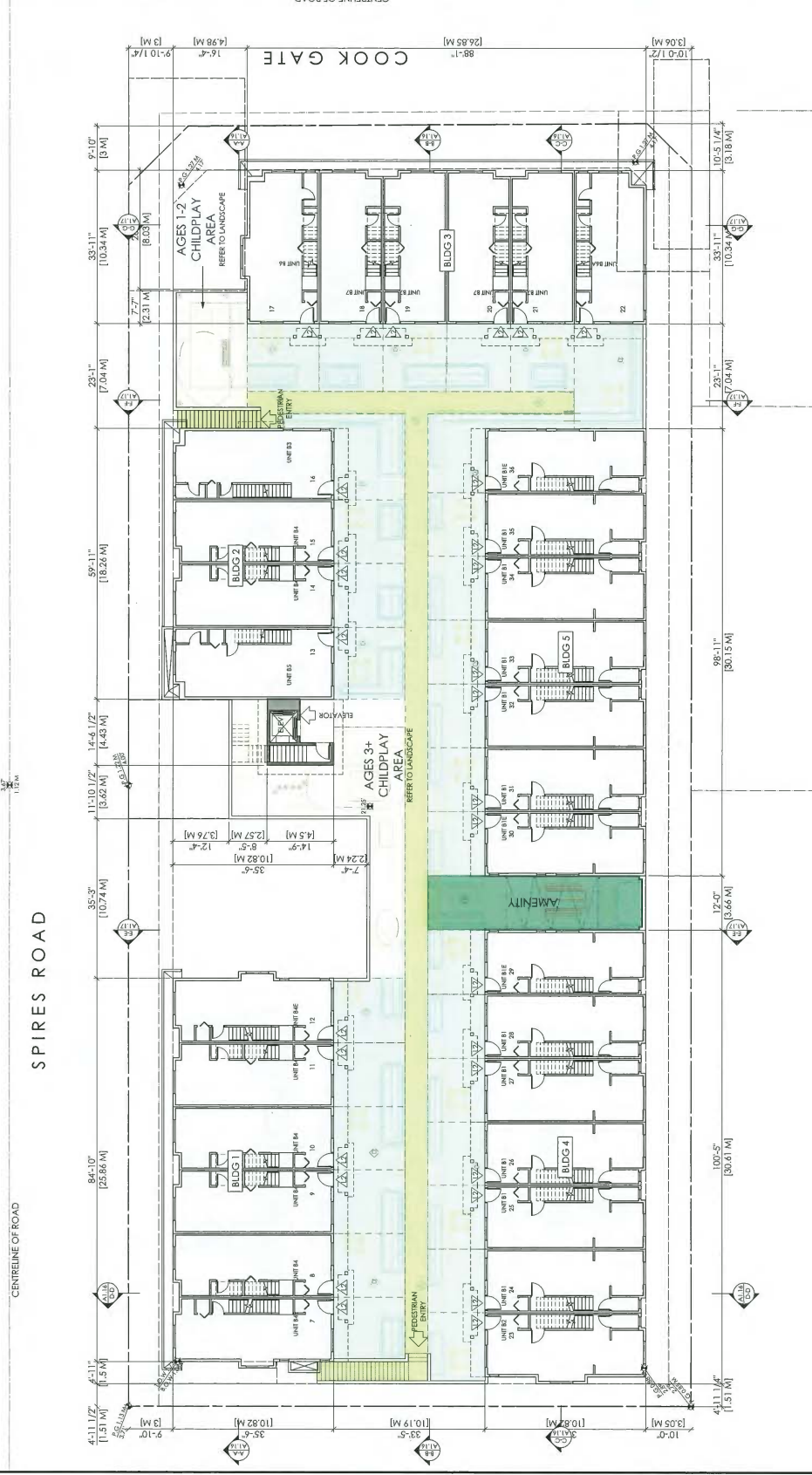
PROJECT: **8800 SPIRES ROAD**
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING: **LEVEL 2 PLAN**

SCALE: 3/32" = 1'-0"

DATE: 2022 JUN 28

SHEET: **A1.05**



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REVISIONS

REVISED FOR SETBACKS	AUG 11 2023
REVISED FOR SETBACKS	MAR 8 2023
REVISED FOR SETBACKS	MAR 8 2023
REVISED FOR SETBACKS	MAR 24 2023
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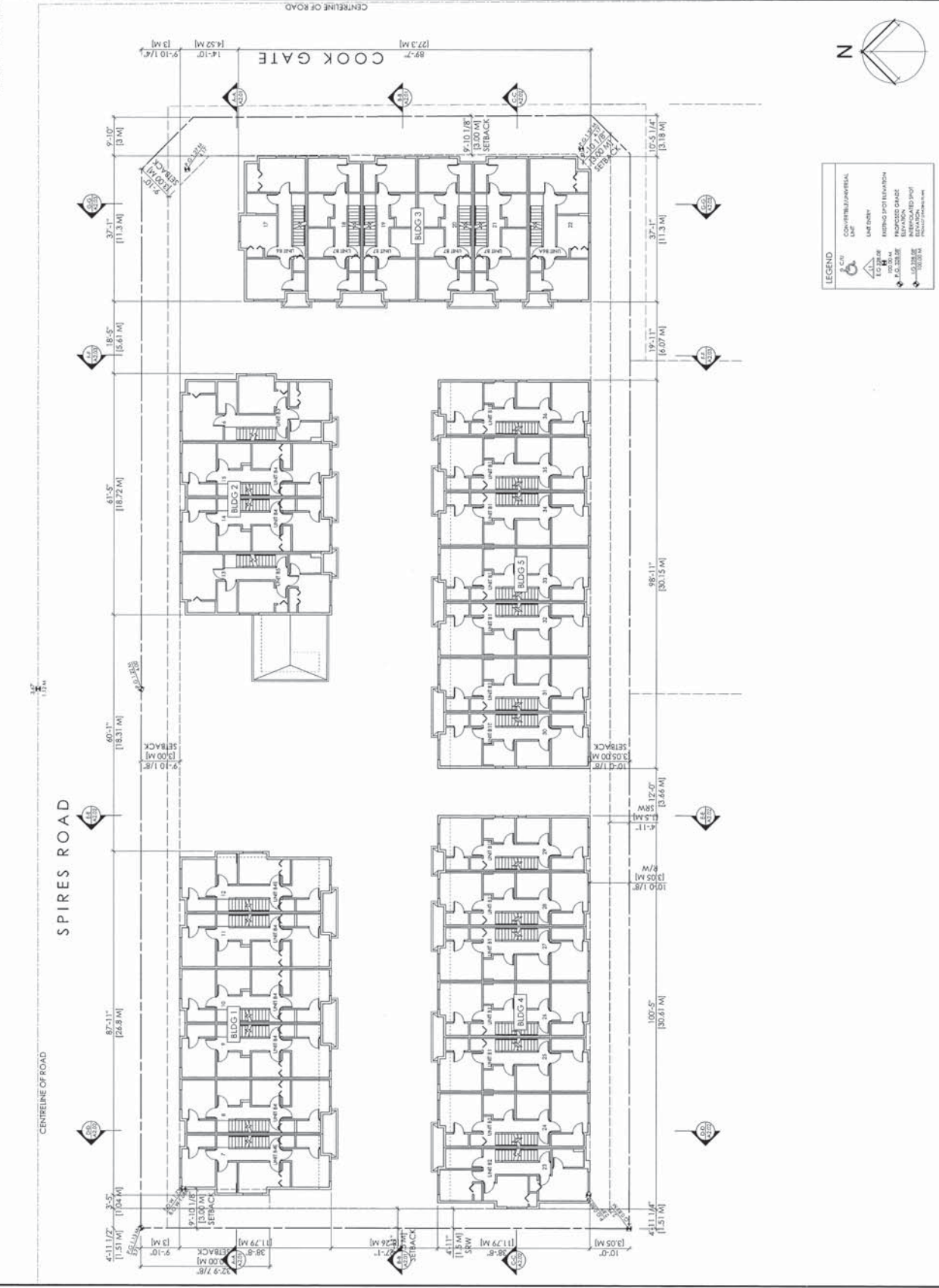
FORMWERKS ARCHITECTURAL

142 West 4th Ave., Vancouver, BC V6J 1H9
Tel: 604.681.2028

PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, B.C.

DRAWING
LEVEL 3 PLAN

SCALE	3/32" = 1'-0"	SHEET	A1.06
DATE			2023.02.28



ATTACHMENT 2

The plan and/or elevation shown on all sheets of this drawing are the property of Formwerks Architectural Inc. and cannot be used or reproduced in any form without the written consent of Formwerks Architectural Inc. The architect and/or engineer shall have precedence over the contractor and shall be responsible for all dimensions and conditions on the plan, formworks, elevations, sections and details. The contractor shall verify all dimensions and conditions on the drawing.

REVISIONS

NO. 1	DATE	DESCRIPTION
01	11.11.2023	ISSUED FOR PERMITS
02	01.11.2023	ISSUED FOR PERMITS
03	03.11.2023	ISSUED FOR PERMITS
04	07.11.2023	ISSUED FOR PERMITS
05	10.11.2023	ISSUED FOR PERMITS
06	14.11.2023	ISSUED FOR PERMITS

TERA

FORMWERKS ARCHITECTURAL

1521 North Ave. Vancouver, BC V6L 1T6
 Tel: 604.273.3333
 Email: info@formwerks.com

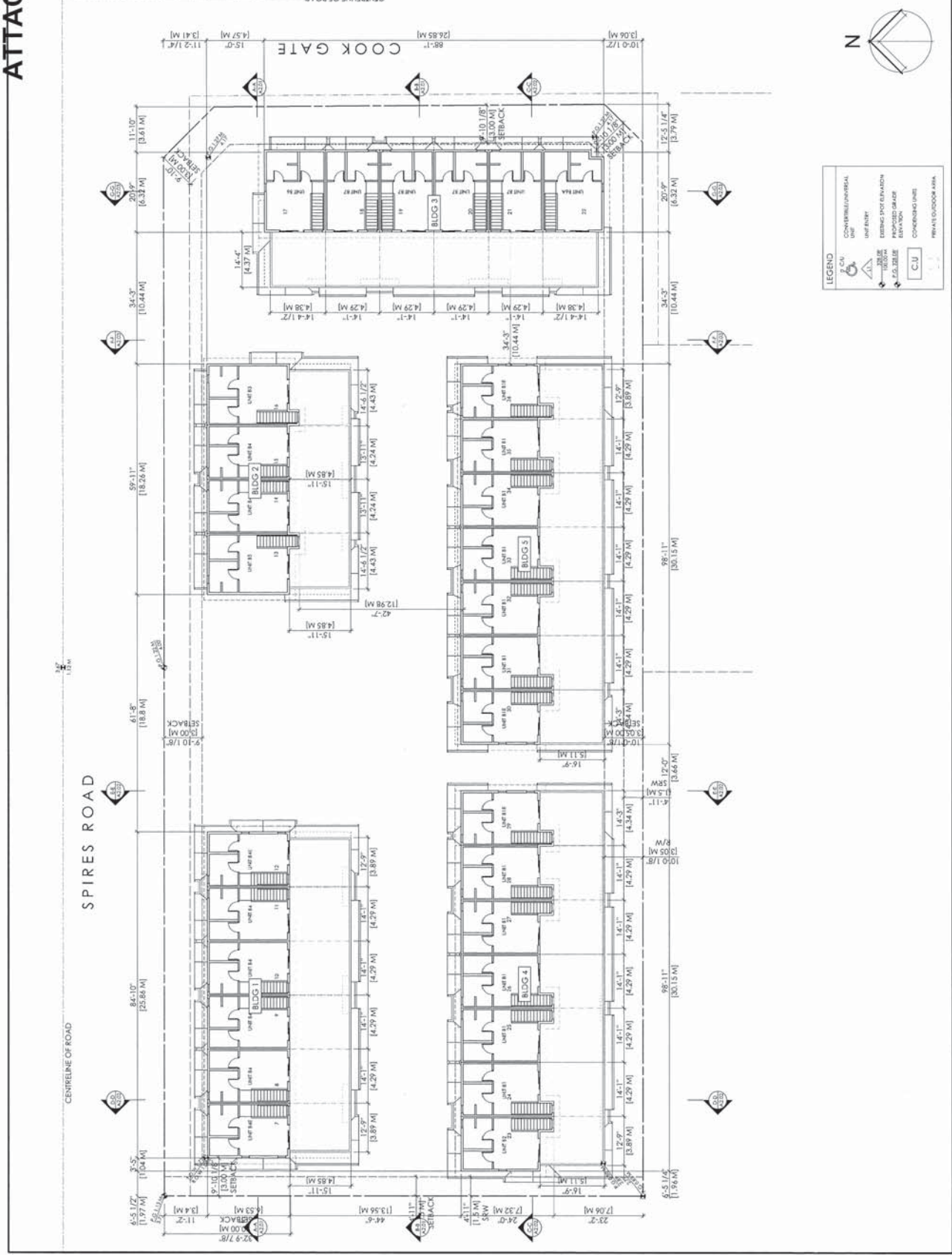
PROJECT

8800 SPIRES ROAD

8740-8800 SPIRES ROAD
 RICHMOND, BC

LEVEL 4 PLAN

SCALE	3/32" = 1'-0"
GATE	2023 JUN 28
SHEET	A1.07



ATTACHMENT 2

This plan and design are for all uses. The user is responsible for obtaining all necessary permits and approvals. The user is responsible for all dimensions and conditions on the job. Formworks shall be responsible for all dimensions and conditions on the job. Formworks shall be responsible for all dimensions and conditions on the job.

REVISIONS

NOV 15 2021	REVISION FOR RECORDING 1
NOV 15 2021	REVISION FOR RECORDING 2
NOV 15 2021	REVISION FOR RECORDING 3
NOV 15 2021	REVISION FOR RECORDING 4
NOV 15 2021	REVISION FOR RECORDING 5
NOV 15 2021	REVISION FOR RECORDING 6
NOV 15 2021	REVISION FOR RECORDING 7
NOV 15 2021	REVISION FOR RECORDING 8
NOV 15 2021	REVISION FOR RECORDING 9
NOV 15 2021	REVISION FOR RECORDING 10

TERA

FORMWERKS ARCHITECTURAL

102 West 1st Ave, Vancouver, BC V6B 1G9
Tel: 604.681.2020

PROJECT

880 SPIRES ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

SCALE

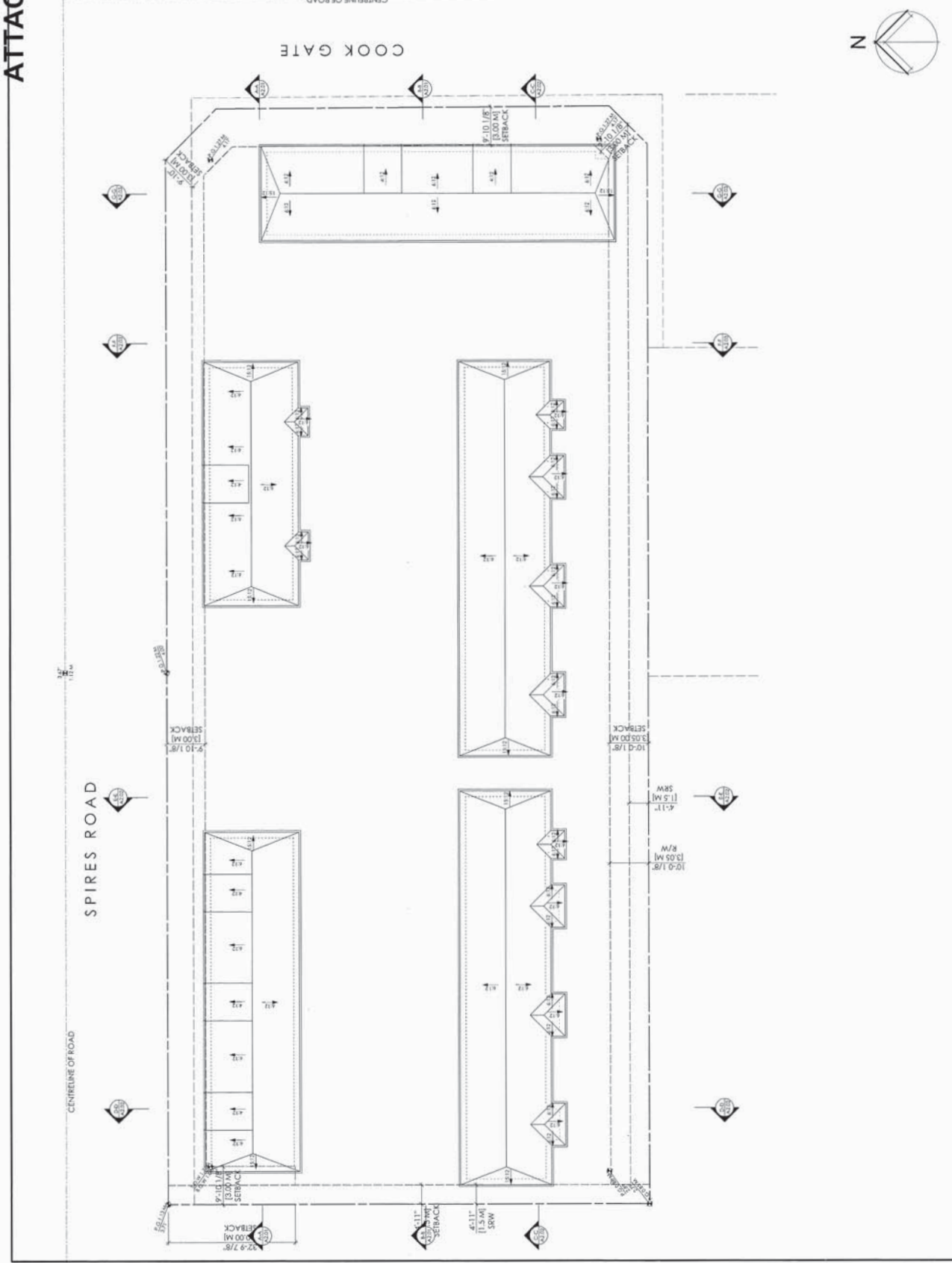
3/32" = 1'-0"

SHEET

A1.08

DATE

2023-09-18



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REVISIONS

REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011
REVISED FOR RECORDS	AUG 11, 2011



FORMWERKS ARCHITECTURAL

1425 West 99 Ave., Vancouver, BC V6J 1N5
Tel: 604-276-7676 Fax: 604-276-7676

PROJECT

8800 SPIRES ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

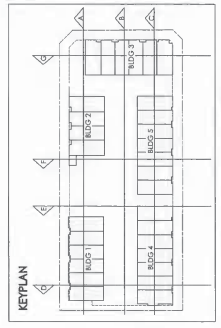
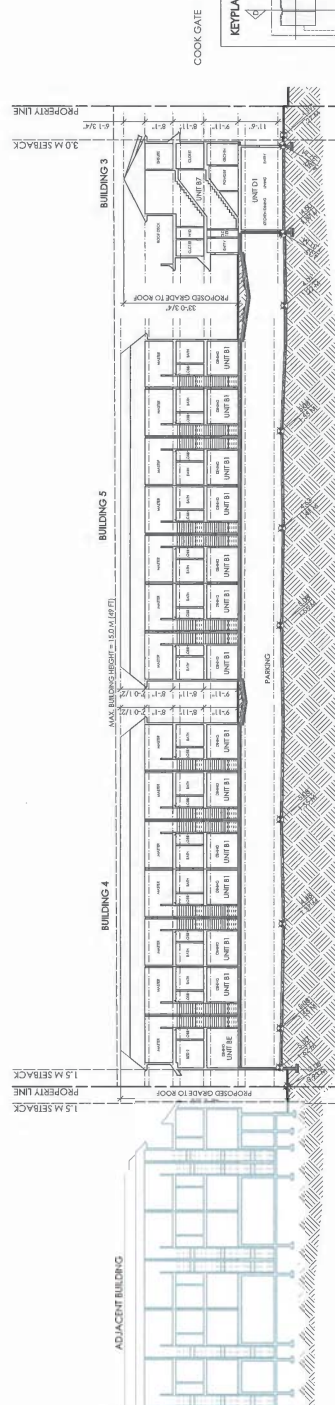
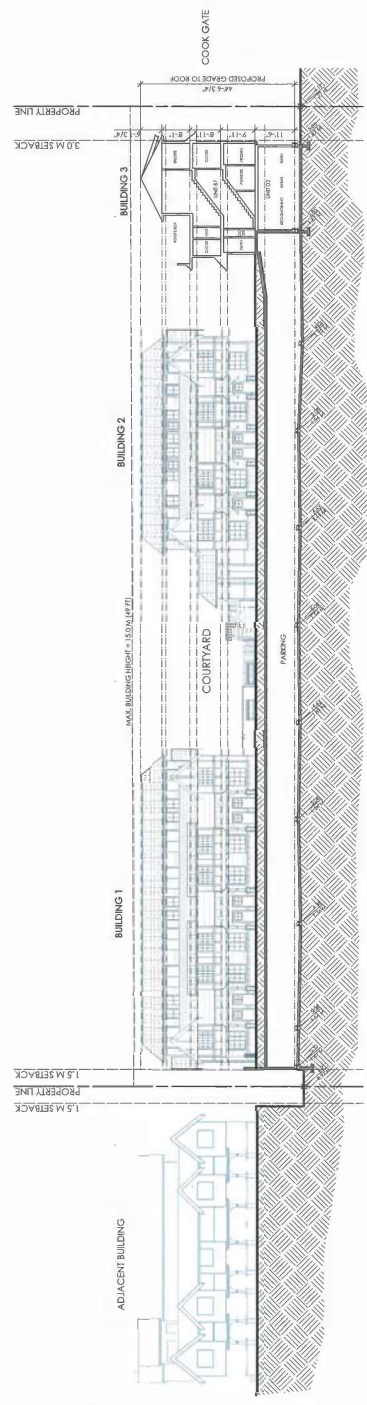
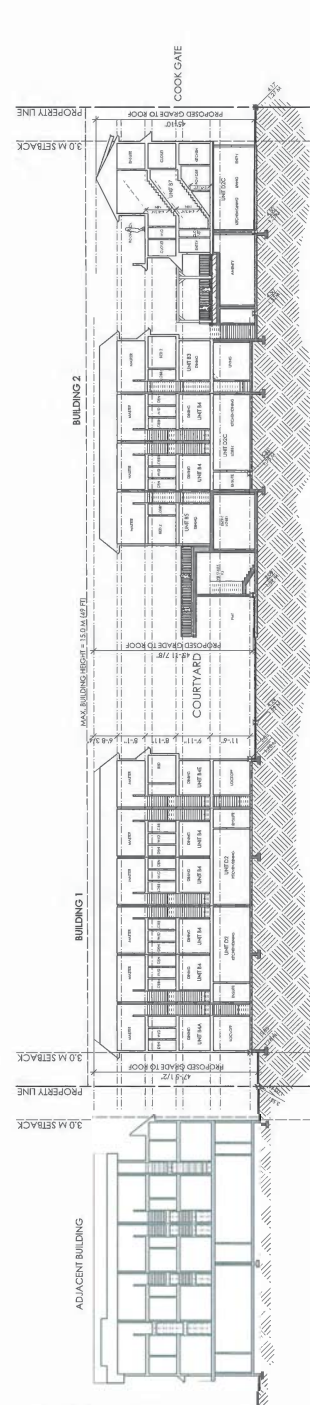
DRAWING

SITE SECTIONS

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

DATE: 2012 JUN 28

SHEET: **A1.11**



ATTACHMENT 2

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REVISIONS	DATE
ISSUED FOR PERMITTING	JULY 11, 2005
ISSUED FOR PERMITTING	JULY 13, 2005
ISSUED FOR PERMITTING	AUGUST 1, 2005
ISSUED FOR PERMITTING	AUGUST 1, 2005
ISSUED FOR PERMITTING	OCTOBER 20, 2005
ISSUED FOR PERMITTING	NOVEMBER 2, 2005
ISSUED FOR PERMITTING	NOVEMBER 2, 2005

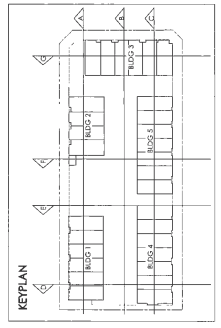
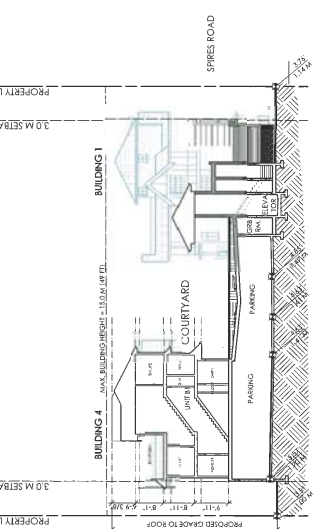
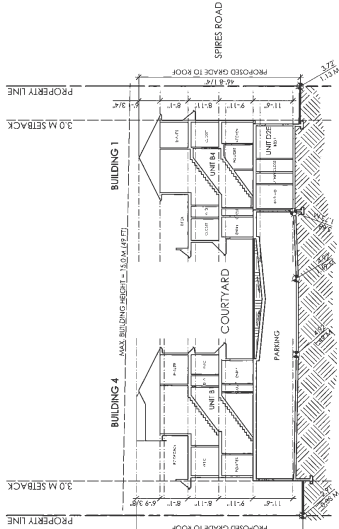
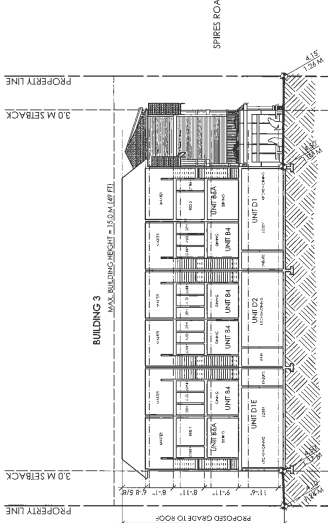
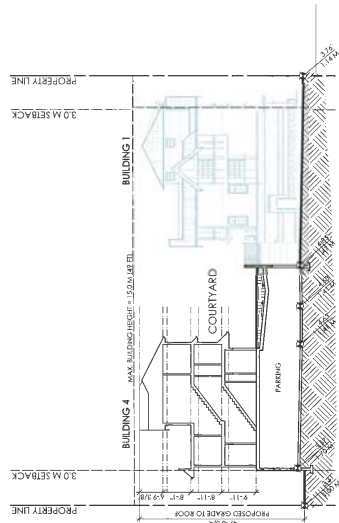
TERA

FORMWERKS ARCHITECTURAL

1425 West 59th Ave., Westchester, IL, VA, 1178
 Phone: 485-5276

PROJECT: **8800 SPIRES ROAD**
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING	
SITE SECTIONS	
SCALE: 1/16" = 1'-0"	SHEET: A1.12
DATE: 2005.09.03	



ATTACHMENT 2

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REVISIONS	DATE
ISSUED FOR PERMITS	JULY 11, 2019
REVISED FOR REDLINING	JULY 15, 2019
REVISED FOR REDLINING 2	AUG 31, 2019
REVISED FOR REDLINING 3	SEP 10, 2019
REVISED FOR REDLINING 4	OCT 25, 2019
REVISED FOR REDLINING 5	NOV 15, 2019
REVISED FOR REDLINING 6	JAN 2, 2020

TERA

FORMWERKS ARCHITECTURAL

1425 West 5th Ave., Vancouver, BC V6J 1N5
 (604) 685-2076
 Phone: 483-5441

PROJECT

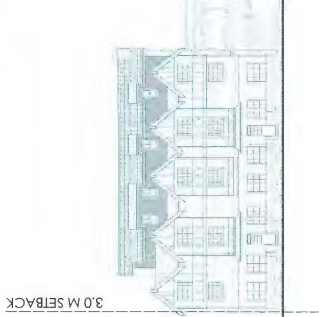
8800 SPIRES ROAD

8740-8800 SPIRES ROAD
 RICHMOND, BC

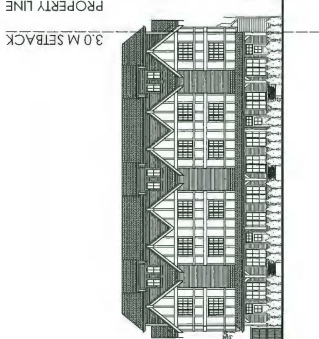
DRAWING

STREETSCAPES

SCALE	1/16" = 1'-0"
DATE	2022.09.19
SHEET	A1.13

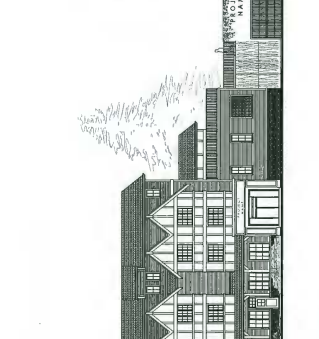


3.0 M SETBACK



3.0 M SETBACK

PROPERTY LINE

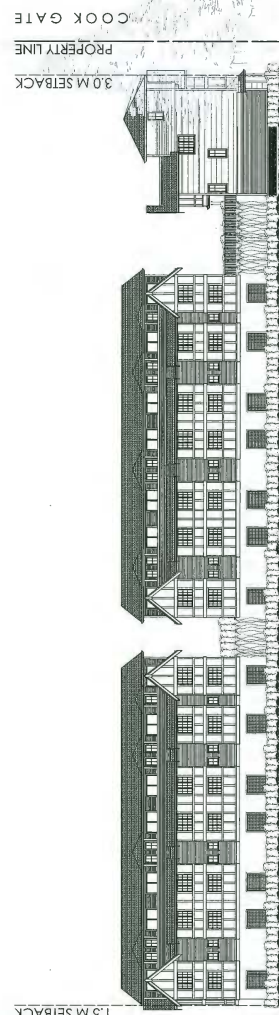


3.0 M SETBACK

PROPERTY LINE

COOK GATE

A - NORTH STREETSCAPE (SPIRES RD)



3.0 M SETBACK

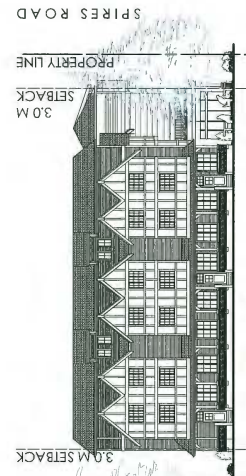
PROPERTY LINE

COOK GATE

1.5 M SETBACK

PROPERTY LINE

B - SOUTH STREETSCAPE (LANE)



3.0 M SETBACK

PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

SEBAC

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PROPERTY LINE

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PROPERTY LINE

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PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

SEBAC

3.0 M

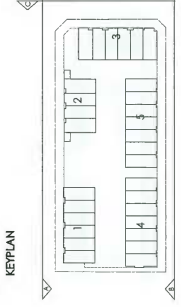
PROPERTY LINE

SEBAC

3.0 M

PROPERTY LINE

C - EAST STREETSCAPE (COOK GATE)



KEYPLAN

ATTACHMENT 2

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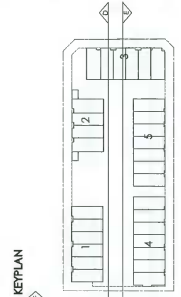
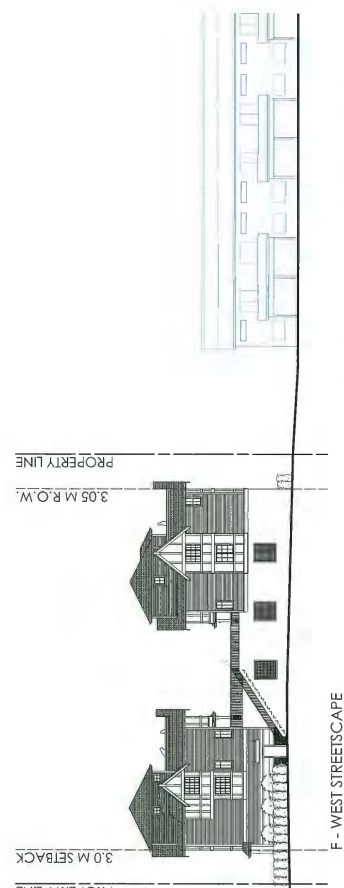
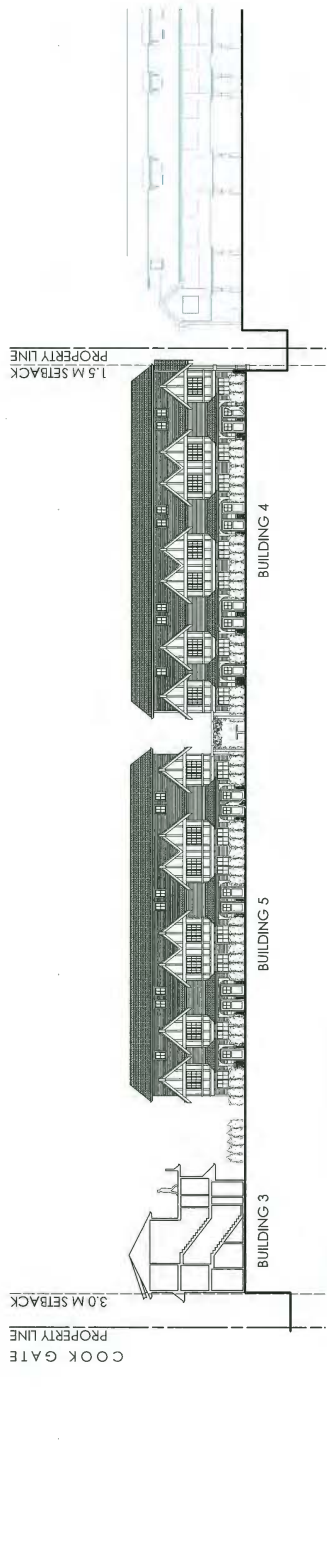
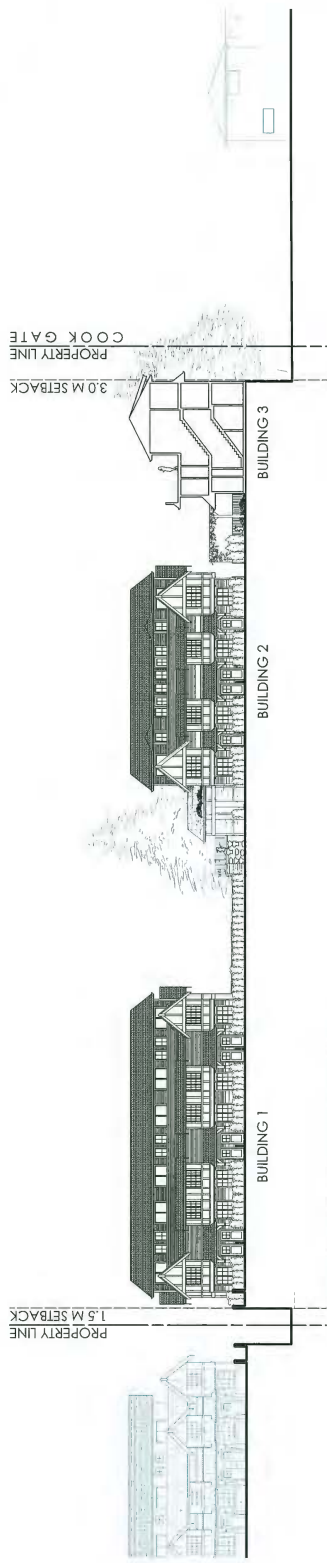
REVISIONS
 JUL 11, 2020
 ISSUED FOR PERMITS
 JUL 15, 2020
 REVISED FOR RECORDS
 APR 31, 2021
 REVISED FOR RECORDS 3
 OCT 22, 2021
 REVISED FOR RECORDS 4
 OCT 22, 2021
 REVISED FOR RECORDS 5
 JUN 28, 2022

TERA
FORMWERKS ARCHITECTURAL
 1670 West Park Ave., Vancouver, B.C. V6J 1N5
 Form: 6852079 Phone: 685-5441

PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, B.C.

DRAWING
STREETSCAPES

SCALE 1/16" = 1'-0"
DATE 2022.06.29
SHEET A1.14



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REVISIONS

NO. 1	DATE	DESCRIPTION
1	JUL 11, 2022	ISSUED FOR PERMITTING
2	AUG 8, 2022	ISSUED FOR PERMITTING
3	JUL 24, 2022	ISSUED FOR PERMITTING
4	AUG 11, 2022	ISSUED FOR PERMITTING
5	NOV 2, 2022	ISSUED FOR PERMITTING
6	FEB 4, 2022	ISSUED FOR PERMITTING

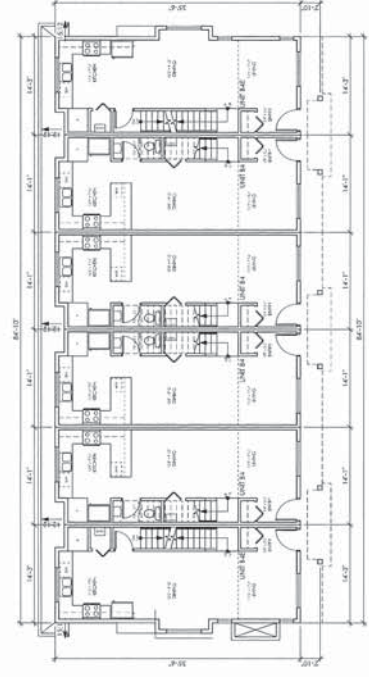


FORMWERKS ARCHITECTURAL
 1525 West 4th Ave., Vancouver, BC V6J 1H5
 Tel: 604.273.2070

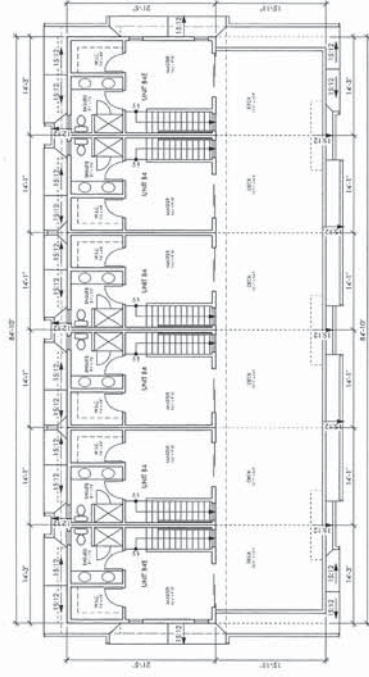
PROJECT
 8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
 BUILDING 1
 PLANS

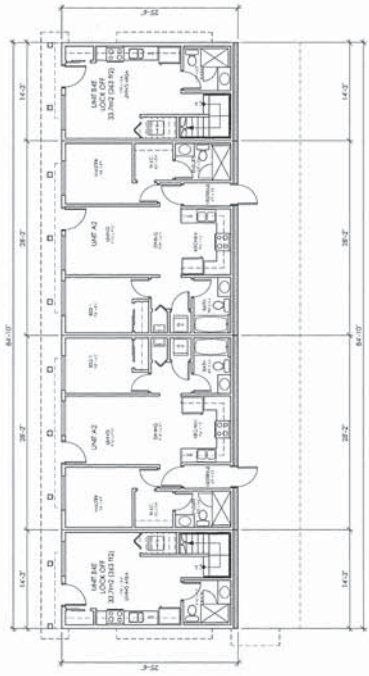
SHEET
 SCALE 1/8" = 1'-0"
 DATE 2022/06/4
A2.00



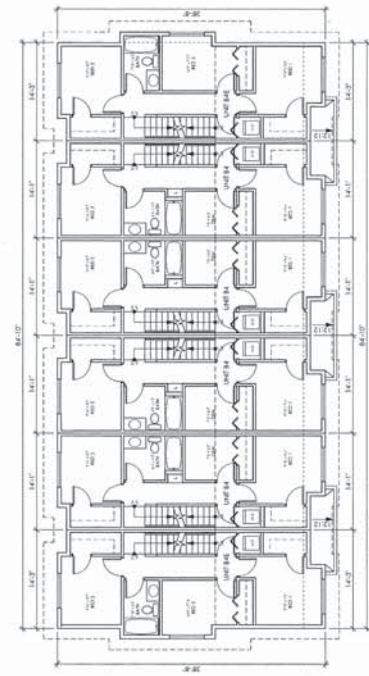
LEVEL 2 PLAN
BUILDING 1



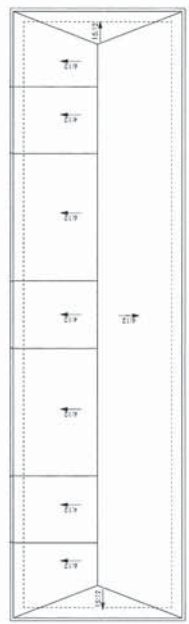
LEVEL 4 PLAN
BUILDING 1



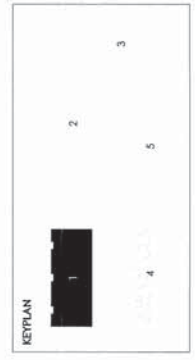
LEVEL 1 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1



ROOF PLAN
BUILDING 1



ATTACHMENT 2

This plan and design are used as all items shown on this drawing are to be constructed in accordance with the Building Code of Canada and the National Building Code of Canada. The Architectural Inc. and cannot be held responsible for any errors or omissions. Formworks Architectural Inc. will not be responsible for any errors or omissions and be responsible for all dimensions and conditions on the job. Formworks will not be responsible for any errors or omissions from the dimensions and conditions on the drawing.

REVISIONS

NO. 1	DATE	DESCRIPTION
1	NOV 11, 2021	ISSUED FOR PERMITS
2	NOV 11, 2021	ISSUED FOR PERMITS
3	NOV 11, 2021	ISSUED FOR PERMITS
4	NOV 24, 2021	ISSUED FOR PERMITS
5	NOV 2, 2021	ISSUED FOR PERMITS
6	NOV 2, 2021	ISSUED FOR PERMITS



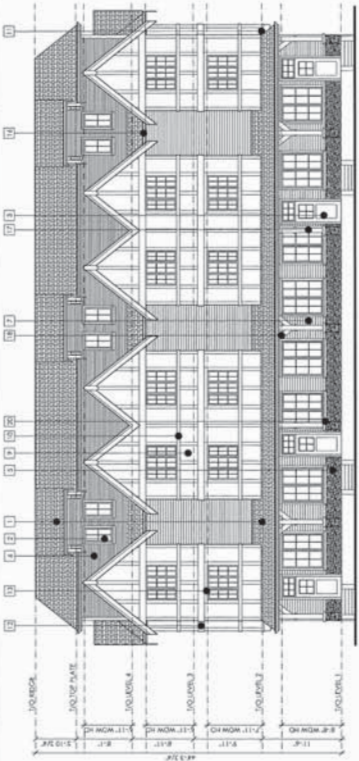
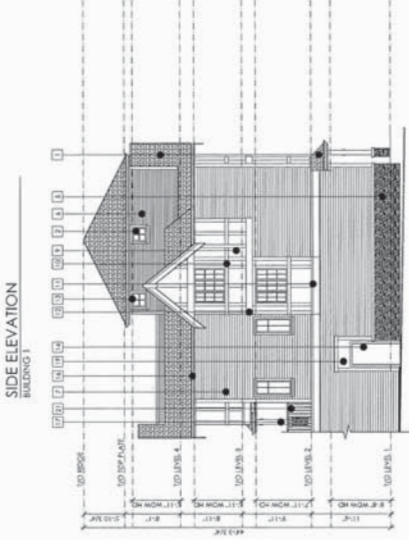
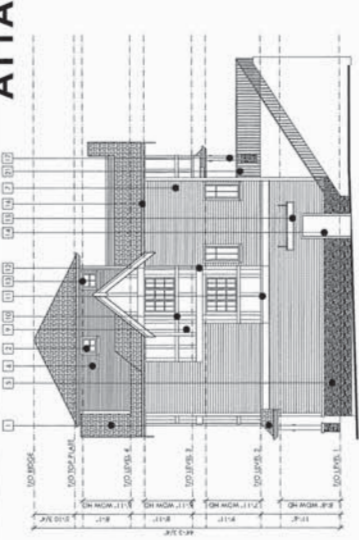
FORMWERKS ARCHITECTURAL

102 West 29 Ave, Vancouver, BC V6L 1R6
 TEL: 604-271-1000
 PROJECT

880 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

BUILDING 1 ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: 2021 09 18
 SHEET: **A2.01**



- LEGEND**
- 1 PAINTED WOOD TRIM BOARD
 - 2 PAINTED WOOD TRIM BOARD
 - 3 PAINTED WOOD TRIM BOARD
 - 4 PAINTED WOOD TRIM BOARD
 - 5 PAINTED WOOD TRIM BOARD
 - 6 PAINTED WOOD TRIM BOARD
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 - 98 PAINTED WOOD TRIM BOARD
 - 99 PAINTED WOOD TRIM BOARD
 - 100 PAINTED WOOD TRIM BOARD



ATTACHMENT 2

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REVISIONS	
NOV 21 2018	ISSUED FOR RECORDING 1
NOV 21 2018	ISSUED FOR RECORDING 2
MAR 8 2019	ISSUED FOR RECORDING 3
APR 24 2019	ISSUED FOR RECORDING 4
MAY 14 2019	ISSUED FOR RECORDING 5
NOV 2 2022	ISSUED FOR RECORDING 6
NOV 4 2022	ISSUED FOR RECORDING 7

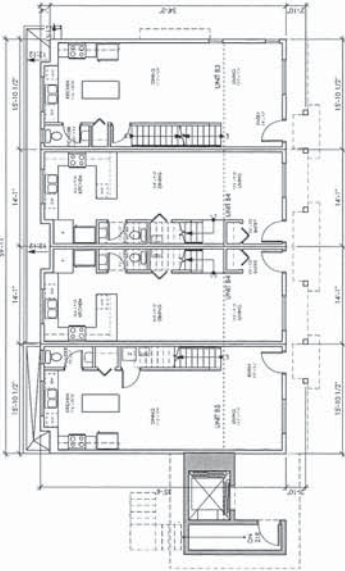


FORMWERKS ARCHITECTURAL
 1425 West 26th Ave., Vancouver, BC V6J 1T8
 Tel: 604-273-8233 Fax: 604-273-8244

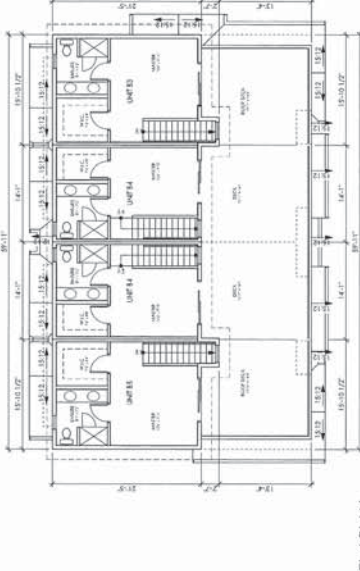
PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 2 PLANS

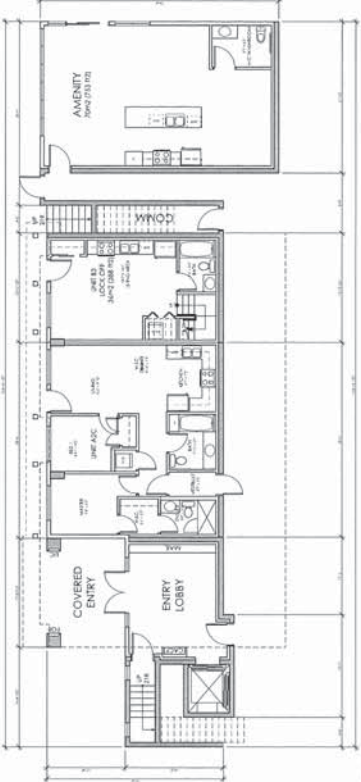
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DATE	2022 Nov 4
A2.02	



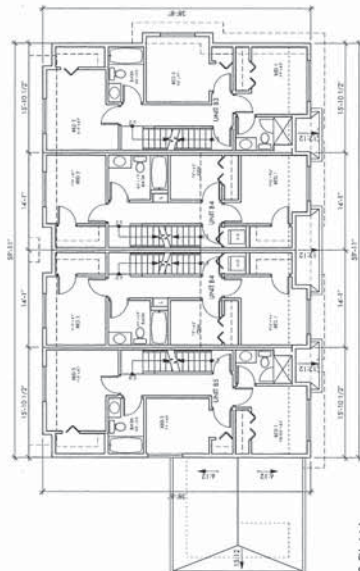
LEVEL 2 PLAN
BUILDING 2



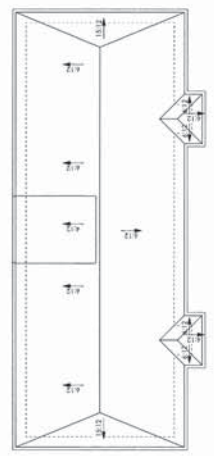
LEVEL 4 PLAN
BUILDING 2



LEVEL 1 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2



ROOF PLAN
BUILDING 2



ATTACHMENT 2

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REVISIONS

NOV 11 2021	REVISED FOR PERMITS
AUG 11 2021	REVISED FOR PERMITS
MAY 18 2021	REVISED FOR PERMITS
JUL 24 2021	REVISED FOR PERMITS
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JAN 20 2022	REVISED FOR PERMITS

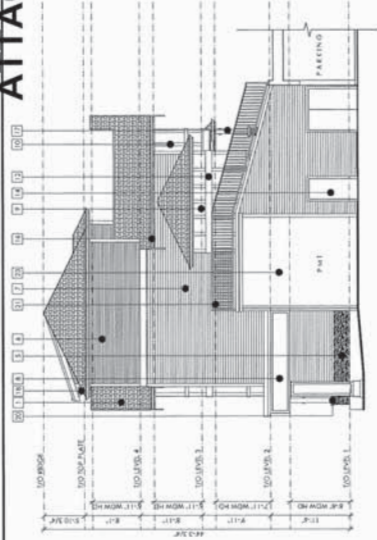


1521 West 4th Ave., Richmond, BC V6V 1K6
Tel: (604) 270-1111
www.formwerks.com

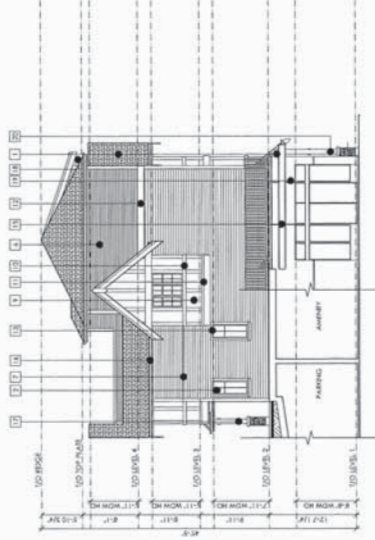
PROJECT
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, B.C.

DRAWING
BUILDING 2
ELEVATIONS

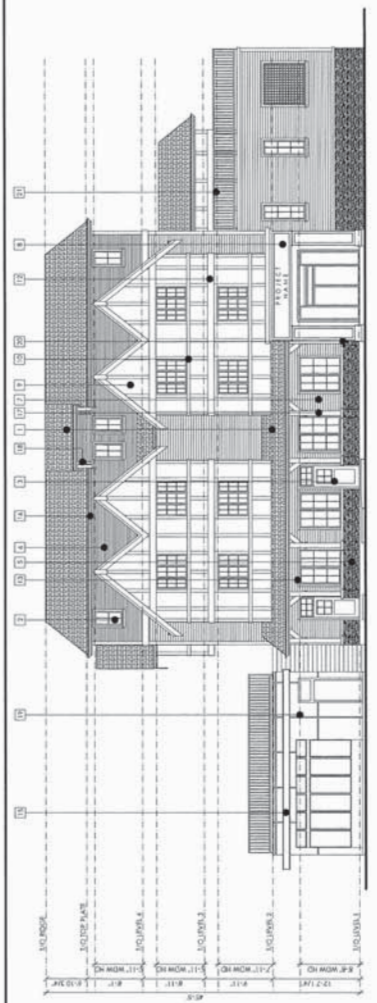
SCALE 1/8" = 1'-0"
DATE 2022 JUN 28
SHEET A2.03



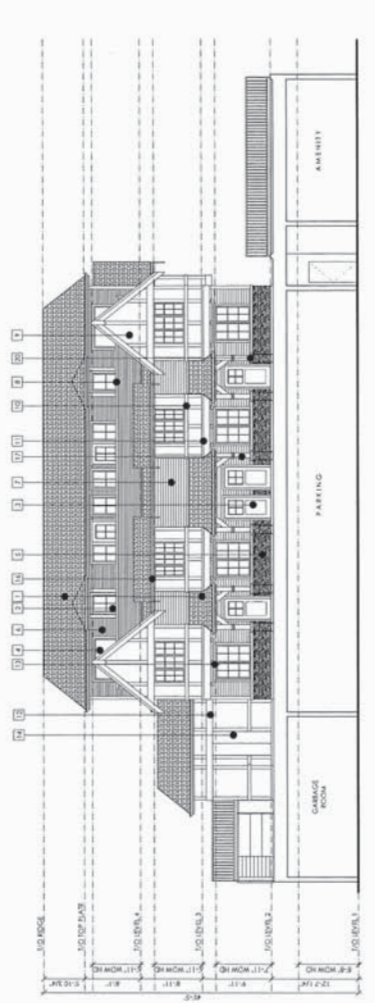
FRONT ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2



REAR ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2



LEGEND

1 PAINTED WOOD TRIM BOARD	16 PAINTED INTERIOR TRIM
2 PAINTED WOOD TRIM BOARD	17 PAINTED EXTERIOR TRIM
3 PAINTED WOOD TRIM BOARD	18 PAINTED WOOD TRIM BOARD
4 PAINTED WOOD TRIM BOARD	19 PAINTED WOOD TRIM BOARD
5 PAINTED WOOD TRIM BOARD	20 PAINTED WOOD TRIM BOARD
6 PAINTED WOOD TRIM BOARD	21 PAINTED WOOD TRIM BOARD
7 PAINTED WOOD TRIM BOARD	22 PAINTED WOOD TRIM BOARD
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11 PAINTED WOOD TRIM BOARD	26 PAINTED WOOD TRIM BOARD
12 PAINTED WOOD TRIM BOARD	27 PAINTED WOOD TRIM BOARD
13 PAINTED WOOD TRIM BOARD	28 PAINTED WOOD TRIM BOARD
14 PAINTED WOOD TRIM BOARD	29 PAINTED WOOD TRIM BOARD
15 PAINTED WOOD TRIM BOARD	30 PAINTED WOOD TRIM BOARD

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REVISIONS

REVISED FOR RECORDS	JULY 11, 2020
REVISED FOR RECORDS	MAY 8, 2020
REVISED FOR RECORDS	MAY 22, 2020
REVISED FOR RECORDS	MAY 24, 2020
REVISED FOR RECORDS	MAY 25, 2020
REVISED FOR RECORDS	MAY 26, 2020
REVISED FOR RECORDS	JULY 28, 2020

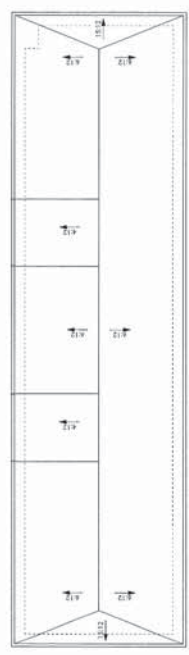
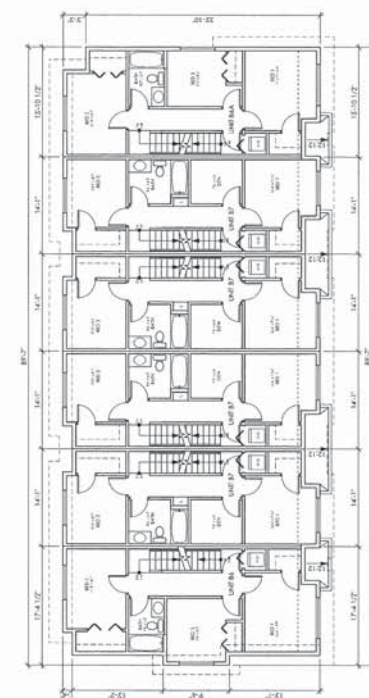
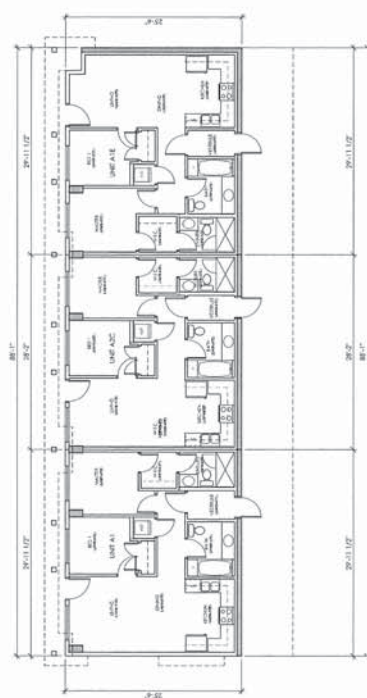
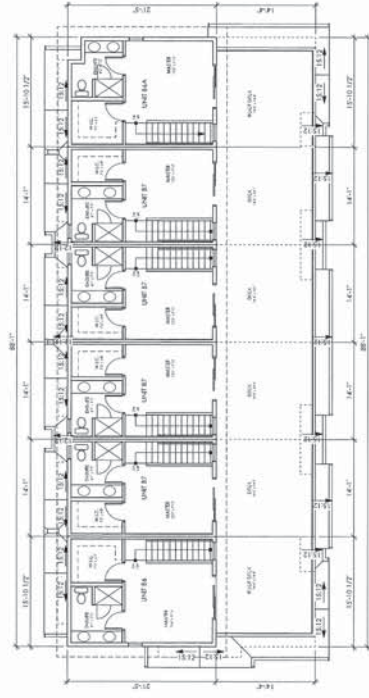
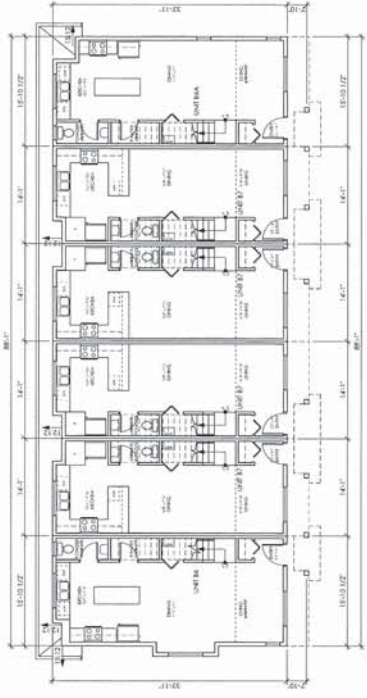
TERA
FORMWERKS ARCHITECTURAL

163 West 59 Ave., Vancouver BC V6L 1H9
(604) 681-2031

PROJECT
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

DRAWING
BUILDING 3 PLANS

SCALE	1/8" = 1'-0"	SHEET	A2.04
DATE	2022.06.28		



ATTACHMENT 2

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REVISIONS
 DATE: 2013
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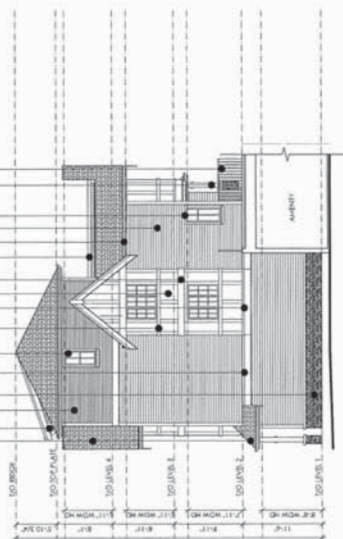


FORMWERKS ARCHITECTURAL
 1221 West 7th Ave., Vancouver, BC V6J 1M1
 Tel: 604.255.8800

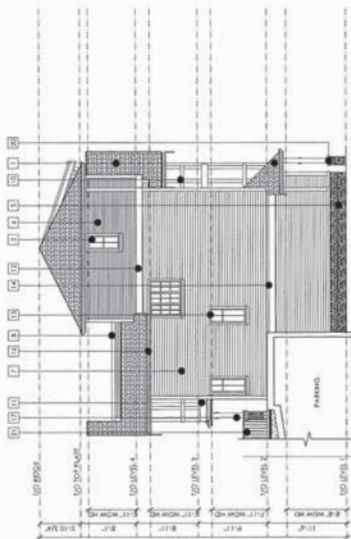
PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 3 ELEVATIONS

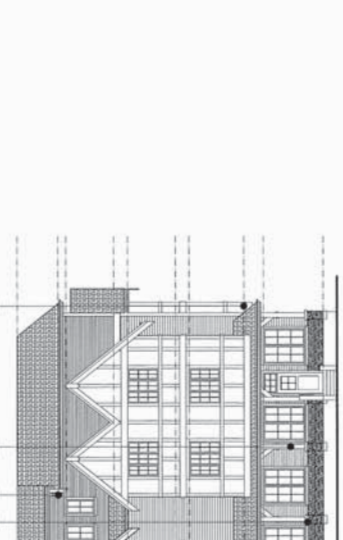
SCALE: 1/8" = 1'-0"
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 SHEET
A2.05



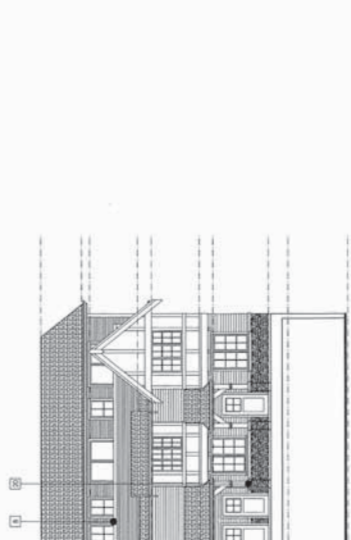
FRONT ELEVATION
BUILDING 3



REAR ELEVATION
BUILDING 3



SIDE ELEVATION
BUILDING 3



SIDE ELEVATION
BUILDING 3



FINISH SCHEDULE

1. EXTERIOR WALL	2. PAINTED WOOD TRIM BOARD	3. PAINTED WOOD TRIM BOARD	4. PAINTED WOOD TRIM BOARD
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97. PAINTED WOOD TRIM BOARD	98. PAINTED WOOD TRIM BOARD	99. PAINTED WOOD TRIM BOARD	100. PAINTED WOOD TRIM BOARD

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REVISIONS	DATE	BY	APP'D
REVISED FOR 2022-06-01	06/01/22	AM	AM
REVISED FOR 2022-05-11	05/11/22	AM	AM
REVISED FOR 2022-04-13	04/13/22	AM	AM
REVISED FOR 2022-03-31	03/31/22	AM	AM
REVISED FOR 2022-03-24	03/24/22	AM	AM
REVISED FOR 2022-03-17	03/17/22	AM	AM
REVISED FOR 2022-03-10	03/10/22	AM	AM
REVISED FOR 2022-03-03	03/03/22	AM	AM

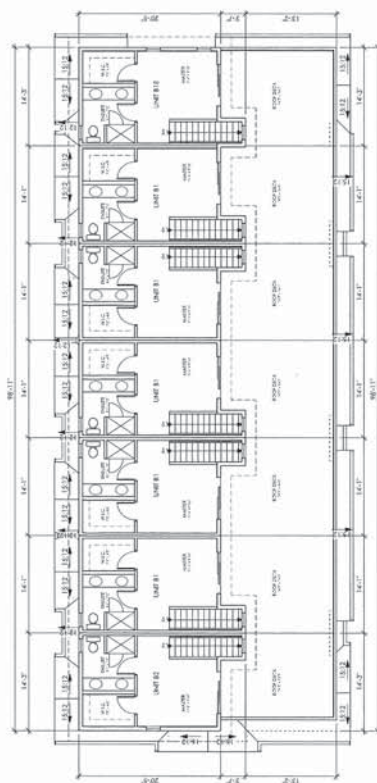
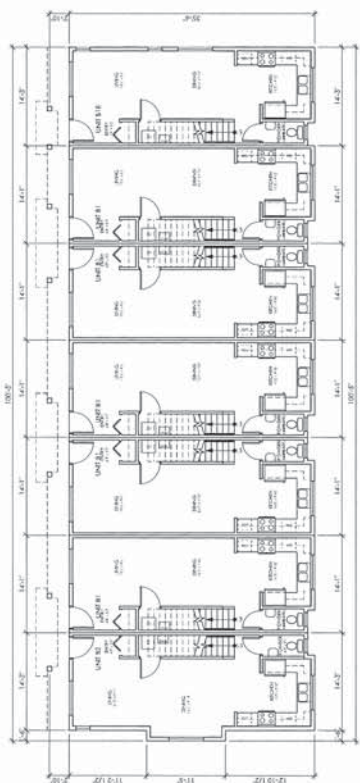
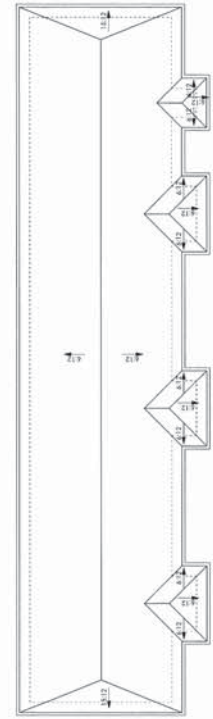
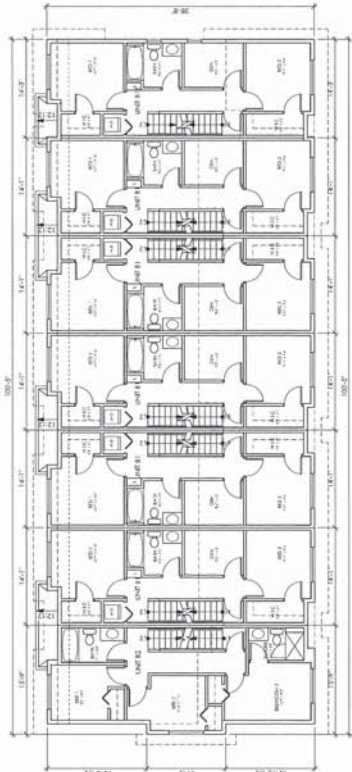
TERA
FORMWERKS ARCHITECTURAL

1421 West 15th Ave., Richmond, VA 23210
Richmond, VA 23210 Phone: 804-541-1100

PROJECT
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

DRAWING
BUILDING 4 PLANS

SCALE	1/8" = 1'-0"	SHEET	A2.06
DATE			



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REVISIONS

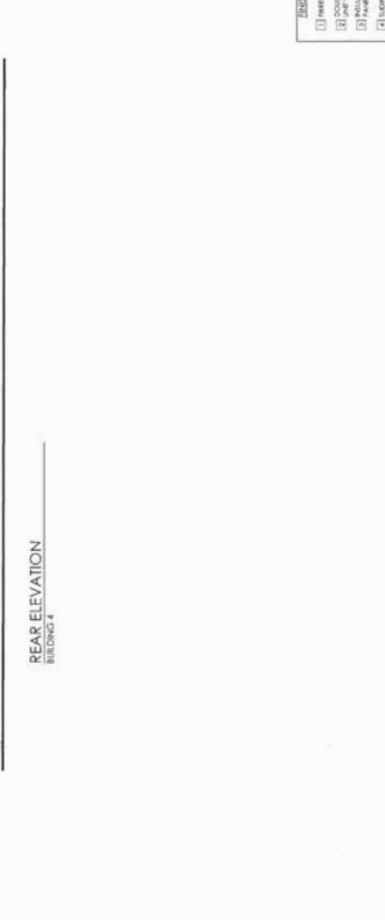
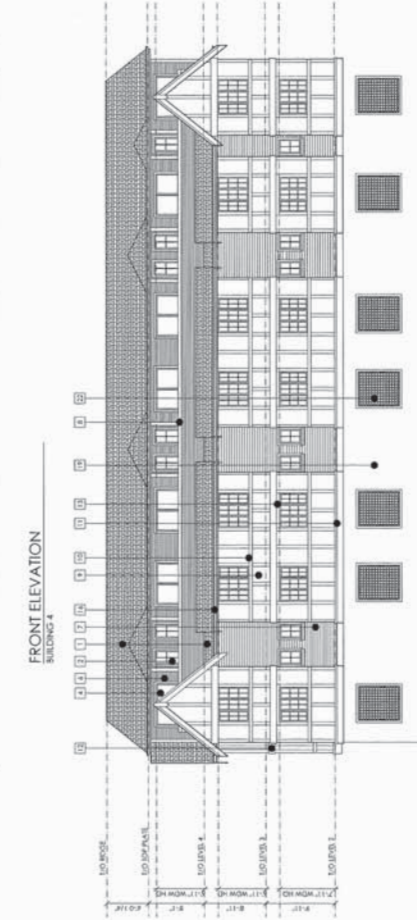
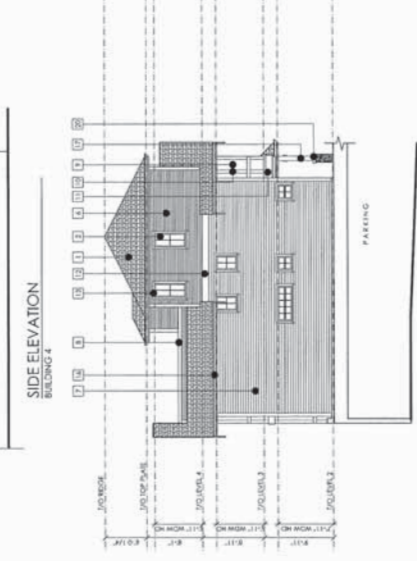
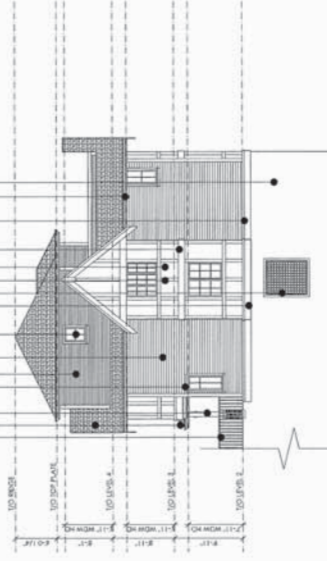
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4	MAY 11, 2021	ISSUED FOR PERMITS
5	MAY 11, 2021	ISSUED FOR PERMITS
6	MAY 11, 2021	ISSUED FOR PERMITS

FORMWERKS ARCHITECTURAL
 1121 West 7th Ave., Ste 200, Richmond, BC V6V 1W1
 Tel: 604.273.1111
 Fax: 604.273.1112

PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

BUILDING 4 ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: 2021 APR 14



FINISH SCHEDULE

1	PAINTED WOOD TRIM BOARD	11	PAINTED WOOD BRACKETS
2	PAINTED WOOD TRIM BOARD	12	PAINTED WOOD BRACKETS
3	PAINTED WOOD TRIM BOARD	13	PAINTED WOOD BRACKETS
4	PAINTED WOOD TRIM BOARD	14	PAINTED WOOD BRACKETS
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6	PAINTED WOOD TRIM BOARD	16	PAINTED WOOD BRACKETS
7	PAINTED WOOD TRIM BOARD	17	PAINTED WOOD BRACKETS
8	PAINTED WOOD TRIM BOARD	18	PAINTED WOOD BRACKETS
9	PAINTED WOOD TRIM BOARD	19	PAINTED WOOD BRACKETS
10	PAINTED WOOD TRIM BOARD	20	PAINTED WOOD BRACKETS



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REVISIONS

ISSUED FOR RECORD	AUG 21, 2008
ISSUED FOR RECORD	MAY 15, 2007
ISSUED FOR RECORD	MAY 15, 2007
ISSUED FOR RECORD	MAY 15, 2007
ISSUED FOR RECORD	OCT 25, 2007
ISSUED FOR RECORD	JAN 28, 2007

TERA

FORMWERKS ARCHITECTURAL

1422 Royal Pk. Ave., Richmond, BC V6V 1H5
 Formwerks@telus.net Phone: 483-5441

PROJECT

8800 SPIRES ROAD

8740-8800 SPIRES ROAD
 RICHMOND, B.C.

DRAWING

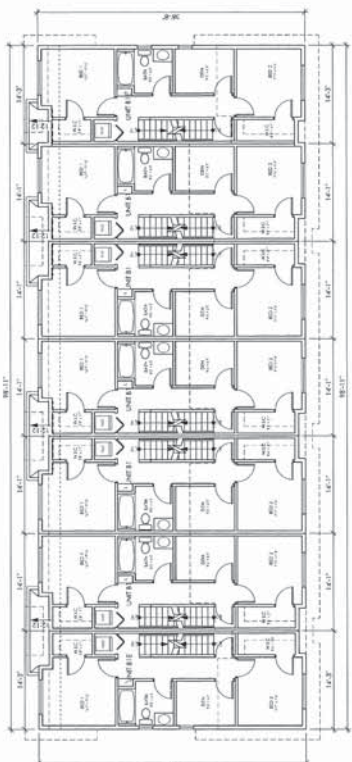
BUILDING 5 PLANS

SHEET

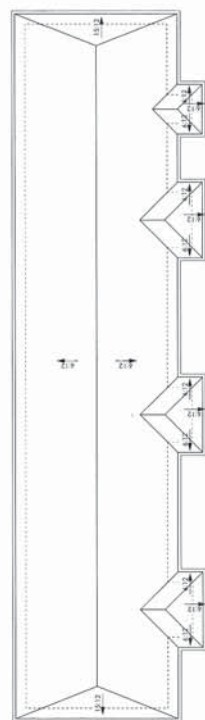
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DATE 2007.08.19

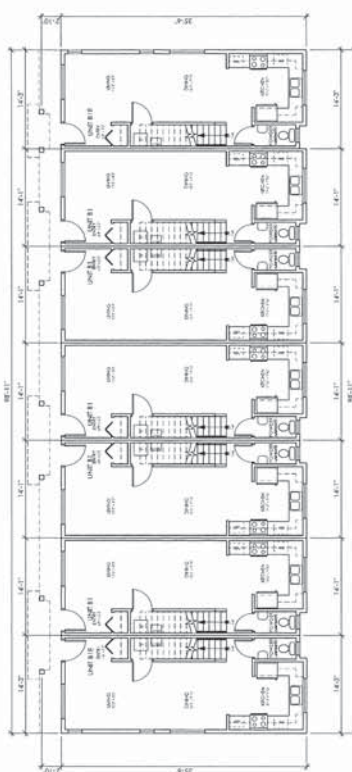
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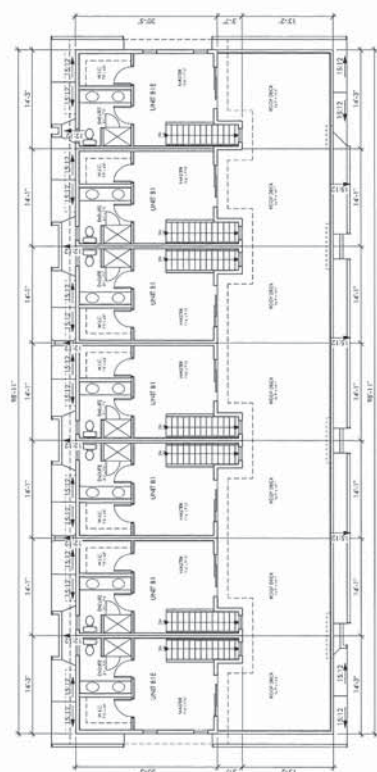
LEVEL 3 PLAN
BUILDING 5



ROOF PLAN
BUILDING 5



LEVEL 2 PLAN
BUILDING 5



LEVEL 4 PLAN
BUILDING 5



ATTACHMENT 2

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REVISIONS

NOV 11 2021	ISSUED FOR PERMITS
AUG 11 2021	ISSUED FOR PERMITS
MAY 11 2021	ISSUED FOR PERMITS
APR 11 2021	ISSUED FOR PERMITS
FEB 11 2021	ISSUED FOR PERMITS
JAN 11 2021	ISSUED FOR PERMITS
NOV 11 2020	ISSUED FOR PERMITS

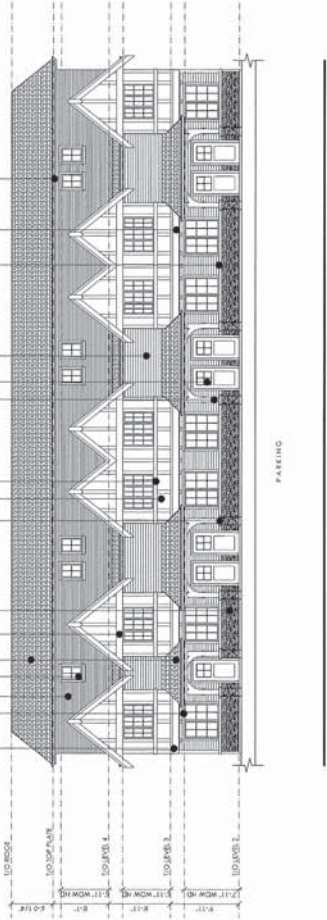
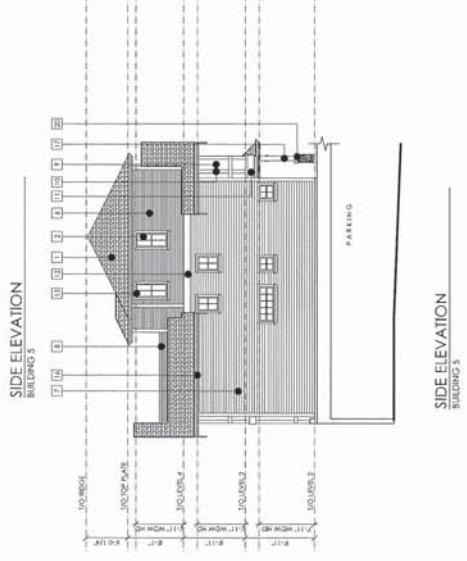
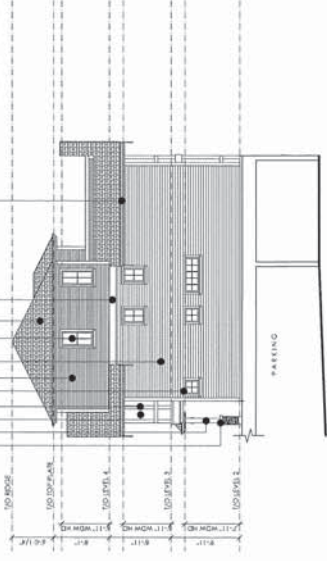


FORMWERKS ARCHITECTURAL
 1432 West 9th Ave., Ste 2000, Richmond, BC V6V 1K6
 (604) 271-1111
 www.formwerks.com

PROJECT
8800 SPIRES ROAD
 8740-8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 5 ELEVATIONS

SCALE 1/8" = 1'-0"
 DATE 2021.09.09
 SHEET **A2.09**



FINISH SCHEDULE

1. FINISHED BRICK	10. PAINTED WOOD TRIM BOARD	20. PAINTED METAL CHIMNEY
2. FINISHED ALUMINUM	11. PAINTED WOOD TRIM BOARD	21. PAINTED METAL CHIMNEY
3. FINISHED METAL	12. PAINTED WOOD TRIM BOARD	22. PAINTED METAL CHIMNEY
4. FINISHED CONCRETE	13. PAINTED WOOD TRIM BOARD	23. PAINTED METAL CHIMNEY
5. FINISHED BRICK	14. PAINTED WOOD TRIM BOARD	24. PAINTED METAL CHIMNEY
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8. FINISHED METAL	17. PAINTED WOOD TRIM BOARD	27. PAINTED METAL CHIMNEY
9. FINISHED CONCRETE	18. PAINTED WOOD TRIM BOARD	28. PAINTED METAL CHIMNEY
10. FINISHED BRICK	19. PAINTED WOOD TRIM BOARD	29. PAINTED METAL CHIMNEY



ATTACHMENT 2

PROVIDED FOR THE USE OF THE CLIENT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF P.M.G. ARCHITECTS.

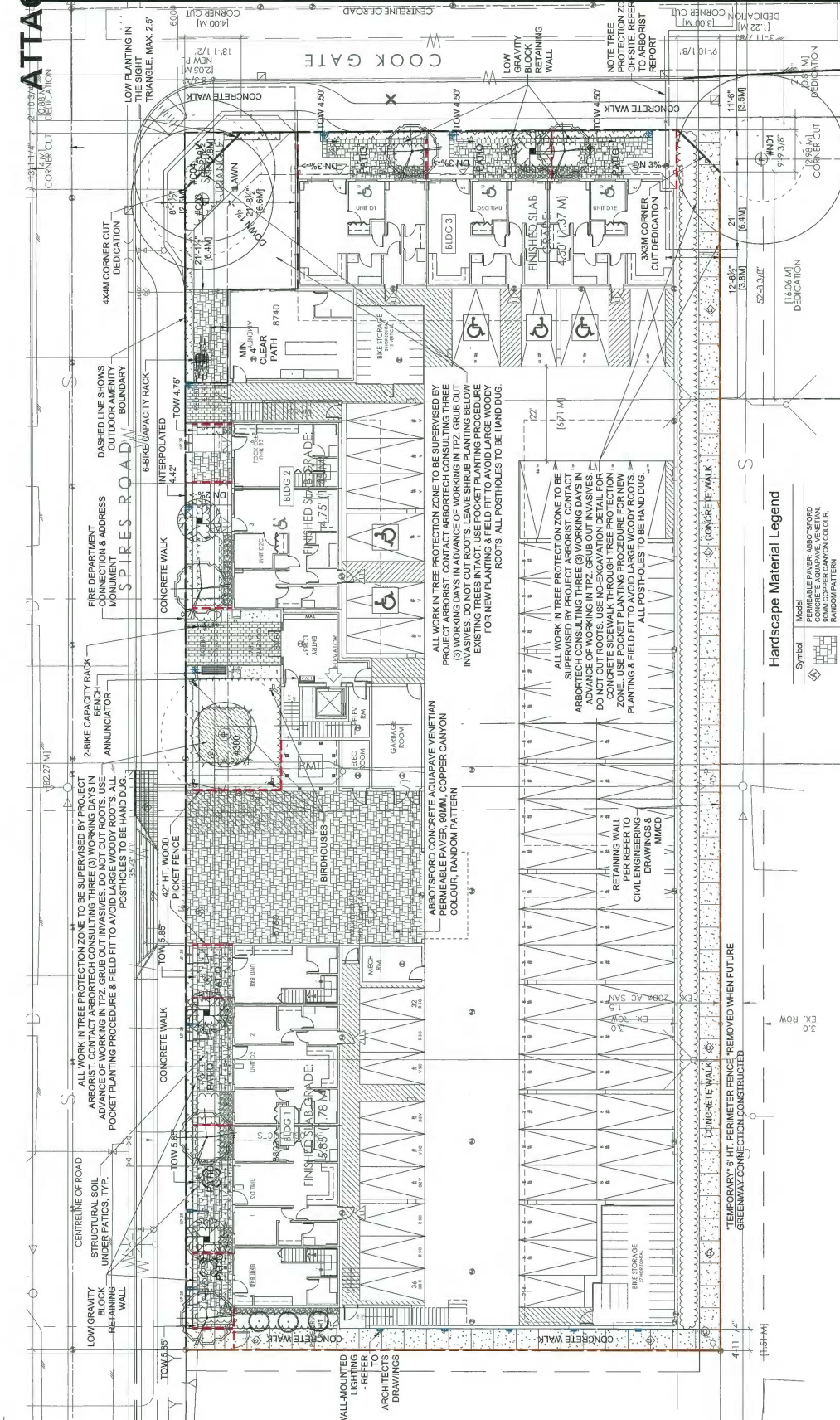
p.m.g.
LANDSCAPE
ARCHITECTS
10000 Old Dominion Road, Suite 200
Richmond, Virginia 23234
P: 804-294-0111 | F: 804-294-0222

SCALE:

CNCL - 344



NO.	DATE	REVISION DESCRIPTION	DK
1	12/20/24	ISSUE FOR CITY COMMENTS	DK
2	12/20/24	ISSUE FOR TREE ARBORIST REPORT	DK
3	12/20/24	ISSUE FOR CONCRETE CONTRACTOR	DK
4	12/20/24	ISSUE FOR FINISH FLOOR CONTRACTOR	DK
5	12/20/24	ISSUE FOR MECHANICAL CONTRACTOR	DK
6	12/20/24	ISSUE FOR ELECTRICAL CONTRACTOR	DK
7	12/20/24	ISSUE FOR PLUMBING CONTRACTOR	DK
8	12/20/24	ISSUE FOR INTERIORS CONTRACTOR	DK
9	12/20/24	ISSUE FOR LANDSCAPE CONTRACTOR	DK
10	12/20/24	ISSUE FOR GENERAL CONTRACTOR	DK
11	12/20/24	ISSUE FOR CIVIL ENGINEERING	DK
12	12/20/24	ISSUE FOR ARCHITECT	DK



PROJECT:
**SPIRES II 38 UNIT
TOWNHOUSE DEVELOPMENT
8800, 8760, 8760 SPIRES GATE
AND 8740 SPIRES ROAD
RICHMOND**

DRAWING TITLE:
**GROUND LEVEL
LANDSCAPE PLAN**

DATE: 2024.04
SCALE: 3/32" = 1'-0"
DRAWN: MC
DESIGN: MC
CHECK: PC

DRAWING NUMBER:
L1
OF 7

P&M PROJECT NUMBER:
21176-22P

100ft

Fencing Legend

Symbol	Material
[Symbol]	6 FT. PRIVACY SCREEN
[Symbol]	4 FT. POCKET FENCE
[Symbol]	6 FT. PERIMETER FENCE

Hardscape Material Legend

Symbol	Material
[Symbol]	PERMEABLE PAVEMENT: 90MM CONCRETE AQUAPAVE VENETIAN, RANDOM PATTERN
[Symbol]	PERMEABLE PAVEMENT: 90MM CONCRETE AQUAPAVE VENETIAN, ALTERNATING BLUE, GREEN TILES
[Symbol]	PERMEABLE PAVEMENT: 90MM CONCRETE AQUAPAVE VENETIAN, FINER RUNNING BOND PATTERN, NATURAL COLOUR
[Symbol]	PERMEABLE PAVEMENT: RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES
[Symbol]	COMPOSITE BANK MASONRY: 4" DEPTH IN RETENTION, WEED SUPPRESSION AND WATER REPLETION. INSTALL PER MANUFACTURERS' SPECIFICATION.
[Symbol]	CONCRETE: 3000 PSI, 4" THICKNESS. REFER TO LANDSCAPE DETAILS AND SPECIFICATION.

TEMPORARY 6 FT. PERIMETER FENCE REMOVED WHEN FUTURE GREENWAY CORRIDOR IS CONSTRUCTED

WALL MOUNTED LIGHTING - REFER TO ARCHITECT'S DRAWINGS

CONCRETE WALK

CONCRETE WALK

PROPOSED TO BE USED FOR THE PROPOSED PROJECTS AND NOT FOR ANY OTHER PURPOSES.

pmg
LANDSCAPE ARCHITECTS
Suite 100, 1000 West Beaver Creek Road
Richmond, British Columbia, V6X 3G9
P: 604-294-0011 F: 604-294-0022

SCALE:



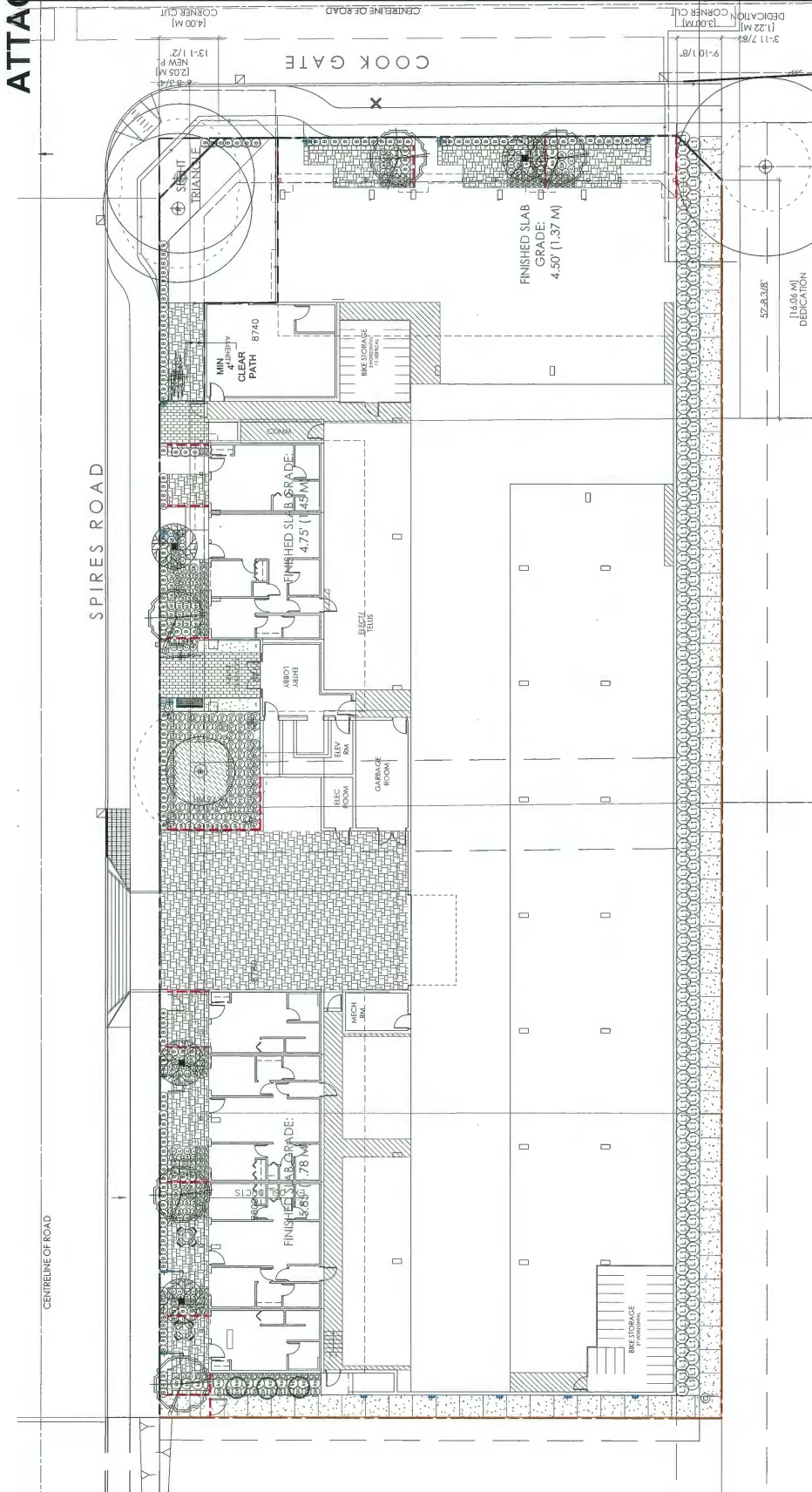
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100	2024.04	ISSUE FOR CITY COMMENTS	DR

CLIENT:

PROJECT:
**SPIRES II 38 UNIT
TOWNHOUSE DEVELOPMENT
8800, 8760, 8760 SPIRES GATE
AND 8740 SPIRES ROAD
RICHMOND**

DRAWING TITLE:
**GROUND LEVEL
SHRUB PLAN**

DATE: 2024.04 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: MC
DESIGN: MC
CHECK: PC
DATE: 07
PROJECT NUMBER: 21-176



PLANT SCHEDULE - GROUND LEVEL	COMMON NAME	PLANTED SIZE / REPAIRS	PMG PROJECT NUMBER: 19-077
1	CERCIS CANADENSIS 'COVEY'	60x60 CALL: 1.5M STD; 8x8	NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITER APPROVAL FROM THE LANDSCAPE ARCHITECT FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE. TREE NURSERY: * BUSHES NOT PERMITTED IN GROUND MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.
2	PRUNUS NIGRA 'ARNOOLD SENTINEL'	30x30 HT: 8x8	
3	STYRACIS JAPONICA 'SNOWCORE'	5 CM CALL, 1.2M STD; 8x8	
4	LAVENDER TWIST REEBIRD	18x18 POT; 80CM	
5	COMMON BOXWOOD	18x18 POT; 80CM	
6	DWARF MOUNTAIN LABELL	18x18 POT; 80CM	
7	LOMBARDIA 'TIP'	18x18 POT; 80CM	
8	MAHONIA AQUIFOLIUM	18x18 POT; 80CM	
9	SARCOCODON 'HOOCHERANA VAR. HUMULIS'	18x18 POT; 80CM	
10	EMERALD GREEN CEDAR	1.8M HT; 8x8	
11	WESTERN SWORD FERN	# POT; 20CM	
12	POLYTAICHUM MUNITIFORME	# POT; 20CM	
13	GOLDEN JAPANESE FOREST GRASS	# POT	
14	HAKONEGLA MUGEN 'ALL GOLD'	# POT	



SEAL:

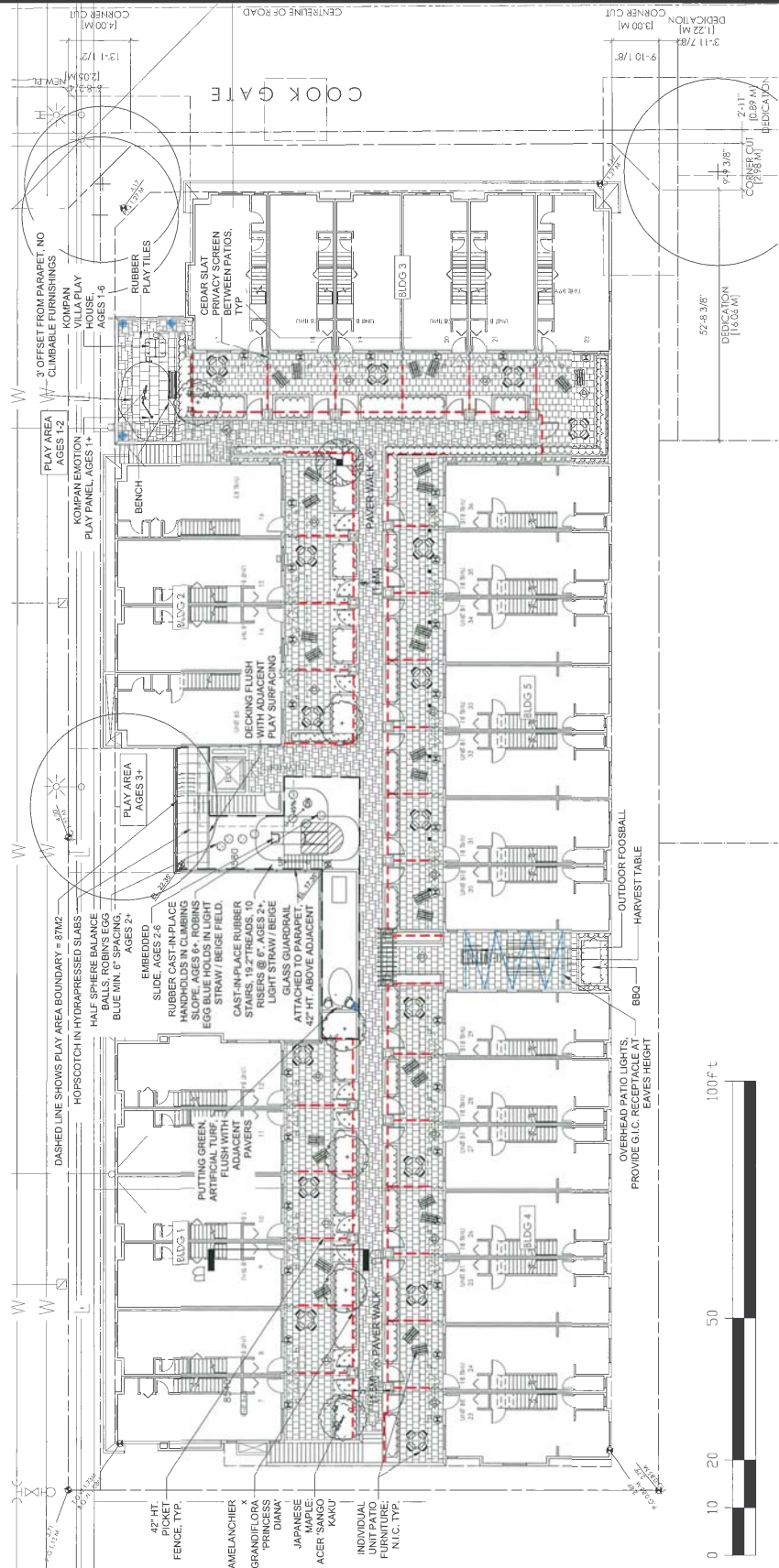


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PROJECT:
SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8760, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:
LEVEL 2 LANDSCAPE PLAN

DATE: 2024.04
SCALE: 3/32" = 1'-0"
DRAWN: MAC
DESIGN: MAC
CHECK: PC
PROJECT NUMBER: 2176-03P
DRAWING NUMBER: **L3**
OF 7
P&O PROJECT NUMBER: 21-176

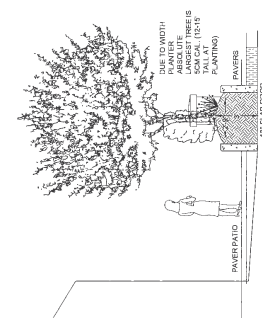


Hardscape Material Legend

Symbol	Material
[Symbol]	CLIMBABLE PAVEMENT ABSTRACT FORM
[Symbol]	CONCRETE AGM/PAVE VENEER/ RANDOM PATTERN
[Symbol]	CONCRETE SMOOTH FINISH TOoled CONTROL JOINTS, NOT PERMISSIBLE
[Symbol]	ASBESTOS CONCRETE HYDRAPRESSED SLABS, TEADA NATURAL POLYUREA
[Symbol]	RUBBER PLAY TILES, RUNNING BOND GREEN TILES
[Symbol]	COMPOSITE BARK MULCH, DOPHIN WEED SUPPRESSION AND WATER GRASSCUTE REINFORCED TURF, INSTALL PER MANUFACTURERS STRUCTURAL SOIL, ROOT PENETRABLE 1400 FILLING, ASSESS TO LAMPYRUS

Fencing Legend

Symbol	Material
[Symbol]	8 FT. PRIVACY SCREEN
[Symbol]	42" HT. PICKET FENCE
[Symbol]	6 FT. PERIMETER FENCE
[Symbol]	TREE FOR RETENTION



ATTACHMENT 2

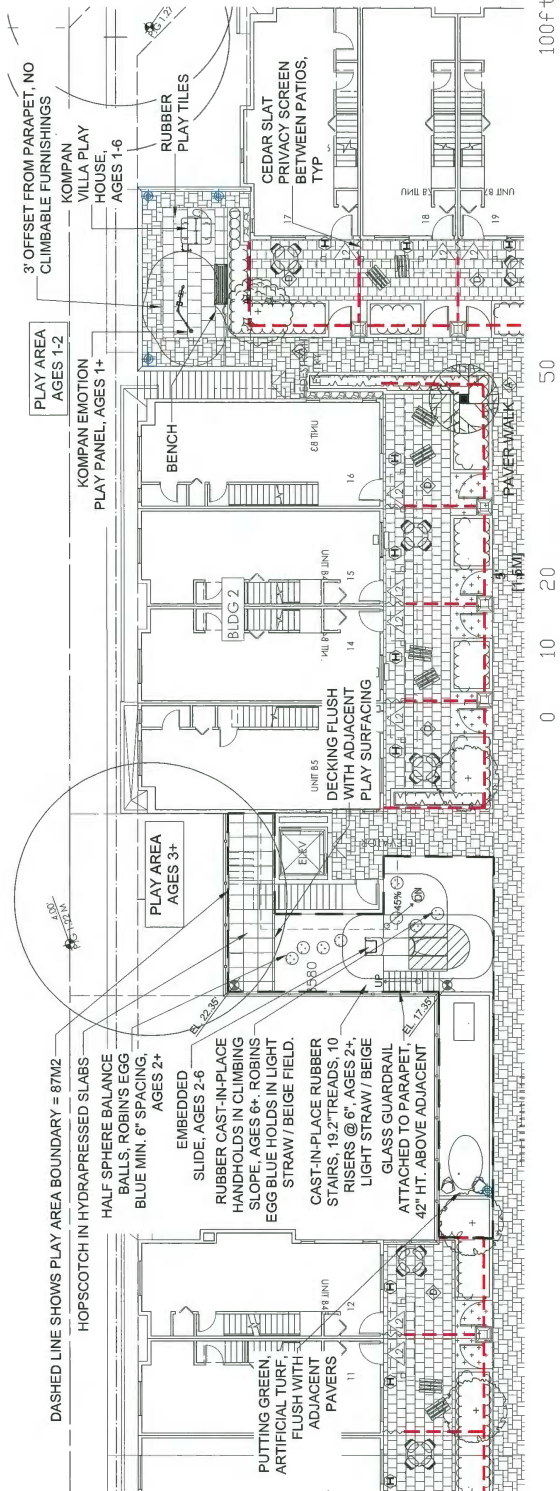


pmg LANDSCAPE ARCHITECTS
 8800, 8780, 8760 SPIRES GATE
 AND 8740 SPIRES ROAD
 RICHMOND, VA 23234
 P: 804.294.0011 | F: 804.294.0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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KOMPAN VILLA PLAY HOUSE
 KOMPAN 'EMOTION' PLAY PANEL
 RUBBER SLOPE WITH HANDHOLDS - CONCEPT
 KOMPAN EMBANKMENT SLIDE

PROJECT:
SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
 8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD
 RICHMOND

DRAWING TITLE:
LEVEL 2 AMENITY DETAIL PLAN

DATE: 20/06/14
 SCALE: 1/4" = 1'-0"
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 DESIGN: MC
 CHECK: FC

DRAWING NUMBER:
L4

OF 7
 21176-02P
 PWD PROJECT NUMBER: 211176

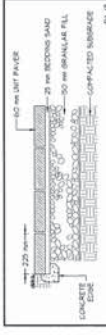
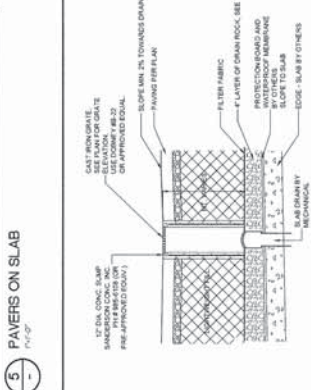
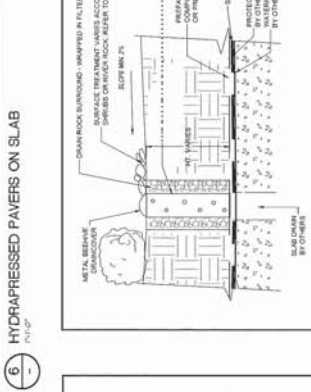
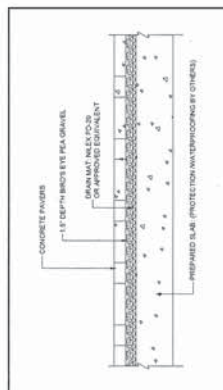
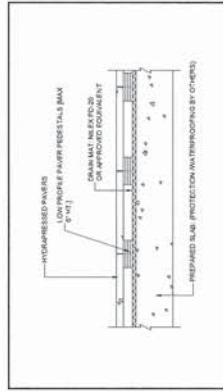
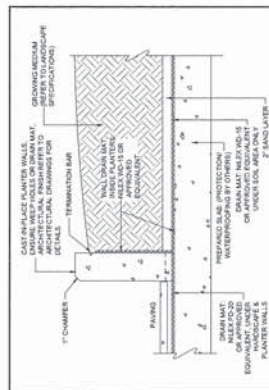
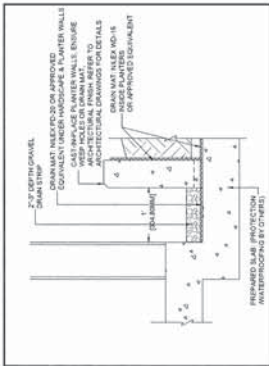
SEAL

PROJECT:
**SPIRES II 38 UNIT
TOWNHOUSE DEVELOPMENT
8890, 8780, 8760 SPIRES GATE
AND 8740 SPIRES ROAD
RICHMOND**

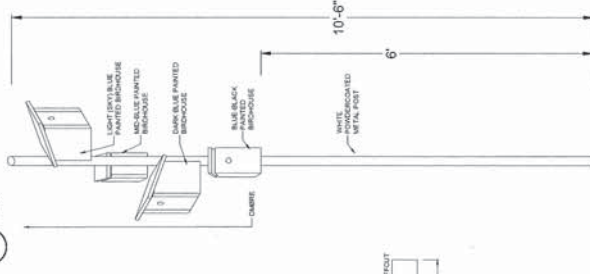
DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 2016.04
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DRAWN: MC
DESIGN: JC
CHECKED: JC
PROJECT NUMBER: 21-176
DRAWING NUMBER: **L6**
OF 7

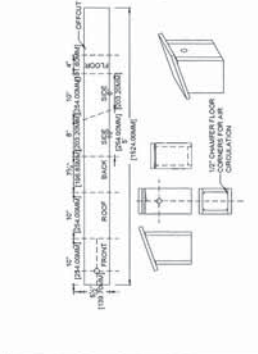
2016-02-09



4 PAVERS EDGE
P1-C-07



7 PAVERS ON GRADE
P1-C-07



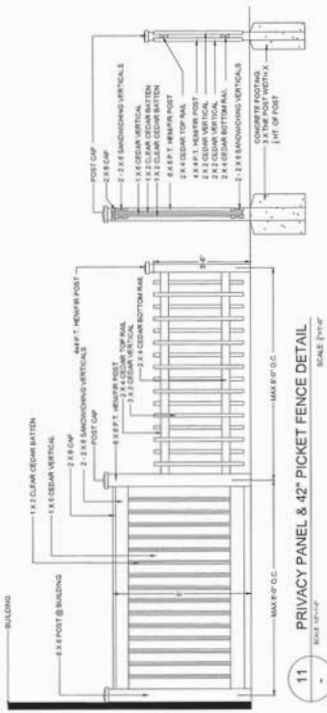
13 ONE BOARD BIRDHOUSE
P1-C-07

ATTACHMENT 2

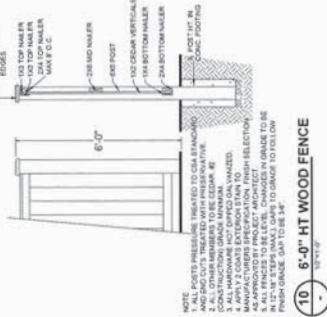


10000
 8800, 8760 SPIRES GATE
 AND 8740 SPIRES ROAD
 RICHMOND, VA 23134
 P: 804-294-2011 | F: 804-294-2022

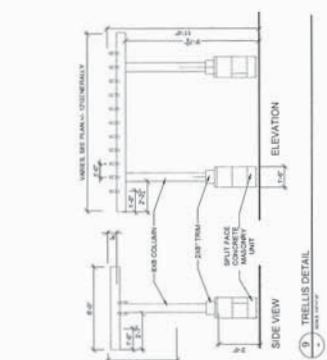
SCALE:



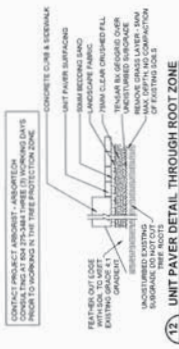
11 PRIVACY PANEL & 42" PICKET FENCE DETAIL
 SCALE 1/4" = 1'-0"



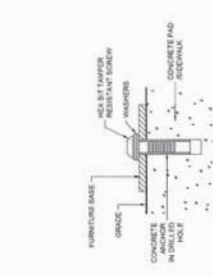
10 6" HT WOOD FENCE
 SCALE 1/4" = 1'-0"



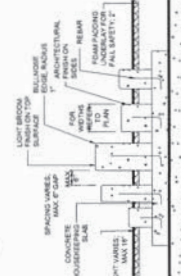
9 TRELLIS DETAIL
 SCALE 1/4" = 1'-0"



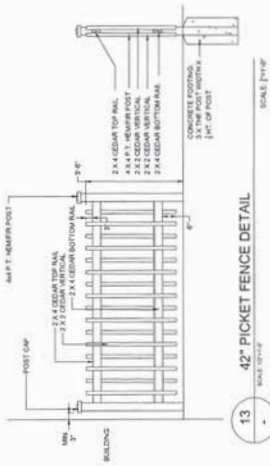
12 UNIT PAVER DETAIL THROUGH ROOT ZONE
 SCALE 1/4" = 1'-0"



15 SITE FURNITURE MOUNTING
 SCALE 1/4" = 1'-0"



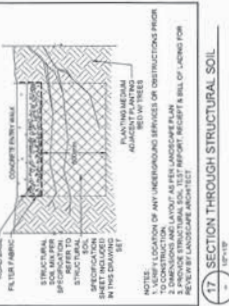
16 STEPPING STONES
 SCALE 1/4" = 1'-0"



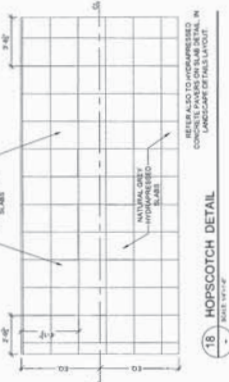
13 42" PICKET FENCE DETAIL
 SCALE 1/4" = 1'-0"



14 FENCE POST ON GRAVITY BLOCK WALL
 SCALE 1/4" = 1'-0"



17 SECTION THROUGH STRUCTURAL SOIL
 SCALE 1/4" = 1'-0"



18 HOPSOTCH DETAIL
 SCALE 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY
1	08/14/18	ISSUED FOR PERMITS	DM
2	08/14/18	ISSUED FOR PERMITS	DM
3	08/14/18	ISSUED FOR PERMITS	DM
4	08/14/18	ISSUED FOR PERMITS	DM
5	08/14/18	ISSUED FOR PERMITS	DM
6	08/14/18	ISSUED FOR PERMITS	DM
7	08/14/18	ISSUED FOR PERMITS	DM
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48	08/14/18	ISSUED FOR PERMITS	DM
49	08/14/18	ISSUED FOR PERMITS	DM
50	08/14/18	ISSUED FOR PERMITS	DM

CLIENT:

PROJECT:

SPIRES II 38 UNIT
 TOWNHOUSE DEVELOPMENT
 8800, 8760, 8760 SPIRES GATE
 AND 8740 SPIRES ROAD
 RICHMOND

DRAWING TITLE:
 LANDSCAPE
 DETAILS

DATE: 08/14/18 DRAWING NUMBER:
 SCALE: AS SHOWN
 DESIGNER: DM
 CHECKER: FC
 DATE: 08/14/18

PNO PROJECT NUMBER: 211176



RZ 19-870807

Attachment 3

Address: 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance

Applicant: Terra Spires Development LP

Planning Area(s): City Centre

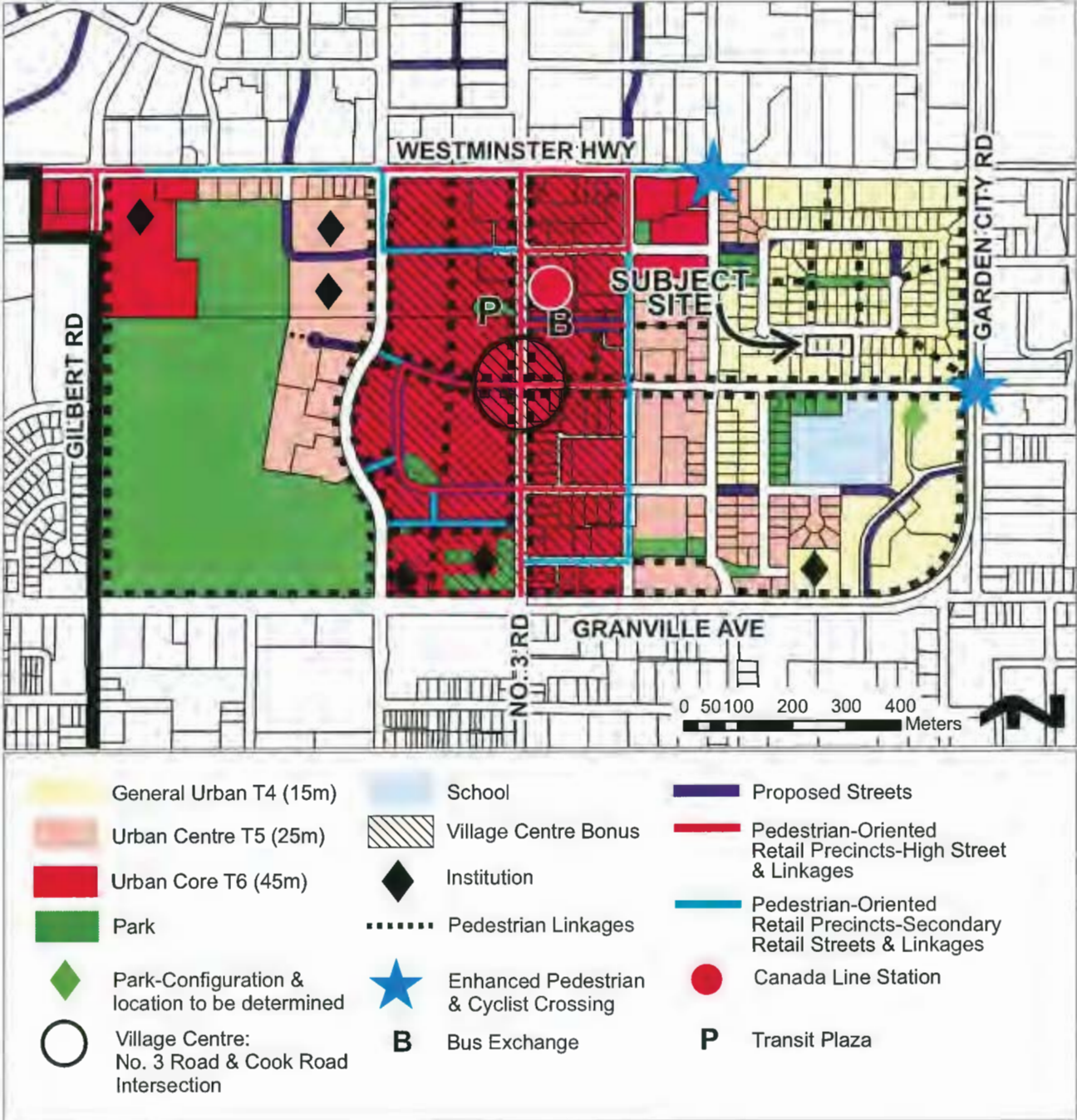
	Existing	Proposed
Owner:	1219002 BC Ltd.	No Change
Site Size (m²):	3,430 m ² (36,925 ft ²)	3,260 m ² (35,087 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	36
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20	none permitted
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 80%	80.0% Max.	none
Lot Coverage – Landscaping:	Min. 20%	20% Min.	none
Setback – Front Yard - Cook Gate (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – North – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - South (future lane) (m):	Min. 1.5 m	1.5 m	none
Setback – Rear - West (m):	Min. 1.5 m	1.5 m	none
Height (m):	Max. 15.0 m (4 storeys)	15.0 m Max.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	86.27 m	none
Site Area:	Min. 2,400 m ²	3,260 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	44 (R) and 8 (V)	54 (R) and 8 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (44 x Max. 50% = 22)	18	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (62 x Max. 50% = 31)	6	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	45 (Class 1) and 8 (Class 2)	45 (Class 1) and 8 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Min. 70 m ²	none

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

Specific Land Use Map: Brighthouse Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

FORMWERKS ARCHITECTURAL

March 10, 2021

City of Richmond

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

Re: Letter of Confirmation

**8800 Spires Rd., Richmond, BC
RZ-17-766525**

This letter confirms that the design of the proposed development will meet the energy efficiency requirements expected at the time of the proposed project's Building Permit Application. This also confirms that the undersigned is aware of the Step Code requirements for this project.

If you have any questions, please do not hesitate to contact me.

Your Truly,

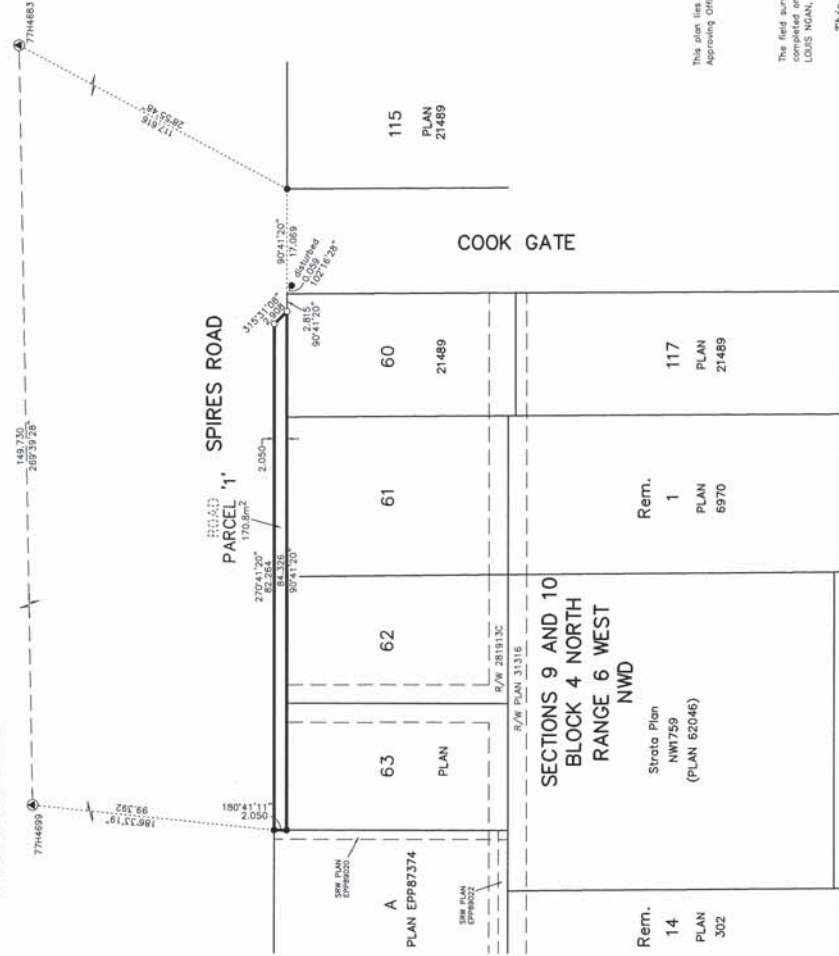
James F. Bussey, Architect, AIBC
Formwerks Architectural Inc.

ATTACHMENT 6

**REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND
ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. _____
OF A PORTION OF ROAD DEDICATED ON PLAN 21489
SECTIONS 9 AND 10, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT**

Pursuant to Section 120, Land Title Act and Section 40, Community Charter

BCGS 926.015



UTM Zone 10 Coordinates	
Datum: NAD83(CRS)4,0,0,BC1,MWD	
Point Identifier: 77H4683	77H4699
UTM Northing: 5446188.50	5446167.61
UTM Easting: 480754.61	490604.94
Estimated horizontal positional accuracy: 0.01m	0.01m

LEGEND:
 Integrated survey area No. 18, Richmond, NAD83(CRS)4,0,0,BC1,MWD
 Grid bearings are derived from observations between
 geodetic control monuments 77H4683 and 77H4699.
 The horizontal positional accuracy achieved is
 derived from the MASCOI published coordinates
 for geodetic control monuments 77H4683 and 77H4699.
 This plan shows horizontal ground-level distances unless
 otherwise noted. Distances are multiplied by a
 ground-level distance by the combined factor
 of 0.999604 which has been derived from geodetic
 control monuments 77H4683 and 77H4699.
 ● denotes control monument found.
 ○ denotes standard from past found.
 ○ denotes standard from past plotted.

This plan lies within the jurisdiction of the
 Approving Officer for City of Richmond.

The field survey represented by this plan was
 conducted by the City of Richmond, 2021
 LOUIS NGAN, BOLS #743

This plan lies within the
 Metro Vancouver Regional District

L N L S METRO VANCOUVER
 LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2P9
 T 604.327.1535 WEB WWW.LNLS.CA

FILE:18860_04REF

ATTACHMENT 7



LEGEND - TREE ASSESSMENT:

- ① denotes TAG NUMBER or ID REFERENCE
- ② denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- ③ denotes PRIORITY 2 tree MARGINAL for preservation, (possible candidate subject to design and other conditions) (not visible)
- ④ denotes PRIORITY 3 tree UNSUITABLE for preservation (not visible)
- ⑤ denotes UNDERSIZE TREE that is smaller than bylaw defined size (consult municipality to determine if it is a bylaw protected tree)
- ⑥ denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)
- ⑦ denotes PRELIMINARY TREE PROTECTION SETBACK (for planning and design consideration)

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 1/4

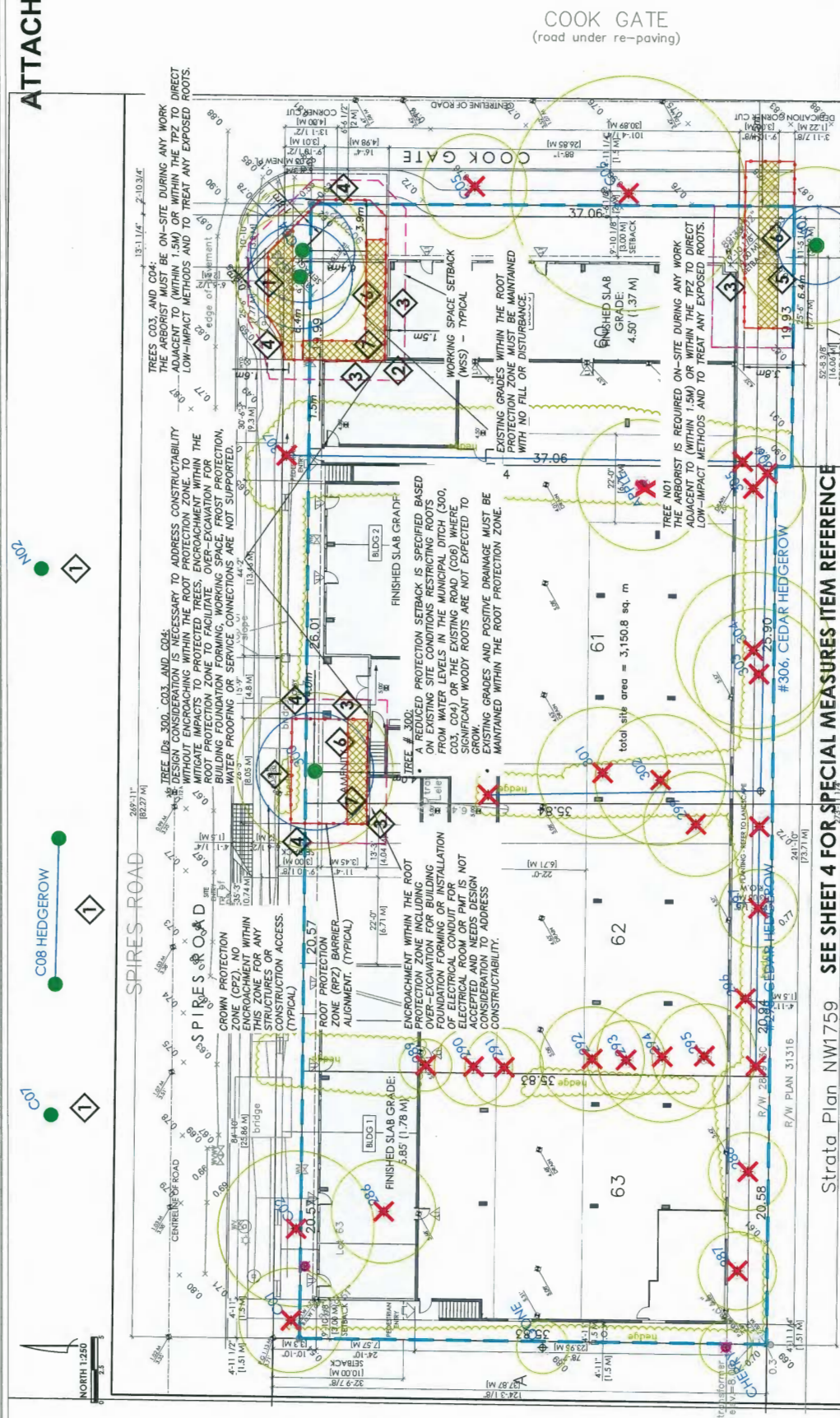
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11"X17" REV #: 7 DATE: FEB 4, 2022

oclgroup.ca

ARBORTECH
CONSULTING

A C L G R O U P
SUITE 145-12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.9484

ATTACHMENT 7



COOK GATE
(road under re-paving)

Strata Plan NW1759 SEE SHEET 4 FOR SPECIAL MEASURES ITEM REFERENCE

LEGEND - TREE MANAGEMENT IN DEVELOPMENT AREA:

- See arborist report for further details.
- denotes TAG NUMBERS or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures as specified)
- denotes UNDESIRABLE TREE (not to include trees below defined size. If to be retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.)
- denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)
- denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

LEGEND - TREE PROTECTION:

- denotes CROWN PROTECTION ZONE - CPZ or original (furthest extent of foliage). Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc
- denotes ROOT PROTECTION ZONE - RPZ specified by project arborist. This is the alignment for TREE PROTECTION BARRIERS (dimensions to outside of trunk)
- denotes WORKING SPACE SETBACK - WSS requires approval and on-site supervision by the Project Arborist
- denotes SPECIAL MEASURES required
- denotes REFERENCE # to tree protection specifications
- See REPORT or LOU for further details. Project Arborist to direct or implement.

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	JACL FILE: 18331
PLAT SIZE:	11'X17' REV #: 7 DATE: FEB 4, 2022

arboritech.ca
ARBORTECH CONSULTING
 A C I GROUP
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604-275-3484

ATTACHMENT 7

Condensed Tree Inventory and Assessment Data:

Tag #	Dbh	Tree Type	Ht	Spr	Loc	Viab	Priority	Action	# of Trees
286	23	Flowering cherry	5	2	On	U	NIL	REMOVE	1
287	20	Common pear	6	2.5	On	U	NIL	REMOVE	1
288	28	Japanese maple			On	U	NIL	REMOVE	1
289	30	Western redcedar	5	1.5	On	U	NIL	REMOVE	1
290	22	Common fig	6	3	On	U	NIL	REMOVE	1
291	36	Common fig	6	3	On	U	NIL	REMOVE	1
292	29	Manitoba maple	7	2	On	U	NIL	REMOVE	1
293	21	European birch	8	1	On	U	NIL	REMOVE	1
294	31	Manitoba maple	7	3.5	On	U	NIL	REMOVE	1
295	0	Manitoba maple	7	2	On	U	NIL	REMOVE	1
296	20	Norway spruce			On	U	NIL	REMOVE	1
297	21	Douglas-fir	7	2	On	U	NIL	REMOVE	1
298	20	Western redcedar	4	2.5	On	C	2	REMOVE	1
299	34	Sweet cherry	6	3	On	U	NIL	REMOVE	1
300	37	English walnut	10	4.5	On	C	2	RETAIN	1
301	39	Sweet cherry	7	4.5	On	U	NIL	REMOVE	1
302	43	Sweet cherry	6	3.5	On	U	NIL	REMOVE	1
303	34	Flowering cherry	10	3.5	On	C	2	REMOVE	1
304	36	Flowering cherry	10	3.5	On	C	2	REMOVE	1
305	28	English hawthorne	6	2	On	C	2	REMOVE	1
306	20	Western redcedar	5	2.5	On	C	2	REMOVE	1
307	30	Western redcedar			On	C	2	REMOVE	1
C01	43	Norway spruce	11	3.5	City	U	N/A	REMOVE	1
C02	72	Deodar cedar	13	4	City	U	N/A	REMOVE	1
C03	81	Sawara cypress	17	4	City	C	N/A	PROTECT	1
C04	80	Sawara cypress	17	4	City	C	N/A	PROTECT	1
C05	25	Cherry plum	8	2	City	S	N/A	REMOVE	1
C06	85	Bigleaf maple	20	6	City	C	N/A	REMOVE	1
C07	8	Japanese maple	2	2	City	u	N/A	PROTECT	1
C08	15	Eastern white cedar	2	2	City	u	N/A	PROTECT	1
N01	80	Douglas-fir	22	3	Off	C	N/A	PROTECT	1
N02	40	Norway spruce	18	4	Off	C	N/A	PROTECT	1

TREE PROTECTION RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSP) requires advance approval, guidance and on-site direction or supervision by the project arborist. General site activities are allowed within the TPZ, CPZ, RPZ and/or WSP, but not within the tree protection zone (TPZ) for the following activities:

- No excavation, fill placement, site preparation, grade formation, topsoil placement, etc.,
- No basecoat or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc.) except as approved and directed by the project arborist, and subject to special measures.
- No use of herbicides or pesticides.
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials.
- No placement of temporary structures or services.
- No staking lights, signs, cables or any other device to retained trees.
- No trenching, shoring, or other work to be performed within the TPZ, CPZ, RPZ and/or WSP.
- No landscape finishing, such as but not limited to installing retaining walls, digging planting holes, placing growing medium.
- No installing irrigation or conduit, etc., except as approved and directed by the project arborist.

DRAWING USE AND COORDINATION:

- This drawing relies on information and drawings supplied by the client or their consultant. Refer to original drawings from the consultants (i.e., surveyor, engineer, architect or other design professional) for accurate locations and dimensions of all features.
- All tree protection measures specified herein should be included and coordinated with the designs for the project. Including but not limited to, site preparation, excavation, grading, and site work. All work should be done in accordance with the design professional and/or the client's requirements. If conflicts arise, they should be resolved by the design professional and/or the client.
- Field notes and photographs should be taken during the site visit and made available to the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Remediating and construct for site preparation, land clearing, site works and/or construction should include specifications for tree retention measures to be implemented as part of the site preparation and construction. Any changes to the tree retention and removal scheme should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e., understory or below average trees, or grassed trees). It is the responsibility of the client or their consultant to identify these trees and include them in the drawing to be used for the purpose of tree removal work.
- Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and stumps to be removed from within the tree protection zone (including CPZ, RPZ and WSP) are to be removed as directed and with on-site supervision from an arborist from this office.
- Any trees located within the tree protection zone, the tree protection zone, or the location of an arborist from this office that are not to be removed, but are in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
 - ISA Certified Arborist (tree removal, rigging, pruning and other tree service work) working to ANSI A300 and ANSI Z133
 - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and best Management Practices and following IC Hydro policies and procedures.

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 3/4

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11'x17' REV #: 7 DATE: FEB 4, 2022

acigroup.ca

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 (604.275.3464)

TREE PROTECTION STANDARD MEASURES

The project arborist must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities. To schedule reviews or site visits as described above, we require a minimum of 3 business days advance notice.

- A. **Tree Protection Barrier Installation:**
Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.
- B. **Tree Health Management Treatments:**
Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
 - a. Soil amendment may be applied within TPZ (i.e., 10mm-minus well composted bark mulch, Nutri-Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
 - b. Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.
- C. **Access within TPZ:**
Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
- D. **Work within TPZ:**
Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.
- E. **Pruning:**
Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defects, building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z1.33), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
- F. **Low Impact Tree or Stump Removal:**
For any tree removal or stump removal from within a RPZ or WSS.
- G. **Landscape Finishing:**
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
 - a. Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
 - b. Turf within TPZ is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
 - c. Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
 - d. Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition or growing medium.

TREE PROTECTION SPECIAL MEASURES:

The following items within a TPZ require project arborist direction, treatment or supervisory monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.


1. **Ditch Infill Works:**
Stripping and excavating for storm pipe and manhole installations, as well as backfilling the ditch, will require low impact methods to protect the roots growing along the slope of the ditch and otherwise within the TPZ. Supervision from the project arborist is required. The upper soil strata within the ditch is to be backfilled using growing medium meeting the specifications of the project arborist so that root regeneration is enabled. Upon completion of this work, tree protection barriers are to be expanded to protect the new growing space.
2. **Building Site Preparation:**
The project arborist must be on site concurrently with the excavation (site stripping) activities adjacent to the tree protection zones to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Also when pre-load or fill placement is planned, the project arborist must be contacted to review any measures, including temporary retaining walls and/or drainage.
3. **Root Pruning for Site Excavation:**
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Over-excavation for shoring, forming of building foundations and installation of drainage or other infrastructure are not supported by this office. Special measures are required for construction (i.e., shot-crete, blind forming), to accept a proposed building aligned with the root protection zone.
4. **Root Pruning for Services Adjacent to TPZ:**
The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
5. **Fence Construction:**
The digging of fence posts and construction of a fence must be reviewed in advance by the project arborist. Low impact digging methods and siting of fence posts may require adjustment depending on the scope of root impacts.
6. **Landscape Works:**
Coordination with this office is required to review any proposed works (i.e. planting, installation of any growing medium or materials, pruning, excavation of any scope, installation of any hardscape features including irrigation, fencing and retaining walls), within and directly adjacent to the tree protection zone(s) to approve those works and to provide low impact method and material recommendations. Any hardscape feature proposed within root protection zones will require a no-excavation and no-compaction of existing soils for preparation and installation.
7. **Worker Access Within Root Protection Zone for Construction:**
Temporary soil armoring measures are required for worker access within the root zone during construction to mitigate soil compaction. An elevated boardwalk is required to be installed and maintained to accept limited and controlled worker access and egress within the root protection zone directly adjacent to the building. All other root protection zone specifications apply. Machine operation within root protection zones remains restricted.

ATTACHMENT 7

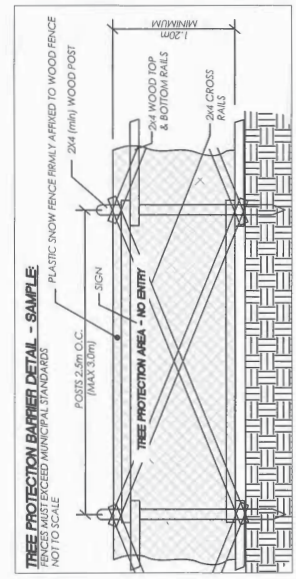
TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 4/4

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11'X17' REV #: 7 DATE: FEB 4, 2022

arborgroup.ca



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.9494





Address: 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance **File No.:** RZ 19-870807

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, the developer is required to complete the following:

1. Council approval of the road closure bylaw for a portion of Spires Road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Approximately 0.865 m road dedication along the entire Cook Gate frontage
4. Approximately 1.219 m lane dedication along the south property line of 8740 Spires Road.
5. A 4.0 m x 4.0 m corner cut road dedication at the northeast corner of the subject site (southwest corner of the Cook Gate / Spires Road intersection).
6. A 3.0 m x 3.0 m corner cut road dedication at the southeast corner of the subject site (northwest corner of the Cook Gate / east-west lane intersection).
7. Granting of a 1.5 m wide statutory right-of-way across the site's lane frontage (south property line) for the construction of a concrete/asphalt sidewalk/walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the concrete/asphalt sidewalk/walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas.
8. Granting of a 1.5 m wide statutory right-of-way along the entire west property line for the construction of a walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). 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. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas.
9. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
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 an aircraft noise sensitive use covenant on title.
12. Registration of a flood indemnity covenant on title.

13. Registration of a legal agreements on Title ensuring 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
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
14. Registration of a legal agreement on title ensuring that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
15. Registration of a legal agreement on title:
 - a) ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit; and
 - b) prohibiting the conversion of the tandem parking area into habitable space.
16. Registration of a legal agreement on title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
17. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle storage areas/rooms within the parking structure into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
18. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-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.
19. 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.
20. City acceptance of the developer's voluntary contribution in the amount of \$13,052.36 (i.e. \$0.31/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
21. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$357,887.40) to the City's affordable housing fund.
22. City acceptance of the developer's offer to voluntarily contribute \$0.87 per buildable square foot (e.g. \$36,630.83) to the City's public art fund.
23. City acceptance of the developer's offer to voluntarily contribute \$7,000 to Parks Division's Tree Compensation Fund for the removal of four trees (specifically tag# C01, C02, C05, C06) and untagged hedges, located along Spires Road frontage of the site.
 Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.
24. City acceptance of the developer's offer to voluntarily contribute \$17,250 to the City's Tree Compensation Fund for the planting of 23 replacement trees within the City. If additional replacement trees (over and beyond the 19 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
25. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the 37 cm caliper English Walnut trees to be retained.

26. City acceptance of the developer's offer to voluntarily contribute \$156,936.00 towards the construction of a new 600mm storm sewer via the capital project works that front the development.
27. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
28. Enter into a Servicing Agreement* for the design and construction of frontage improvement works along the site frontages. 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, Water Works:

- a. Using the OCP Model, there is currently 254 L/s of water available at a 20 psi residual at the Spires Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the developer's cost, the City is to:
 - Install one new water service connection off of the existing 200mm water main along Spires Road complete with meter and meter box in a right of way which will be provided by the developer. The dimensions and location of the right of way shall be finalized through the servicing agreement process.
 - Remove all existing water service connections.
 - Provide new hydrants to meet City Engineering specifications or relocate existing fire hydrant as required to accommodate the proposed frontage improvements. Fire department approval is required for all fire hydrant relocations.

Storm Sewer Works:

- a. At the developer's costs, the developer is required to:
 - Install a new 750mm diameter storm sewer at the north-south aligned Spires Road from the north property line of 8931 Spires Road to 22 meters south. Tie-in to the south shall be to the new manhole at the bend at Spires Road that will be built through the City's Capital project. An appropriately sized manhole is required at the north end. Exact alignment of the new storm sewer in the roadway shall be determined via the Servicing Agreement process.
 - Install a new 750mm diameter storm sewer from the new manhole in Spires Road at the north property line of 8931 Spires Road then tie-in to the existing ditch fronting 8951 Spires Road. Tie-in to the existing ditch shall be via a headwall.
 - Install a new 600mm diameter storm sewer at the Cook Gate frontage from the south property line of 8740 Spires Road to 51 meters north. The south end of the new storm sewer shall have a manhole and tie-in to the north shall be to the existing storm sewer in Spires Road through a new manhole. Exact alignment of the new storm sewer in Cook Gate shall be determined via the Servicing Agreement process.
 - Install lane drainage (200mm diameter) along the entire south property line complete with manholes as per Engineering specifications then tie-in to the new manhole at Cook Gate.
- b. At the Developers cost, the City is to:
 - Install a new storm service connection complete with inspection chamber connecting to the new 750mm storm sewer along Spires Road

Sanitary Sewer Works:

- a. At the developer's costs, the developer is required to address the following:
 - If the new sanitary sewers in Spires Road and Cook Gate are still not connected to the new Eckersley sanitary pump station at the time site preparations (e.g., preload, soil densification, etc.) or sanitary connection is required by the development, the developer shall construct temporary sanitary mains and manholes along Spires Road and Cook Gate then tie-in to the existing sanitary manhole that is located mid-block at Cook Gate. The temporary sanitary mains and manholes are intended to divert to the existing sanitary system the sanitary flows from the northern portion of the Spires neighbourhood that flow through the proposed site. This requirement is subject to the existing sanitary system having adequate capacity to accommodate the proposed site which will be determined through a capacity analysis. If required, the developer shall provide cash contribution to the City for the filling and abandonment of the temporary sanitary line which will be

done when the ultimate sanitary mains in the streets are operational. The cash contribution, if required, shall be determined through the servicing agreement process.

- If the existing sanitary system does not have adequate capacity as determined through the capacity analysis, the developer may have the option to complete the Capital Project works (e.g., construction of the Eckersley sanitary pump station and the last section of sanitary main that ties-in to the new pump station) that are required to service their development and enter into a latecomer agreement.
 - Connect the existing sanitary main that conveys flows from the northern portion of the Spires neighbourhood to the new manhole in front of 8760 and 8780 Spires Road when the new sanitary lines in Spires Road and Cook Gate are connected to the new Eckersley B pump station.
 - Discharge the existing utility right of way along the common property line of 8760 and 8780 Spires Road after the new sanitary mains along Spires Road and Cook Gate are operational and the new sanitary mains are connected to the new Eckersley B sanitary pump station.
 - The developer shall not start with the site preparation works (e.g., preload, soil densification, etc.) until the new sanitary lines in Spires Road and Cook Gate are operational and connected to the new Eckersley B pump station or the temporary sanitary lines to divert flows from the northern portion of Spires neighborhood to the existing sanitary system are completed. If the Developer wishes to proceed with the proposed development's site preparation works prior to completion of the Capital Project works (e.g., construction of the Eckersley sanitary pump station and the last section of sanitary main that ties-in to the new pump station), the developer may have the option to complete the Capital Project and enter into a latecomer agreement or build the temporary sanitary lines first. The option to utilize temporary sanitary lines prior to preload installation is subject to Council approving the 2020 Capital program.
 - Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing sanitary sewer along the entire south property line of the proposed development without impact to the development site, to the satisfaction of the City.
 - Provide a pre and post pre-load and construction surveys and CCTV of the existing sanitary sewer along the entire south property line. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
 - Ensure that the existing sanitary sewer along the entire south property line of the proposed development remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Spires Road). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational in the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.
 - Ensure no soil fill or building encroaches into the existing sanitary right of way along the south property line of the proposed development.
 - Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development process design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the south property line) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the edge of the existing sanitary main as recommended by a professional geotechnical engineer.
 - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the existing sanitary main along the south property line. Impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing sanitary main needs to be determined by the Geotechnical Engineer. If the existing sanitary main will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures need to be done prior to start of the site preparation works at developer's cost.
- b. At the developers cost, the City is to:

- Cut and cap at main all existing connections and remove inspection chambers along the south property line.
- Install a new sanitary service connection c/w inspection chamber. Ultimate tie-in shall be to the existing sanitary manhole fronting the common property line of 8760 and 8780 Spires Road.

Frontage Improvements:

a. Spires Road Development Frontage Improvements

- Road works and behind-the-curb frontage improvements - Spires Road along the entire frontage of the subject site is to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The following are the road and behind-the-curb frontage improvement cross-section elements (measured from south to north) to be designed and constructed by the Developer. The existing ditches are to be filled to accommodate these frontage improvements.
 - Existing south property line of the road right-of-way along the development frontage.
 - 2.05 m wide landscaped boulevard with street trees. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
 - 8.7 m wide pavement.
 - (Note: For the edge of pavement treatment along the north side of the subject site's frontage, refer to the "Road widening considerations" section below for details).
- Road widening considerations
 - Scope of work - The existing pavement is to be widened to 8.7 m to provide two traffic lanes and one parking lane.
 - Design standards - The Developer is required to design the complete road cross-section of the fronting road, between the property lines of the road right-of-way, per TAC and City Engineering Design Specifications.
 - Edge of pavement and frontage treatments (north side of Spires Road) - The design is to include the edge of pavement and other frontage treatments along the north side of the subject site's Spires Road frontage. The design must show that the widened pavement can be supported structurally. Pavement support solutions may include in-filling existing ditches. Concrete barriers or other physical above-ground protection elements are not considered appropriate solutions.
 - Neighbourhood consultation - The Developer is to consult area residents along the north side of the subject site's frontage regarding changes to their driveways and other frontage treatments.
 - Road Functional design - The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. Refer to the "Road Functional Design Plan" section below for details regarding functional design requirements.
 - Approval - All road design and any required design changes are to be approved by Transportation and Engineering staff.
- Pavement transition works - Spires Road to the west of the subject site, as part of the redevelopment of 8820 to 8931 Spires Road, will be widened. In the event that the timing of the subject site is in advance of the westerly neighbouring site, the road works described above will need to include tie-in taper sections (20:1) to transition to meet the existing pavement to the west. At the east end of the subject site, similar tie-in taper sections are required across the Spires Road/Cook Gate intersection.
- Existing driveways along the Spires Road site frontage - All existing driveways along the Spires Road site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section B (1) above.
- Existing driveways along the north side of the Spires Road site frontage - All existing driveways on the opposite side of the Spires Road development frontage are to be maintained during and post construction.

Consultation and co-ordination with adjacent property owners is required if their driveways are affected as part of the proposed road works.

- New development driveway
- Construct a new driveway to the site at the Spires Road site frontage. These design standards are to be followed: 6.7 m wide pavement at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard. The full 6.7 m wide driveway is to be maintained for a distance of 10.0 m (depth of the on-site loading area) measured from the fronting property line. The site plan is to show the driveway configuration with dimensions (in metric).
- Truck access to on-site loading area - A separate on-site loading area and truck access, located immediately next to the proposed driveway, is to be provided. These design standards are to be followed:
 - Minimum 3.25 m long rollover curb at the access to the loading area measured from the edge of the nearest driveway flare;
 - 10.0 m minimum depth measured from the property line;
 - Grass rete driving surface over the entire footprint of the loading area (3.25 m x 10 m); and
 - Back-in truck access only with on-site signage to prohibit back-out movements.
 - (Note: Confirm with Waste Management if these standards are adequate for garbage/recycle pick-up).
- Parks consultation - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Engineering consultation - Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

b. Cook Gate Development Frontage Improvements

- Road works and behind-the-curb frontage improvement - Cook Gate along the entire site frontage is to be widened to provide a 5.75 m wide pavement, measured from the existing center line of the road to the west. The road works are also to include a tie-in taper (20:1) to the existing section of Cook Gate to the south of the site. The following are the road and behind-the-curb frontage improvement. Any existing ditches are to be filled to accommodate these frontage improvements.
 - New west property line of the road right-of-way along development frontage.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
 - 5.75 m wide pavement.
 - Existing center line of road.
 - (Note #1: The existing Cook Gate road right-of-way (17.07 m) is not adequate to support the required frontage improvements. A 0.865 m wide road dedication, along the entire Cook Gate frontage of the subject site is required).
 - (Note #2: 8611 Cook Road is undergoing rezoning, the Developer is required to confirm and ensure that the road dedications and the frontage improvement elements across the two properties fronting the west side of Cook Gate are consistent).
- Frontage improvement transition works - The road works are to include any required tie-in sections to existing pavement and behind-the-curb treatments to the south.
- Existing driveways along the Spires Gate frontage - All existing driveways along the Cook Gate site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section C(1) above.
- Existing driveways on the opposite side of the Cook Gate site frontage - All existing driveways on the opposite side of the Cook Gate development frontage are to be kept during and post construction. Consultation and co-ordination with adjacent property owners is required if their driveways are affected as part of the proposed road works.
- Parks consultation - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

- Engineering consultation - Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.
- c. Road Works - Spires Road/Cook Gate Intersection
- The road works at the southwest corner of the Spires Road/Cook Gate intersection are to include:
 - Intersection widening - Complete the pavement widening and curb/gutter works around the southwest corner of the intersection to meet the new pavement and curb/gutter to the west and south.
 - Transition works - The road widening of Spires Road at the site frontage is to include a transition section (20:1 taper) at the east side of the Spires Road/Cook Gate intersection.
 - Curb return radius - The minimum intersection corner curb return radius is to be set at 5.5 m. The final design corner return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck movements.
 - Wheelchair access - Wheelchair ramps at the southwest corner of the intersection are to be provided.
- d. Peripheral Sidewalk/Walkway
- Two peripheral sidewalk/walkway are required as part of the frontage improvements of this site.
 - South sidewalk - The Developer is required to build a new 1.5 m wide concrete sidewalk across the entire south property line of the subject site. The new sidewalk is part of the future rear lane cross-section and is accommodated within an existing 3.0 m wide SRW. The elevation of the sidewalk is to take into consideration the elevation of the future lane and is to be confirmed with Engineering.
 - West walkway - The Developer is required to register a 1.5 m wide SRW along the west property line of the site. Together with a similar 1.5 m wide SRW registered on the neighbouring site to the west, the Developer is required to construct an asphalt concrete walkway over the total 3.0 m wide SRW. The cross-section of the walkway is to consist of a 1.5 m wide asphalt concrete surface with a 0.75 m wide swale for drainage along both edges of the walkway.
- e. Road Functional Design Plans
- The Developer is required to submit road functional design plans to show the road works and behind-the-curb frontage improvements described under Sections B to E above. The functional plans are to be approved by Transportation and Engineering.
 - Road functional design considerations
 - All road works are to be designed to meet City Engineering Design Specifications and TAC standards.
 - Road functional plans are required for all development frontages including Spires Road, Cook Gate, Spires Road/Cook Gate intersection, and peripheral sidewalk/walkway.
 - Full road and frontage improvement cross-sections (interim and ultimate) including edge of pavement treatments along the opposite side of the subject site's fronting roads. In particular, refer to the "Road widening considerations" section above for details on edge of pavement and other frontage treatments along the north side of the subject site's Spires Road frontage.
 - Provide 20:1 taper sections to tie-in the widened section of Spires Road and Cook Gate to the existing roadways as required.
 - The maximum cross slope for the boulevard and sidewalk is to be set at 2%.
 - The center line of the widened pavement is to follow the existing Spires Road and Cook Gate center lines.
 - (Note: 8611 Cook Road is undergoing rezoning, the Developer is required to confirm and ensure that the road dedications and frontage improvements along the two properties fronting the west side of Cook Gate are consistent).
 - Engineering consultation - As part of the review and approval process of the functional plan, Engineering is to be consulted on the following design issues, among other requirements.
 - Vertical alignment - The elevation of the centre line of Spires Road and Cook Gate along the development frontage is to take into considerations drainage requirements and to ensure there is no conflict with district energy equipment and other underground utilities.
 - Horizontal alignment - Consult Engineering to confirm that all underground utilities can be accommodated within the proposed road cross-sections.

- Approval - The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. All road design and any required design changes are to be approved by Transportation and Engineering
- f. At the developer's costs, the developer is required to coordinate with BC Hydro, Telus and other private communication service providers to undertake the following:
- To provide underground service lines and private utility lines for the proposed development along Spires Road and Cook Gate.
 - To coordinate the removal or relocation of the existing overhead lines along the south property line.
 - To provide the private utility companies (e.g., BC Hydro, Telus and Shaw) rights of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Gate frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies and the servicing plan showing such transition shall be included in the development process design review. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and placed onsite and the required rights of ways are secured via the Development Permit process.
 - To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground 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 in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- g. Review the existing street lighting levels along Spires Road and Cook Gate frontages and upgrade lighting along the developments frontage.
- h. Complete other frontage improvements as per Transportation's requirements. The existing ditches along the north and south sides of Spires Road are to be filled to accommodate the road works and frontage improvements.
- i. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

General Items:

- a. At the developers cost, the Developer is required to:
- Not encroach (e.g., footing foundations, trees, patios, etc.) into the rear yard sanitary right of way. Please note fence along south property line should be a standard wooden fence.

- Enter into, if required, 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, 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.

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

1. Complete an acoustical and thermal report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

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

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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10357 (RZ 19-870807)
8740, 8760, 8780, 8800 Spires Road, and the Surplus Portion of the Spires Road Road Allowance

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 "PARKING STRUCTURE TOWNHOUSES (RTP4)".

P.I.D. 101-472-801
Lot 60 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-819
Lot 61 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 003-690-962
Lot 62 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-827
Lot 63 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

and a closed portion of Spire Road dedicated by Plan 21489, Sections 9 and 10 , Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 115232.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10357".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND APPROVED by E.L. APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 10330**

The Council of the City of Richmond enacts as follows:

1. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by adding the following definitions to section 1 in appropriate alphabetical order, reordering remaining definitions, and bolding such terms where they appear in **Waterworks and Water Rates Bylaw No. 5637**:

“**METER BOX** means the structure used to contain a **water meter** when used in relation to underground structures and the appurtenance which provides above-ground access to the **water meter** when used in relation to objects or structures that are above ground.”

2. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 2(d) in its entirety and replacing it with the following:

“(d) At the request of the **property owner**, a design plan or drawing referred to in subsection 2(a)(iii) may be prepared by the **City** for the fee specified in Consolidated Fees Bylaw No. 8636.”

3. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 4(b) in its entirety and replacing it with the following:

“(b) Where an application for a **building permit** has been made for works valued at \$75,000 or greater and the existing **service pipe** to the building(s) for which works are proposed, from the **curb stop** at the property line to the **City’s** watermain, is either:

- (i) more than 25 years old; or
- (ii) smaller than 25 mm and the works include the addition of one or more plumbing fixtures,

the **property owner** must install a new **service pipe**, including a **water meter** if one does not exist on the **service pipe**, and pay the applicable water connection fee set-out in Schedule “D”.”

4. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 6(c) in its entirety and replacing it with the following:

“(c) The **meter box** for a new connection shall be set back at least 1 m clear from sidewalks, driveways, brick walkways, pavers, or any other surface that is intended for pedestrian or vehicle traffic.”

5. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 7 in its entirety and replacing it with the following:

“7. **Inaccessibility of Meters**

The City will notify the **customer** if the **customer’s** privately located meter or accessory thereof is found to have become inaccessible for reading or maintenance. If the **customer** does not make the meter or accessory accessible within 96 hours of receipt of notice, the **customer** shall pay, in addition to the metered rates and water meter fixed charge amounts set out in Schedule B or C as applicable, the fee for an inaccessible meter as set out in Section 3 of Schedule B or C as applicable and not pro-rated while the said meter or accessory remains inaccessible. If the **customer** does not make the meter or accessory accessible within 96 hours of receipt of notice, the City may also choose to reinstate access to the meter or accessory at the cost of the **customer**.”

6. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 9(a) in its entirety and replacing it with the following:

“(a) For all new **multi-family dwelling** properties, existing **multi-family dwelling** properties that apply for **meter service** pursuant to 9(b), or existing **multi-family dwellings** required to have a meter water service pursuant to section 14:

- (i) a **water meter** will be installed at each of the **service pipe** connections at or near the property line; or
- (ii) if the **General Manager, Engineering & Public Works** determines that separate metering for water usage by different dwellings, buildings or areas within a **multi-family dwelling** property would:
 - A) be cost-efficient;
 - B) capture all water usage by the property; and
 - C) provide the City with readily available access to the **water meter or water meters**,

the **General Manager, Engineering & Public Works** may permit, in addition to or in place of **water meters** installed pursuant to subsection 9(a)(i), **water meters** to be installed in the following locations:

- D) at all **service pipe** connections in the mechanical room or the **service pipe** junction of one or more buildings within the **multi-family dwelling** property; or
 - E) at the water connection for each dwelling unit and each common area within the **multi-family dwelling** property.”
7. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 10(a) and 10(b) in their entirety and replacing them with the following:
- “(a) Every **property owner** shall locate all **service pipes** and **curb stops** at least one (1) metre clear of any structure, driveway, curb, sidewalk, retaining wall foundation or fence foundation.
 - (b) Every **property owner** shall locate the top of the **service box** and/or **meter box** at finished ground level, at least one (1) metre clear of any structure, driveway, curb, or sidewalk.”
8. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by adding the following new subsection 10(e):
- “(e) **Service boxes** and **meter boxes** shall not be moved, adjusted, or otherwise modified unless completed by the **City** or with the written approval from the **General Manager, Engineering & Public Works**. If the **General Manager, Engineering & Public Works** determines any unauthorized modifications were completed, the **City** may reinstate the **service box** and or **meter box** without the **property owner**’s permission and at the cost of the **property owner**.”
9. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(a)(iii) in its entirety and replacing it with the following:
- “(iii) The **property owner** shall pay the charges set out in Consolidated Fees Bylaw No. 8636 for each turn on or turnoff.”
10. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(b)(i) in its entirety and replacing it with the following:
- “(i) A **property owner** requesting non-emergency service calls to turn water off or on outside regular working hours shall pay the charges set out in Consolidated Fees Bylaw No. 8636.”
11. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 11(c)(i) in its entirety and replacing it with the following:
- “(i) A **customer** requesting an **emergency service call** to turn water off or on must pay the charges set out in Consolidated Fees Bylaw No. 8636.”

12. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 13(e) in its entirety and replacing it with the following:
- “(e) Every **property owner** of a **multi-family dwelling** which has a **water meter** installed pursuant to section 9(b) or section 14(b) of this Bylaw will receive a credit to be applied to future water charges equal to the difference between the metered charges for the first 60 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate basis, provided:
- (i) the metered charges exceed the flat rate by more than \$10; and
- (ii) the **property owner(s)** submits a request for the credit to the City in writing within 15 months of the calendar year over which the credit shall be applied. The credit will be the difference of the metered charges and the flat rate charge for the applicable calendar year.”
13. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 14(b) in its entirety and replacing it with the following:
- “(b) Commencing January 1, 2022, the **General Manager, Engineering & Public Works** shall establish a schedule for substituting a **meter service** in lieu of an ordinary service for **multi-family dwellings** in the **City** that do not have **meter service**, and the **City** will supply and install **water meters** at these **properties** at no charge to the **property owner**.”
14. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by adding the following new subsection 14(d):
- “(d) Notwithstanding the schedule established in subsection 14(b), owners of **multi-family dwellings** may continue to apply to the **City** for a **meter service** in accordance to subsection 9(b).”
15. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 19(a) in its entirety and replacing it with the following:
- “(a) All persons shall install all underground pipes such that the top of pipe is not less than 500 mm (20 inches) below the surface of the ground, and all other pipes where so fitted as to be exposed to frost shall be properly protected.”
16. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22(a) in its entirety and replacing it with the following:
- “(a) No person shall obtain water from a watermain by means other than a metered connection for the purpose of serving any **one-family dwelling**, commercial or industrial establishment, or farm. Nothing in this Section shall apply to the fighting of fires.”

17. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22(b)(ii) in its entirety and replacing it with the following:
 - “(ii) pay, prior to installation, the applicable connection charge and water meter installation fee specified in Schedule “D”, notwithstanding **water meters** installed as an outcome of 9(b) or 14(b) or 22A(b).”
18. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22A(a) in its entirety.
19. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting subsection 22B(b) in its entirety and replacing it with the following:
 - “(b) The **City** will rebate the **property owner** \$100 for each replacement toilet, up to a maximum of two replacement toilets per property, provided that the **City** is satisfied that the rebate application meets the criteria set-out in subsection 22B(a).”
20. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 26(a) in its entirety and replacing it with the following:
 - “(a) The **General Manager, Engineering and Public Works** will, upon written request and the payment of the fee as set out in Consolidated Fees Bylaw No. 8636 by the **customer**, test a **water meter** for accuracy.”
21. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting section 26(d) in its entirety and replacing it with the following:
 - “(d) Where a **customer** requests verification that a **water meter** at a property is functioning properly, the **City** will conduct an on-site inspection of the **water meter** after the **customer** has paid the fees set out in Consolidated Fees Bylaw No. 8636. The fee(s) will be refunded to the **customer** if the **City** determines that the **water meter** fails to register or properly indicate the flow of water. In no other circumstance will the fee be refunded to the **customer**.”
22. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedules “B”, “C”, and “D” to Bylaw 5637 in their respective entireties and substituting therefor Schedule A attached to and forming part of this Bylaw.
23. The **Waterworks and Water Rates Bylaw No. 5637**, as amended, is further amended by deleting Schedule “F” to Bylaw 5637 in its entirety.

FIRST READING

SECOND READING


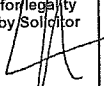
THIRD READING

ADOPTED

FEB 28 2022

FEB 28 2022

FEB 28 2022

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10330**SCHEDULE "B" TO BYLAW NO. 5637**

**METERED RATES FOR
INDUSTRIAL, COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY,
STRATA-TITLED AND FARM PROPERTIES**

1. RATES

Consumption per cubic metre:	\$1.5082
Minimum charge in any 3-month period (not applicable to Farms)	\$114.00

2. WATER METER FIXED CHARGE

Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</u>
16 mm to 25 mm (inclusive)	\$15
32 mm to 50 mm (inclusive)	\$30
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

3. FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7

Per quarter that the meter is in accessible (not to be pro-rated)	\$200
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SCHEDULE "C" TO BYLAW NO. 5637

**METERED RATES FOR
ONE-FAMILY DWELLING AND TWO-FAMILY DWELLING**

1. **RATES**
Consumption per cubic metre: \$1.5082

2. **WATER METER FIXED CHARGE**
Fixed charge per **water meter** for each 3-month period:

<u>Meter Size</u>	<u>Fixed Charge</u>
16 mm to 25 mm (inclusive)	\$12
32 mm to 50 mm (inclusive)	\$14
75 mm	\$110
100 mm	\$150
150 mm	\$300
200 mm and larger	\$500

3. **FEE FOR AN INACCESSIBLE METER AS SET OUT IN SECTION 7**
Per quarter that the meter is in accessible (not to be pro-rated) \$200

SCHEDULE “D” to BYLAW 5637*

1. WATER CONNECTION CHARGE

One-Family, Two-Family, Multi-Family, Industrial, Commercial Water Connection Size	Connection Charge	
	Tie In Charge	Price Per Metre of Service Pipe
25 mm (1”) diameter	\$3,400	\$200
40 mm (1 ½”) diameter	\$4,700	\$200
50 mm (2”) diameter	\$4,900	\$200
100 mm (4”) diameter or larger	in accordance with Section 38	in accordance with Section 38

2. WATER METER INSTALLATION FEE

- a. Install water meter 25 mm (1”) or smaller on water connection 25 mm (1”) or smaller for One-Family Dwelling or Two-Family Dwelling [s. 3A(a), s. 22(b)(ii)] \$1,300 each
- b. Install water meter not covered under Schedule D Item 2a. [s. 3A(a), s. 22(b)(ii)] Actual Cost

3. WATER SERVICE DISCONNECTIONS

- a. When the service pipe is temporarily disconnected at the property line for later use as service to a new building \$200 each
- b. When the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm \$1,500 each
- c. If the service pipe is larger than 50mm Actual Cost



**Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551,
Amendment Bylaw No. 10331**

The Council of the City of Richmond enacts as follows:

1. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 1.2.1(d) and replacing it with the following:

“(d) at the request of the **property owner** of a **one-family dwelling** or **two-family dwelling**, a design plan or drawing referred to in paragraph (c) may be prepared by the **City** for the fee specified in Consolidated Fees Bylaw No. 8636.”

2. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.1(d) in its entirety and replacing it with the following:

“(d) for industrial, commercial, and institutional properties which are **metered properties** and operate under a Metro Vancouver permit and do not receive fee reductions in accordance with section 2.1.1A(b) or 2.3.2 of this Bylaw, 75% of the rates specified in subsection 2.1.1(c).”

3. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by adding section 2.1.1A as follows:

“2.1.1A Every **property owner** whose property has been connected to the **sanitary sewer** system, discharges **sewage** under an issued Metro Vancouver permit, and discharges greater volumes of **sewage** into the **sanitary sewer** system than the metered volume of water delivered to the property (e.g. sewage produced using a water source other than that provided by the **City**), must pay user fees as follows:

- (a) User fees as imposed in section 2.1.1; and,
- (b) User fees at 34% of the **sanitary sewer** metered rate specified in Part 2 of Schedule B for the volume of **sewage** discharged to the **sanitary sewer** system less the metered volume. The volume of **sewage** discharged shall be determined as the lesser of:
 - (i) the maximum daily discharge rate listed on the issued Metro Vancouver permit applied across the duration of the permit (if applicable);

- (ii) the **sewage** discharge volumes listed in the quarterly monitoring reports submitted to Metro Vancouver as a condition of a Metro Vancouver permit (if applicable); and
 - (iii) the sewage discharge volume measured using an alternative method proposed by the property and approved in writing by the **General Manager, Engineering & Public Works.**”
- 4. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting subsection 2.1.2(a) in its entirety and replacing it with the following:
 - “(a) pursuant to the universal or voluntary water metering program under section 14(b), 14(d) or 22A of the *Waterworks and Water Rates Bylaw No. 5637.*”
- 5. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.1.3 in its entirety and replacing it with the following:
 - “2.1.3 Every owner of a multi-family dwelling which has a water meter installed pursuant to section 9(b) or section 14(b) of the *Waterworks and Water Rates Bylaw No. 5637* will receive a credit to be applied to future sewer charges equal to the difference between the metered charges for the first 60 months of consumption subsequent to the initial meter reading for billing purposes and the amount that would have been payable on a flat rate, provided:
 - (a) the metered charges exceed the flat rate by more than \$10; and,
 - (b) the **property owner** or **property owners** submits a request for the credit to the City in writing within 15 months of the calendar year over which the credit shall be applied. The credit will be the difference of the metered charges and the flat rate charge for the applicable calendar year.”
- 6. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting section 2.6.1 and replacing it with the following:
 - “2.6.1 Where the **City** responds to a request for maintenance or emergency service to the **sanitary sewer** system or **drainage system** and the **City** determines that the problem originates on private property, the **property owner** must pay the fees specified in Consolidated Fees Bylaw No. 8636.”
- 7. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended at section 3.3.2 by deleting the reference to “Ten Thousand Dollars (\$10,000)” where it appears and replacing it with “Fifty Thousand Dollars (\$50,000)”.

8. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by amending the following definition to Section 5.1:

“SEWAGE means human excretion, water-carried wastes from drinking, culinary purposes, ablutions, laundering, food processing, or ice producing activities, or other water-carried wastes discharged into the **sanitary sewer** system.”

9. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by deleting Schedule A in its entirety and inserting Schedule A attached to and forming part of this bylaw.

10. The **Drainage, Dyke, and Sanitary Sewer System Bylaw No. 7551**, as amended, is further amended by replacing the word “dyke” with “dike” where it appears.

FIRST READING

FEB 28 2022

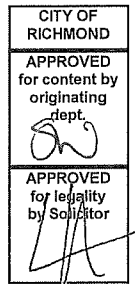
SECOND READING

FEB 28 2022

THIRD READING

FEB 28 2022

ADOPTED



MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW NO. 10331**SCHEDULE A to BYLAW NO. 7551****SANITARY SEWER AND DRAINAGE SYSTEM CONNECTION CHARGES****1. DEMOLITION CHARGES**

- | | |
|---|--------------|
| a) Cap and abandon existing service | \$1,300 each |
| b) Adjustment to top elevation of inspection chamber or manhole | \$1,300 each |
| c) Repair of inspection chamber | \$1,300 each |

2. INSPECTION CHAMBERS

- | | |
|---|--------------|
| a) Supply and installation of inspection chamber | \$3,300 each |
| b) Adjust existing inspection chamber | \$1,000 each |

3. CONNECTION TO MAIN

- | | |
|---|--------------|
| a) Connection to sewer main up to 1.5 metres deep | \$4,000 each |
| b) Connection to sewer main over 1.5 metres deep | By Estimate |

4. SERVICE PIPE

- | | |
|---|-----------------|
| a) Supply and install 100 to 150 mm dia lateral pipe, up to 1.5 m in depth | \$500 per metre |
| b) Supply and install 200 mm dia lateral pipe, up to 1.5 metres in depth | \$600 per metre |
| c) Supply and install lateral pipes greater than 200mm dia or greater than 1.5 metres in depth. | By Estimate |

5. MANHOLES

- | | |
|--|---------------|
| a) Supply and install 1050 mm dia manhole, up to 1.5 metres in depth | \$8,000 each |
| b) Supply and install 1200 mm dia manhole, up to 1.5 metres in depth | \$8,700 each |
| c) Supply and install 1500 mm dia manhole, up to 1.5 metres in depth | \$9,400 each |
| d) Supply and install 1800 mm dia manhole, up to 1.5 metres in depth | \$10,000 each |
| e) Supply and install manholes over 1800 mm dia | By Estimate |
| f) Supply and install manholes over 1.5 metres deep | By Estimate |



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 10333**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by inserting Schedule A attached to and forming part of this bylaw, in appropriate alphabetical order.

FIRST READING

FEB 28 2022



SECOND READING

FEB 28 2022

THIRD READING

FEB 28 2022

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10333**SCHEDULE – WATERWORKS****Waterworks and Water Rates Bylaw No. 5637**

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 2(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling b) Design plan for all other buildings	\$1,000 each \$2,000 each
For each turn on or turn off [s. 11(a)(iii), s. 11(c)(i)]	\$108
For each non-emergency service call outside regular hours [s. 11(b)(i)]	Actual Cost
Fee for testing a water meter [s. 26(a)]	\$377
Fee for water meter verification request [s.26(d)]	\$50
Troubleshooting on private property	Actual Cost
<u>Fire flow tests of a watermain</u> (a) First test. (b) For each subsequent test	\$250 \$150
Locate or repair of curb stop service box or meter box	Actual Cost
<u>Fee for use of City fire hydrants [s. 37]:</u> (a) Where the installation of a water meter is required: (i) Refundable Deposit (ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules “B” or “C”, or (b) Where the installation of a water meter is not required: (i) First day (ii) Each additional day of use beyond the first day	\$340 \$218 \$218 \$72

Description [Section]	Fee
<u>Fee for use of Private fire hydrants [s. 37.1]:</u>	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	\$360
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules "B" or "C", or	\$210
(b) Where the installation of a water meter is not required:	
(i) First day	\$100
(ii) Each additional day of use beyond the first day	\$65



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 10353**

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by inserting Schedule A attached to and forming part of this bylaw, in appropriate alphabetical order.

FIRST READING

FEB 28 2022

SECOND READING

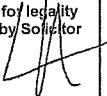
FEB 28 2022

THIRD READING

FEB 28 2022

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER

SCHEDULE A TO BYLAW No. 10353**SCHEDULE – DRAINAGE, DIKE, AND SANITARY SEWER SYSTEM****Drainage, Dike, and Sanitary Sewer System Bylaw No. 7551**

Description [Section]	Fee
<u>Design Plan Prepared by City [s. 1.2.1(d)]</u> a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling b) Design plan prepared by City for all other buildings	\$1,000 each \$2,000 each
<u>Service Requests [s. 2.6.1]</u> For responses by the City in connection with a request for maintenance or emergency services.	\$300 each



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10234 (RZ 20-905149)
9931/9951 Parsons 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 **“SINGLE DETACHED (RS2/D)”**.

P.I.D. 003-644-359

Lot 5 Section 30 Block 4 North Range 6 West New Westminster District Plan 18052

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10234”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 0 8 2021

MAR 1 5 2021

MAR 1 5 2021

MAR 1 5 2021

MAR 0 3 2022

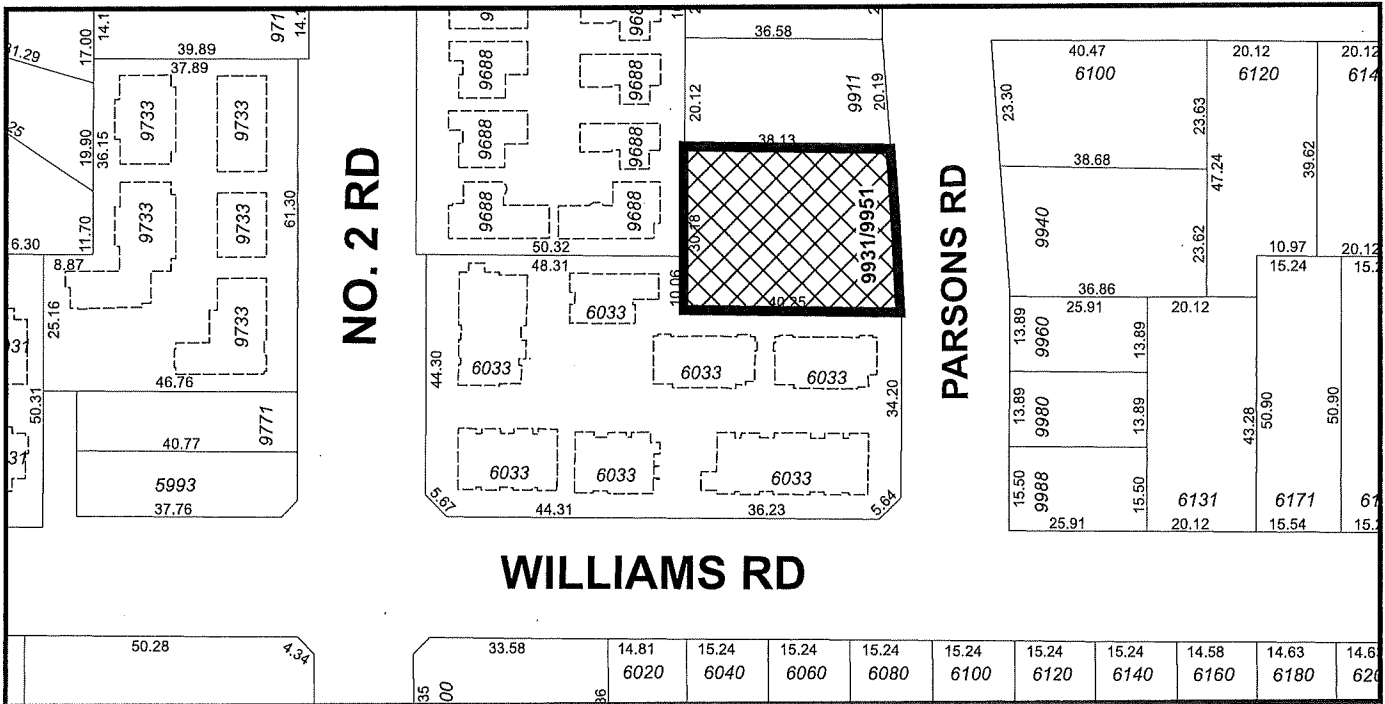
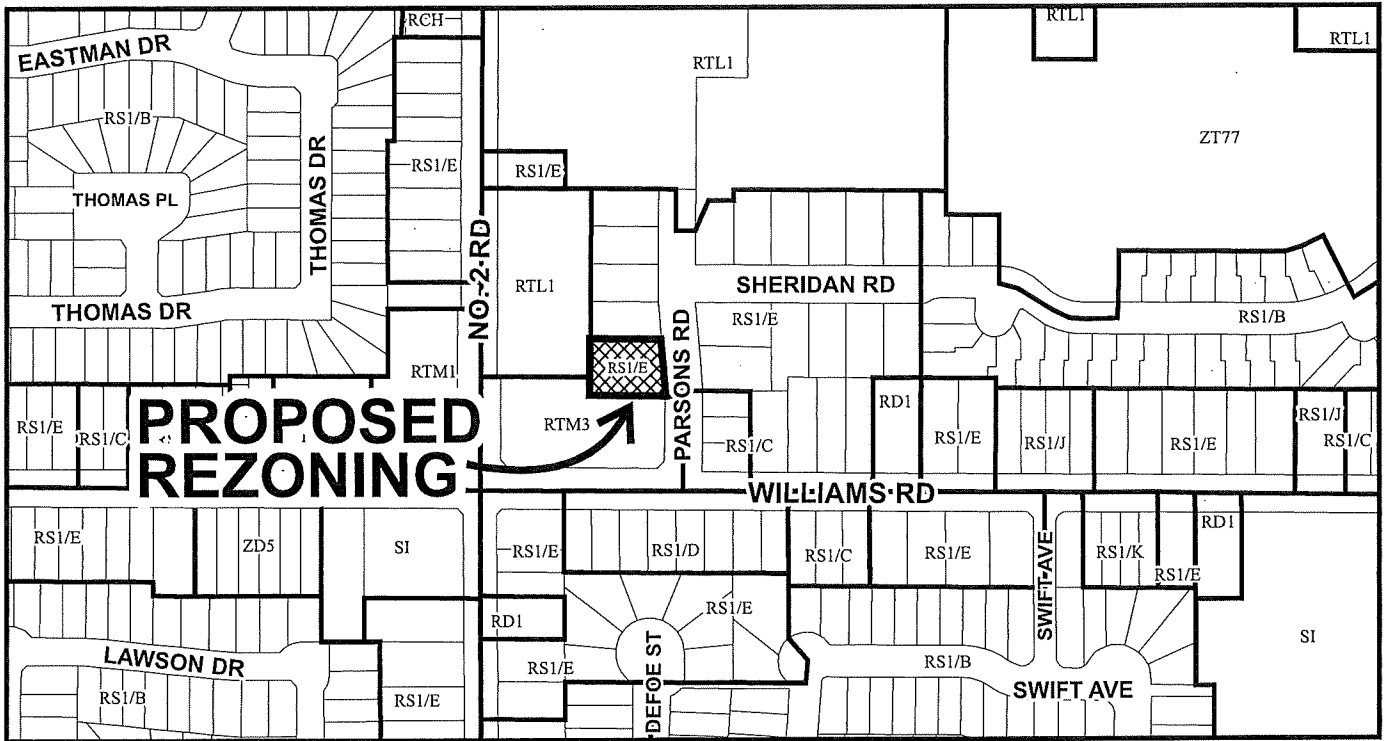
CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond



	<h2>RZ 20-905149</h2>	<p>Original Date: 10/28/20</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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