



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 9, 2022
File: RZ 18-829337

Re: Application by Zhao XD Architect Ltd. for Rezoning at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” Zone to the “Medium Density Townhouses (RTM3)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.

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

WC/JR:blg
Att. 8

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

Staff Report

Origin

Zhao XD Architect Ltd., on behalf of 1209136 BC Ltd. (Director, Hua Han) and 1085796 BC Ltd. (Director, Jia Xun Xu), has applied to the City of Richmond for permission to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 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

There are six single detached dwellings on the subject site, which would be demolished. None of the dwellings contain a secondary suite. The three Blundell Road properties were rented by the previous owners, and the three No. 2 Road properties were previously owner-occupied. All six dwellings are currently rented.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North, across Blundell Road: Single detached dwellings on properties zoned “Single Detached (RS1/E)”.
- To the South: Townhouses on a property zoned “Medium Density Townhouses (RTM3)”. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered across the driveway of this property. The proposed development would utilize this driveway for vehicle access to No. 2 Road.
- To the East, across No. 2 Road: Blundell Centre commercial centre, which is located on several properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and “Land Use Contract 087”.
- To the West: Single detached dwellings on properties zoned “Single Detached (RS1/E)” and townhouse dwellings on a property zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan

The subject site is located in the Blundell planning area, and is designated “Neighbourhood Residential” on the Official Community Plan (OCP) land use map (Attachment 3). The proposed rezoning is consistent with this designation.

Arterial Road Land Use Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map. The proposed rezoning is consistent with this designation.

The Arterial Road Land Use Policy allows consideration above the base density of 0.6 Floor Area Ratio (FAR) in specified situations. The applicant proposes 0.7 FAR calculated on the net site area due to the size of the assembly, the significant road dedications required on both No. 2 Road and Blundell Road and the cash contributions to traffic safety improvements in the immediate area. The proposed density is consistent with the adjacent townhouse sites to the west and south. Staff support the applicant’s proposal as the proposed density is consistent with the Arterial Road Land Use Policy and the approved developments to the south and west of the subject site.

Affordable Housing Strategy

Residential rezoning applications involving townhouse developments are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing 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 the strategy, a \$258,749.03 contribution is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Urban Design and Site Planning

The proposed development consists of seven buildings containing a total of 25 townhouse dwellings. The site plan and building massing are generally consistent with the “Medium Density Townhouses (RTM3)” zone and the Development Permit Guidelines contained in the OCP. Conceptual development plans are provided in Attachment 4.

The site plan is structured around a central drive aisle parallel to No. 2 Road, which then forms a T-intersection at its terminus. Buildings 1 and 2 front No. 2 Road, Buildings 3 and 4 front Blundell Road, and Buildings 5-7 front the internal drive aisle.

Units in Buildings 1-4 are generally three storeys, except for the end unit adjacent to two-storey townhouses along Blundell Road steps down to two storeys. All of the units in these buildings have direct access to the sidewalk through a landscaped front yard. A second storey balcony facing the drive aisle is provided for additional private outdoor space.

Units in Buildings 5-7 are all two storeys and paired in a duplex form. These units have landscaped backyards but do not have balconies.

The shared outdoor amenity area is proposed at the north end of the site in a relatively central location. The current concept includes bench seating and two children's play structures, and would facilitate retention of a mature Cherry tree. Detailed design and programming of the private and shared outdoor amenity spaces will be reviewed through the Development Permit process.

A garbage room is proposed near the site entrance, and is located across from the garbage room for 8091 No. 2 Road. Vehicles servicing the site would be able to complete a three-point turn in the new drive aisle to enter and exit the site in a forward motion. Currently, service vehicles must back in to 8091 No. 2 Road.

Existing Legal Encumbrances

There are utility statutory rights-of-way (SRWs) for the municipal sanitary sewer located in the rear yards of the existing lots. Some of the underground infrastructure will no longer be necessary to service the proposed development once the lots are consolidated and can be removed. The corresponding SRWs can be discharged (Charge number RD99605). This will be completed through the Servicing Agreement process.

The SRWs for underground infrastructure that will be retained or upgraded will remain on title. The applicant is aware that encroachments into the SRWs are not permitted.

Housing Type and Tenure

The proposed development consists of ground-oriented townhouses that would be stratified and sold upon completion. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, 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.

Transportation and Site Access

Vehicle access is proposed from an existing driveway at 8091 No. 2 Road. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered on the driveway, which was a condition of that development's approval in 2011 (RZ 08-422812, DP 09- 494270).

The applicant has contacted the owners of 8091 No. 2 Road to discuss use of the shared driveway and the proposed development on multiple occasions. Staff understand that the Strata Council refused a meeting in August, 2021 (Attachment 5). As a result, the applicant provided details of the proposal by registered mail to each resident on January 10, 2022, with instructions to contact the applicant or the City with any questions (Attachment 6). Staff have not received any correspondence from residents of 8091 No. 2 Road. Staff will continue to encourage both parties to discuss maintenance and access issues prior to final adoption of the rezoning bylaw.

The developer of the subject site is required to widen the portion of the driveway that connects to No. 2 Road from 6.7 m to 7.5 m and to register a reciprocal SRW allowing residents and visitors of 8091 No. 2 Road legal rights-of-passage across the drive aisle of the proposed development. Staff supports the shared driveway for the following reasons:

- Shared driveways are supported in the Arterial Road Policy and have been implemented in similar developments. The proposed shared driveway is consistent with those at other arterial road townhouse projects and is consistent with the pattern of development envisioned when 8091 No. 2 Road was redeveloped.
- The widened driveway and creation of an on-site T-intersection would enhance internal traffic movements and increase the safety of the driveway. Currently, trucks cannot turn around on-site and must either back into or out of 8091 No. 2 Road. The T-intersection would accommodate three-point truck turning allowing vehicles to enter and exit in a forward movement.
- Traffic safety in the immediate area is enhanced as the shared driveway would reduce the number of conflict points between site-generated traffic and existing traffic along the site fronting section of No. 2 Road.
- A new driveway located on the subject site would not be able to achieve the required setback distance from the major intersection of Blundell Road and No. 2 Road, as well as minimum separation between two townhouse development access points (per Arterial Road Policy).
- A Traffic/Parking Review conducted by a Professional Engineer retained by the subject site's developer has concluded: full bylaw parking compliance; the widened shared driveway has the capacity to accommodate traffic generated by the two neighbouring sites; the on-site T-intersection created through the reciprocal SRWs would enhance internal traffic movements; and the subject site's fronting section of No. 2 Road has the capacity to accommodate traffic generated from both developments.

Vehicle and bicycle parking for residents and visitors are provided consistent with Richmond Zoning Bylaw 8500. Each unit would have a garage with space for two vehicle parking spaces and Class 1 bicycle parking. EV charging is provided in each garage. Eleven of the units (44%) would have vehicle parking in a tandem arrangement. Prior to final adoption of the rezoning bylaw, the applicant must register a covenant on title prohibiting conversion of the tandem garages in to habitable space.

Visitor vehicle parking is provided in various locations, and Class 2 bicycle parking for visitors is proposed at the site entrance. An accessible visitor parking space is proposed adjacent to the shared outdoor amenity area. Wayfinding signage will be required and reviewed through the Development Permit process.

Pedestrian access is proposed via the driveway and several pathways to both No. 2 Road and Blundell Road. The design and location of these pathways will be refined through review of an accessibility strategy at Development Permit stage.

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 14 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- One tree (Tag # 385 – 25 cm cal Cherry) located in the proposed outdoor amenity area is in good condition and is proposed to be retained. Design development to provide a minimum 1.5 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 391 – multi-stem Hazelnut) located on a shared property line with the neighbour to the west is in good condition. Provide a minimum 2.1 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 378 – 92 cm cal Black Locust) located on-site is in moderate condition and is considered a significant tree. This tree is considered an invasive species, and as a result should be removed and replaced with three trees.
- One tree (Tag # 380 – 44 cm cal Black Locust) located on-site is in good condition. This tree is considered an invasive species, and as a result should be removed and replaced.
- One tree (Tag # 383 – 120 cm cal White Poplar) located on-site is in poor condition and is considered a significant tree. This tree is at risk of failure, and as a result should be removed and replaced with three trees.
- Four trees (Tag # 381, 382, 388, 390) located on-site are identified in poor condition; 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 removed and replaced.

- Five trees (Tag # 379, 384, 386, 387, 389) located on-site are in moderate condition and generally shrub-like in form with limited landscape value. These trees are proposed to be removed due to conflicts with Building 5 and the proposed shared outdoor amenity area. Remove and replace.
- Five trees (Tag # A, B, C, D, E) located on neighbouring property at 8080 Cantley Road are to be protected as per project Arborist Report recommendations.
- Two hedges in the No. 2 Road frontage are in conflict with the required sidewalk upgrades and are proposed to be removed. No compensation is required for hedges.
- One hedge located on the property line between 8031 and 8051 No. 2 Road is in conflict with Building 2 and is proposed to be removed. No compensation is required for hedges.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

Two on-site trees (Tag # 385, 391) and five trees on neighbouring properties (Tag # A, B, C, D, E) 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 \$10,000.00 Tree Survival Security for the three on-site trees to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove 12 on-site trees (Tag # 378, 379, 380, 381, 382, 383, 384, 386, 387, 388, 389, and 390), two of which are considered significant trees. The 2:1 replacement ratio would require a total of 26 replacement trees (3:1 replacement ratio required for Trees # 378 and 383). The applicant proposes to plant 31 trees in the development. The required 26 replacement trees are to be a minimum of 8 cm caliper deciduous or 4 m tall coniferous species, as per Tree Protection Bylaw No. 8057. The remaining five new trees would be a minimum of 6 cm caliper deciduous or 2 m tall coniferous species.

Variance Requested

The proposed development is generally consistent with the “Medium Density Townhouses (RTM3)” zone, except for the following requested variances (staff comments in ***bold italics***).

1. Reduce the minimum setbacks from No. 2 Road and Blundell Road from 6.0 m to 5.5 m.

A reduced front and exterior side yard setback is requested to off-set the additional road dedication required to accommodate a widened sidewalk. The site plan was initially prepared based on the provision of a 1.5 m wide sidewalk, which has been increased to 2.0 m on both frontages following direction from Council. Staff support the requested variance as it results in no change to the proposed distance between the buildings and the road curb (approximately 9.0 m). The applicant will be required to complete an acoustical report at Development Permit stage to determine whether any noise mitigation measures should be incorporated into the building design.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouse buildings 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 the Development Permit application, the applicant will be required to identify the Step Code target and provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the applicable standard.

Amenity Space

The applicant proposes a cash contribution in-lieu of providing indoor amenity space on-site. Prior to final adoption of the rezoning bylaw, the applicant must provide a \$55,961.00 contribution to the City-wide amenity fund.

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 m² 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.

Public Art

Based on the maximum buildable floor area of approximately 30,440 ft² residential floor area, the recommended Public Art contribution based on administrative guidelines of \$0.93 (2022 rate) is approximately \$28,309.20.

As the project will generate a recommended Public Art contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy it is recommended that the Public Art contribution be directed to the Public Art Reserve for city-wide projects on City lands. The contribution is required prior to final adoption of the rezoning bylaw.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to further examine the following issues:

- Compliance with the Development Permit Guidelines for the form and character of multi-family projects contained in the OCP.
- Review of the size and species of proposed new trees to ensure bylaw compliance and achieve an acceptable mix of deciduous and coniferous species.
- Refinement of the shared outdoor amenity design and programming, including the choice of play equipment, to create a safe and inviting environment for children's play and social interaction.
- Review of the relevant accessibility features, including the provision of three convertible units and aging-in-place features for all units.
- Review of a sustainability strategy for the development.
- Review of any necessary noise mitigation strategies related to traffic noise from No. 5 Road and Blundell Road, and noise generated by any proposed exterior mechanical systems (e.g., heat pumps).

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works described in Attachment 8, including, but not limited to:

- Removal of the existing sidewalks and replacement with 2.0 m wide sidewalks at the new property lines, 1.5 m wide landscaped boulevards, and barrier curb and gutter.
- Removal of the existing driveway crossings and replacement with the above works.

Road dedication is required to accommodate the above frontage works and future road widening, and would range between approximately 0.9 m and 2.75 m. The exact road dedications are to be determined through the Servicing Agreement design review process prior to final adoption of the rezoning bylaw. All required frontage works would be constructed behind the existing curb, with future road widening to occur through a Capital Works project that would include all four legs of the Blundell Road and No. 2 Road intersection.

In addition, cash-in-lieu contributions are required for traffic safety improvements in the immediate vicinity and must be received prior to final adoption of the rezoning bylaw. These contributions include:

- \$44,000.00 for replacement of centreline delineators on No. 2 Road.
- \$81,765.00 for future upgrades to intersection traffic signals.

Financial Impact

The 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 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

The proposed rezoning is generally consistent with the plans and policies affecting the subject site.

The list of rezoning considerations is provided in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be introduced and given first reading.



Jordan Rockerbie
Planner 1
(604-276-4092)

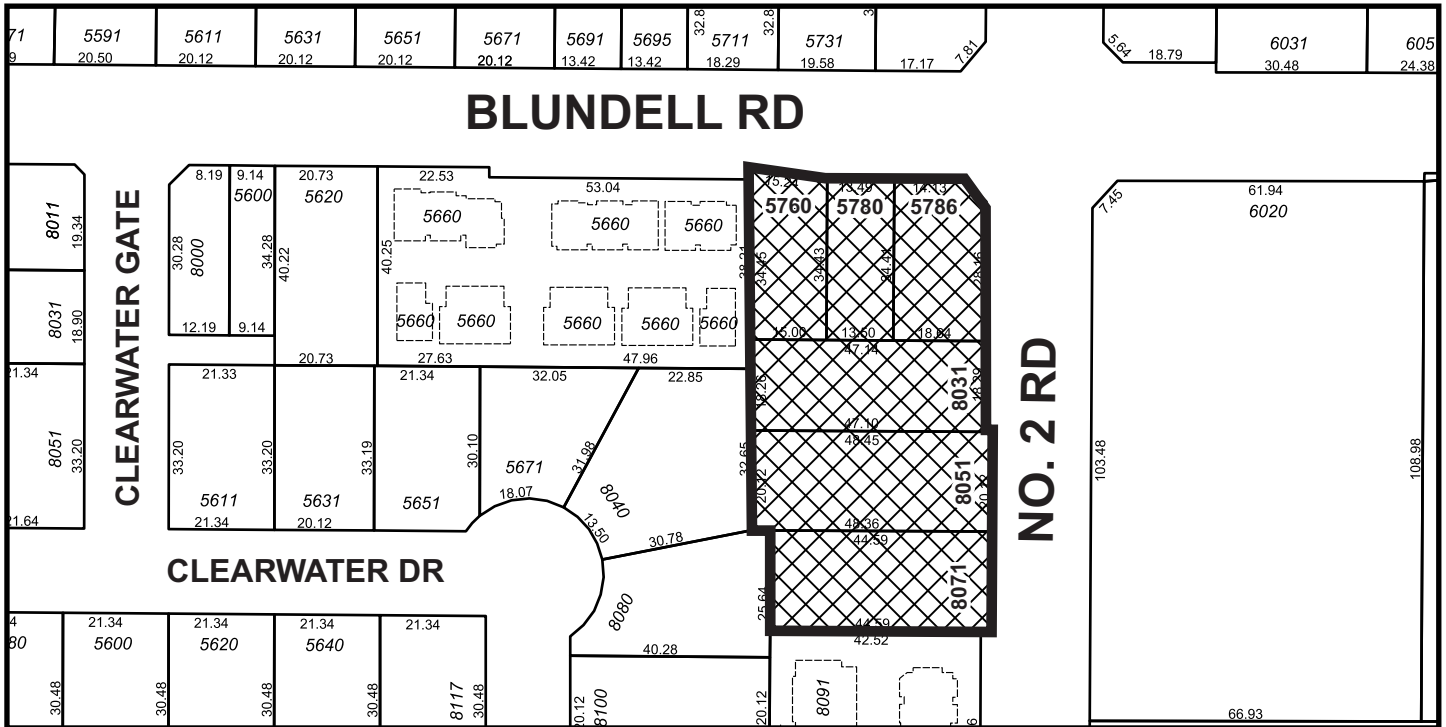
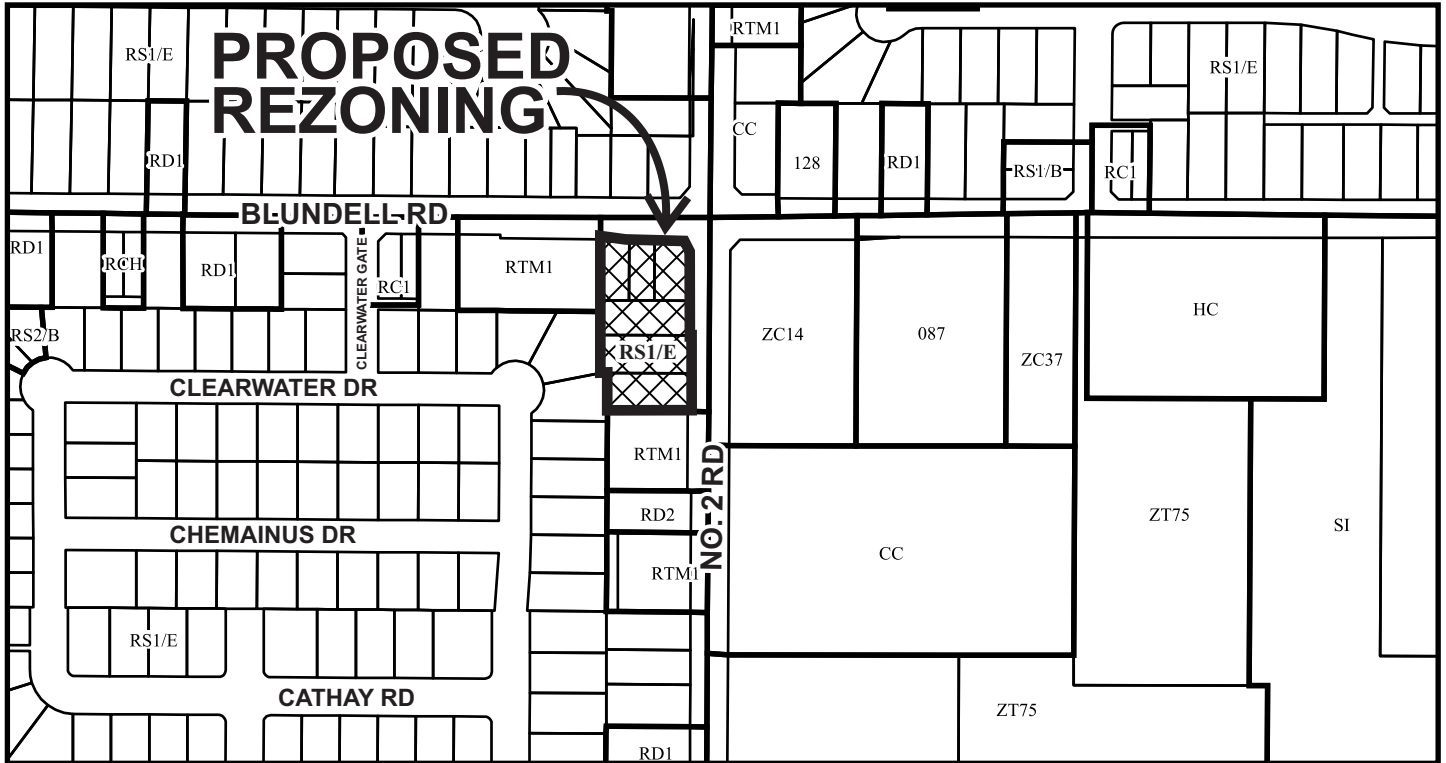
JR:blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Official Community Plan Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Letter from the applicant regarding consultation efforts
- Attachment 6: Letter from the applicant to residents of 8091 No. 2 Road
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations



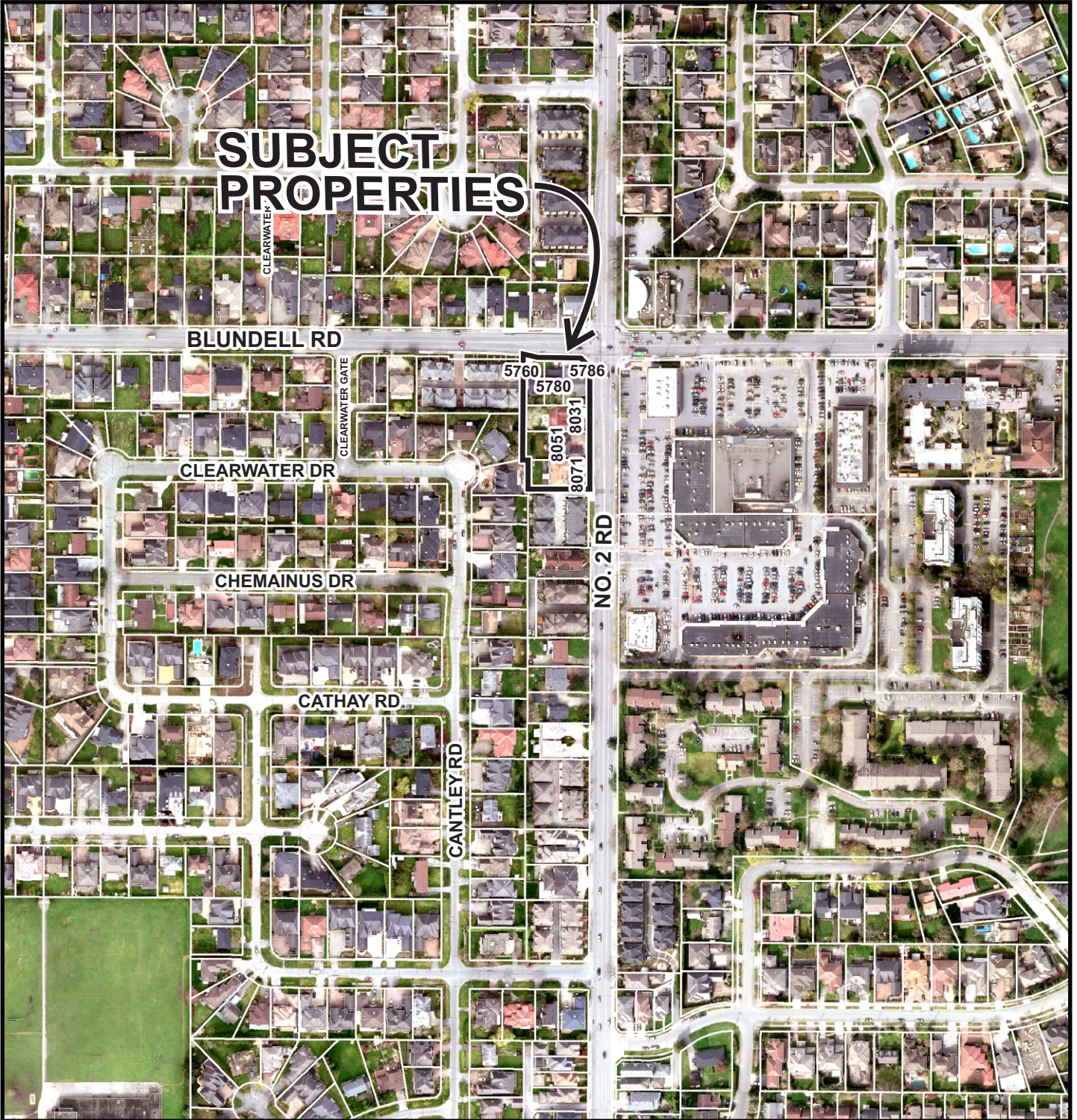
City of
Richmond



	RZ 18-829337	Original Date: 08/14/18
		Revision Date: 02/25/22
		Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTIES**

BLUNDELL RD

CLEARWATER DR

CHEMAINUS DR

CATHAY RD

CANTLEY RD

NO. 2 RD

5760 5786

5780

8051

8071

8031



RZ 18-829337

Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



RZ 18-829337

Attachment 2

Address: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1209136 BC Ltd. (Director Hua Han) and 1085796 BC Ltd. (Director Jia Xun Xu),	To be determined
Site Size (m²):	4,272.6 m ²	4,040.1 m ²
Land Uses:	Single detached dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Arterial Road Land Use Policy Designation:	Arterial Road Townhouses	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units:	Six single detached dwellings	25 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70 FAR	0.70 FAR	None permitted
Buildable Floor Area (m ²):*	Max. 2,828 m ² (30,440 ft ²)	2,828 m ² (30,440 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	None	4,272.6 m ²	None
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 86.0 m Depth: 44.0 m	None
Setbacks (m):	Front (East): Min. 6.0 m Rear (West): Min. 3.0 m Side (North): Min. 3.0 m Exterior Side (South): Min. 6.0 m	Front (East): 5.5 m Rear (West): 3.0 m Side (North): 3.0 m Exterior Side (South): 5.5 m	Vary front and exterior side yard setbacks by 0.5 m
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Resident (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:	50 (R) and 5 (V)	50 (R) and 5 (V)	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	2% of visitor spaces (i.e. 1 space)	1 space	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44% (i.e. 22 spaces)	None
Bicycle Parking Spaces – Class 1:	1.25 spaces per unit (i.e. 32 spaces)	50 spaces	None
Bicycle Parking Spaces – Class 2:	0.2 spaces per unit (i.e. 5 spaces)	5 spaces	None
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	150 m ² (6 m ² per unit)	150 m ²	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.



5. Blundell



Apartment Residential	Blundell Neighbourhood Centre (future)
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Neighbourhood Residential	Future Greenway/Trail
Neighbourhood Service Centre	Existing Neighbourhood Link - enhanced
Park	Future Neighbourhood Link - unenhanced
School	Future Neighbourhood Link



(PERSPECTIVE FOR BUILDING ONLY; SEE LANDSCAPE FOR FENCES, GATES & PLANTS)

25-UNIT TOWNHOUSE DEVELOPMENT
 #8031- 8071 NO. 2 ROAD& #5760 - 5786 BLUNDELL ROAD
 RICHMOND, BC



ISSUED ON JAN. 20, 2022



ZHAO XD ARCHITECT LTD.
 www.zhaoarch.com Tel: 604 275-8882



(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031 - 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

ISSUED ON JAN. 20, 2022



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



25-UNIT TOWNHOUSE DEVELOPMENT
#8031-8071 NO. 2 ROAD & #3700 - 5786 BLUNDELL ROAD, RICHMOND, BC

(PERSPECTIVE FOR BUILDING ONLY. SEE LANDSCAPE FOR TREES, GRASS & PLANTS)



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882





ZHAO XD ARCHITECT LTD.

225-1181 Montreal, QC
 14, (514) 735-5800
 Fax: (514) 735-1736
 Email: info@zhaoxd.com
 Web: zhaoxd.com

PROJECT NO. 2017-01-01
 DATE: 2017-01-01
 DRAWING NO. 2017-01-01-01

0600/211 CITY COUNCILS
 0700/211 ROAD DESIGN
 0800/211 DEP. APPROVAL
 0900/211 DEP. APPROVAL
 1000/211 DEP. APPROVAL

PROJECT NO. 2017-01-01
 DATE: 2017-01-01
 DRAWING NO. 2017-01-01-01

A DETAIL NUMBER
 B LOCATION SHEET
 C DETAIL SHEET

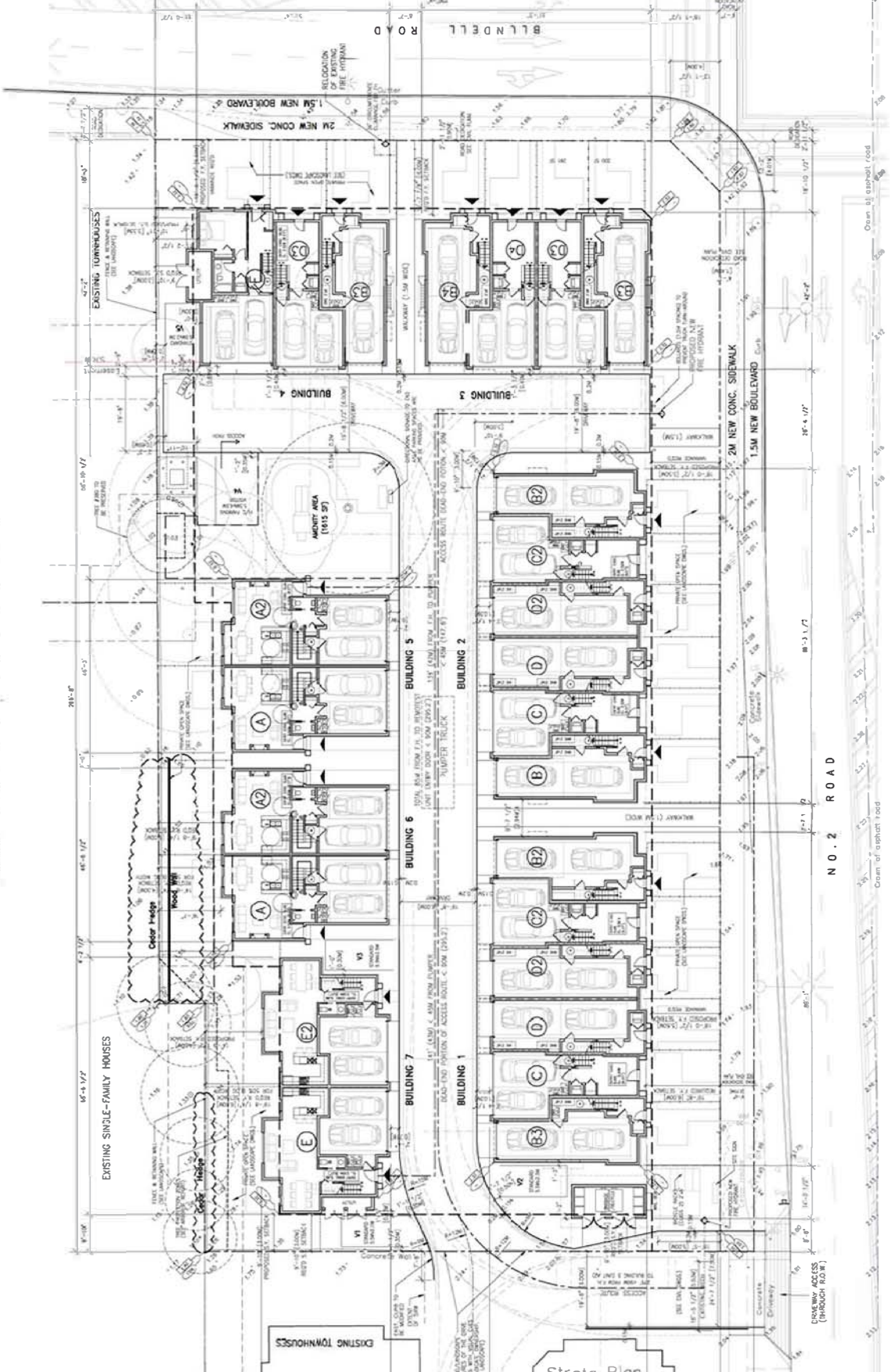
PROJECT
 TOWNHOUSE DEVELOPMENT AT NO. 2 ROAD.

PROJECT NO. 2017-01-01
 DATE: 2017-01-01
 DRAWING NO. 2017-01-01-01

SITE PLAN / CONTEXT PLAN & DATA

Date: _____
 Scale: _____
 Drawn By: _____
 Checked By: _____
 Project No: _____
 Drawing No: _____

A2



LEADER: _____
 NOTE: REQUIREMENTS FOR ELECTRIC WIRE (E) CHANGE SHALL FOLLOW ILLINOIS HO. ENGINEERING-05 AND ILLINOIS HO. ENGINEERING-06. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS HO. ENGINEERING-05 AND ILLINOIS HO. ENGINEERING-06. ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS HO. ENGINEERING-05 AND ILLINOIS HO. ENGINEERING-06.

SITE PLAN / GROUND FLOOR PLAN
 SCALE: 1"=17'-0"



NOTE: PLACE CHAIRS FOR ALL LOTS.
 -2000 BIDDING: ALL EXISTING WALLS FOR EXISTING CONG. WALLS.
 -1000 BIDDING: ALL EXISTING WALLS FOR EXISTING CONG. WALLS.
 -500 BIDDING: ALL EXISTING WALLS FOR EXISTING CONG. WALLS.
 -200 BIDDING: ALL EXISTING WALLS FOR EXISTING CONG. WALLS.



**ZHAO XD
ARCHITECT
LTD.**

225-1181, Vancouver, B.C.
Tel: (604) 278-2883
Fax: (604) 299-1726
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used by the contractor
for the construction of the project.

DATE	DESCRIPTION
2024/02/22	REV. 001: CIVIL DESIGN
2024/02/21	REV. 002: ROAD DESIGN
2024/02/21	REV. 003: SITE DESIGN
2024/02/21	REV. 004: FOR CITY COMMENTS
2024/02/21	REV. 005: FOR APPLICATION

Project No: 2024-001
A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

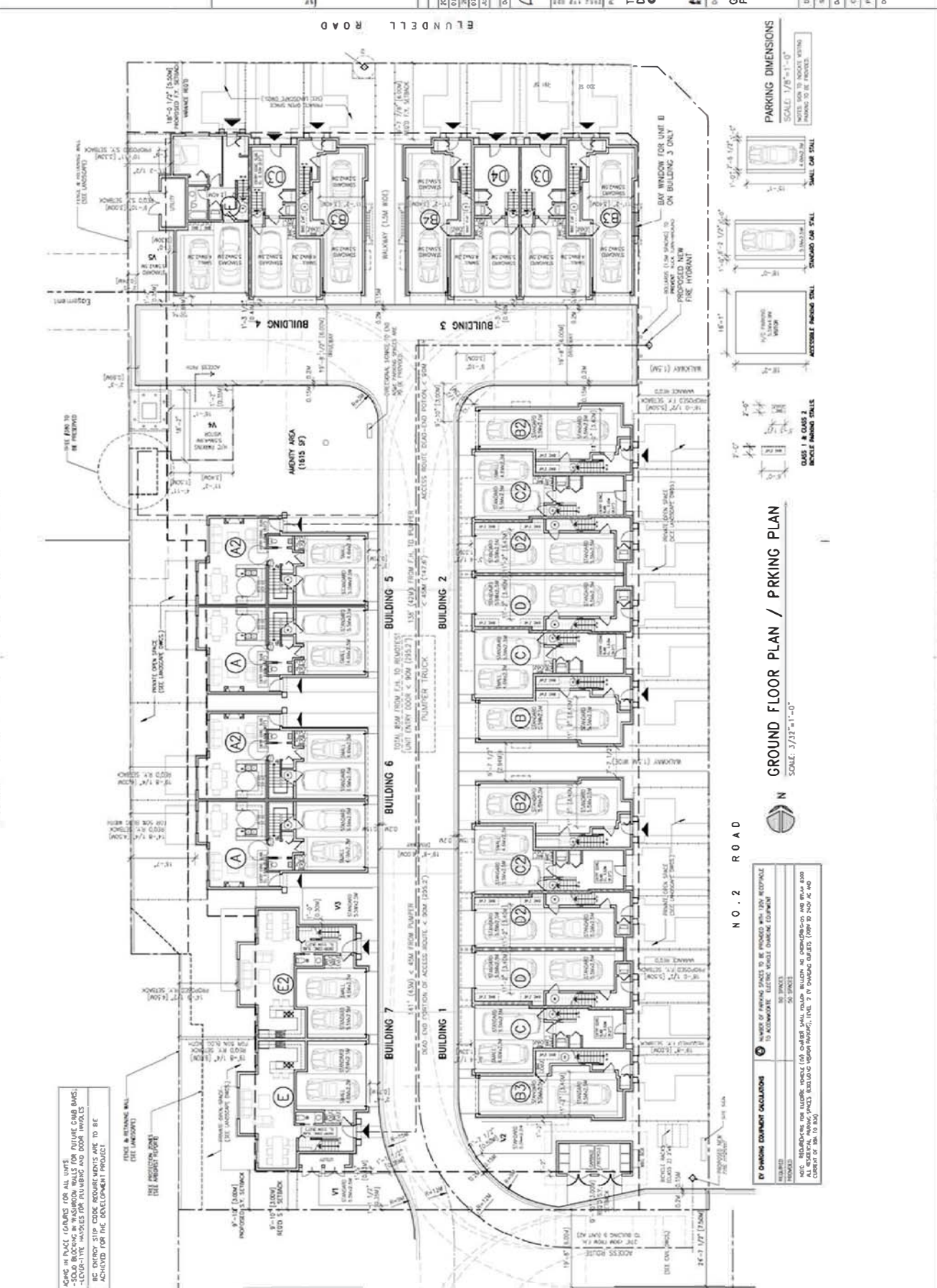
**TOWNHOUSE DEVELOPMENT
NO. 2 ROAD**

Project No: 2024-001, No. 2 Road, Richmond, BC

Ground Floor Plan

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

Drawn By: [Name]
Checked By: [Name]
Project No: [Number]
Drawing No.: A.3



REMOVE IN PLACE (REMOVE FOR ALL UNITS)
-SOLID BLOCKING IN WASHINGTON WALLS FOR FUTURE CURB BARS.
-CURB-TYPE INDICATES FOR FLOORING AND DOOR THRESHOLS.
-IC DIVERSITY STOP CODE REQUIREMENTS ARE TO BE
ACHIEVED FOR THE DEVELOPMENT PROJECT.

GROUND FLOOR PLAN / PARKING PLAN
SCALE: 3/32" = 1'-0"



BY CHANGING DIMENSION CALCULATIONS

NUMBER OF PARKING SPACES TO BE PROVIDED WITH 100% ACCESSIBILITY TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT	50 SPACES
NUMBER OF PARKING SPACES TO BE PROVIDED WITH 100% ACCESSIBILITY TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT	50 SPACES

NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS SHALL BE PROVIDED WITH 100% ACCESSIBILITY TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT. (SEE CITY OF RICHMOND, BRITISH COLUMBIA, BY-LAW 2024-001, CHAPTER 2 OF THE BY-LAW.)

PARKING DIMENSIONS
SCALE: 1/8" = 1'-0"
NOTES: DIMENSIONS TO INSIDE WALLS
PARKING TO BE PROVIDED:
STANDARD CAR STALL
SMALL CAR STALL
ACCESSIBLE PARKING STALL
BICYCLE PARKING STALL



**ZHAO XD
ARCHITECT
LTD.**

825-1181, Vancouver, BC
Tel: (604) 275-8500
Fax: (604) 698-1726
Email: zhaoxd@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used for construction.

2014/12/23 CITY DOWNS
07/14/17 ROAD OCCUPATION
22/09/17 DP APPLICATION
07/01/17 FOR CITY COMMENTS
04/11/16 DP APPLICATION

Scale: 1/8" = 1'-0"
A: OFFICE NUMBER
B: LOCATION SHEET
C: DETAIL SHEET

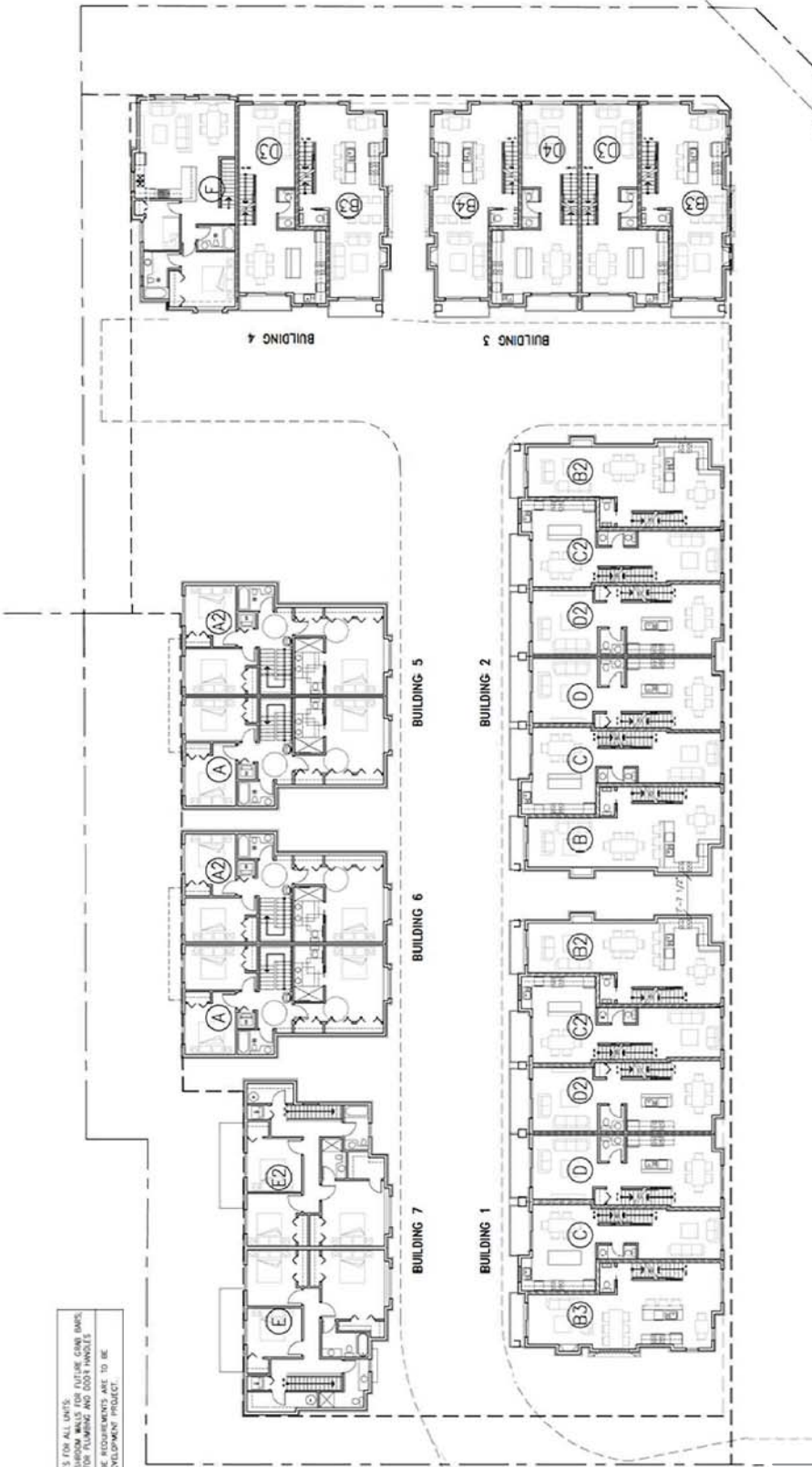
PROJECT:
TOWNHOUSE DEVELOPMENT
@ NO. 2 ROAD

PROJECT NO.: 2014-071 NO. 2 ROAD,
VANCOUVER, BC

Drawing Title:
**SECOND FLOOR
PLAN**

Date:
Scale:
Drawn By:
Checked By:
Project No.:

Drawing No.:
A4



AGING IN PLACE FEATURES FOR ALL UNITS:
- WALKWAY TO EXTERIOR GARDEN BENCH
- LEVER-TYPE HINGLES FOR FLAMING AND DOOR HINGLES
- NO ENERGY STAR CODE REQUIREMENTS ARE TO BE
ACHIEVED FOR THE DEVELOPMENT PROJECT.

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



**ZHAO XD
ARCHITECT
LTD.**

#1215-1118, Wuyang Road,
Shanghai, China
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THIS DRAWING IS THE PROPERTY OF ZHAO XD ARCHITECT LTD.

DATE	REVISION
JAN/22	CITY COMMENTS
FEB/22	ROAD OCCUPATION
MAR/22	DEVELOPER COMMENTS
APR/22	DEVELOPER COMMENTS
MAY/22	DEVELOPER COMMENTS
JUN/22	DEVELOPER COMMENTS
JUL/22	DEVELOPER COMMENTS
AUG/22	DEVELOPER COMMENTS
SEP/22	DEVELOPER COMMENTS
OCT/22	DEVELOPER COMMENTS
NOV/22	DEVELOPER COMMENTS
DEC/22	DEVELOPER COMMENTS

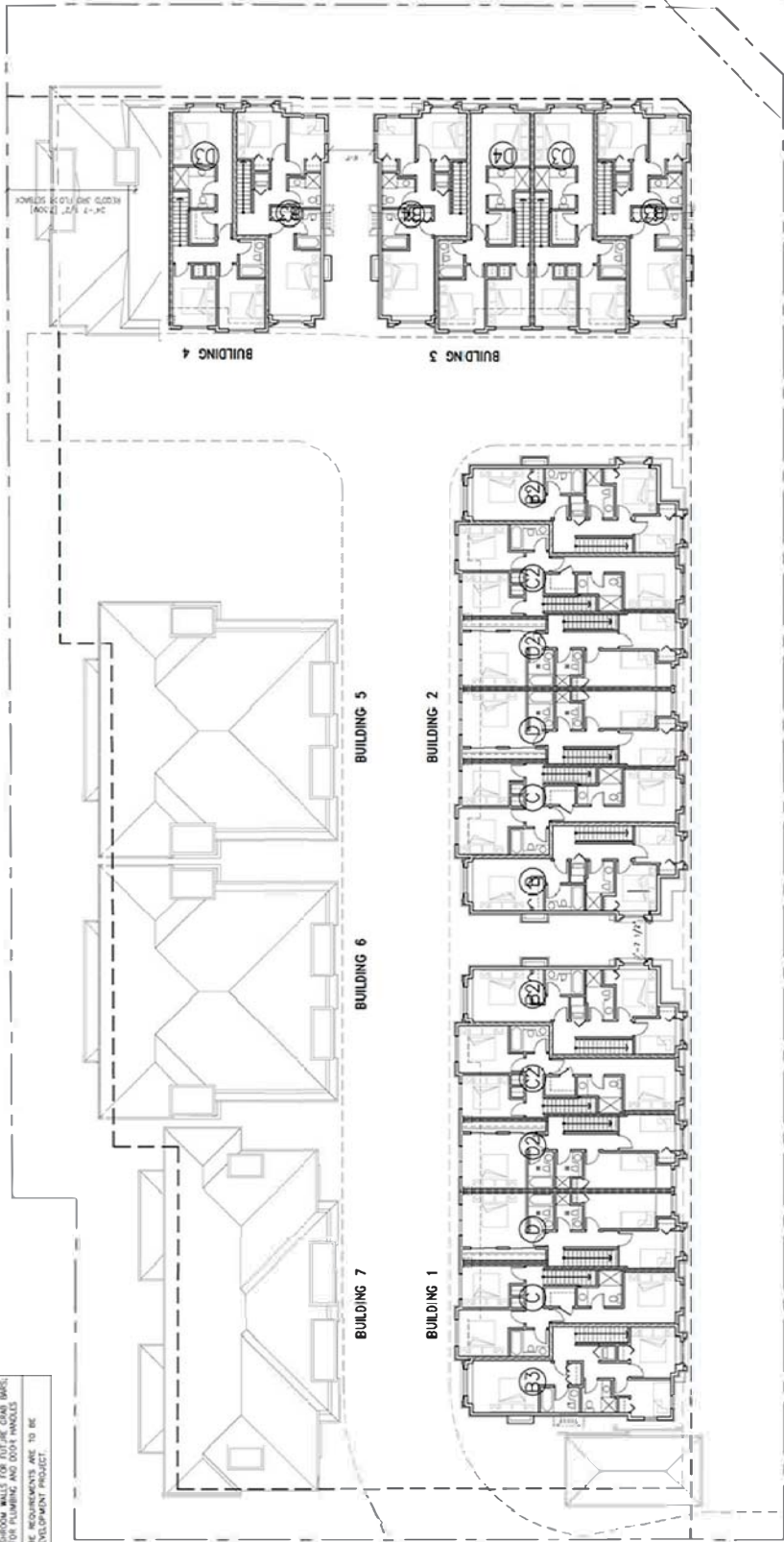
NO. 2 ROAD	NO. 2 ROAD
NO. 2 ROAD	NO. 2 ROAD
NO. 2 ROAD	NO. 2 ROAD
NO. 2 ROAD	NO. 2 ROAD
NO. 2 ROAD	NO. 2 ROAD
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NO. 2 ROAD	NO. 2 ROAD
NO. 2 ROAD	NO. 2 ROAD

**TOWHOUSE
DEVELOPMENT
NO. 2 ROAD**

**THIRD FLOOR
PLAN**

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.: **A5**

AGING IN PLACE FEATURES FOR ALL UNITS:
- WALKWAY TO ENTRY WITH RAMP AND HANDRAILS
- WALKWAY TO ENTRY WITH RAMP AND HANDRAILS
- LEVEL-FREE WALKWAYS FOR PLUMBING AND DRAIN HANDLES
- BIC ENERGY STEP CODE REQUIREMENTS ARE TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

THE SCALE IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



**ZHAO XD
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This drawing shall be used for construction
unless it is specifically noted otherwise.

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS
2024/07/21	REV. 02: CORRECTION
2024/07/11	REV. 03: APPROVAL
2024/07/11	REV. 04: CITY COMMENTS
2024/07/10	REV. 05: APPROVAL

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS

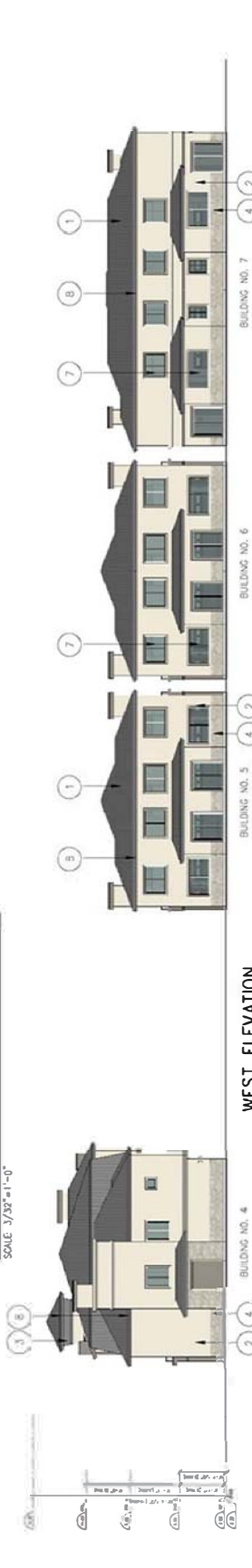
DATE	DESCRIPTION
2024/07/28	REV. 01: MARKS



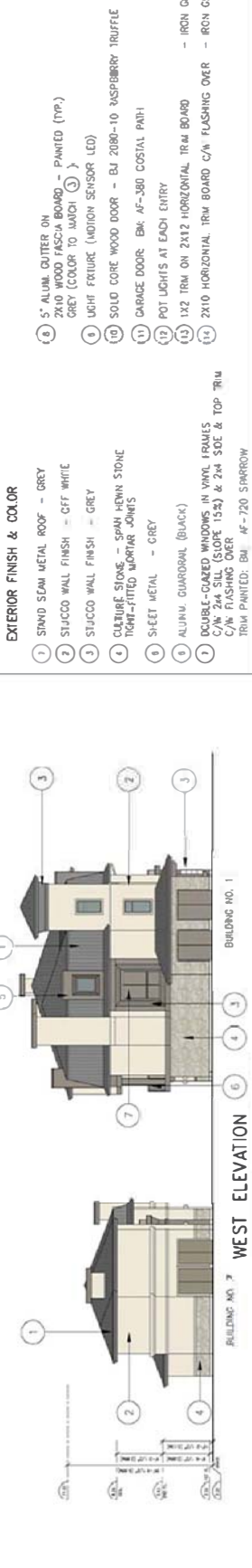
STREET ELEVATION (NO. 2 ROAD)
SCALE: 3/32"=1'-0"



STREET ELEVATION (BLUNDELL ROAD)
SCALE: 3/32"=1'-0"



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



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

- EXTERIOR FINISH & COLOR**
- 1 STUCCO METAL ROOF - GREY
 - 2 STUCCO WALL FINISH - CFF WHITE
 - 3 STUCCO WALL FINISH - GREY
 - 4 CULTURE STONE - SPAN HENIN STONE TIGHT-FITTED MORTAR JOINTS
 - 5 SHEET METAL - GREY
 - 6 ALUMINUM GUARDRAIL (BLACK)
 - 7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SDC & TOP TRIM TRIM PAINTED: BUI AF-720 SHARROW
- STREET ELEVATIONS**
- 8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY COLOR TO MATCH (3)
 - 9 LIGHT FIXTURE (MOTION SENSOR LED)
 - 10 SOLO CORE WOOD DOOR - BU 2080-10 ASPBERRY TRUFFLE
 - 11 GARAGE DOOR: BK: AF-380 COSTAL PATH
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 1X2 TRIM ON 2X12 HORIZONTAL TRIM BOARD - IRON GRAY
 - 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY



**ZHAO XD
ARCHITECT
LTD.**

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Web: zhaoxd.com

This drawing shall be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect.

DATE: 02/24/21
BY: [Signature]
CHECKED BY: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT NO. 2 ROAD

DATE: 02/24/21
BY: [Signature]
CHECKED BY: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT NO. 2 ROAD

DATE: 02/24/21
BY: [Signature]
CHECKED BY: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT NO. 2 ROAD

A8



BUILDING NO. 4

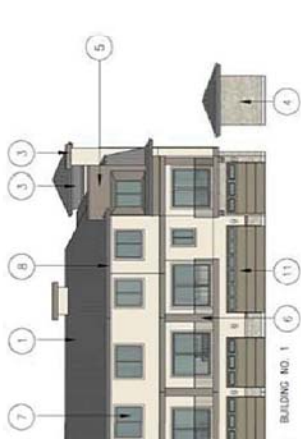


BUILDING NO. 5



BUILDING NO. 6

EAST ELEVATION (INTERNAL DRIVE AISLE)
SCALE: 3/32"=1'-0"



BUILDING NO. 1

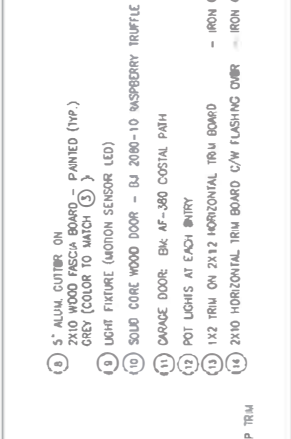


BUILDING NO. 2

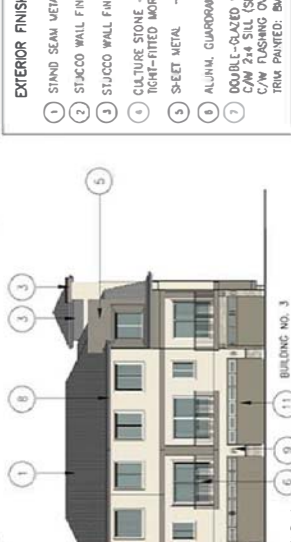


BUILDING NO. 3

WEST ELEVATION (INTERNAL DRIVE AISLE)
SCALE: 3/32"=1'-0"



BUILDING NO. 4

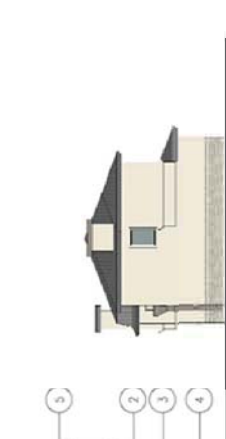


BUILDING NO. 5

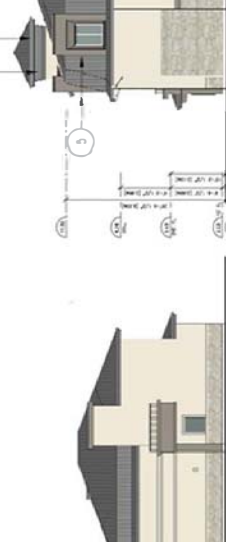


BUILDING NO. 6

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



BUILDING NO. 7



BUILDING NO. 1



BUILDING NO. 2

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

- EXTERIOR FINISH & COLOR**
- 1 STAIN SEAM METAL ROOF - GREY
 - 2 STUCCO WALL FINISH - OFF WHITE
 - 3 STUCCO WALL FINISH - GREY
 - 4 CULTURE STONE - SPAN HENRI STONE
 - 5 CULTURE STONE - SPAN HENRI STONE
 - 6 SLATE METAL - GREY
 - 7 ALUMINUM GUARDRAIL (BLACK)
 - 8 DOUBLE-GLAZED WINDOWS IN VENT. FRAMES C/W 2x4 SILL (SLOPE 15% & 2x4 SIDE & TOP TRIM TRIM PAINTED: BK; AF-720 SPARROW

- 9 5" ALUM. CUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
- 10 LIGHT FIXTURE (MOTION SENSOR LED)
- 11 SOLID CORE WOOD DOOR - DJ 2080-10 W/SPRERRY TRUFFLE
- 12 DAMAGE DOOR: BK; AF-380 COSTAL PATH
- 13 POT LIGHTS AT EACH ENTRY
- 14 1X2 TRIM ON 2X12 HORIZONTAL TRU BOARD - IRON GRAY
- 15 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY

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



HARDSCAPE LEGEND	
	4" x 8" WOOD FENCE AND FINISHING WALL AND GATES
	2x2x7 2x1 Bay Architectural Slabs BY MUTUAL MATERIALS
	2x2x7 2x1 Bay Architectural Slabs BY MUTUAL MATERIALS
	GRAVEL ON A WEED MAT

FENCE LEGEND	
	42" HT. ALUMINUM PICKET FENCE AND GATES
	42" HT. WOOD PICKET FENCE AND GATES
	6" HT. WOOD FENCE AND GATES
	4" HT. WOOD FENCE AND GATES
	RETAINING WALL

FURNITURE LEGEND	
	Playstructure (J5-1728-A) by JAMBETTE
	Play structure with portholes - G-0103

Playstructure (J5-1728-A) by JAMBETTE
18 months to 5 years old
20 children



Play structure with portholes - G-0103
18 months to 5 years old
2 children

NOTE:
PLAY EQUIPMENT TO BE INSTALLED WITH STRONGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE

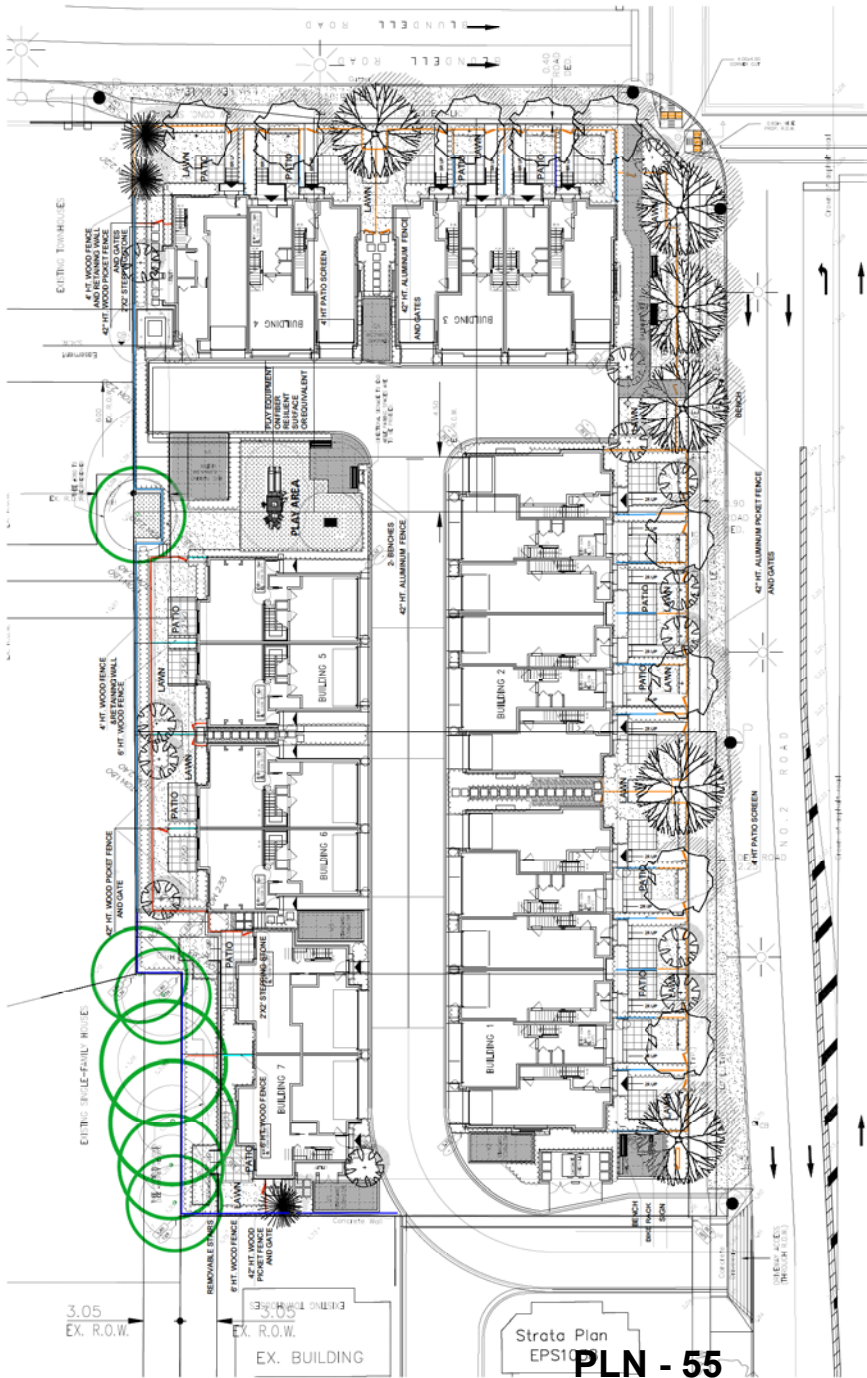


MAGLIN BENCH - SCS1600



MAGLIN BIKE RACK - MBR200

NOTE:
ALL BIKE RACKS AND BIKE BASKETS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.



Strata Plan EPS10
PLN - 55

PLANT SCHEDULE		PMG PROJECT NUMBER: 21-041	
KEY	QTY	BOTANICAL NAME	COMMON NAME
	9	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE
	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
	13	MAGNOLIA KOBUS STELLATA ROYAL STAR'	ROYAL STAR MAGNOLIA
	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LUMBER PINE

PLANTED SIZE / REMARKS
6CM CAL: 2M STD: B&B
6CM CAL: 1.8M STD: B&B
6CM CAL: 1.8M STD: B&B
3M HT: 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 CANA 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5765-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: March
SCALE: 1/16" = 1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L1

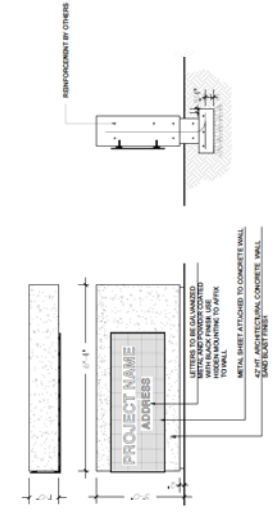
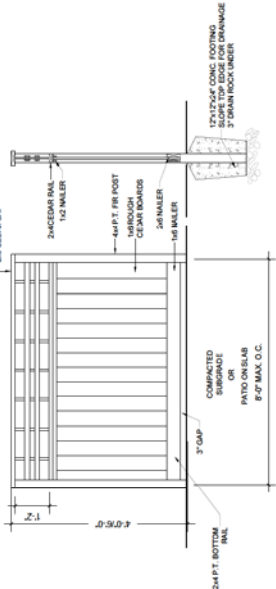
OF 4

PMG PROJECT NUMBER:
21-041

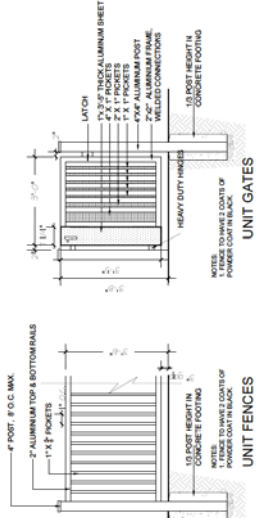
2044-229

SCALE

- NOTES:
1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR #4 CONSTRUCTION GRADE MINIMUM
 3. ALL HARDWARE NOT DIPPED GALVANIZED
 4. ALL HARDWARE NOT DIPPED GALVANIZED
 5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
 6. FINISHES TO BE APPROVED BY ARCHITECT BEFORE PROCEEDING TO CONSTRUCTION
 7. GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/4"



PLN - 56



PLN - 56

NO.	DATE	REVISION DESCRIPTION	DR
1	11.03.23	ISSUED FOR PERMITS	DR

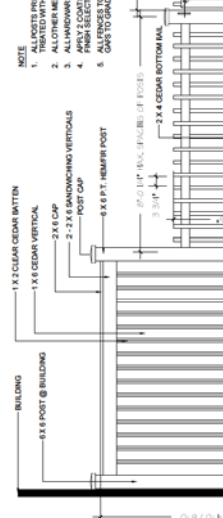
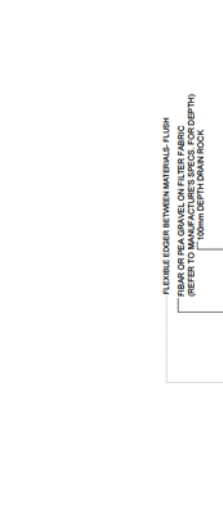
CLIENT: 1205/58 IBC LTD.
WITH: ZHAO XIAO ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5765-5766 BLUNDILL ROAD RICHMOND

LANDSCAPE DETAILS

DATE: MSEP
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM
P/MG PROJECT NUMBER: 21-041
DRAWING NUMBER: L3
OF 4



PLN - 56

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Creek Drive
Richmond, BC V6X 2C6
P: 604.294.0311 F: 604.294.0022

SCALE

NO.	DATE	REVISION DESCRIPTION	DR
1	23.03.23	ISSUED FOR PERMITS	DR

CLIENT: 120058 BC LTD.
WITH: ZHAO XIAO ARCHITECT LTD.

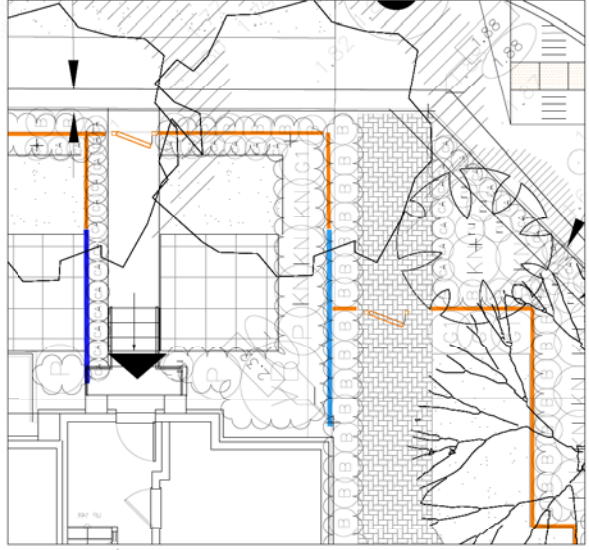
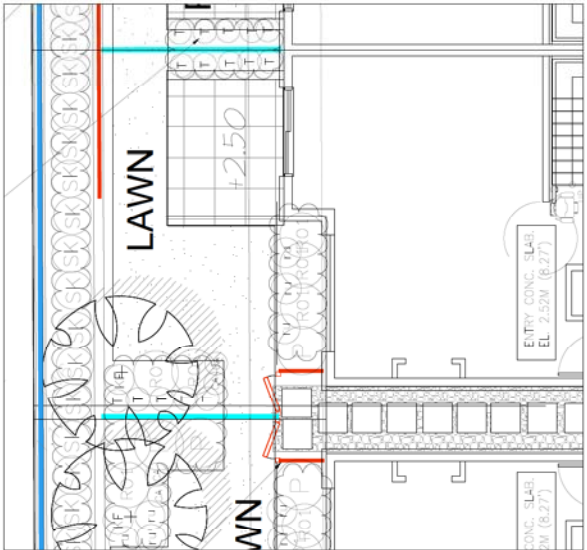
PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5765-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE ENLARGEMENTS

DATE: March
SCALE: 1/4"=1'-0"
DRAWN BY: [Name]
DESIGN BY: [Name]
CHKD: PCM
PMG PROJECT NUMBER: 21-041

L4

OF 4

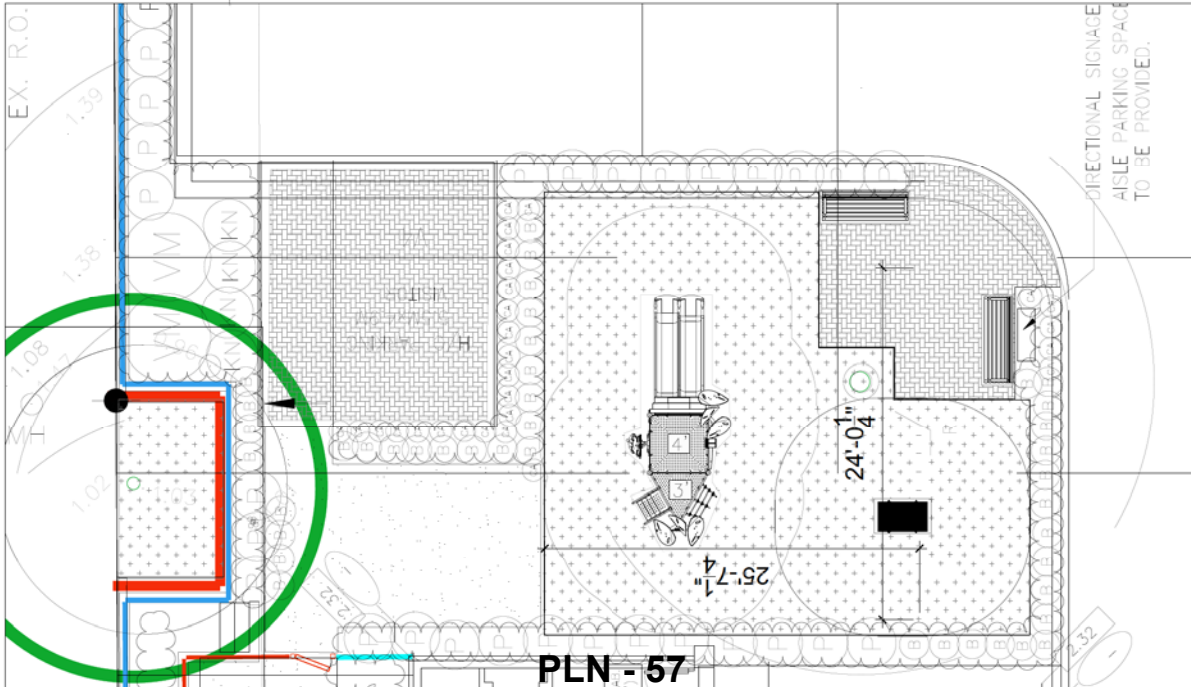


KEY PLAN



PROPOSED SHRUB TYPE

- B BUXUS MICROPHYLLA 'WINTER GEM'
- P PIERIS JAPONICA 'VALLEY FIRE'
- KN ROSA 'KNOCKOUT RADRAZZ'
- RO1 ROSA 'MEDOLAND BONICA'
- SK SKIMMIA REEVESIANA
- T TAXUS X MEDIA 'HICKSII'
- VM VIBURNUM P.T. 'MARIESII'
- VB VIBURNUM X 'BURKWOODII'
- KF CALAMAGROSTIS X A. 'KARL FOERSTER'
- CA CAREX 'ICE DANCE'
- nu MISCANTHUS SINENSIS 'MORNING LIGHT'
- SK RUDBECKIA FULGIDA 'VAR SULLIVANTII' 'GOLDLOCKS'
- T STYRAX JAPONICUS 'PINK CHIMES'
- VM TAXUS X MEDIA 'HICKSII'
- VB VIBURNUM X 'BURKWOODII'



PLN - 57



March 7, 2022

City of Richmond
Planning Department
6911 No. 3 Road, Richmond, BC

**Re: 25-Unit Townhouse Development
At 8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road
Development Permit Application**

The project owner has followed the City's requirement to "Contact the neighbouring strata council or each unit owner by registered mail, advising them of the proposed development and requesting an opportunity to discuss shared access" as well as to follow up what's required and necessary for the matter.

The following is a summary:

When contact was made:

January 10, 2022

Who was contacted:

Strata and All owners of 8091 No.2 Road;

The subject of the message:

Statutory Right of Way BB1986405 registered on the property titles,
And invitation for discussion (on the matter of shared access through registered Right-of-Way);

The response:

No response received to this date.

Please find enclosed supporting document(s) and records for the above items.

The project owner told that more attempts were made in earlier time to contact and communicate with the neighboring strata/owner (neighbor at 8091 No. 2 Road) by developer's agent (in August 2021) regarding the easement/SRW for shared driveway, but were dismissed/refused by the neighbor (refer to the Review document sent to City on June 10, 2021).

Regards,

A handwritten signature in black ink, appearing to read 'Xuedong Zhao', is written over a light grey rectangular background.

Xuedong Zhao
MAIBC, B. Arch., Ph D Arch.
ZHAO XD ARCHITECT LTD.



Jan 10, 2022

TO: Strata Plan EPS1038
All owners of 8091 No. 2 Road, Richmond BC

AND TO: [REDACTED]

Dear Sirs/Mesdames:

RE: Statutory Right of Way BB1986405 (the "SRW") as outlined in Plan 49245 (the "SRW Area") registered against the Common Property Strata Plan EPS1038 (the "Common Property")

We act for 1085796 BC LTD, XWJ Enterprises Ltd, and 1209136 BC Ltd. (the "Client") with respect to their proposed development of twenty-five (25) unit townhouses civically at #8031-8071 No. 2 Road, Richmond B.C. and #5760-5786 Blundell Road, Richmond, B.C. and legally described as:

SOUTHERLY 60 FEET LOT "A" EXCEPT: PART ON PLAN LMP43723 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 004-206-193);

LOT "B" SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 003-644-375);

LOT 2 EXCEPT FIRSTLY: THE SOUTH 72 FEET AND SECONDLY: PART ON PLAN 43278; SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 6188 (PID: 001-931-164);

LOT 234 EXCEPT: PARCEL E (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-529);

LOT 235 EXCEPT: PARCEL F (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-731); and

LOT 236 EXCEPT: PARCEL G (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-880)

(the "Proposed Development").

We have been asked to provide our legal opinion with respect to the SRW and whether the Proposed Development is prohibited by the SRW, as well as to inform all owners of my Client's intention to make use of the SRW and SRW area for vehicle use in its development.

PROPOSED DEVELOPMENT AND INTENDED USE OF SRW AND SRW AREA

Our Client intend to develop and construct the Proposed Development, and sell each townhouse comprising the Proposed Development to a bona fide purchaser.

The Proposed Development will use the SRW Area as a driveway or roadway for ingress and egress to and from No. 2 Road, Richmond, B.C. The Proposed Development's use of the SRW Area will be substantially similar to the Common Property's current use of the SRW Area.

*providing services as a law corporation

VANGUARD LAW GROUP	LAW CORPORATION
Unit 950 - 1140 West Pender Street	604.696.6710 Telephone
Vancouver, B.C. V6E 4G1	604.408.6475 Facsimile 1
CANADA	604.681.5510 Facsimile 2

At the request of the City, our Client will execute and deliver to the City a document confirming that they will comply with all the terms and conditions of the SRW, as if they had been an original party to the SRW.

Based on our review we are of the opinion that the Proposed Development will not conflict with or contravene the terms and conditions of the SRW.

While it is our opinion that our client is permitted to do so, as the Proposed Development will be in close proximity to your property, we would like to invite all strata lot owners as well as the strata council to discuss the business terms of our Client's intended use of the driveway in accordance to the SRW over your driveway and as envisioned by the City of Richmond. Please let us know when you would be available for such a discussion. Should you have any questions or concerns regarding the SRW, the City Planner has asked that you contact Jordan Rockerbie at jrockerbie@richmond.ca or 604-276-4092 for further clarification.

We look forward to hearing from you at your earliest convenience.

Yours truly,

Jason C. Wang*

A handwritten signature in blue ink, appearing to be 'J. Wang', written over the printed name 'Jason C. Wang*'. The signature is stylized and includes a long horizontal stroke.

Barrister & Solicitor.

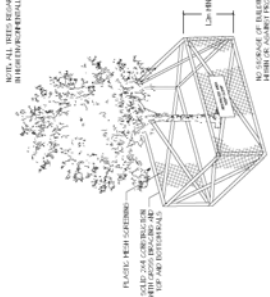
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Creek Drive
Richmond, BC V6X 2C7
P: 604.264.0311 F: 604.264.0222

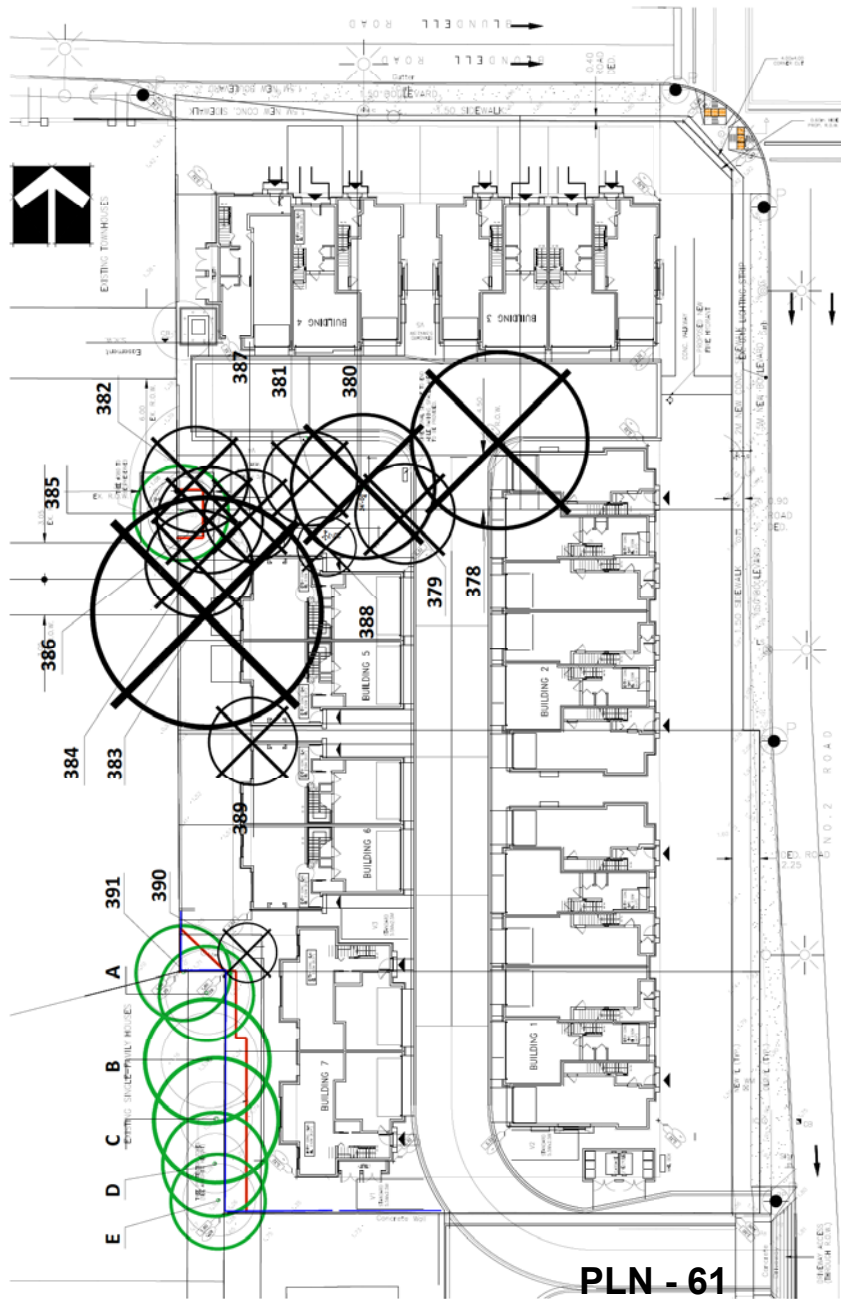
BS/AL

TREE PROTECTION DISTANCE TABLE

TRUNK DBH (INCHES)	MINIMUM PROTECTION DISTANCE (METERS)
10	1.5
15	2.0
20	2.5
25	3.0
30	3.5
35	4.0
40	4.5
45	5.0
50	5.5
55	6.0
60	6.5
65	7.0
70	7.5
75	8.0
80	8.5
85	9.0
90	9.5
95	10.0
100	10.5
105	11.0
110	11.5
115	12.0
120	12.5
125	13.0
130	13.5
135	14.0
140	14.5
145	15.0
150	15.5
155	16.0
160	16.5
165	17.0
170	17.5
175	18.0
180	18.5
185	19.0
190	19.5
195	20.0
200	20.5
205	21.0
210	21.5
215	22.0
220	22.5
225	23.0
230	23.5
235	24.0
240	24.5
245	25.0
250	25.5
255	26.0
260	26.5
265	27.0
270	27.5
275	28.0
280	28.5
285	29.0
290	29.5
295	30.0
300	30.5
305	31.0
310	31.5
315	32.0
320	32.5
325	33.0
330	33.5
335	34.0
340	34.5
345	35.0
350	35.5
355	36.0
360	36.5
365	37.0
370	37.5
375	38.0
380	38.5
385	39.0
390	39.5
395	40.0
400	40.5
405	41.0
410	41.5
415	42.0
420	42.5
425	43.0
430	43.5
435	44.0
440	44.5
445	45.0
450	45.5
455	46.0
460	46.5
465	47.0
470	47.5
475	48.0
480	48.5
485	49.0
490	49.5
495	50.0
500	50.5
505	51.0
510	51.5
515	52.0
520	52.5
525	53.0
530	53.5
535	54.0
540	54.5
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555	56.0
560	56.5
565	57.0
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595	60.0
600	60.5
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615	62.0
620	62.5
625	63.0
630	63.5
635	64.0
640	64.5
645	65.0
650	65.5
655	66.0
660	66.5
665	67.0
670	67.5
675	68.0
680	68.5
685	69.0
690	69.5
695	70.0
700	70.5
705	71.0
710	71.5
715	72.0
720	72.5
725	73.0
730	73.5
735	74.0
740	74.5
745	75.0
750	75.5
755	76.0
760	76.5
765	77.0
770	77.5
775	78.0
780	78.5
785	79.0
790	79.5
795	80.0
800	80.5
805	81.0
810	81.5
815	82.0
820	82.5
825	83.0
830	83.5
835	84.0
840	84.5
845	85.0
850	85.5
855	86.0
860	86.5
865	87.0
870	87.5
875	88.0
880	88.5
885	89.0
890	89.5
895	90.0
900	90.5
905	91.0
910	91.5
915	92.0
920	92.5
925	93.0
930	93.5
935	94.0
940	94.5
945	95.0
950	95.5
955	96.0
960	96.5
965	97.0
970	97.5
975	98.0
980	98.5
985	99.0
990	99.5
995	100.0



1A TREE PROTECTION BARRIER
L-3



PLN - 61

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.04.21	ISSUED FOR PERMIT	DR

CLIENT: 25 UNITS INC. LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5765-5785 BLUNDELL ROAD RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: March 21, 2021
SCALE: 1/8"=1'-0"
DRAWN BY: DD
DESIGN BY: DD
CHECKED BY: PCM
PROJECT NUMBER: 21-041

L2
ATTACHMENT 7



Address: 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road **File No.:** RZ 18-829337

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, the developer is required to complete the following:

1. Approx. 0.9 m to 2.55 m road dedication along the entire Blundell Road frontage based on the functional plan.
2. Approx. 1.4 m to 2.75 m road dedication along the entire No. 2 Road frontage based on the functional plan.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees to be retained (\$5,000 for each of Tag# 385, 391). Up to 90% of the security will be returned upon receipt of a Post Construction Impact Assessment from the Certified Arborist, with the remainder held for one year to ensure that the trees survive.
6. 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.
7. Registration of a flood indemnity covenant on title (Area A).
8. 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.
9. Registration of a legal agreement on title ensuring that the only means of vehicle access is via the statutory right-of-way BB1986405 registered on 8091 No. 2 Road, and that there be no vehicle access to Blundell Road or No. 2 Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
10. 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 8091 No. 2 Road, 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.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. City acceptance of the developer's offer to voluntarily contribute \$0.93 per buildable square foot (e.g. \$28,309.20) to the City's public art fund.
14. Contribution of \$55,961.00 in-lieu of on-site indoor amenity space to go towards development of the City facilities (2021 rates: \$1,805 per unit up to 19; \$3,611 per additional unit up to 39).
15. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$258,749.03) to the City's affordable housing fund.
16. Contributions towards enhancing traffic operations and safety in the immediate vicinity, including:
 - a) \$44,000 cash contribution for the replacement of the existing centreline delineators at the south leg of the Blundell Road/No. 2 Road intersection. The contribution is intended for the purchase and installation of approximately 100 m of "Qwick Kurb" standard delineators.

- b) \$81,765 cash contribution towards the upgrade of the Blundell Road/No. 2 Road intersection traffic signal. The upgrade includes: traffic signal pole/arm/heads, pedestrian signal heads, traffic loop detection, and intersection cameras.
17. Enter into a Servicing Agreement* for the design and construction of site servicing works and frontage 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 1650 L/s of water available at a 20 psi residual at the No 2 Road frontage, and 1638 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, 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) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. Note: arterial roads are considered an obstruction for fire service. Spacing of fire hydrants is to be measured along the side of the road fronting the development – as in, a hydrant located across an arterial road from the development would not be considered in whether or not the development meets the hydrant spacing requirements.
 - 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).
 - iv) Install a new water main along Blundell Road to replace the existing water main(s) that may be impacted by the proposed site preparation, utility works, and frontage improvements. Estimated replacement length is 70 m (i.e. from the west property line to the box culvert), assuming that the storm sewer on Blundell Road requires upgrade – final replacement length to be confirmed by the City at the Servicing Agreement stage. The new water main shall be located in the roadway if possible.
 - v) Remove the existing water main(s) that are being replaced as per the above.
 - vi) Install a new water connection to serve the proposed development. Water meter to be located onsite in a right-of-way. Note: connection to the 750 mm diameter water main on No 2 Road is not permitted.
- c) At Developer's cost, the City will:
- i) Cap and remove all existing water connections and meters serving the development site.
 - ii) Install a new fire hydrant along No 2 Road to meet hydrant spacing requirements.
 - iii) Reconnect all existing water services and hydrant leads to the proposed water main.
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, 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 capacity analysis on the storm sewer on Blundell Road to confirm if upgrades are required. If upgrades are required, remove the existing storm sewer from the west property line up to the box culvert along No 2 Road and install a new adequately sized storm sewer as replacement.
- e) At Developer's cost, the City will:
- i) Cap the existing storm connections to the development site and remove inspection chambers.

- ii) Install a new storm connection off of the development's Blundell Road frontage, complete with inspection chamber, to serve the development site. No connection is permitted to the box culvert on No 2 Road, to avoid impact to both the box culvert and the adjacent asbestos cement water main.
- iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Complete all rear-yard sanitary works prior to the commencement of any site preparation, pre-loading, foundation excavation, or foundation construction to prevent damage to the existing sanitary sewers. No pre-loading or building construction will be permitted until the existing sanitary sewers are removed (or filled and abandoned, as the case may be) as described below, and the associated right-of-ways are discharged.
 - ii) Install a new sanitary manhole at the south property line of the development site, fill and abandon the existing sanitary sewer north of the new manhole, and remove the existing manholes and inspection chambers.
 - iii) Video inspect the existing sanitary sewer at the southwest corner of the site prior to filling and abandonment, to confirm that there are no existing sanitary connections serving other adjacent lots.
 - iv) Cap the existing sanitary sewer along the south property lines of 5760/5780 Blundell Road at the west property line of the development site, and remove the sanitary sewers and inspection chambers to the east.
 - v) Install a new sanitary connection off of the proposed or existing manhole to serve the development site.
 - vi) Discharge the portions of right-of-ways with plan numbers 44096 and 57660 that are no longer required following the removal/abandonment of the sanitary sewers described above.
- g) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h) At Developer's cost, 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.
 - ii) 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:
 - (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
 - iii) Review street lighting levels along all road frontages, and upgrade as required.

- iv) Complete frontage improvements on Blundell Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
- v) Complete frontage improvements on No. 2 Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
 - (3) Reconstruction/widening of the driveway crossing at 8091 No. 2 Road to a driveway width of 7.5 m consistent with the Engineering Design Specifications.

General Items:

- i) At Developer's cost, 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 sanitary sewers in the rear-yard right-of-ways and the storm sewer on Blundell Road prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other construction shall be replaced or repaired at the Developer's cost.
 - iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - iv) 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.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - vi) 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. Submission of a Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP;
 - 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 31 proposed trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
26	8 cm		4 m
5	6cm		2 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.

- Complete an acoustical report and 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.

The report should address both traffic noise from Blundell Road and No. 2 Road, and ambient noise from proposed exterior mechanical systems (e.g. heat pumps). 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

- 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 in compliance with Richmond Building Regulation Bylaw 7230.

Prior to Development Permit* issuance, the development must complete the following requirements:

- Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned after a City inspection, with the remainder held for one year to ensure that the agreed upon landscaping survives.

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

- 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.
- Incorporation of accessibility, sustainability, and noise mitigation measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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 10001 (RZ 18-829337)
8031/8051/8071 No. 2 Road and 8760/8780/8786 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10001**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER