City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	December 11, 2020
From:	Wayne Craig Director, Development	**File:**	RZ 17-792242
Re:	**Application by Gradual Architecture Inc. for Rezoning at 6520 Williams Road from the "Single Detached (RS1/E)" Zone to the "Low Density Townhouses (RTL4)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10224, for the rezoning of 6520 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given First Reading.

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

WC:jr
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

Staff Report

Origin

Gradual Architecture Inc. on behalf of Londonpark Holdings Ltd. (Director Long Fei Liu) has applied to the City of Richmond for permission to rezone 6520 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of eight townhouse units with vehicle access from Williams Road. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site currently contains a single-family dwelling, which does not contain a secondary suite. The existing dwelling would be demolished.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: A single-family dwelling on a property zoned "Single Detached (RS1/C)" with vehicle access from Sheridan Road.

- To the South and West: Steveston London Secondary School and Park, on properties zoned "School and Institutional Use (SI)".

- To the East: A single-family dwelling on a property zoned "Single Detached (RS1/E)" with vehicle access from Williams Road. This property is part of a separate rezoning application including both 6560 and 6580 Williams Road (RZ 18-808261), which is currently under staff review. The proposed rezoning would permit development of townhouses with shared vehicle access from the subject site. A staff report on this application will be provided to Council for consideration upon the completion of the staff review.

Related Policies & Studies

Official Community Plan

The subject site is located in the Blundell planning area, and is designated "Neighbourhood Residential" in the Official Community Plan (OCP) (Attachment 3). Parks staff have confirmed that the subject property has not been identified for future acquisition. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated "Arterial Road Townhouses". The minimum development site frontage on minor arterial roads, such as Williams Road, is 40 m (131 ft.). The subject site has a 36.6 m (120 ft.) frontage; however, the application is being considered based on consistency with the guiding principles of the Policy, provision of a shared access point for future development, and having not created an orphan development site to the east.

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

The City's Affordable Housing Strategy requires a cash-in-lieu contribution of $8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A $90,285 contribution is required prior to final adoption of the rezoning bylaw.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

School District

This application was referred to School District No. 38 (Richmond) for general information as the subject site is immediately adjacent to a School District property. Staff have not received any comments or concerns from the School District to date.

Analysis

Urban Design and Site Planning

The applicant proposes eight units in two four-unit clusters arranged on either side of a central east-west drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The four units along Williams Road have direct pedestrian access to the sidewalk though landscaped front yards. All of the units are three storeys, with living space primarily located on the second and third storeys. Two of the units include a bedroom on the ground floor. The end units do not step down to two storeys as the west adjacency is an open park space, and a larger setback is provided on the east side yard interface with the neighbouring single-family dwelling. The guidelines suggest reducing building height to two storeys within 7.5 m of a side yard interface with single-family dwellings, and the proposed development provides a 7.9 m setback.

The four units at the rear of the property have pedestrian access from the drive aisle. As with the front units, the proposed rear units are all three storeys with living space primarily on the second and third storeys. Rear units in Arterial Road Townhouse developments are typically two-storey duplexes to provide a sensitive transition to adjacent single-family properties, however that is not a concern at this location due to the park and school interfaces. Interface with the single-family property to the east is accounted for through an 8.4 m side yard setback.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yard. Four of the units would have a private outdoor space on a rooftop deck recessed within the structure of the roof. Two of the proposed decks overlook the interior drive aisle, and two overlook the school parking lot.

The shared outdoor amenity area is proposed at the rear of the site at the end of the drive aisle. The current concept includes a play structure for young children, bench seating, retention of a mature tree, and open lawn area. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Existing Legal Encumbrances

There is an existing 1.5 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to Williams Road. The driveway is aligned opposite Sheridan Road, creating a four-way intersection. This location is preferred by staff as it reduces the number of potential conflict points between vehicles and pedestrians. A cash-in-lieu contribution for upgrades to the existing pedestrian crossing is required prior to adoption of the rezoning bylaw.

The vehicle access will be shared with the future development to the east. A statutory right-of-way (SRW) for public rights-of-passage (PROP) will be registered on title prior to adoption of the rezoning bylaw. The future development will be required to provide an SRW on its own drive aisle, in order to accommodate vehicle maneuvering on-site.

In the interim, on-site vehicle maneuvering is accommodated by a turn-around area at the end of the drive aisle. Upon completion of the future development to the east, turning movement will be accommodated in the resulting T-shaped drive aisle, and the turn-around area will no longer be required. This area could be added to the shared outdoor amenity area if the turn-around area

is not required. Staff will work with the applicant to investigate potential concepts for the conversion of this area as part of the Development Permit review process.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. Four of the units have parking spaces in a side-by-side arrangement, and four have parking spaces in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title prohibiting the conversion of the tandem garage area into habitable space.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces are provided on the west side of the site, and Class 2 bicycle parking is provided adjacent to the driveway entrance.

A 0.1 m wide road dedication is required across the entire Williams Road frontage in order to accommodate the standard sidewalk and boulevard width. This road dedication is required prior to final adoption of the rezoning bylaw.

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 four bylaw-sized trees on the subject property, one tree on a neighbouring property, and four street trees on City property.

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

- One Magnolia tree located on the development site (Tag # 5) is in good condition and is located in the proposed shared outdoor amenity area. This tree will be retained and protected.
- Two trees (Tag # 8 and 9) located on the development site are in good condition but in conflict with the proposed driveway. Two of these trees are located in the driveway connection to Williams Road, which must be aligned with Sheridan Road for traffic safety reasons.
- One tree (Tag # 7) located on the development site is in good condition but in conflict with the proposed turn-around area. This turning area is only necessary until the neighbouring property redevelops, at which point vehicle maneuvering would be accommodated within the driveway. This tree could be retained if the requirement for a turn-around area is removed and the driveway is shifted to provide a 2.5 m tree protection zone between the edge of the driveway and the trunk of the tree.
- One tree (Tag # 6) located on neighbouring property to be protected as per Arborist Report recommendation.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Parks staff have reviewed the Arborist's Report and support the recommendations, with the following comments:

- One tree (Tag # 1) located in the Williams Road frontage to be relocated as part of the frontage works. A $5,000 Tree Survival Security is required.
- Three trees (Tag # 2, 3, and 4) located in London Steveston Park are to be retained and protected. A $20,000 Tree Survival Security is required.

Tree Protection

One tree on the subject site (Tag # 5), one tree on a neighbouring property (Tag # 6), and four trees on City property (Tag # 1-4) are to be retained and protected. An additional tree on the subject site (Tag # 7) may be retained pending further review of the driveway design and necessity of the proposed turn-around area. 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 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- 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.
- Prior to adoption of the rezoning bylaw, submission to the City of a Tree Survival in the amount of $35,000 (i.e., $10,000 for the on-site tree and $25,000 for City trees).

Tree Replacement

The applicant wishes to remove three on-site trees (Tag # 7, 8, and 9) due to conflicts with the proposed driveway, however staff will work with the applicant and the neighbouring development to determine if Tree # 7 can be successfully retained through modification to the driveway design should the adjacent development to the east proceed.

The 2:1 replacement ratio would require a total of six replacement trees. The preliminary landscape plan provides for 10 new trees. The landscape plan will be further reviewed as part of the Development Permit. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m

Variance Requested

The proposed development is generally consistent with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below (Staff comments in ***bold italics***).

1. Decrease the minimum lot width from 40.0 m to 36.6 m.

   Staff support the requested variance as the proposal is generally consistent with the guiding principles of the Arterial Road Land Use Policy and does not result in the creation of an orphan development site. The two properties to the east meet the minimum assembly size for Arterial Road Townhouses, and would share the driveway access to Williams Road with the subject site.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed eight-unit townhouse development is $14,152, based on $1,769 per unit as per the current OCP rate and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m^2 per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the design to have end units fronting the adjacent park space.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.

- Review of the proposed driveway design and requirement for a vehicle turn-around area, which may enable retention of Tree # 7.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review the long-term design of the temporary turn-around area, such as future conversion to additional outdoor amenity space.
- Review of relevant accessibility features for the one proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.

- Removal of the existing driveway crossing and replacement with frontage works as described above.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 6520 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of eight townhouse units with vehicle access from Williams Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

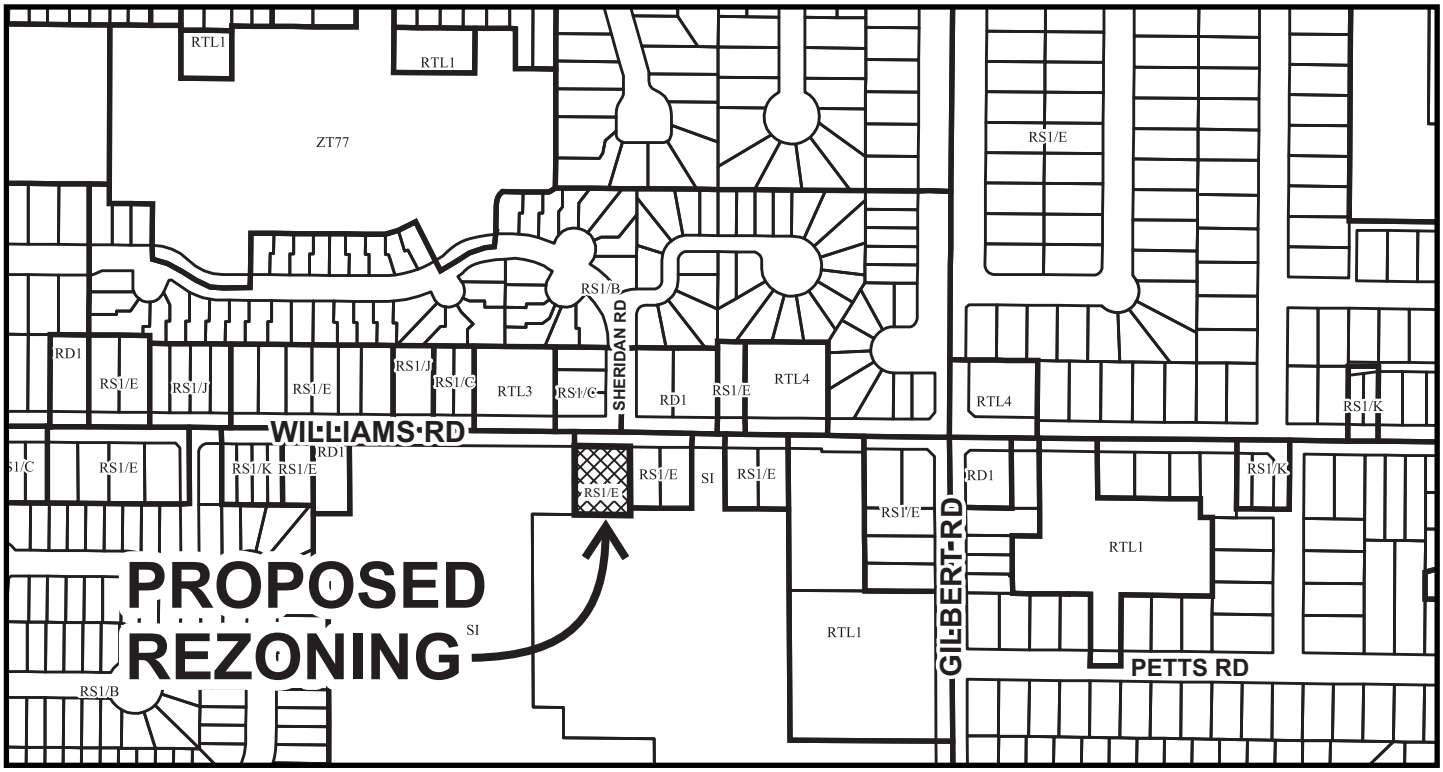
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10224 be introduced and given First Reading.

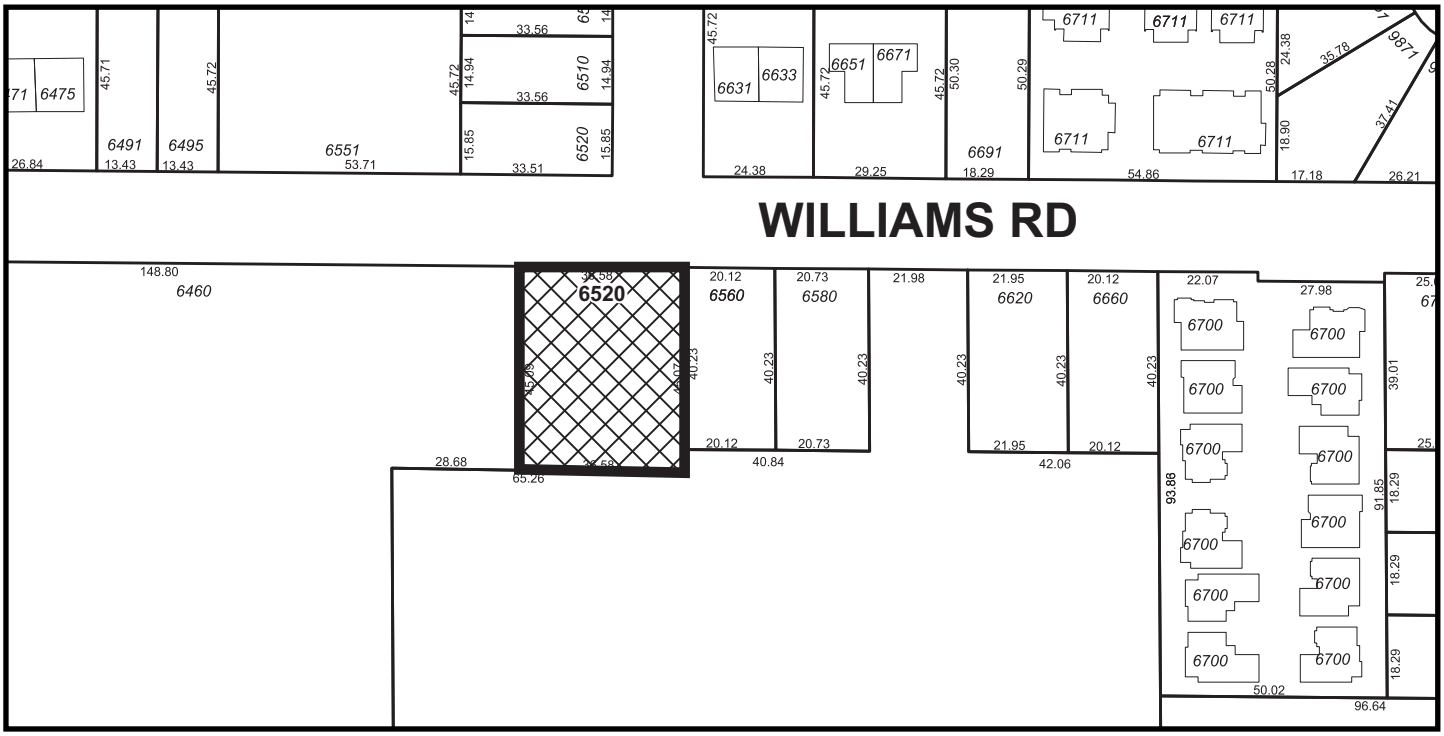
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:
Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Blundell Area Land Use Map
Attachment 4: Conceptual Development Plans
Attachment 5: Tree Retention Plan
Attachment 6: Rezoning Considerations

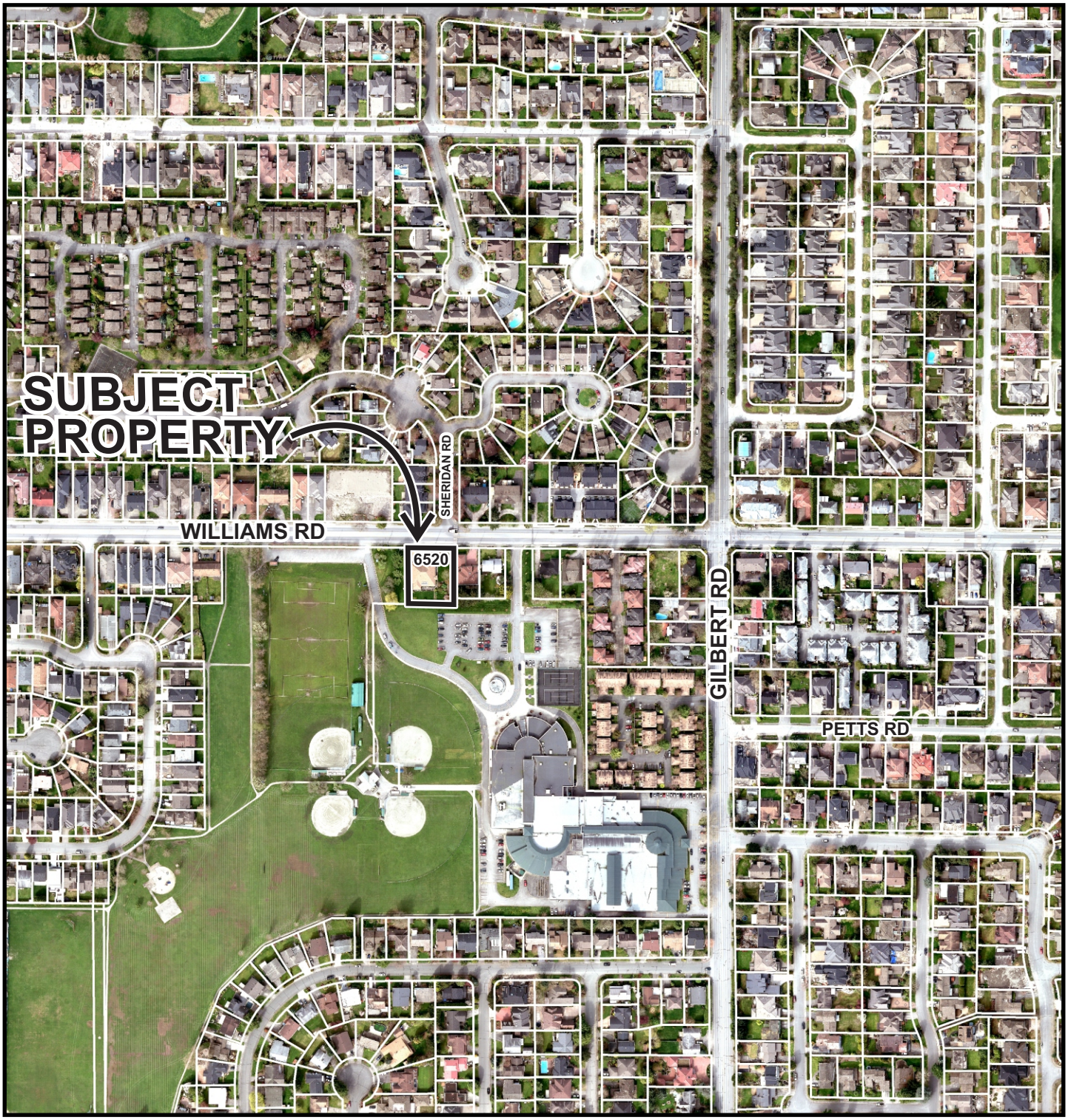
City of Richmond





N	RZ 17-792242	Original Date: 12/06/17 Revision Date: Note: Dimensions are in METRES

City of Richmond



RZ 17-792242

Original Date: 12/06/17

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 17-792242 **Attachment 2**

Address: 6520 Williams Road

Applicant: Gradual Architecture Inc.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Londonpark Holdings Ltd. (Director Long Fei Liu)	To be determined
Site Size (m^2):	1,648.1 m^2	1,644.6 m^2
Land Uses:	Single-family	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	One single-family dwelling	Eight townhouse dwellings

On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area (m^2):*	Max. 986.8 m² (10,622 ft²)	986.8 m² (10,622 ft²)	None
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 36.4% Non-porous Surfaces: 64.9% Live Landscaping: Min. 25%	None
Lot Size:	No minimum	1,644.6 m^2	None
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 36.6 m Depth: 45 m	**Vary lot width by 3.4 m**
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m West Side: Min. 3.0 m East Side: Min. 3.0 m	Front: 6.1 m Rear: 4.8 m West Side: 3.1 m East Side: 7.9 m	None
Height (m):	Max. 12.0 m	11.43 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	8 (50%)	None
Small Parking Spaces	None if fewer than 31 required spaces on site	None	None
Bicycle Parking Spaces – Class 1	1.25 per unit	10 (1.25 per unit)	None

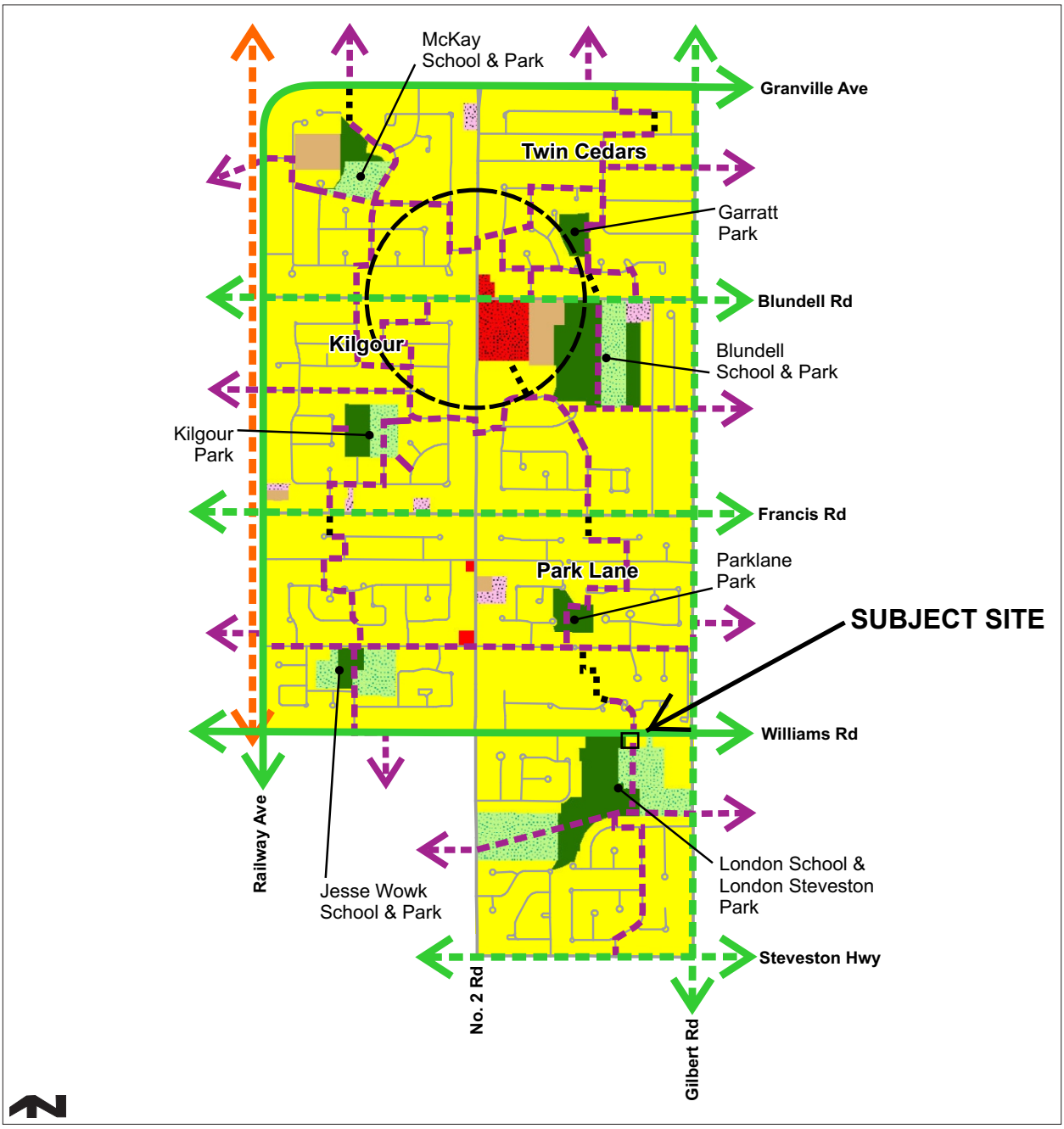
On Future Development Site	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces – Class 2	0.2 per unit	2 (i.e. 0.2 per unit)	None
Amenity Space – Indoor:	Min. 50 m^2 or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m^2 per unit	53 m^2 (i.e. 6.6 m^2 per unit)	None

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

ATTACHMENT 3

5. Blundell



PROPOSED 3-STOREY TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD, RICHMOND, BC

CIVIC ADDRESS	6520 WILLIAMS ROAD, RICHMOND,BC			
LEGAL DESCRIPTION	LOT A BLOCK 4N PLAN LMP6445			
	SECTION 31 RANGE 6W LD 36			
	PID: 017-923-808			
ZONING	RS1/E (EXISTING)		RTL4 (PROPOSED)	
LOT WIDTH - VARIANCE REQUIRED	120.00 ft	36.6 m	(40 m min. width req'd)	
LOT WIDTH	148.00 ft	45.0 m		
LOT AREA	17740.00 sf	1648.10 m2		(0.1648 ha)
SITE AREA AFTER ROAD DEDICATION	**17703.00 sf**	**1644.66 m2**		(0.1644 ha)
	PERMITTED		PROPOSED	
LOT COVERAGE (FOR BUILDINGS)	40.0%		36.4%	
BUILDING 'A'			3333.00 sf	309.65 m2
BUILDING 'B'			2966.00 sf	275.55 m2
PORCHES			152.00 sf	14.12 m2
TOTAL	7081.20 sf	657.87 m2	6451.00 sf	599.32 m2
	PERMITTED		PROPOSED	
NON-POROUS (IMPERMEABLE) SURFACE	65.0%		64.9%	
BUILDING 'A'			3183.00 sf	293.02 m2
BUILDING 'B'			2636.00 sf	244.89 m2
PORCHES & PATIOS			672.00 sf	62.43 m2
OUTDOOR AMENITY SPACE			572.00 sf	53.14 m2
ASPHALT DRIVEWAY			4435.00 sf	412.02 m2
	11506.95 sf	1069.03 m2	11498.00 sf	1068.20 m2
	PERMITTED		PROPOSED	
PLANTING OR POROUS (PERMEABLE) AREA	25.0%		35.1%	
	4425.75 sf	411.17 m2	6205.00 sf	576.46 m2
SETBACKS	PERMITTED		PROPOSED	
FRONT YARD (N)	19.69 ft	6.00 m	20.04 ft	6.10 m
SIDE YARD (W) BLDG1	9.84 ft	3.00 m	11.08 ft	3.40 m
SIDE YARD (E) BLDG1	9.84 ft	3.00 m	25.88 ft	7.90 m
SIDE YARD (W) BLDG2	9.84 ft	3.00 m	10.33 ft	3.10 m
SIDE YARD (E) BLDG2	9.84 ft	3.00 m	27.54 ft	8.40 m
REAR YARD (S)	9.84 ft	3.00 m	15.83 ft	4.80 m
	PERMITTED		**PROPOSED**	
DENSITY (FSR)	**0.60**	**10621.80 sf**	**0.60**	**10621.00 sf**
BUILDING HEIGHT (BOTH BUILDINGS)	PERMITTED		PROPOSED	
	12.00 m	39.37 ft	11.20 m	36.75 ft
UNITS PROPOSED	**8 UNITS**			
VEHICLE PARKING	REQUIRED		PROPOSED	
STALLS/UNIT	2 STALLS/UNIT		2 STALLS/UNIT	
STANDARD	16 STALLS		8 STALLS	
TANDEM	50%		8 STALLS	
VISITOR 2%	1.6		2	
TOTAL	18		18	
ALL RESIDENT PARKING SPACES (EXCLUDING VISITOR PARKING) WILL PROVIDE LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND 16A TO 80A).				
PARKING - CLEAR MIN. DIMENSIONS (TANDEM)	ft	m		
WIDTH	11.88	3.40		
LENGTH	18.00	5.50		
BICYCLE PARKING	REQUIRED		PROPOSED	
CLASS A (RESIDENT) - 1.25 BIKES/UNIT @ 8 UNITS	10 STALLS		10 STALLS	
CLASS B (NON-RESIDENT) - 0.20 BIKES/UNT @ 8 UNITS	2 STALLS		2 STALLS	
DWELLING COUNT	BUILDING 'A'	BUILDING 'B'		
THREE BEDROOM	2 UNITS	2 UNITS		
FOUR BEDROOM	2 UNITS	2 UNITS		
EST. GARBAGE & RECYCLING SPACE REQUIREMENTS				
WASTE STREAM	80L	240L	360L	3 YARD BIN
GARBAGE			2	
CARDBOARD & PAPER			2	
NON-GLASS CONTAINERS CART			1	
FOOD SCRAPS CART		1		
GLASS CONTAINERS CART	1			
FOOTPRINT		16.2 SF	56.7 SF	
MANOEUVRE			33.3 SF	
REQ'D SPACE		106.2 sf	9.9sm	
PRO'D SPACE		129.0 sf	12.1 sm	
GARAGE WIDTH	9'-0"			
GARAGE DEPTH	13'-10"			

UNIT AREA BREAKDOWN

BLDG	UNIT #	1ST	GARAGE EX	ENT/ STAIRS EX	2ND FLR	3RD FLR	STAIRS EX	SALEABLEFSR	BUILDABLE	NET FSR	PORCH L1	PORCH L2
A	1	827.0	-457.0	-107.0	661.0	638.0	-107.0	1669.0	2126.0	1455.0	12.5	3
	2	649.0	-538.0	-107.0	698.0	670.0	-107.0	1479.0	2017.0	1265.0	10	0
	3	649.0	-538.0	-107.0	698.0	666.0	-107.0	1475.0	2013.0	1261.0	11	0
	4	819.0	-454.0	-107.0	661.0	638.0	-107.0	1664.0	2118.0	1450.0	12.5	3
	MECH	57.0							57.0			
	ELEC	56.0							56.0			
	GARBAGE	129.0							129.0			
B	5	713.0	-408.5	-107.0	664.0	640.0	-107.0	1608.5	2017.0	1394.5	103	4'
	6	602.0	-525.5	-107.0	669.0	669.0	-107.0	1414.5	1940.0	1200.5	73	4'
	7	602.0	-525.5	-107.0	669.0	669.0	-107.0	1414.5	1940.0	1200.5	73	0
	8	713.0	-408.5	-107.0	664.0	640.0	-107.0	1608.5	2017.0	1394.5	103	0
											398	116
TOTALS								12333.0	16430.0	10621.0		514
PERMITTED PORCH			1062.0	(0.10 FSR)								
PROPOSED PORCH			554.0									
PERMITTED FSR			10621.8	(0.60 FSR)								
PROPOSED SALEABLE FSR			12333.0									
PROPOSED BUILDABLE			16430.0									
PROPOSED NET ISR			10621.0	(0.60 FSR)								

DRAWING LIST

A0.0 COVER SHEET
A1.0 SITE PLAN
A1.1 SITE PLAN - PRIVATE OUTDOOR & AMENITY SPACES
A1.2 SITE CONTEXT PLAN
A1.3 STREETSCAPE
A1.4 SITE COVERAGE & IMPERMEABLE
A2.1 BLDG A & B - 1ST & 2ND FLOOR
A2.2 BLDG A & B - 1ST & 2ND FLOOR FSR OVERLAY
A2.3 BLDG A & B - 3RD FLOOR & ROOF PLAN
A2.4 BLDG A & B - 3RD FLOOR FSR OVERLAY
A3.0 BLDG A - ELEVATIONS
A3.1 BLDG B - ELEVATIONS
A4.0 BLDG A - SECTIONS
A4.1 BLDG B - SECTIONS
A5.0 UNIT #8 - DETAILED PLANS

PLN - 55

NO.	DATE	DESCRIPTION
REVISIONS:		
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3	NOV 19, 2019	REZONING 3
2	OCT 18, 2019	REZONING 2
1	MAR 12, 2019	REZONING 1
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PROJECT NAME:

LONDON PARK TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD RICHMOND, BC

DRAWN BY:	ISSUE #
NJ / DF	6
SCALE:	PROJECT NO.:
AS SHOWN	**GA-G118**

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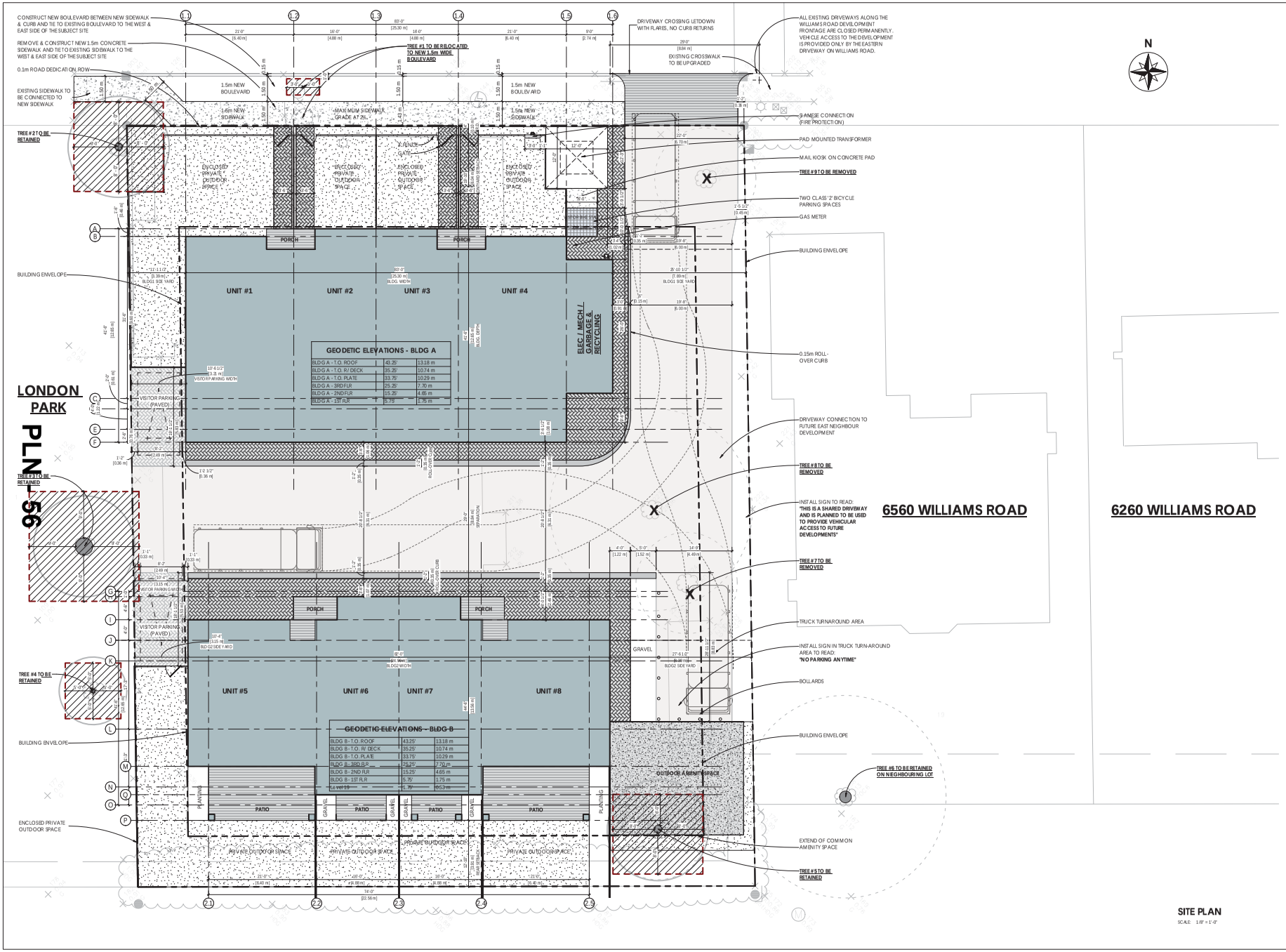
ATTACHMENT 4

COVER SHEET

REVISION NO:	SHEET NO:
	A0.0



SITE PLAN
SCALE 1/8" = 1'-0"

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SHEET TITLE:

SITE PLAN

REVISION NO:	SHEET NO:
	A1.0

EXISTING STREETSCAPE PHOTOS
SCALE: NTS

POTENTIAL EAST NEIGHBOURING DEVELOPMENT

STREETSCAPE W/ POTENTIAL EAST NEIGHBOURING NEW DEVELOPMENT
SCALE: 3/32" = 1'-0"

EXISTING EAST NEIGHBOURING HOUSES

STREETSCAPE W/ EXISTING EAST NEIGHBOURING HOUSES
SCALE: 3/32" = 1'-0"

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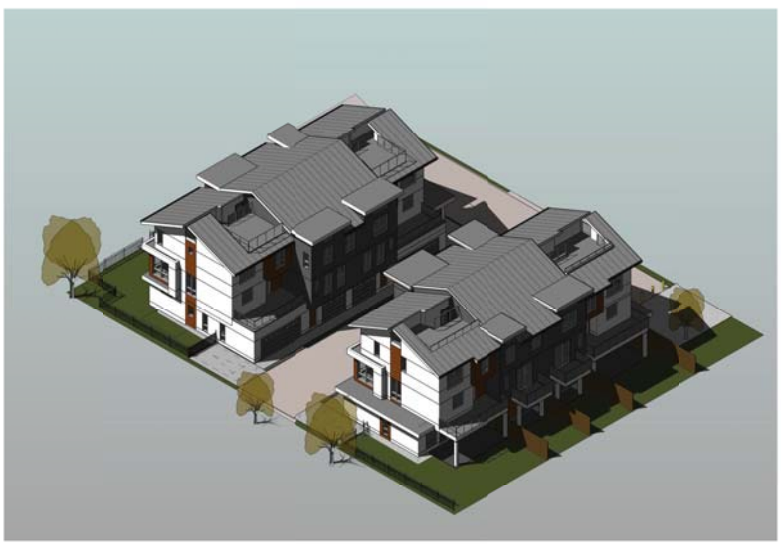
SHEET TITLE:

STREETSCAPE

REVISION NO:	SHEET NO:
	A1.3

ORTHO VIEW - NORTHWEST

ORTHO VIEW - NORTHEAST



ORTHO VIEW - SOUTHWEST

ORTHO VIEW - SOUTHEAST

REVISIONS:

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SHEET TITLE:

3D ORTHO VIEWS

REVISION NO:

SHEET NO: **A1.5**

PERSPECTIVE VIEW - WEST (BOTH BLDGS)

NO.	DATE	DESCRIPTION
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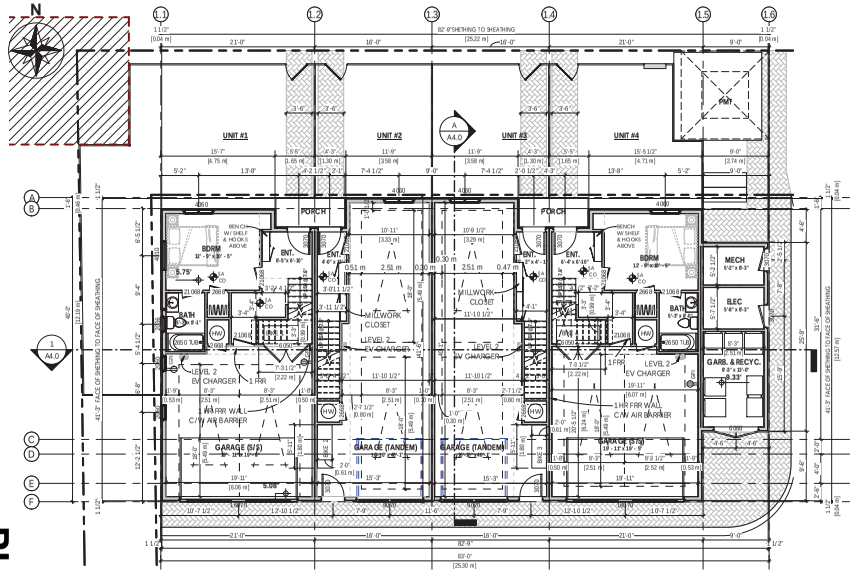
SHEET TITLE:

PERSPECTIVE VIEWS - 1

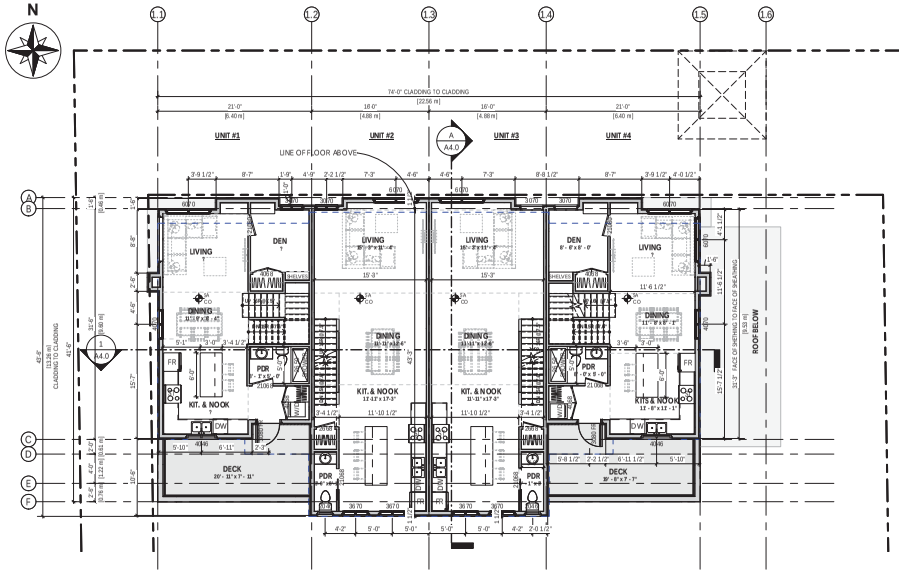
REVISION NO:	SHEET NO:
	A1.6

PLN - 60



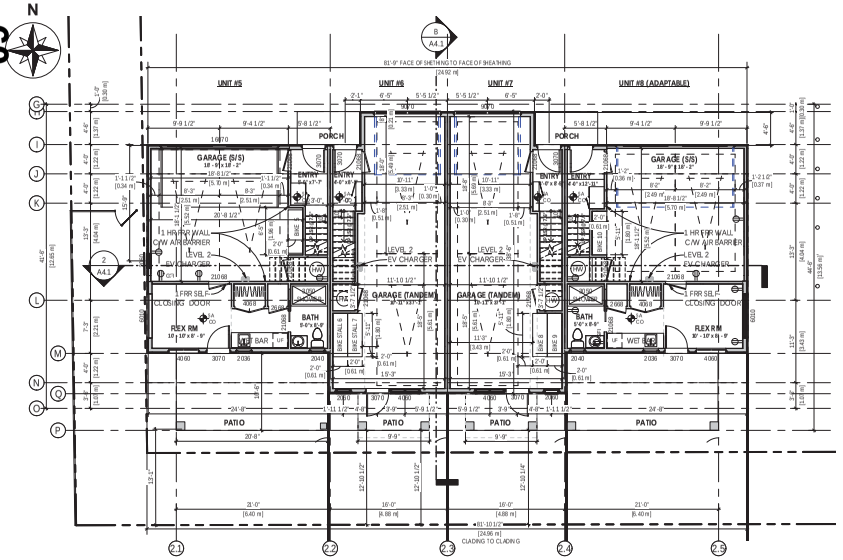
BLDG A - 1ST FLR

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



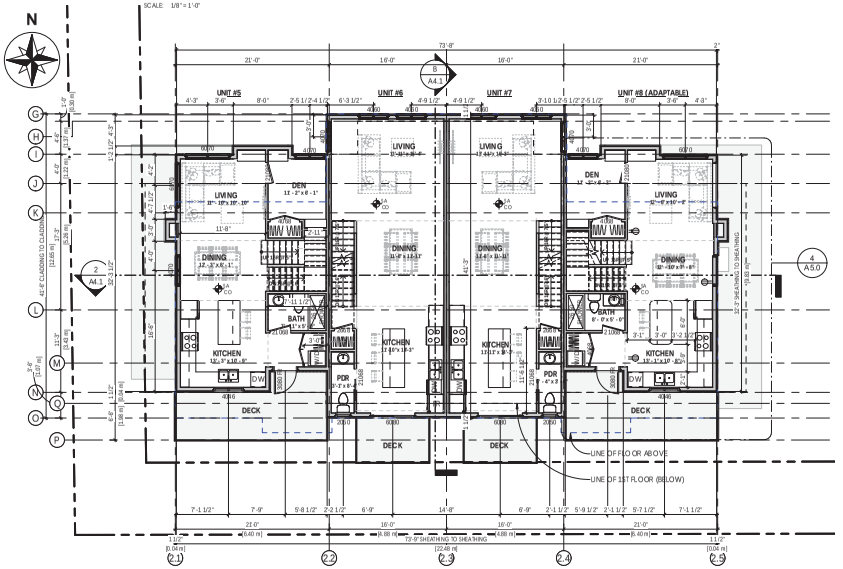
BLDG A - 2ND FLR

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



BLDG B - 1ST FLR

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



BLDG B - 2ND FLR

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

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6520 WILLIAMS ROAD RICHMOND, BC

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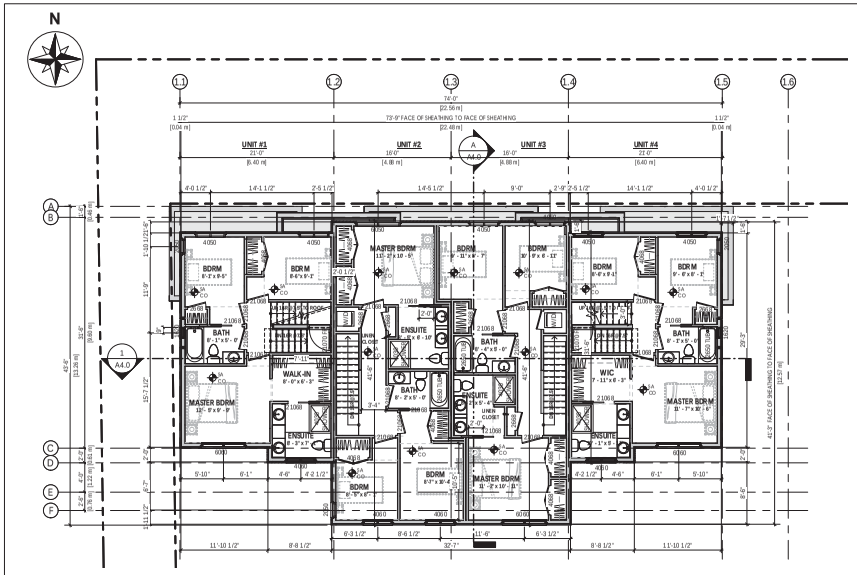
SHEET TITLE:

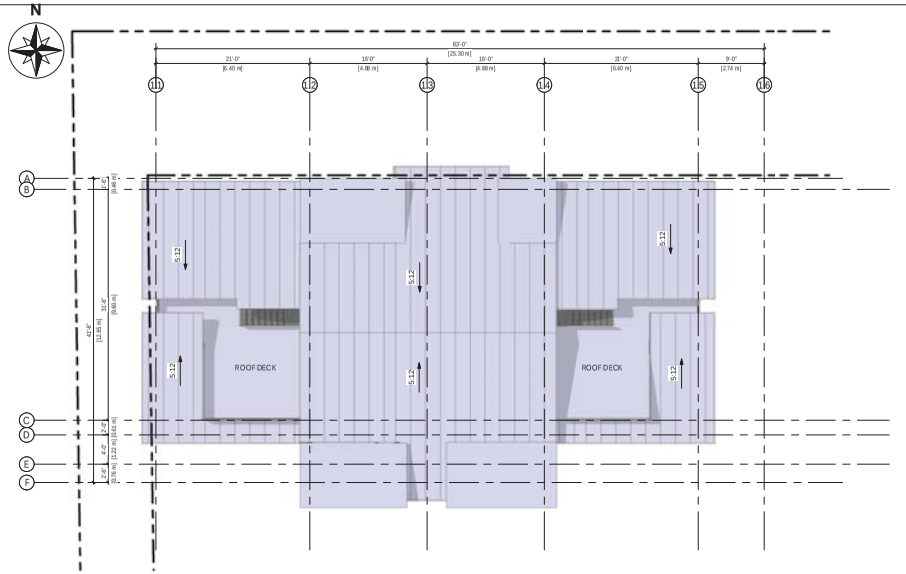
BLDG A & B - 1ST & 2ND FLOOR

REVISION NO:	SHEET NO:
	A2.1



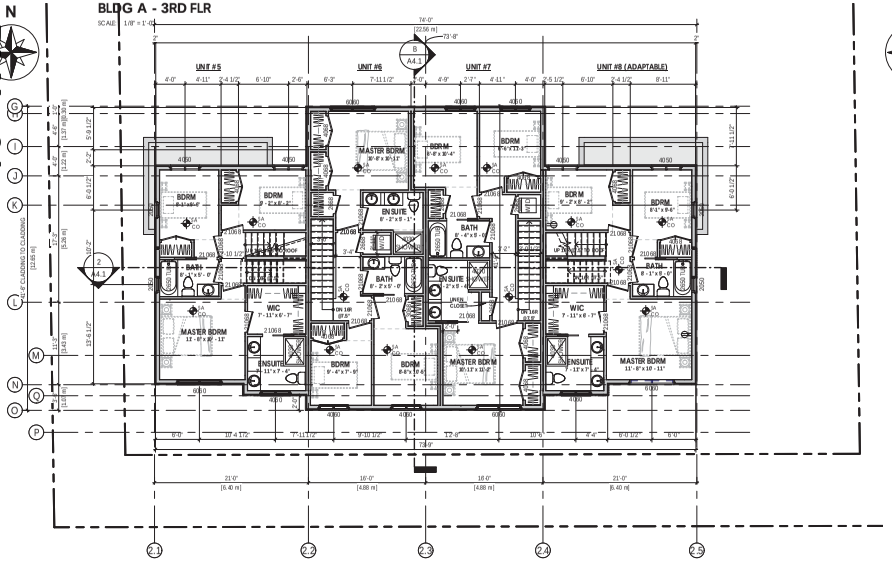
BLDG A - 3RD FLR

SCALE 1/8" = 1'-0"



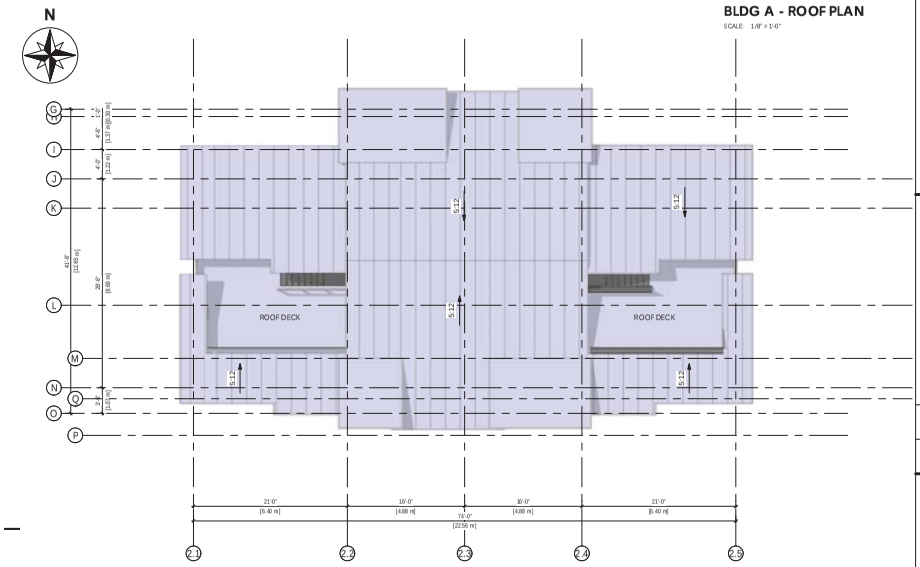
BLDG A - ROOF PLAN

SCALE 1/8" = 1'-0"



BLDG B - 3RD FLR

SCALE 1/8" = 1'-0"



BLDG B - ROOF PLAN

SCALE 1/8" = 1'-0"

NOTES:

1. ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
   A. BLOCKING IN BATHROOM WALLS FOR GRAB BARS.
   B. BLOCKING IN THE STAIR WELLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE.
   C. LEVER DOOR HANDLES.

2. UNIT #8 SHALL BE CONVERTED INTO AN ACCESSIBLE UNIT. SEE SHEET A5.0 - UNIT #8 - DETAILED PLAN

3. ALL INTERIOR GARAGES TO HAVE LEVEL 2 VEHICLE CHARGE OUTLETS (VOLTAGE OF 208V TO 240V; CURRENT OF 16A TO 80A)

4. OUTLETS & SWITCHES
   A. PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
   B. FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

5. DOORS & DOORWAYS
   A. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
   B. LEVER-TYPE HANDLES FOR ALL DOORS

6. BATHROOMS
   A. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"x 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
   B. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
   C. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
   D. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.

7. KITCHEN
   A. CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTER OF THE PIPE FROM FLOOR LEVEL.
   B. CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
   C. 1500 MM TURNING DIAMETER ON TURNING PATH DIAMETER.

PLN - 61

NO.	DATE	DESCRIPTION
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LONDON PARK TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD RICHMOND, BC

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SCALE:	PROJECT NO.:
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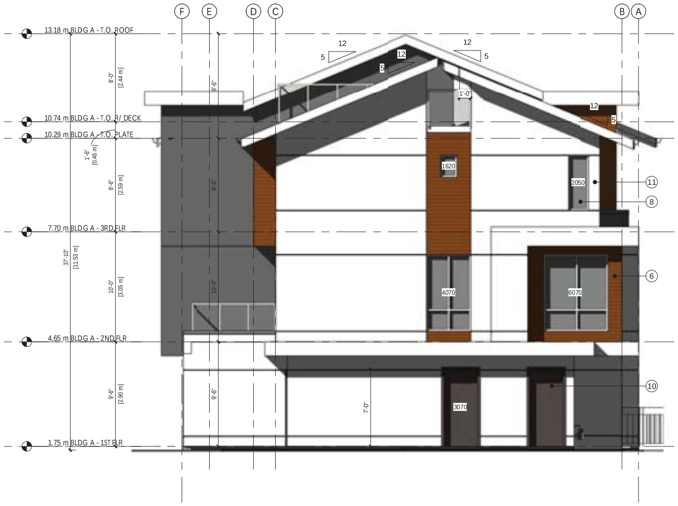
SHEET TITLE:

BLDG A & B - 3RD FLOOR & ROOF PLAN

REVISION NO:	SHEET NO:
	A2.3

BLDG A - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



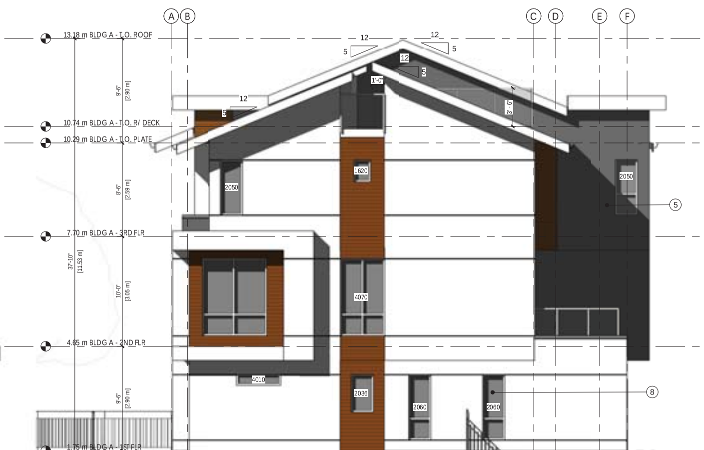
BLDG A - EAST ELEVATION
SCALE: 3/16" = 1'-0"

PLN - 62

MATERIAL LIST

1. STANDING SEAM METAL ROOF
   GRAY
2. TORCH ON ROOF W/ PRE-FINISHED ALUMINIUM FLASHING
   CHARCOAL
3. T&G CEDAR WOOD SOFFIT
   CLEAR STAIN
4. FASCIA BOARD
   PAINTED, BM - WHITE DOVE OC - 17
5. HARDIE PANEL -
   PAINTED, BM - KENDALL CHARCOAL HC-166
   PAINTED, BM - WHITE DOVE OC - 17
   COLOR LOCATION SEE ELEVATIONS
6. HARDIE SIDING - WITH 6" HORIZONTAL EXPOSURE
   PAINTED, BM - RUST 2175 - 30
7. WINDOW AND DOOR TRIM
   HARDIE REVEAL 2.0 PAINTED SAME COLOR AS WALL AROUND
8. VINYL THERMALLY BROKEN WINDOW
   VINYL FRAME - WHITE
9. SOLID WOOD DOOR
   PAINTED, BM - DARK WALNUT CC-1358
10. METAL MECHANICAL DOOR AND GARAGE DOOR
    BM - HEARTHSTONE CC-1601
11. WOOD-CLAD POST
    PAINTED, BM - OC-17 WHITE DOVE
12. GLASS GUARD W/ METAL RAILING
    GLASS GUARD - TEMPERED TRANSLUCENT
    METAL RAILING - PAINTED CHARCOAL

BLDG A - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BLDG A - WEST ELEVATION
SCALE: 3/16" = 1'-0"

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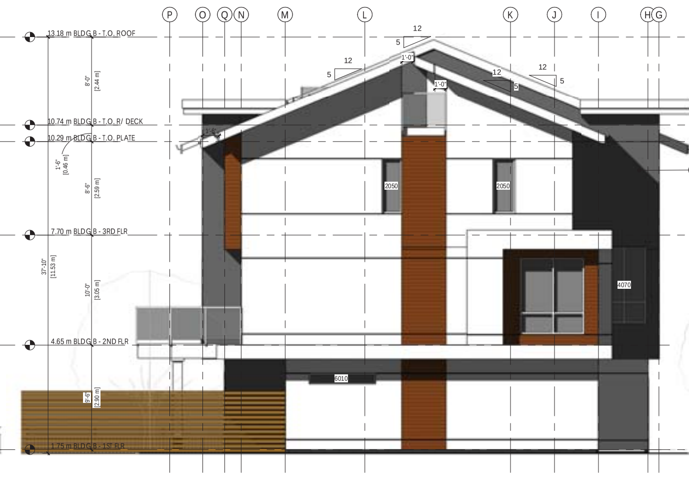
SHEET TITLE:

BLDG A - ELEVATIONS

REVISION NO:	SHEET NO:
	A3.0

BLDG B - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BLDG B - EAST ELEVATION
SCALE: 3/16" = 1'-0"

PLN - 63

MATERIAL LIST

1. STANDING SEAM METAL ROOF
   GRAY
2. TORCH ON ROOF W/ PRE-FINISHED ALUMINIUM FLASHING
   CHARCOAL
3. T&G CEDAR WOOD SOFFIT
   CLEAR STAIN
4. FASCIA BOARD
   PAINTED, BM - WHITE DOVE OC - 17
5. HARDIE PANEL -
   PAINTED, BM - KENDALL CHARCOAL HC-166
   PAINTED, BM - WHITE DOVE OC - 17
   COLOR LOCATION SEE ELEVATIONS
6. HARDIE SIDING - WITH 6" HORIZONTAL EXPOSURE
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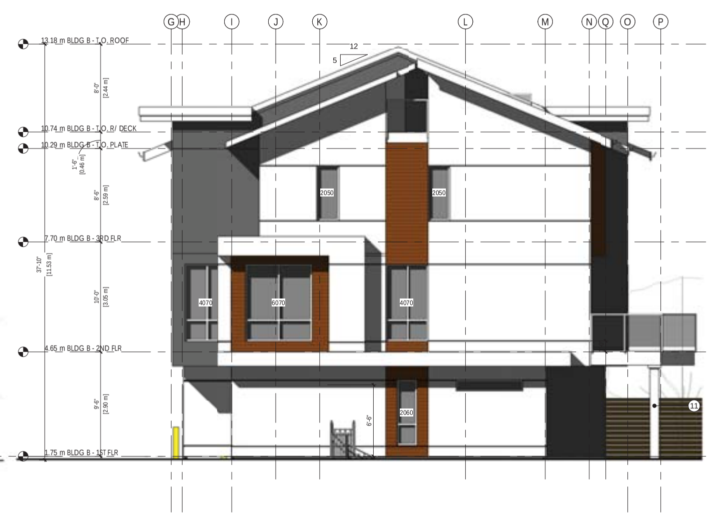
   HARDIE REVEAL 2.0 PAINTED SAME COLOR AS WALL AROUND
8. VINYL THERMALLY BROKEN WINDOW
   VINYL FRAME - WHITE
9. SOLID WOOD DOOR
   PAINTED, BM - DARK WALNUT CC-1358
10. METAL MECHANICAL DOOR AND GARAGE DOOR
    BM - HEARTHSTONE CC-1601
11. WOOD-CLAD POST
    PAINTED, BM - OC-17 WHITE DOVE
12. GLASS GUARD W/ METAL RAILING
    GLASS GUARD - TEMPERED TRANSLUCENT
    METAL RAILING - PAINTED CHARCOAL

BLDG B - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BLDG B - WEST ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
5B	OCT 26, 2020	REZONING 5B
5A	OCT 26, 2020	REZONING 5A
4C	JUN 25, 2020	BLDG A PLAN AND ELEV REVIEW
4B	MAY 15, 2020	BLDG A PLAN AND ELEV REVIEW
4A	APR 06, 2020	BLDG A PLAN AND ELEV REVIEW
4	JAN 02, 2020	REZONING 4
3	NOV 19, 2019	REZONING 3
2	OCT 18, 2019	REZONING 2
1	MAR 12, 2019	REZONING 1

ISSUE:

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a. 2/F - 1892 West Broadway
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www.gradualarchitecture.com

SEAL:

FOR REVIEW ONLY

PROJECT NAME:

LONDON PARK TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD RICHMOND, BC

DRAWN BY:	ISSUE #
NJ / DF	6
SCALE:	PROJECT NO:
AS SHOWN	GA-G118

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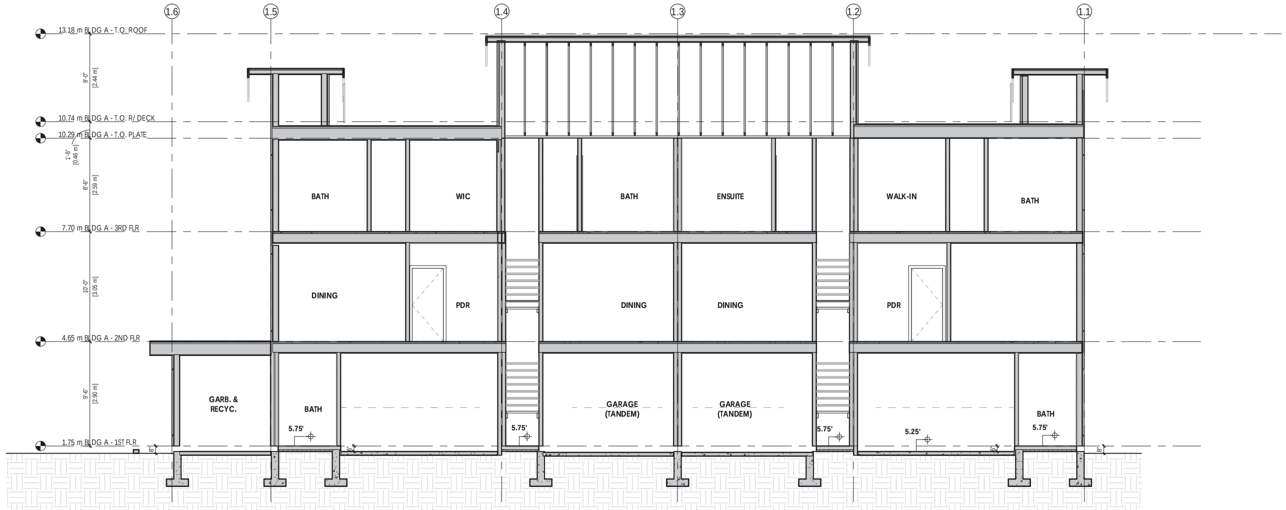
SHEET TITLE:

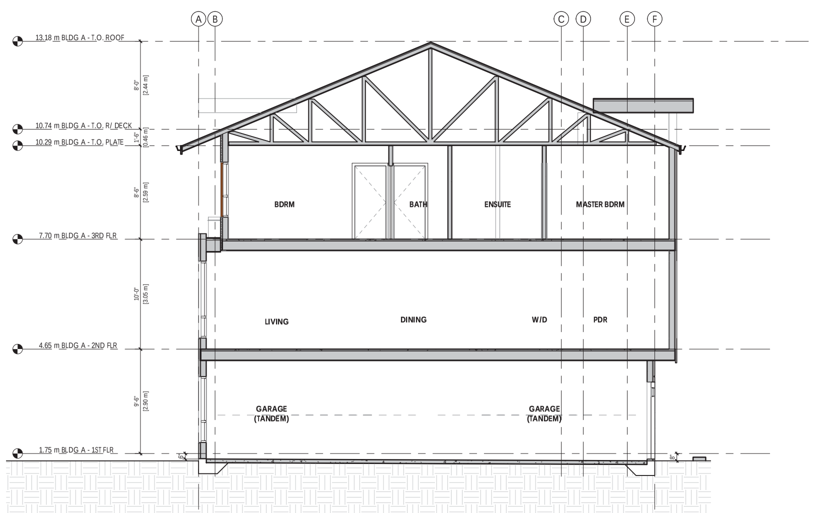
BLDG B - ELEVATIONS

REVISION NO:	SHEET NO:
	A3.1



BLDG A - SECTION EW

SCALE: 3/16" = 1'-0"



BLDG A - SECTION NS

SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS:		
5B	OCT 26, 2020	REZONING 5B
5A	OCT 26, 2020	REZONING 5A
4C	JUN 25, 2020	BLDG A PLAN AND ELEV REVIEW
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1	MAR 12, 2019	REZONING 1
NO.	DATE	DESCRIPTION

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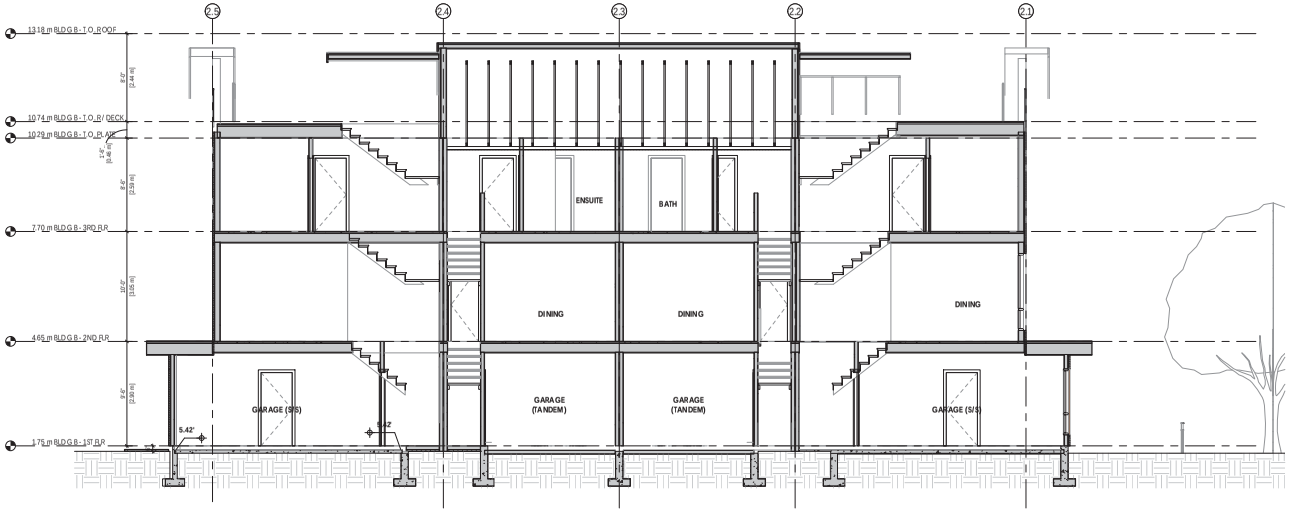
SHEET TITLE:

BLDG A - SECTIONS

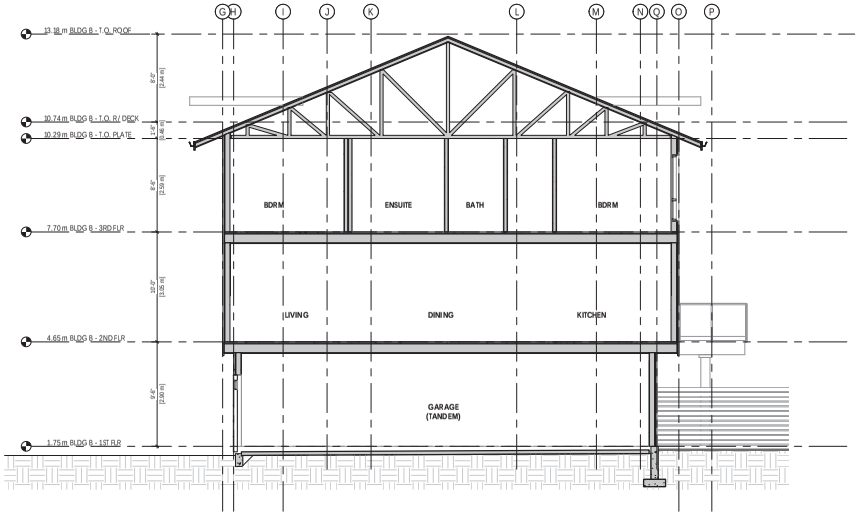
REVISION NO:

SHEET NO: **A4.0**



BLDG B - SECTION NS

SCALE: 3/16" = 1'-0"



BLDG B - SECTION EW

SCALE: 3/16" = 1'-0"

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
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5A	OCT 26, 2020	REZONING 5A
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PROJECT NAME:

LONDON PARK TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD RICHMOND, BC

DRAWN BY:	ISSUE #
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SCALE:	PROJECT NO:
AS SHOWN	GA-G118

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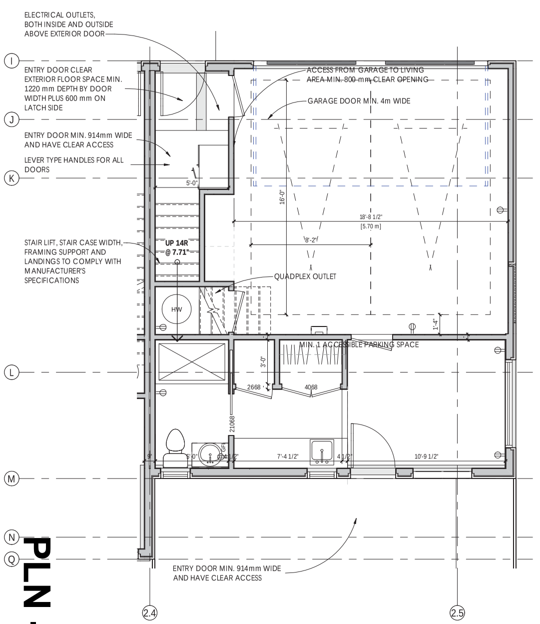
SHEET TITLE:

BLDG B - SECTIONS

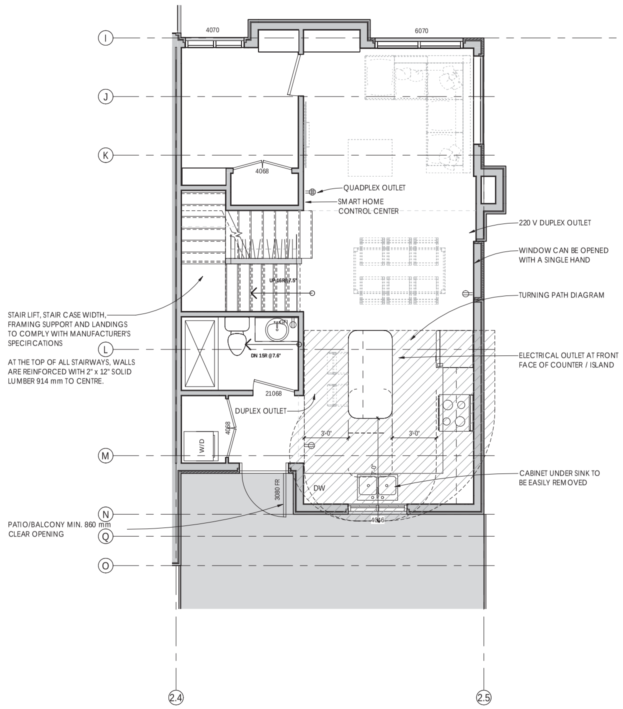
REVISION NO:	SHEET NO:
	A4.1

PLN - 65



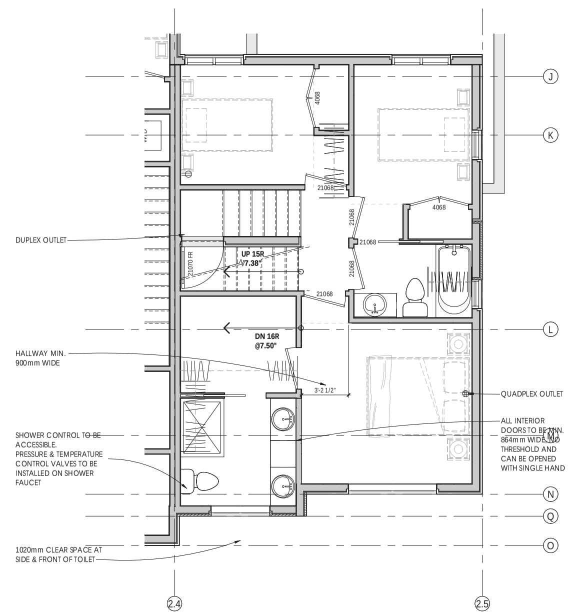
UNIT #8 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT #8 - 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT #8 - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. ALL UNITS SHALL HAVE AGING IN PLACE FEATURES INCLUDING:
   A. BLOCKING IN BATHROOM WALLS FOR GRAB BARS.
   B. BLOCKING IN THE STAIR WELLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE.
   C. LEVER DOOR HANDLES.
2. UNIT #8 SHALL BE CONVERTED INTO AN ACCESSIBLE UNIT. SEE SHEET A5.0 - UNIT #8 - DETAILED PLAN
3. ALL INTERIOR GARAGES TO HAVE LEVEL 2 VEHICLE CHARGE OUTLETS (VOLTAGE OF 208V TO 240V; CURRENT OF 16A TO 80A)
4. OUTLETS & SWITCHES
   A. PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
   B. FOUR- PLEX OUTLETS IN MASTER BEDROOM , HOME OFFICE, GARAGE, AND RECREATION ROOM.
5. DOORS & DOORWAYS
   A. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
   B. LEVER-TYPE HANDLES FOR ALL DOORS
6. BATHROOMS
   A. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2"x 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
   B. LEVER- TYPE HANDLES FOR PLUMBING FIXTURES.
   C. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
   D. CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
7. KITCHEN
   A. CLEAR AREA NEEDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTER OF THE PIPE FROM FLOOR LEVEL.
   B. CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
   C. 1500 MM TURNING DIAMETER ON TURNING PATH DIAMETER.

PLN - 66

NO.	DATE	DESCRIPTION
5B	OCT 26, 2020	REZONING 5B
5A	OCT 26, 2020	REZONING 5A
4C	JUN 25, 2020	BLDG A PLAN AND ELEV REVIEW
4B	MAY 15, 2020	BLDG A PLAN AND ELEV REVIEW
4A	APR 06, 2020	BLDG A PLAN AND ELEV REVIEW
4	JAN 02, 2020	REZONING 4
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1	MAR 12, 2019	REZONING 1

REVISIONS:

ISSUE:

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SEAL:

FOR REVIEW ONLY

PROJECT NAME:

LONDON PARK TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD RICHMOND, BC

DRAWN BY:	ISSUE #
NJ / DF	6
SCALE:	PROJECT NO:
AS SHOWN	GA-G118

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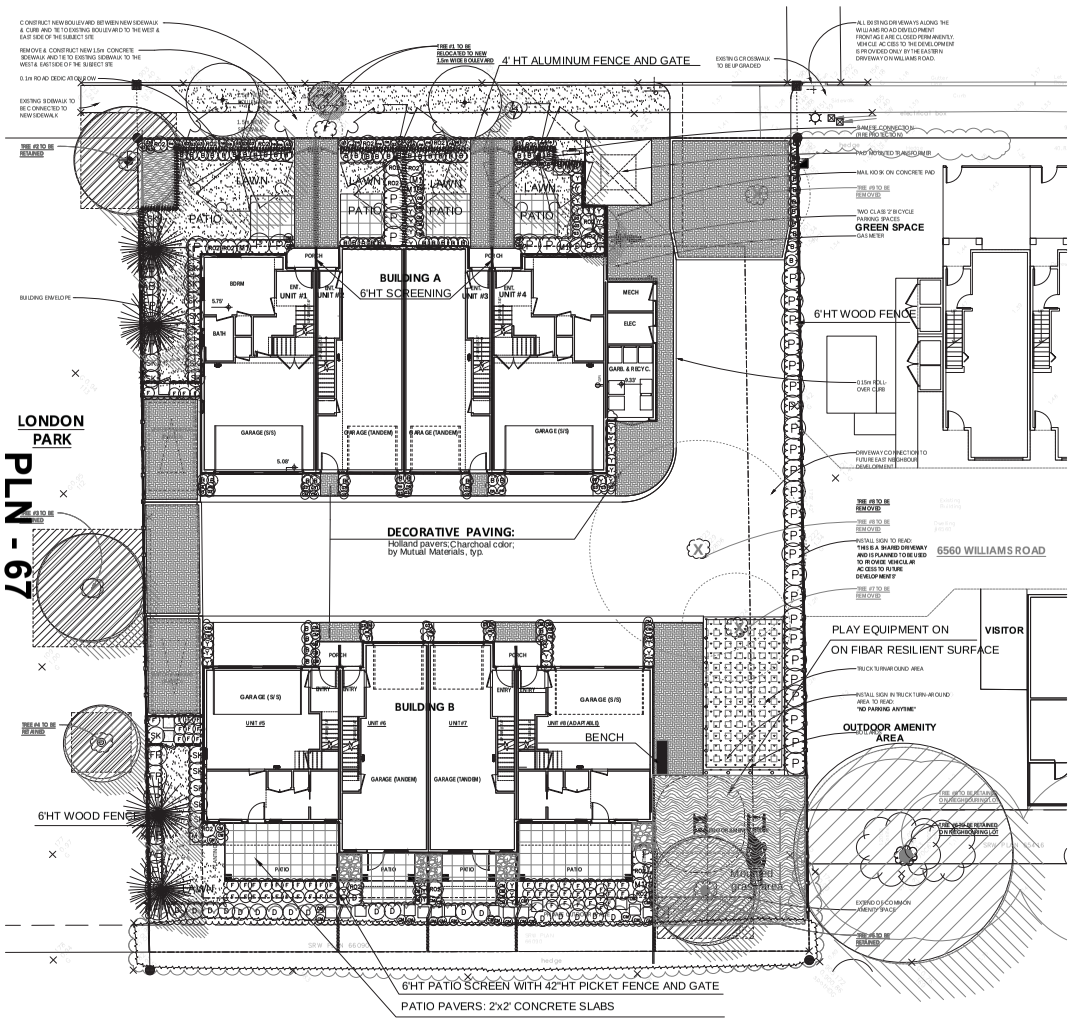
SHEET TITLE:

UNIT #8 - DETAILED PLANS

REVISION NO:

SHEET NO: **A5.0**



FURNITURE:

MAGLIN BIKE RACK -MBR500-S_3
BLACK COLOR-MATTE FINISH;
POWDER COATED

MAGLIN BENCH - MLB510-M Metal
BLACK COLOR-MATTE FINISH;
POWDER COATED

NOTE : ALL FUNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS

Play equipment by Jambett

LA-16006_(Éco-mobile_sur_ressorts) J3-13199-A

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-236

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	9CM CAL; 2M STD; B&B
	1	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	2M HT; B&B
	4	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4.0M HT;B&B
SHRUB	5			
AB	67	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	#2 POT; 30CM
B	6	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
F	36	PHOTINIA X FRASERI	FRASER PHOTINIA	1.0M HT
P	18	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
R	19	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
SK	49	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
Y	21	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
V		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
M	6	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PB	42	PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
CM	56	COREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
N	25	NEPETA x WALKERS JR	DWARF BLUE CATMINT	15CM POT
GC				
F	58	POLYSTICHUM MUNITUM	WESTERN SWORD FERN*	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-236

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL; 2M STD; B&B

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 CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

17236-3.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	20 NOV.10	NEW SITE PLAN	DD
1	20 JUN.29	NEW SITE PLAN & CITY COMMENTS	DD

CLIENT:

PROJECT:

8 UNIT TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

LANDSCAPE PLAN

DATE: November 22, 2017
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

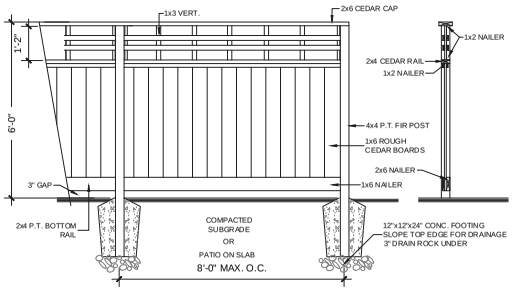
DRAWING NUMBER: **L1**

OF 3

PMG PROJECT NUMBER: **17-236**

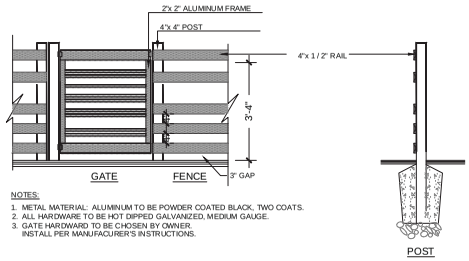
NOTES:

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



1/L-1 6'-0" HT WOOD FENCE WITH LATTICE

scale 1/2"=1'-0"



NOTES:

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER. INSTALL PER MANUFACURER'S INSTRUCTIONS.

2/L-1 4' HT ALUMINUM FENCE WITH GATE

scale 1/2"=1'-0"

NOTES:

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2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
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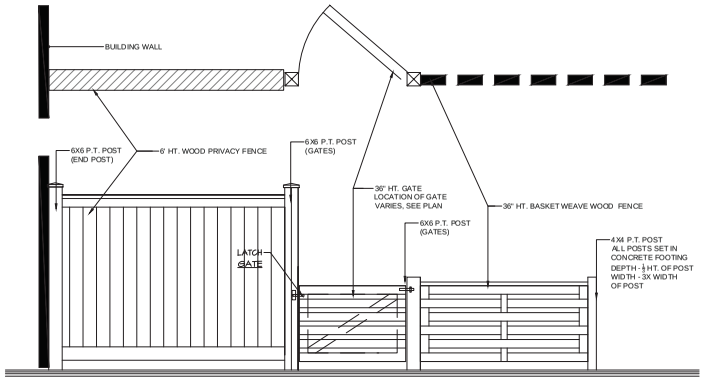

3/L-1 BACKYARD FENCE LAYOUT

scale 1/2"=1'-0"

PLN - 68

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

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2	20.NOV.10	NEW SITE PLAN	DD
1	20.JUN.29	NEW SITE PLAN & CITY COMMENTS	DD

CLIENT:

PROJECT:

8 UNIT TOWNHOUSE DEVELOPMENT

6520 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:

LANDSCAPE DETAILS

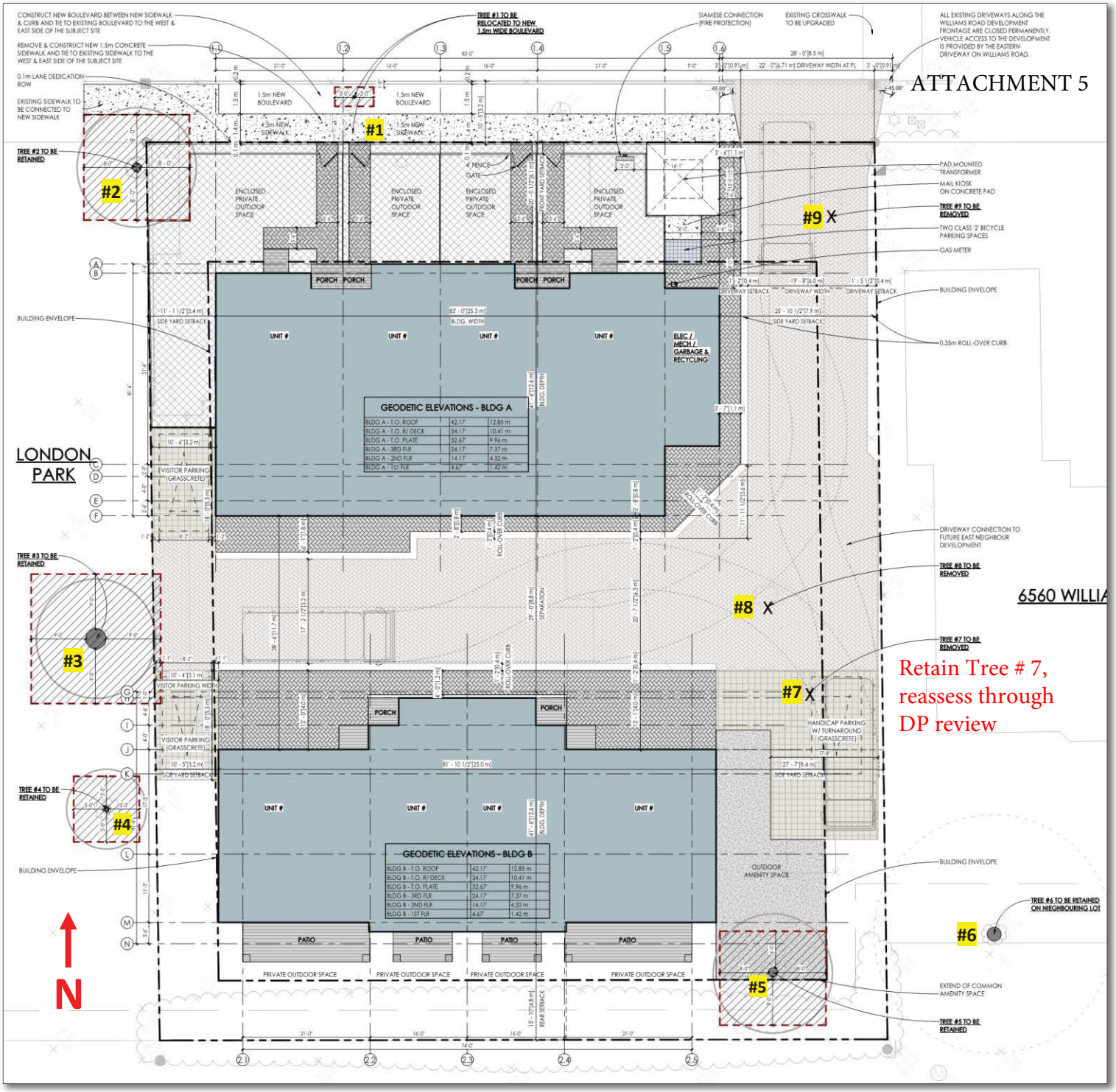
DATE: November 22, 2017
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER: **L2**

OF 3

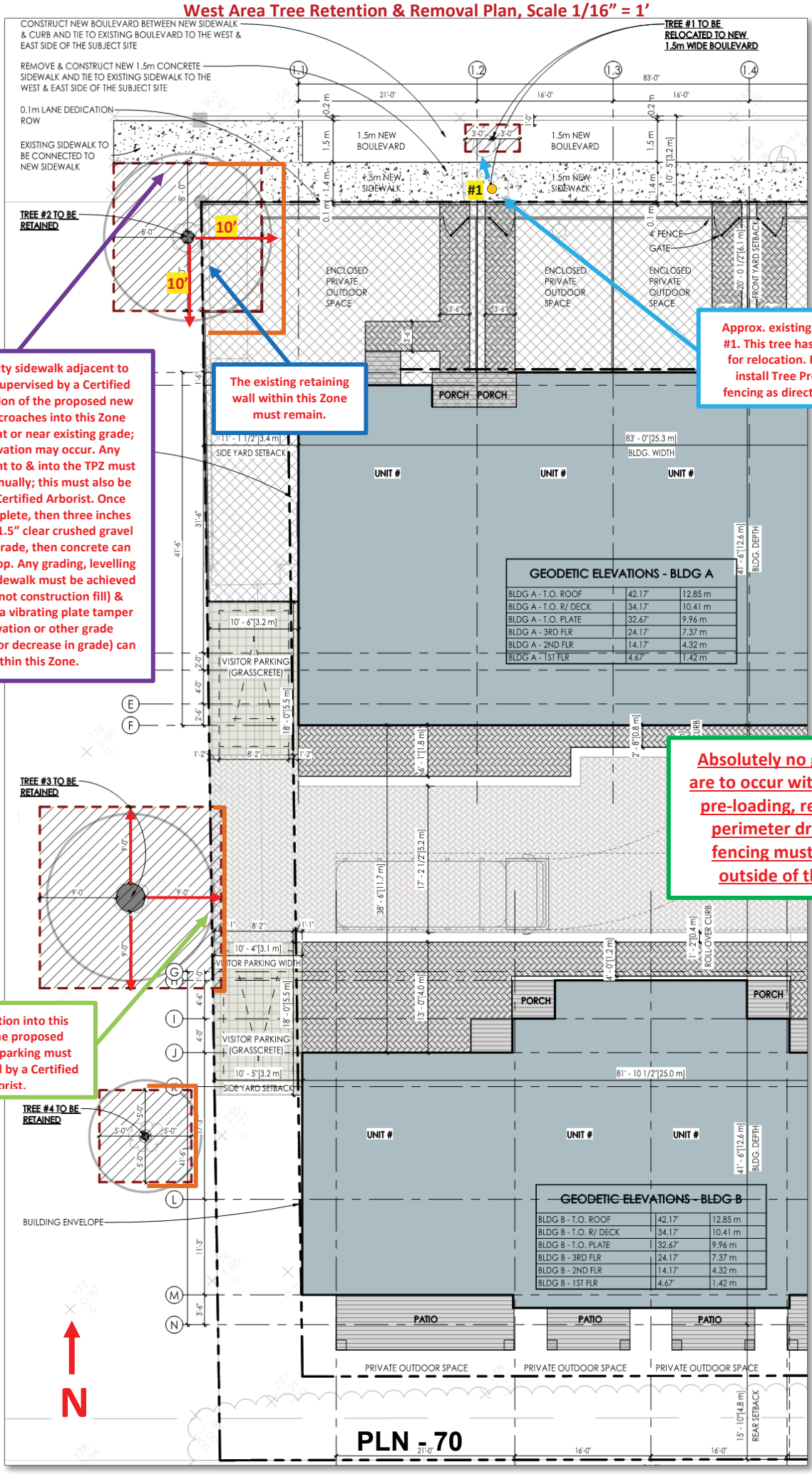
17236-3.ZIP

PMG PROJECT NUMBER: **17-236**



Site Plan – Not to Scale

West Area Tree Retention & Removal Plan, Scale 1/16" = 1'



Removal of the City sidewalk adjacent to the TPZ must be supervised by a Certified Arborist. The portion of the proposed new sidewalk that encroaches into this Zone must be installed at or near existing grade; no further excavation may occur. Any excavation adjacent to & into the TPZ must be performed manually; this must also be supervised by a Certified Arborist. Once excavation is complete, then three inches (or more) of ¾" – 1.5" clear crushed gravel can be placed at grade, then concrete can be installed over top. Any grading, levelling & sloping of the sidewalk must be achieved by using gravel (not construction fill) & compacted using (a vibrating plate tamper only); no excavation or other grade changes (increase or decrease in grade) can occur within this Zone.

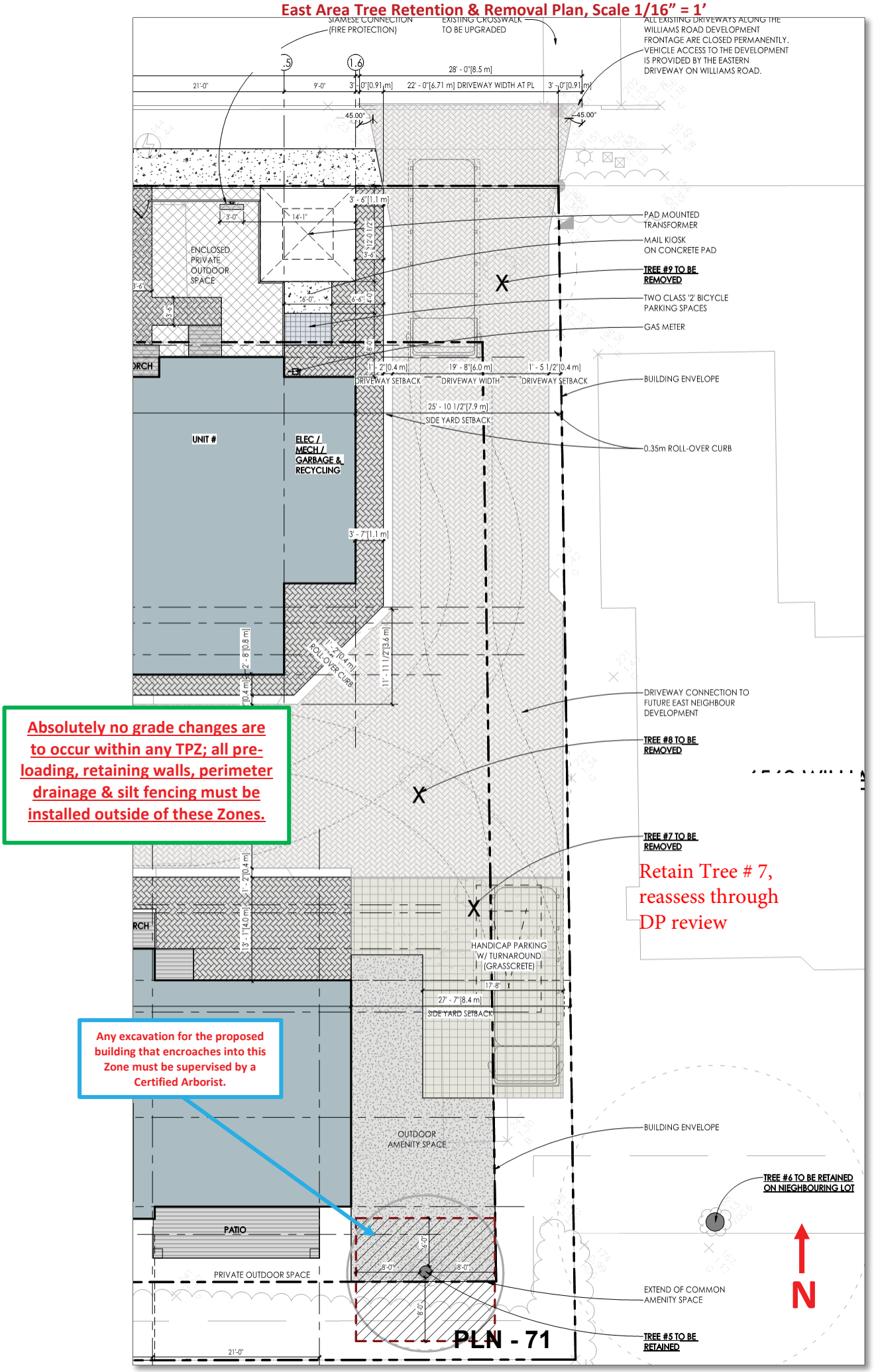
The existing retaining wall within this Zone must remain.

Approx. existing location of Tree #1. This tree has been proposed for relocation. Relocate tree & install Tree Protection Zone fencing as directed by City Staff.

Absolutely no grade changes are to occur within any TPZ; all pre-loading, retaining walls, perimeter drainage & silt fencing must be installed outside of these Zones.

Any excavation into this Zone for the proposed driveway & parking must be supervised by a Certified Arborist.

East Area Tree Retention & Removal Plan, Scale 1/16" = 1'



Absolutely no grade changes are to occur within any TPZ; all pre-loading, retaining walls, perimeter drainage & silt fencing must be installed outside of these Zones.

Retain Tree # 7, reassess through DP review

Any excavation for the proposed building that encroaches into this Zone must be supervised by a Certified Arborist.

PLN - 71

Address: 6520 Williams Road **File No.:** RZ 17-792242

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10224, the developer is required to complete the following:

1. 0.1 road dedication along the entire Williams Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of $35,000 for the five trees to be retained ($5,000 for each of Tree # 1, 3, and 4; $10,000 for Tree # 2; and $10,000 for Tree # 5). This security should be increased to $45,000 if Tree # 7 is retained. Tree # 7 is not to be removed until after the Development Permit is issued.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Contribution of $1,769 per dwelling unit (e.g. $14,152) in-lieu of on-site indoor amenity space to go towards development of City facilities.
9. City acceptance of the developer's offer to voluntarily contribute $8.50 per buildable square foot (e.g. $90,285) to the City's affordable housing fund.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Contribution of $6,000 for upgrades to the existing pedestrian crossing at Williams Road and Sheridan Road.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
   - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
   - include a mix of coniferous and deciduous trees;
   - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
   - include the 6 required replacement trees with the following minimum sizes:

Initial: _____

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	8 cm	4 m
2	6 cm	3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of $750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* being forwarded to Council for consideration, the development must complete the following requirements:

1. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. 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 449.00 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.00 L/s.

b) The Developer is required to:
   i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
   ii) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
   iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

c) At Developer's cost, the City is to:
   i) Cut, cap, and remove the existing water service connection and meter.
   ii) Install a new water service connection, complete with meter and meter box, sized for the proposed development.

Storm Sewer Works:

Initial: _____

Address: 6520 Williams Road **File No.:** RZ 17-792242

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10224, the developer is required to complete the following:

1. 0.1 road dedication along the entire Williams Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of $35,000 for the five trees to be retained ($5,000 for each of Tree # 1, 3, and 4; $10,000 for Tree # 2; and $10,000 for Tree # 5). This security should be increased to $45,000 if Tree # 7 is retained. Tree # 7 is not to be removed until after the Development Permit is issued.
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6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
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12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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   - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
   - include a mix of coniferous and deciduous trees;
   - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
   - include the 6 required replacement trees with the following minimum sizes:

Initial: _____

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	8 cm	4 m
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If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of $750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better), in compliance with the City's Official Community Plan.

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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.
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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.
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a) Using the OCP Model, there is 449.00 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.00 L/s.

b) The Developer is required to:
   i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
   ii) Obtain approval from Richmond Fire Rescue for all fire hydrant locations, relocations, and removals, as required.
   iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

c) At Developer's cost, the City is to:
   i) Cut, cap, and remove the existing water service connection and meter.
   ii) Install a new water service connection, complete with meter and meter box, sized for the proposed development.

Storm Sewer Works:

Initial: _____

(1) Removal of the existing sidewalk and replacement with new 1.5 m wide concrete sidewalk at the property line, 1.5 m wide landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter; and
(2) Removal of the driveway crossing and replacement with frontage works as described above

General Items:

i) The Developer is required to:
   i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
   ii) Provide a video inspection report of the existing storm sewer along the Williams Road frontage and sanitary sewer along the south property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Developer's cost.
   iii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
   iv) 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.

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 _____

d) The Developer is required to:
   i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
   ii) Perform a storm capacity analysis based on the 2041 OCP condition to determine if storm sewer upgrades along the Williams Road frontage of the property are required. The capacity analysis shall be included within the servicing agreement drawings for the City's review/approval.
   iii) Upgrade the existing storm sewer fronting the proposed development. Pipe sizes shall be determined via the storm capacity analysis to be performed by the Civil consultant.

e) At Developer's cost, the City is to:
   i) Cut and cap the existing storm service connection STCN26475 located at the northeast corner of the site. The existing inspection chamber shall be retained to service 6560 Williams Road.
   ii) Install a new storm service connection, complete with inspection chamber.

Sanitary Sewer Works:

f) The Developer is required to:
   i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

g) At Developer's cost, the City is to:
   i) Cut, cap and remove the existing sanitary service connection off of the existing manhole SMH589 at the southeast corner of the site.
   ii) Install a new sanitary service connection off of the existing manhole SMH589 at the southeast corner of the site, appropriately sized for the proposed development.

Frontage Improvements:

h) The Developer is required to:
   i) Coordinate with BC Hydro, Telus and other private communication service providers:
      (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
      (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      (3) To underground overhead service lines.
      (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
         - BC Hydro PMT – 4.0 x 5.0 m
         - BC Hydro LPT – 3.5 x 3.5 m
         - Street light kiosk – 1.5 x 1.5 m
         - Traffic signal kiosk – 2.0 x 1.5 m
         - Traffic signal UPS – 1.0 x 1.0 m
         - Shaw cable kiosk – 1.0 x 1.0 m
         - Telus FDH cabinet – 1.1 x 1.0 m
   ii) Review street lighting levels along all road and lane frontages, and upgrade as required.
   iii) Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. Frontage improvements include:

(1) Removal of the existing sidewalk and replacement with new 1.5 m wide concrete sidewalk at the property line, 1.5 m wide landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter; and
(2) Removal of the driveway crossing and replacement with frontage works as described above

General Items:

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   iii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
   iv) 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.

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Signed Date

City of Richmond

Bylaw 10224

Richmond Zoning Bylaw 8500
Amendment Bylaw 10224 (RZ 17-792242)
6520 Williams 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 **"LOW DENSITY TOWNHOUSES (RTL4)".**

   P.I.D. 017-923-808
   Lot A Section 31 Block 4 North Range 6 West New Westminster District Plan LMP6445

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10224".**

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

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER