



City of Richmond

Report to Committee

To: Planning Committee

Date: September 2, 2025

From: Joshua Reis
Director, Development

File: RZ 22-021101

Re: Application by Mavic Properties Ltd. for Rezoning at 8680, 8700, 8720 No. 2 Road from "Small-Scale Multi-Unit Housing (RSM/L)" Zone to "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10701, for the rezoning of 8680, 8700, 8720 No. 2 Road from "Small-Scale Multi-Unit Housing (RSM/L)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first, second and third readings.

Joshua Reis
Director, Development
(604-247-4625)

JR:et
Att. 6

REPORT CONCURRENCE

CONCURRENCE/OF GENERAL MANAGER

Staff Report

Origin

Eric Law (Eric Law Architect Inc.) on behalf of the applicant, Mavic Properties Ltd. (Directors Yijuan Zhang and Wentao Wang), has applied to the City of Richmond to rezone the subject properties at 8680, 8700, 8720 No. 2 Road (“subject site”) from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Low Density Townhouse (RTL4)” zone, to allow for the development of 12 townhouse units and one lock-off secondary suite with vehicle access from No. 2 Road. A location map and aerial photograph are provided in Attachment 1.

The following frontage and servicing upgrades will be secured through the City’s standard Servicing Agreement (SA) process, which the applicant will be required to be entered into prior to Building Permit (BP) issuance:

- Frontage and boulevard improvements along No. 2. Road, including sidewalk widening, a new treed/grassed boulevard and boulevard upgrades to accommodate future road widening; and
- New water, sewer and sanitary service connections.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal can be found in Attachment 2.

Subject Site Existing Housing Profile

The subject site consists of three lots, each with a single-family dwelling. All dwellings are currently tenanted. The applicant has indicated that there are no secondary suites in any of the dwellings. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. All existing dwellings are proposed to be demolished.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A single-family dwelling fronting No. 2 Road on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” and designated for future townhouse development.
- To the South: A 10-unit, two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)” at the corner of Francis Road and No. 2 Road with access from Francis Road.
- To the East: Single-family dwellings fronting Delaware Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.
- To the West: Across No. 2 Road, single family dwellings fronting No. 2 Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” and designated for future townhouse development.

Existing Legal Encumbrances

An existing City utilities Statutory-Right-of-Way (SRW) is situated along the subject site's east property line for the sanitary sewer. The applicant has been advised that encroachment into the SRW is not permitted. No development is proposed within the SRW.

Related Policies & Studies

Official Community Plan - Blundell Planning Area

The 2041 Official Community Plan (OCP) Land Use Map and Blundell Area Map designation for the subject site is "Neighbourhood Residential". This designation accommodates a range of residential land uses that include single-family, two-family and multiple-family housing. The proposed development complies with the OCP Land Use Designation.

Arterial Road Land Use Policy

Land Use Designation

The OCP's Arterial Road Land Use Policy, supports appropriate townhouse development along certain sections of the City's arterial roads outside of the City Centre. The subject site falls under the "Arterial Road Townhouse" designation within the Arterial Road Land Use Policy. The subject proposal to construct 12 townhouse units is consistent with this designation.

Lot Width and Residual Lots

The Arterial Road Land Use Policy requires townhouse developments to have a minimum lot frontage of 50.0 m (164 ft.) on a major arterial road, and to avoid leaving residual lots with less than 50.0 m (164 ft.) frontage. The subject site is located on No. 2 Road, which is designated as a major arterial road.

The proposed development has a frontage of less than 50.0 m (164 ft.) (i.e. 49.39 m [162 ft.]) on No. 2 Road and would leave the adjacent lots at 8628 and 8640 No. 2 Road, to the north, with a combined frontage of approximately 30.48 m (100 ft.).

The Arterial Road Land Use Policy allows flexibility in minimum frontages if the guiding principles of the policy are met. Although both the proposed development and the residual lots would have frontages below 50.0 m (164 ft.), staff support the application for the following reasons:

- The applicant has submitted documentation (a copy is on file) indicating that efforts have been made to acquire the residual properties to the north (8628 and 8640 No. 2 Road) as part of the land assembly for this application. However, the applicant was unable to secure their purchase.
- The applicant has submitted a development concept plan to demonstrate how the residual sites could be redeveloped in the future to the highest land use (townhouses) while adhering to the Zoning Bylaw requirements.

- To support the future redevelopment of the residual sites and to reduce the number of vehicular access points along No. 2 Road, an SRW permitting Public Right of Passage (PROP) will be secured over the development's internal drive aisle prior to final adoption of the rezoning bylaw. This will provide future access to 8628 and 8640 No. 2 Road if they are redeveloped.

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 received one letter of opposition from the owner of 8640 No. 2 Road (Attachment 3), and their comments are generally summarized below (with staff responses provided immediately below each item in ***bold italics***):

- Opposition to the reduced lot width on the subject site and anticipated challenges in redeveloping the properties to the north in the future.
The applicant has submitted supporting documentation that efforts were taken to acquire the residential properties to the north as part of the land assembly. However, these properties could not be secured. A concept plan has been provided demonstrating that the site can be developed for townhouses in the future in coordination with the driveway access secured through this development.
- Construction activity is anticipated to generate considerable noise.
Construction noise is regulated by the City through its Noise Regulation Bylaw No. 8856, which sets restrictions such as limit on permitted hours of work and requirements for posted signage. The applicant will be required to comply with these regulations, and any exemptions would need City approval. The applicant will also be expected to implement measures to minimize disturbance to nearby residents during construction.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the condition established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Built Form and Architectural Character

The subject site is comprised of three lots. The proposed development includes consolidation of these lots into a single site with a total net site area of approximately 2,131 m² (22,938 ft²). A preliminary site plan, building elevations and a landscape plan are contained in Attachment 4.

The proposed development includes 12 three-bedroom townhouse units and one lock-off secondary suite, arranged in two three-storey buildings, and one two-storey building, each ranging in height, with a maximum building height of approximately 11.62 m (38.12 ft.). A central driveway provides access through the site and is accessed from No. 2 Road.

The overall form of the proposed development is generally consistent with other townhouses along No. 2 Road that feature three-storey units fronting the street and two-storey units at the rear to provide a suitable transition to the adjacent single-family homes. The proposed development includes a three-storey building at the rear of the subject site (northeast corner) that incorporates an increased rear setback of 8.59 m compared to the minimum 6.0 m outlined in the OCP's DP guidelines. This is to better facilitate tree protection and retention, and both mitigate overlook impact and provide a suitable transition to the adjacent single-family homes to the east of the subject site.

Housing Type, Tenure and Accessibility

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 the imposition of any strata bylaw that would:

- Prohibit any residential dwelling unit from being rented;
- Prohibiting stratifying the lock-off secondary suite; and
- The imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

One of the proposed units includes a one-bedroom lock-off secondary suite. Prior to rezoning bylaw adoption, registration of legal agreements on Title are required to ensure that no final BP inspection is granted until one secondary suite is constructed in accordance with the BC Building Code and the City's Zoning Bylaw, and to prohibit the lock-off secondary suite from being stratified in the future.

Two of the proposed units are to be designed as convertible units, with space provided for the future installation of a stairlift if required. The design of both convertible units will be further reviewed through the DP process to ensure compliance with the City's convertible unit design guidelines.

Transportation and Site Access

Vehicular access to the site is proposed from No. 2 Road. Access will be located near the subject site's north property line and will be limited to right-in right-out only through the construction of a concrete dividing median in the driveway.

Prior to rezoning bylaw adoption, the applicant is required to provide an approximately 2.6 m dedication along No. 2 Road for road widening and frontage improvements, which includes but is not limited to: a new 3.0 m sidewalk, 2.5 m wide boulevard and new curb and gutter on No. 2 Road.

An SRW/PROP over the entire internal drive aisle on the subject site to provide future access to the adjacent properties to the north and south. This will be secured prior to rezoning bylaw adoption.

A total of 27 parking stalls are proposed, including 24 resident stalls and three visitor stalls. Each of the 12 townhouse units would be provided with two parking spaces via private garages, with seven units providing one standard and one small car parking space in a side-by-side arrangement, and five of the units designed to accommodate parking in tandem arrangement. All residential stalls will be equipped with Level 2 energised outlets to support electric vehicle (EV) charging. A variance will be required for the inclusion of the small car stalls, and a legal covenant will be registered on Title prior to final rezoning consideration for the tandem parking spaces to prevent their conversion to habitable floor area.

A total of 21 Class 1 (resident) bicycle parking spaces are proposed and are located within the garages in each residential unit. Nine units will be provided with two Class 1 bicycle parking spaces each, while the remaining units will be provided with one Class 1 parking space. A total of three Class 2 (short-term) bicycle racks will be provided on-site. A 1.5 m wide pedestrian pathway is proposed along the south side of the property to provide access to the rear units.

Garbage and recycling bins will be stored in a secured, dedicated storage within the development. Collection and pick-up will occur entirely on-site from the internal driveway, and the applicant has demonstrated that adequate drive aisle width is provided to accommodate safe turning movements for waste collection vehicles.

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:

- Two significant-sized trees (tag# 6 and 10), five bylaw-sized trees (tag# 5, 12, 13, 14 and 15) and two hedges (tag# 11 and 17) located on the subject property;
- Seven trees (tag# 1 to 4, 7 to 8, and 16) located on neighbouring properties to the east and south;
- Two hedges (tag# 9 and 18) located on neighbouring properties to the east and north; and
- There are no 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 multi-stem tree, specifically tag# 6 (Sycamore maple - 220.0 cm diameter at breast height (DBH)), located adjacent to the front property line on the subject site, is a "significant tree" in good condition. This tree is to be retained and protected.
- One tree, specifically tag# 10 (Giant sequoia - 110.0 cm DBH), located at the rear of the subject site, is a "significant tree" in excellent condition. This tree is to be retained and protected.

- Two trees, specifically tag# 14 (Deodar cedar - 69.0 cm DBH) and # 15 (plum - 43.0 cm DBH), located in the northeast portion of the subject site, are identified to be in good condition and identified to be retained and protected in the Arborist report.
- One multi-stem tree, specifically tag# 5 (laburnum - 78.4 cm DBH), located adjacent to the front property line on the subject site, is in visible decline and not a good candidate for retention. This tree is to be removed and replaced.
- One tree, specifically tag# 12 (Western red cedar - 75.0 cm DBH), located adjacent to the front property line on the subject site, is identified to be in fair condition. Removal of the tree is recommended to allow for the construction of the proposed driveway and sidewalk. This tree will be removed and replaced.
- One tree, specifically tag# 13 (Douglas fir - 75.0 cm DBH), located in the northwest corner of the subject site adjacent to the front property line, is in poor condition having been historically topped and conflicts with the proposed driveway. This tree is to be removed and replaced.
- Two cedar hedges, specifically tag# 11 and # 17, located at the northeast corner of the subject site, which are currently maintained and in good health are proposed to be removed as they impeded on proposed amenity areas.
- Seven trees, located off site by the south and east property line, specifically tag# 1 (Deodar cedar - 35.0 cm DBH), # 2 (Japanese maple - 45.0 cm DBH), # 3 (Japanese maple - 40.0 cm DBH), # 4 (cedar - 40.0 cm DBH), # 7 (Japanese maple - 76.0 cm DBH), # 8 (lilac - 52.0 cm DBH), and # 16 (Japanese maple - 36.0 cm DBH) are to be protected as per Arborist report recommendations.
- Two cedar hedges, specifically tag# 9 and # 18, located off-site by the east property line and adjacent to the northwest corner of the site on a neighbouring property (8640 No. 2 Road), are to be protected as per Arborist report recommendation.

Tree Replacement

The applicant wishes to remove three on-site trees (tag# 5, 12 and 13). Based on Richmond's Tree Protection Bylaw No. 8057, and 2:1 replacement ratio for the three bylaw sized trees to be removed, a total of six replacement trees would be required. Based on the preliminary landscape plan provided as part of the rezoning application, the applicant has indicated eight replacement trees to be planted on site. 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. Opportunities to further enhance on-site landscaping and tree planting will be reviewed and considered through the DP process.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Minimum of 6	8.0 cm	4.0 m

Tree Protection

A total of four trees on the subject site (tag# 6, 10, 14 and 15) and all seven trees (tag# 1 to 4, 7, 8 and 16) and two hedge (tag# 9 and 18) on the neighbouring properties 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 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 the final adoption of the rezoning bylaw, submission of a Tree Survival Security of \$60,000.00 for the retention and protection of four on-site trees (tag# 6, 10, 14 and 15).
- 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 near 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 dwellings 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.

Variance Requested

The proposed development generally complies with the "Low Density Townhouse (RTL4)" zone, except that two variances to the City's Zoning Bylaw No. 8500 are requested to:

- reduce the minimum lot width from 50.0 m (164 ft.) to 49.39 m (162 ft.); and
- permit seven small car parking spaces.

Staff are generally supportive of the requested variances for the following reasons:

- The applicant has made reasonable efforts to consolidate the additional lots to the north. However, the applicant was unable to secure their purchase. The subject site's resultant lot width is only 0.6 m below the 50.0 m minimum requirement in the Zoning Bylaw and does not compromise the guiding principles of the Arterial Road Land Use Policy.
- Although the Zoning Bylaw prohibits small car spaces for developments with fewer than 31 parking spaces, the applicant has indicated that the variance would provide greater flexibility in meeting the parking requirements for the 12 townhouse units.
- Each small car space is paired with a standard car space within a side-by-side double garage. In addition, the applicant is proposing Class 1 bicycle parking at a ratio of 1.75 spaces per unit, exceeding the required 1.25 spaces per unit.

Public Art

In response to the City's Public Art Program, prior to final rezoning bylaw adoption, the applicant has agreed to provide a voluntary cash contribution to the City's Public Art Fund at a rate of \$1.06 per ft² (2025 rate) for a total amount of approximately \$14,589.84. This is required to be provided prior to rezoning bylaw adoption.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) identified Cash-in-Lieu (CIL) contributions to the Affordable Housing Reserve Fund (AHRF) when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built Low End Market Rental (LEMR) housing units. The rezoning proposal is for 12 townhouse units.

Consistent with the City's AHS and Zoning Bylaw 8500, the applicant proposes to submit a contribution of \$12.00 per ft² of buildable area. For this proposal, the CIL contribution requirement will be \$165,168.00 and is required to be provided prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City of Richmond's OCP establishes a policy framework for the provision of market rental housing. Small-scale projects, including townhouse developments greater than five units and less than 60 units, are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's AHRF. The CIL contribution amount for townhouse developments is \$3.09 per ft² of buildable area. In accordance with the City's Market Rental Housing Policy, the CIL contribution required is \$42,530.76 and is required to be provided prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant has opted to provide a voluntary CIL contribution to the City's Recreation Facilities Reserve Fund in the total amount of \$24,792.00 (\$2,066.00 per dwelling unit) in lieu of providing common indoor amenity space on-site and is required to be provided prior to rezoning bylaw adoption.

Approximately 76.6 m² (825 ft²) of common outdoor amenity is proposed in the north-western portion of the subject site, which complies with the minimum requirement of 72.0 m² (775 ft²). Further expansion of the common amenity area could be contemplated by the future strata corporation once the property to the north is developed and the turnaround driveway aisle is no longer required, at which time the area could be repurposed as additional common outdoor space. Programming and landscape details will be refined at the DP stage.

Sustainability

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the proposed development is anticipated to achieve Step 3 of the Energy Step Code of the Energy

Step Code with EL-4. An energy efficiency report from a registered professional is required prior to DP issuance to demonstrate compliance with the City's Energy Step Code requirements.

Site Servicing and Frontage Improvements

As a condition of BP approval, the applicant will be required to enter into a SA for the design and construction of the following, including but not limited to:

- Approximately 2.6 m of road dedication along No. 2 Road;
- Removal of the existing driveway letdowns along No. 2 Road;
- Frontage and boulevard improvements along No. 2; and
- New water, sewer and sanitary service connections.

Development Permit

As part of the rezoning approval process, a DP must be advanced to a satisfactory level. Through the DP review, several aspects will be further refined, including:

- Ensuring the design aligns with the City's arterial road and multi-family development guidelines in the OCP;
- Enhancing the landscape design for greater planting diversity, screening and shading; and
- Reviewing the applicant's approach to Crime Prevention Through Environmental Design (CPTED) principles.

Financial Impact or Economic Impact

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

Conclusion

Eric Law (Eric Law Architect Inc.) has applied to the City to rezone the properties at 8680, 8700 and 8720 No. 2 Road to permit the development of 12 townhouse units. Vehicle access is provided from No. 2 Road. The subject rezoning application generally complies with the land use designation and applicable policies for the subject site contained in the OCP, including the Blundell Area. Further design review will be undertaken as part of the associated DP 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).

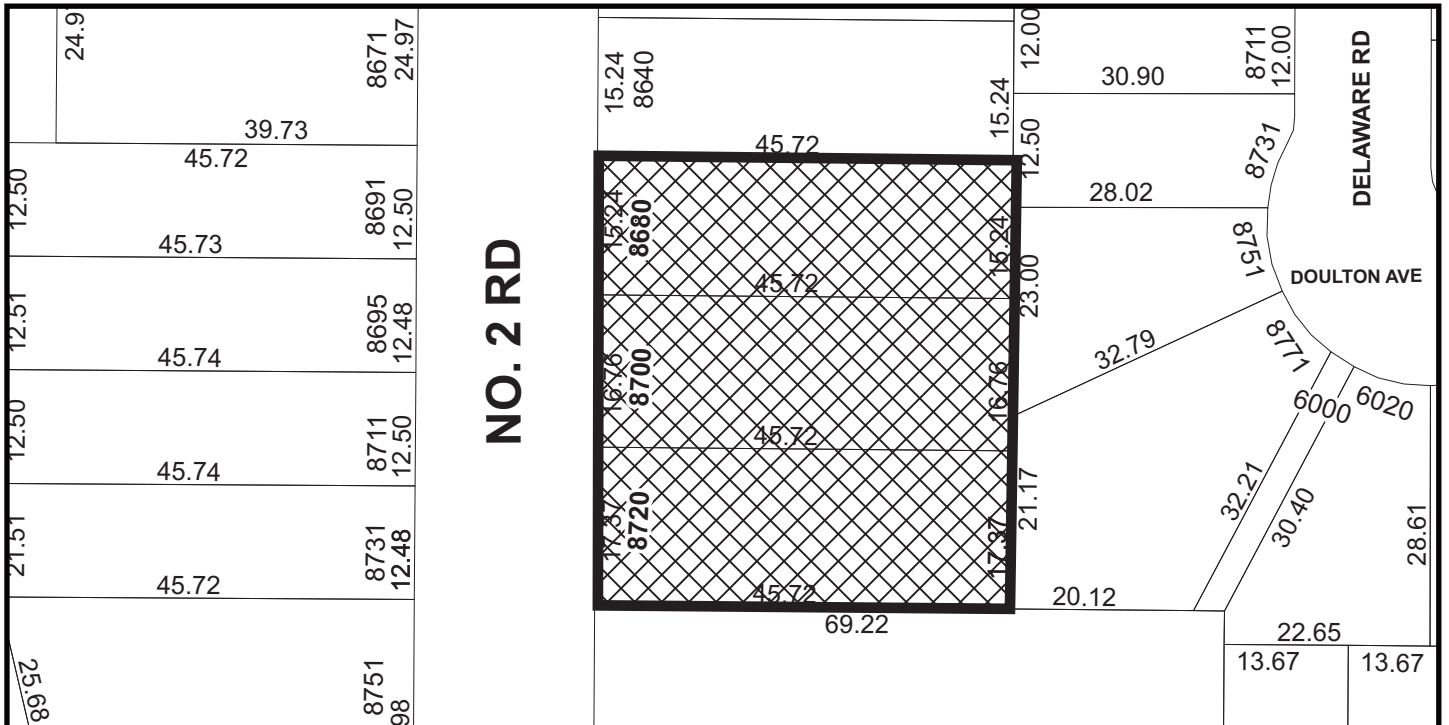
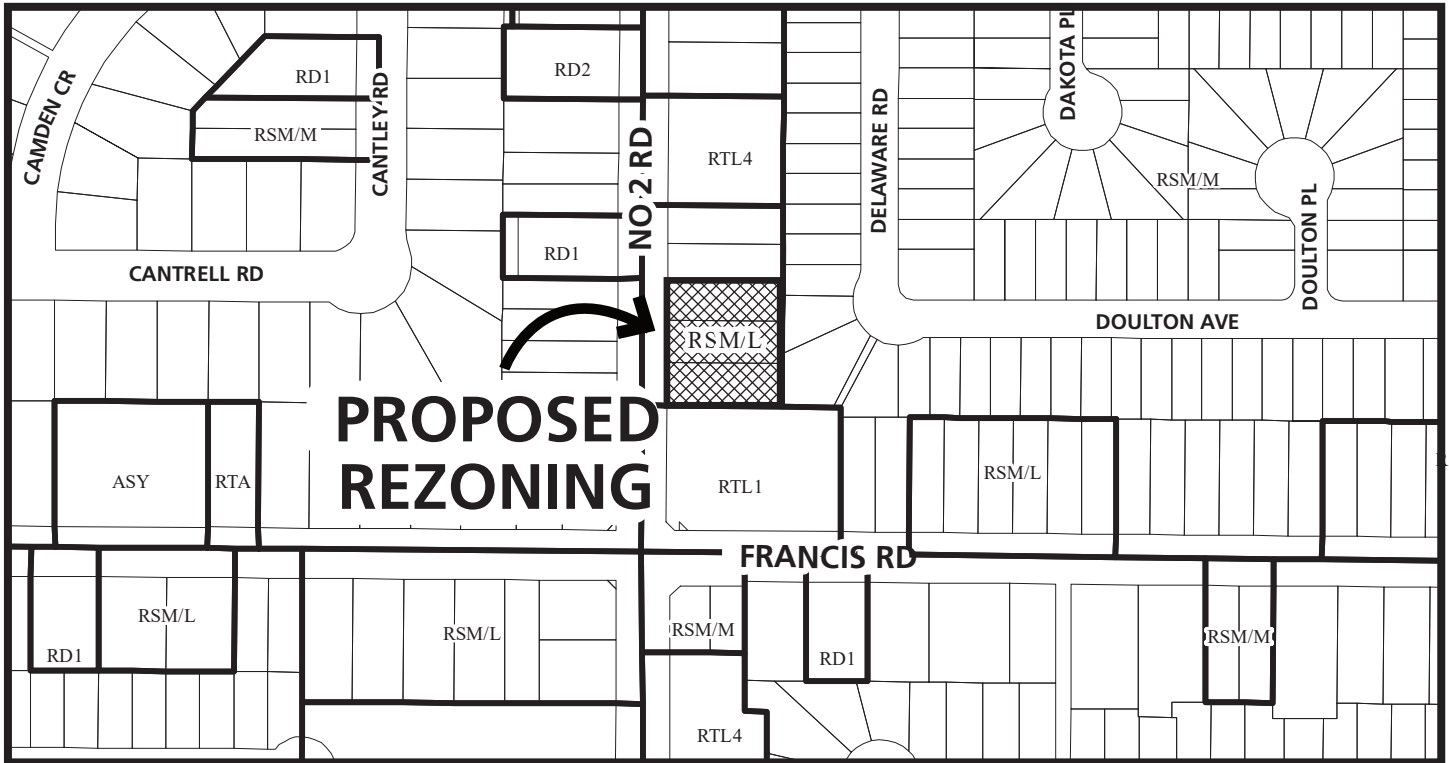
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10701 be introduced and given first, second and third readings.



Edison Ting
Planner 3
(604-276-4084)

ET:aa

- Att.
- 1: Location and Aerial Map
 - 2: Development Application Data Sheet
 - 3: Public Correspondence Received
 - 4: Conceptual Development and Landscape Drawings
 - 5: Tree Management Plan
 - 6: Rezoning Considerations



RZ 22-021101

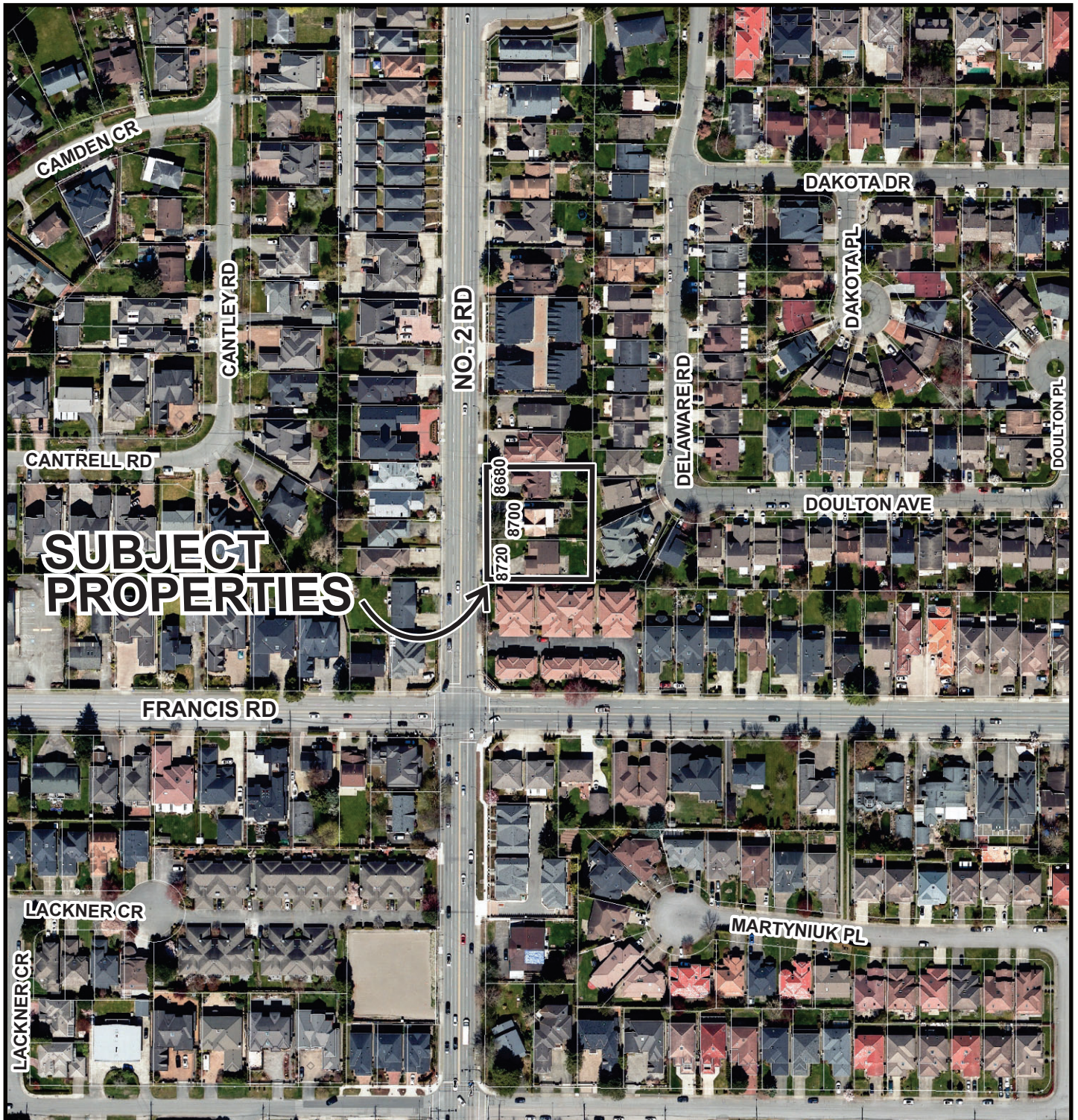
Original Date: 09/22/22

Revision Date: 08/29/25

Note: Dimensions are in METRES



City of Richmond



RZ 22-021101

Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES



RZ 22-021101

Attachment 2

Address: 8680, 8700, 8720 No. 2 Road

Applicant: Mavic Properties Ltd

Planning Area: Blundell

	Existing	Proposed
Owner	Mavic Properties Ltd	No change
Site Size	2,259.6 m ² (24,322 ft ²)	2,132.2 m ² (22,940 ft ²)
Land Uses	Single Family Residential	Townhouses
OCP Designation	Neighbourhood Residential (NRES)	No change
Zoning	Small-Scale Multi-Unit Housing (RSM/L)	Low Density Townhouses (RTL4)
Number of Units	3	12

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 0.60 FAR	0.60 FAR	None permitted
Buildable Floor Area (m ²):*	Max 1,278 m ² (13,764 ft ²)	1,278 m ² (13,764 ft ²)	None permitted
Lot Coverage – Buildings	Max. 40 %	35.5 %	None
Lot Coverage – Non-porous Surfaces	Max. 65.0 %	64.8%	None
Lot Coverage – Live Landscaping	Min. 25.0 %	25.5%	None
Lot Width	Min. 50.0 m	49.39 m	Requested
Lot Depth	Min. 35.0 m	45.70 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m North Side: Min. 3.0 m South Side: Min. 3.0 m	Front: 6.01 m Rear: 4.52 m North Side: 6.29 m South Side: 3.39 m	None
Height (m):	Max 12.0 m (39.3 ft.) at 3 storeys	3 storeys, 11.62 m (38.12 ft.)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2.0/unit (Min. 24 spaces) and Min. 0.2/unit (Min. 3 spaces) (V) per unit	24 spaces (Resident) / 3 spaces (Visitor)	None
Small Car Parking Spaces	None	7 Stalls (Resident)	Requested

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces (12 Spaces)	42% (10 Spaces)	None
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 72 m ²	76.6 m ²	None

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

From: [chen eddy](#)
To: [Alabi,Tolu](#)
Subject: Re: Concern about 8720 No. 2 Road development
Date: Tuesday, January 10, 2023 1:48:56 PM
Attachments: [image001.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Tolu:

Thank you for your reply and the information provided to me.

I'm here to raise my objection to the development application next door (RZ 22-021101)


For the reasons below:

- 1) it does not meet the basic width requirement of 50 Meters
- 2) it will make the opportunity for my development become impossible. (residual lots including 8640 and 8628)
- 3) They didn't try to make the best offer to include my property as part of their development.
- 4) There will be lots of noise during their construction period if they succeed in the application. Therefore, compensation needs to be discussed and agreed upon by both parties.

Please acknowledge and let me know if there is anything else that should be done to express my concern to the city staff in charge of this application.

Thank you in advance and looking forward to hearing from you soon

Sincerely

Eddy Chen (legal name Ming Kuan Chen)
The owner of 8640 No. 2 Road


On Fri, Nov 25, 2022 at 3:23 PM Alabi,Tolu <TAlabi@richmond.ca> wrote:

Hello Eddy,

Thanks for your email. My apologies for the delayed response please see below:

Address: 8680/8700/8720 No 2 Road (RZ 22-021101)

Project Description: Proposal to rezone 8680, 8700 and 8720 No 2 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone to construct 12 townhouse units.

- 1) May I have a copy of the site plan and floor plan of this development application of

3 lots for reference?

If you are interested in the contents of this application, you are welcome to visit the City of Richmond's City Hall and make a request to view the physical file.

Address: 6911 No. 3 Rd, Richmond, BC V6Y 2C1

City Hall is open Monday – Friday : 8:15am – 5:00pm, except on statutory holidays.

2) Do we still have an opportunity to develop and build townhouses or multi-family properties once they build 12 townhouses next to our lot;

Your property abuts a major arterial road. Residual sites for future townhouse development should have at least 50 m (164 ft.) frontage on a major arterial road. Townhouse proposals that create residual properties with smaller frontages are considered on a case-by-case basis. As part of the development review process, staff may consider an application that excludes some lots if the applicant can demonstrate that the lots are not attainable [such as providing staff with materials that demonstrate that a fair market offer has been declined by the owner(s) of the lots] and that any neighbouring lots still have development potential in accordance with the Arterial Road Land Use Policy [e.g. they will need to submit a preliminary concept plan for the neighbouring lots demonstrating that they can be developed to the permitted density]

3) Are they qualified for the 50 M width requirement for both the building site and the residual lots? Even with the neighbor's opposition?

The total lot frontage of 8680, 8700 and 8720 No 2 Road is 49.37m which is less than the required 50.0 m. Based on the current proposal, the residual lots will have a 30.48 m frontage. Land assembly of 8628, 8640, 8680, 8700 and 8720 No 2 Road) is the preferred redevelopment scenario to fully comply with the Arterial Road Townhouses development requirements (minimum frontage) and guidelines. However, as stated above, staff may consider an application that excludes some lots if the applicant can demonstrate that the other lots are not attainable (such as providing staff with materials that demonstrate that a fair market offer has been declined by the owner(s) of the lots) and that any neighbouring lots still have development potential in accordance with the Arterial Road Land Use Policy.

Any concerns raised by neighbours will need to be addressed to City Staff's satisfaction prior to the application being considered by the Planning Committee.

4) What procedure should I do to express my concern and /or opposition?

If you have any concerns and/or opposition comments regarding this application you can email me directly or you can make arrangements to speak at the Public Hearing when the date

becomes available. It will be posted on the signage on the site. If you intend to speak at the Public Hearing meeting when the date becomes available, please contact the Office of the City Clerk (cityclerk@richmond.ca) for more information on the process. It is advisable that you provide me with your comments prior to the Public Hearing so that City staff have the opportunity to review and address any potential concerns ahead of the hearing.

Let me know if any additional information is needed.

Regards,

Tolu Alabi | Planner I (Development Review)

Planning and Development Division | City of Richmond

E: talabi@richmond.ca | **P:** 604-276-4092



From: chen eddy <eeddy888@gmail.com>
Sent: November 10, 2022 2:48 PM
To: Alabi,Tolu <TAlabi@richmond.ca>
Subject: Concern about 8720 No. 2 Road development

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi, Tolu:

How are you?

Thank you for accepting my inquiry about the development application at 8720,8700, 8680 No.2 Road.

I wonder if you can answer the following concerns:

1) May I have a copy of the site plan and floor plan of this development application of 3 lots for reference?

2) Do we still have an opportunity to develop and build townhouses or multi-family properties once they build 12 townhouses next to our lot;

3) Are they qualified for the 50 M width requirement for both the building site and the residual lots? Even with the neighbor's opposition?

4) What procedure should I do to express my concern and /or opposition?

Looking forward to hearing from you soon.

Sincerely yours

Eddy Chen / Owner of 8640 No.2 Road

[REDACTED]

REZONING FOR TOWNHOUSE DEVELOPMENT AT 8680, 8700 AND 8720 NO. 2 ROAD, RICHMOND BC

DEVELOPMENT DATA

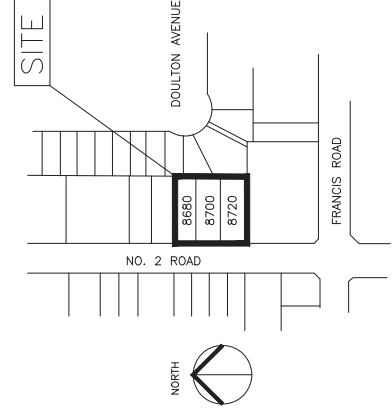
- (A) CIVIC ADDRESS: 8680, 8700 AND 8720 NO. 2 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: LOT 235, 236 AND 237 ALL OF SECTION 19, BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 55795
 ORIGINAL 2,259.6 SM (24,322 SF)
 APPROX 2131.2 SM (22940 SQ. FT.) AFTER ROAD DEDICATION
 CURRENT: RSM/L
 (D) ZONING USE

CURRENT ZONING (UNDER RSM/L ZONING)	PROPOSED REZONING RTL4	PROPOSED DEVELOPMENT
--	---------------------------	----------------------

- (E) FLOOR AREA RATIO
0.6 TO 464.5 SM
0.3 TO REST OF SITE AREA
- (F) MINIMUM LOT
50M FRONTAGE
- (G) NUMBER OF UNIT:
UP TO 4 PER LOT
MAX - 45%
- (H) BUILDING COVERAGE:
MAX - 40% (9176 SF)
12 UNITS
MAX - 45% (9176 SF)
- (I) BUILDING HEIGHT:
MAX HEIGHT - 9M
FRONT YARD - 6M
SIDE YARD - 1.2M & 4M
REAR YARD - 6M
- (J) SETBACK:
MAX MAIN BUILDING HEIGHT - 12M
FRONT YARD - 6.0M
SIDE YARD (NORTH) - 6.29M (20'8")
SIDE YARD (SOUTH) - 3.39M (11'1")
REAR YARD (EAST) - 4.52M (14'10")
- (K) PARKING:
1 PER DWELLING UNIT
2 PER DWELLING UNITS X12 = 24
0.2 VISITOR PARKING / UNIT X12 = 3
TOTAL = 27 REQUIRED
- RESIDENTIAL PARKING:
- 7 REGULAR
- 7 SMALL [VARIANCE REQUIRED]
- 10 REGULAR IN TANDEM
- VISITOR PARKING:
- 1 DISABLED
- 2 REGULAR
TOTAL PARKING PROVIDED: - 27
- RESIDENTIAL BICYCLE SPACE
1.25 PER DWELLING UNIT X12=15
VISITOR BICYCLE
0.2 PER DWELLING UNIT X12= 3
- RESIDENTIAL BICYCLE SPACE - 21
VISITOR BIKE RACK - 3
- (L) OPEN SPACE
OPEN AMENITY SPACE = 6 SM PER UNIT
X12= 72 SM (775 SF)
- OUTDOOR AMENITY AND:
CHILDREN PLAYGROUND: 95.6 SM (1029 SQ. FT.)

TWO CONVERTIBLE UNITS ARE PROVIDED IN THIS DEVELOPMENT

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



RZ 22-021101

A1

REZONE

ERIC LAW
ARCHITECT

ERIC LAW ARCHITECT
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 1T1
 TEL: (604) 555-2008
 FAX: (604) 555-2009
 WWW.ERICLAWARCHITECT.COM
 COPYRIGHT RESERVED. THIS PLAN AND
 SPECIFICATIONS ARE THE PROPERTY OF
 ERIC LAW ARCHITECT. NO PART OF THIS
 DOCUMENT MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT WRITTEN
 PERMISSION FROM ERIC LAW ARCHITECT.

REVISION	DATE	DESCRIPTION
1	2022.01.18	FOR REGINALD APPLICATION
2	2022.01.18	FOR CITY REZONING REVIEW
3	2022.01.18	FOR CITY REZONING REVIEW
4	2022.01.18	FOR CITY REZONING DISCUSSION & REVIEW
5	2022.01.18	FOR CITY REZONING DISCUSSION & REVIEW
6	2022.01.18	FOR CITY REZONING DISCUSSION
7	2022.01.18	FOR CITY REZONING REVIEW
8	2022.01.18	FOR CITY REZONING REVIEW



THIS PLAN IS PREPARED FOR
 THE PURPOSE OF BUSINESS ACT ONLY.

7	2022.01.18	CITY EXEMPTLY ADJUSTED TO 3.5%
8	2022.01.18	FOR CITY REZONING REVIEW
9	2022.01.18	FOR CITY REZONING REVIEW
10	2022.01.18	FOR CITY REZONING REVIEW
11	2022.01.18	FOR CITY REZONING REVIEW
12	2022.01.18	FOR CITY REZONING REVIEW
13	2022.01.18	FOR CITY REZONING REVIEW
14	2022.01.18	FOR CITY REZONING REVIEW
15	2022.01.18	FOR CITY REZONING REVIEW
16	2022.01.18	FOR CITY REZONING REVIEW
17	2022.01.18	FOR CITY REZONING REVIEW
18	2022.01.18	FOR CITY REZONING REVIEW
19	2022.01.18	FOR CITY REZONING REVIEW
20	2022.01.18	FOR CITY REZONING REVIEW

TOWNHOUSE AT
 8680-8720
 NO. 2 ROAD
 RICHMOND BC

DEVELOPMENT SUMMARY

PROJECT NUMBER:	22-06
ISSUED:	8/29/2025
DRAWN BY:	EL
CHECKED BY:	EL
FILE NAME:	22-06-01-01_20250829-82-06

ERIC LAW ARCHITECT

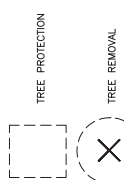
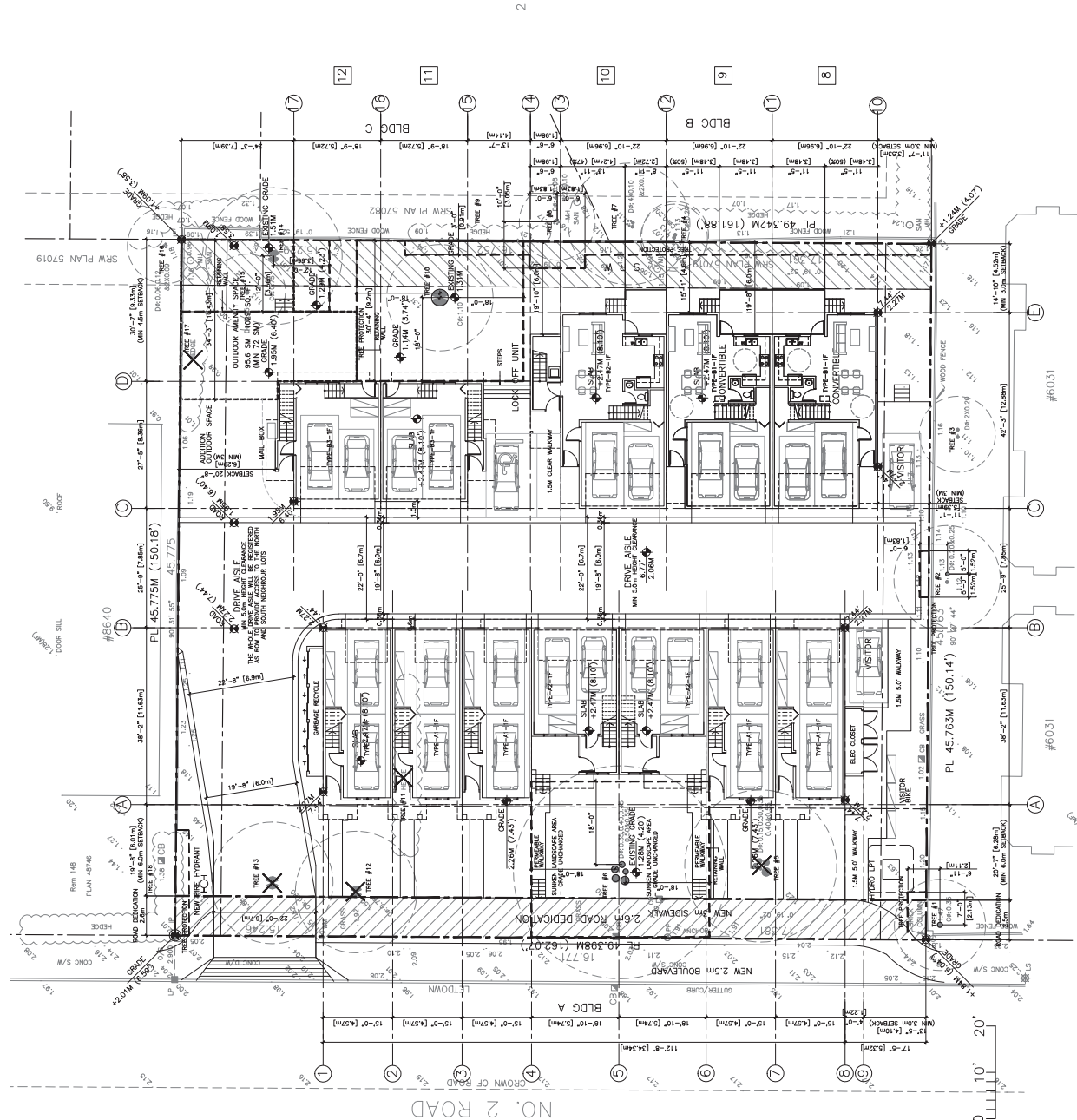
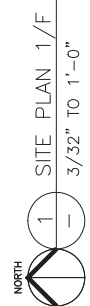
1000 WEST 10TH AVENUE SUITE 100
 VANCOUVER, BC V6H 1T5
 TEL (604) 555-2009

CONSENT REQUIRED: THIS PLAN AND SPECIFICATIONS ARE PREPARED BY ERIC LAW ARCHITECT FOR THE CITY OF RICHMOND. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

1.	REVIEW FOR PERMIT APPLICATION
2.	REVIEW FOR CITY RESIDENTIAL REVIEW
3.	REVIEW FOR CITY RESIDENTIAL REVIEW
4.	REVIEW FOR CITY RESIDENTIAL REVIEW
5.	REVIEW FOR CITY RESIDENTIAL REVIEW
6.	REVIEW FOR CITY RESIDENTIAL REVIEW
7.	REVIEW FOR CITY RESIDENTIAL REVIEW
8.	REVIEW FOR CITY RESIDENTIAL REVIEW

PLN - 97

FINISH GRADE: 2.01 NE HOUSE CORNER: 2.27
 NW LOT CORNER: 1.09 SE HOUSE CORNER: 2.27
 NE LOT CORNER: 1.24 SW HOUSE CORNER: 2.27
 SW LOT CORNER: 1.24 SW HOUSE CORNER: 2.27
 AVERAGE GRADE: 1.90m (6.23')
 MINIMUM FCL: 2.47m
 BUILDING HEIGHT: 13.52m - 1.90m = 11.62m



THIS PLAN IS SUBMITTED FOR THE PURPOSE OF A RESIDENTIAL ACT ONLY.
 1. RESIDENTIAL ACT SUBMITTED TO 3.5m
 2. RESIDENTIAL ACT SUBMITTED TO 3.5m
 3. RESIDENTIAL ACT SUBMITTED TO 3.5m
 4. RESIDENTIAL ACT SUBMITTED TO 3.5m
 5. RESIDENTIAL ACT SUBMITTED TO 3.5m
 6. RESIDENTIAL ACT SUBMITTED TO 3.5m
 7. RESIDENTIAL ACT SUBMITTED TO 3.5m
 8. RESIDENTIAL ACT SUBMITTED TO 3.5m

TOWNHOUSE AT
8880-8720
NO. 2 ROAD
RICHMOND BC
SITE PLAN (1/F)

PROJECT NUMBER: 22-06
 ISSUED: 8/29/2025
 DRAWN BY: EL
 CHECKED BY:
 TELEPHONE: 22-06-INT-250829-82-2025

A2
 REZONE

RZ 22-021101



PROJECT NUMBER: 22-06
ISSUED: 8/29/2025
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 22-06_ENT_250829-RZ.DWG

REZONE



ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE SUITE 200
 VANCOUVER, BC V6H 1T5
 TEL (604) 555-2008

CONCEPT DESIGN, THIS PLAN AND
 ALL INFORMATION CONTAINED HEREIN
 ARE THE PROPERTY OF ERIC LAW
 ARCHITECT. NO PART OF THIS
 DOCUMENT IS TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT PERMISSION IN WRITING
 FROM ERIC LAW ARCHITECT.

1.	2024.04.18 FOR CITY REGINALD REVIEW
2.	2024.04.18 FOR CITY REGINALD REVIEW
3.	2024.04.18 FOR CITY REGINALD REVIEW
4.	2024.04.18 FOR CITY REGINALD REVIEW
5.	2024.04.18 FOR CITY REGINALD REVIEW
6.	2024.04.18 FOR CITY REGINALD REVIEW
7.	2024.04.18 FOR CITY REGINALD REVIEW
8.	2024.04.18 FOR CITY REGINALD REVIEW

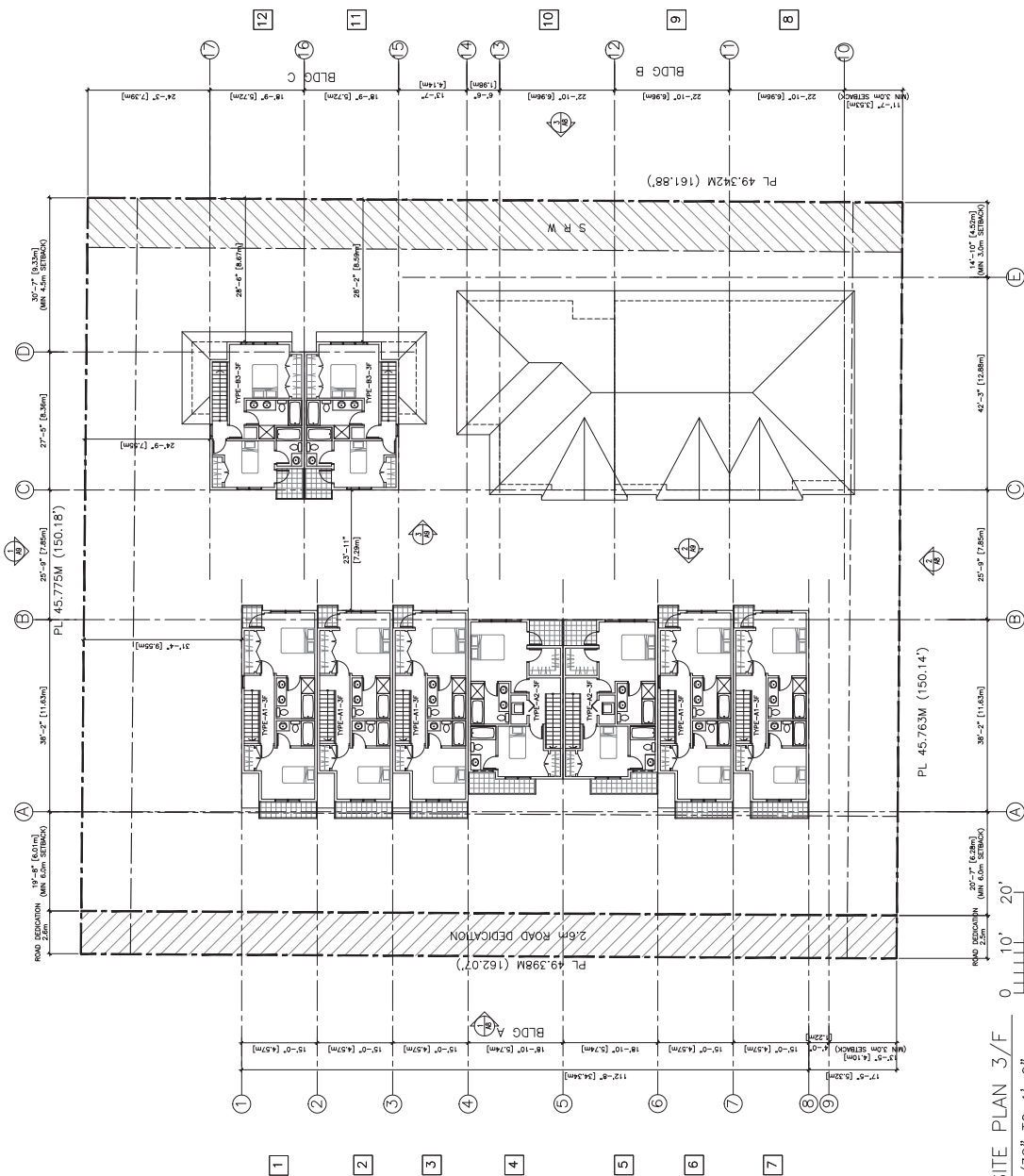


1.	2024.04.18 FOR CITY REGINALD REVIEW
2.	2024.04.18 FOR CITY REGINALD REVIEW
3.	2024.04.18 FOR CITY REGINALD REVIEW
4.	2024.04.18 FOR CITY REGINALD REVIEW
5.	2024.04.18 FOR CITY REGINALD REVIEW
6.	2024.04.18 FOR CITY REGINALD REVIEW
7.	2024.04.18 FOR CITY REGINALD REVIEW
8.	2024.04.18 FOR CITY REGINALD REVIEW

TOWNHOUSE AT
 8880-8720
 NO. 2 ROAD
 RICHMOND BC
 SITE PLAN (S/F)

PROJECT NUMBER:	22-06
ISSUED:	8/29/2025
DRAWN BY:	EL
CHECKED BY:	EL
TELEPHONE:	22-06-INT-202409-82-2025

A4
 REZONE



RZ 22-021101



ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE SUITE 200
 VANCOUVER, BC V6H 1T5
 TEL (604) 555-2009

CONCEPT DESIGN, PRELIMINARY DESIGN, PERMITTING, CONSTRUCTION ADMINISTRATION, POST-OCCUPANCY EVALUATION, INTERIOR DESIGN, FURNITURE, FIXTURES & EQUIPMENT, LANDSCAPE ARCHITECTURE, EXTERIOR LIGHTING, SIGNAGE, AV SYSTEMS, SECURITY SYSTEMS, AUDIO VISUAL SYSTEMS, SPECIALTIES, ETC.

- 1. 2024.01.15 FOR CITY REZONING REVIEW
- 2. 2024.01.15 FOR CITY REZONING REVIEW
- 3. 2024.01.15 FOR CITY REZONING REVIEW
- 4. 2024.01.15 FOR CITY REZONING REVIEW
- 5. 2024.01.15 FOR CITY REZONING REVIEW
- 6. 2024.01.15 FOR CITY REZONING REVIEW
- 7. 2024.01.15 FOR CITY REZONING REVIEW
- 8. 2024.01.15 FOR CITY REZONING REVIEW



THIS IS A PRELIMINARY DESIGN FOR THE PURPOSE OF ADDRESSING ACT ONLY.

7. 2024.01.15 FOR CITY REZONING REVIEW

8. 2024.01.15 FOR CITY REZONING REVIEW

9. 2024.01.15 FOR CITY REZONING REVIEW

10. 2024.01.15 FOR CITY REZONING REVIEW

11. 2024.01.15 FOR CITY REZONING REVIEW

12. 2024.01.15 FOR CITY REZONING REVIEW

13. 2024.01.15 FOR CITY REZONING REVIEW

14. 2024.01.15 FOR CITY REZONING REVIEW

15. 2024.01.15 FOR CITY REZONING REVIEW

16. 2024.01.15 FOR CITY REZONING REVIEW

17. 2024.01.15 FOR CITY REZONING REVIEW

18. 2024.01.15 FOR CITY REZONING REVIEW

19. 2024.01.15 FOR CITY REZONING REVIEW

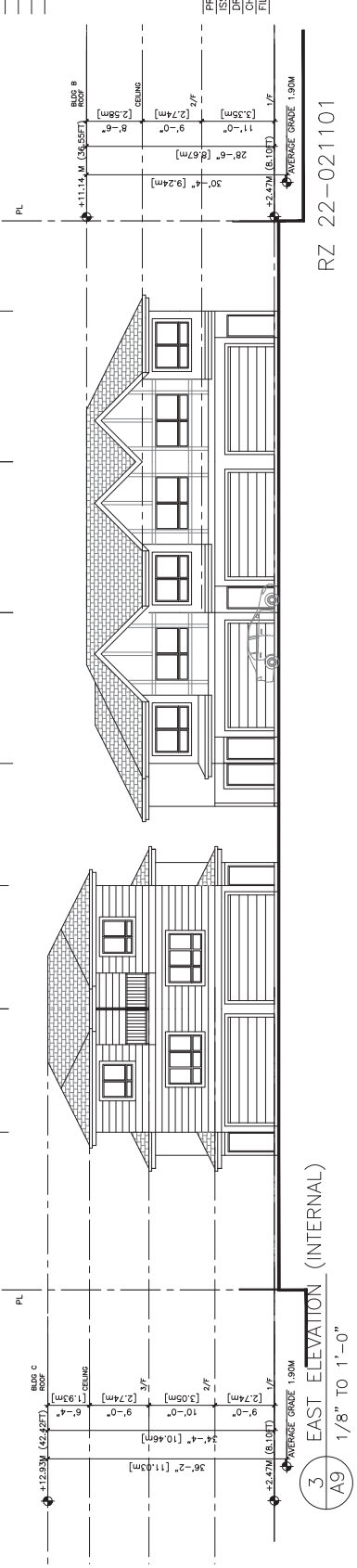
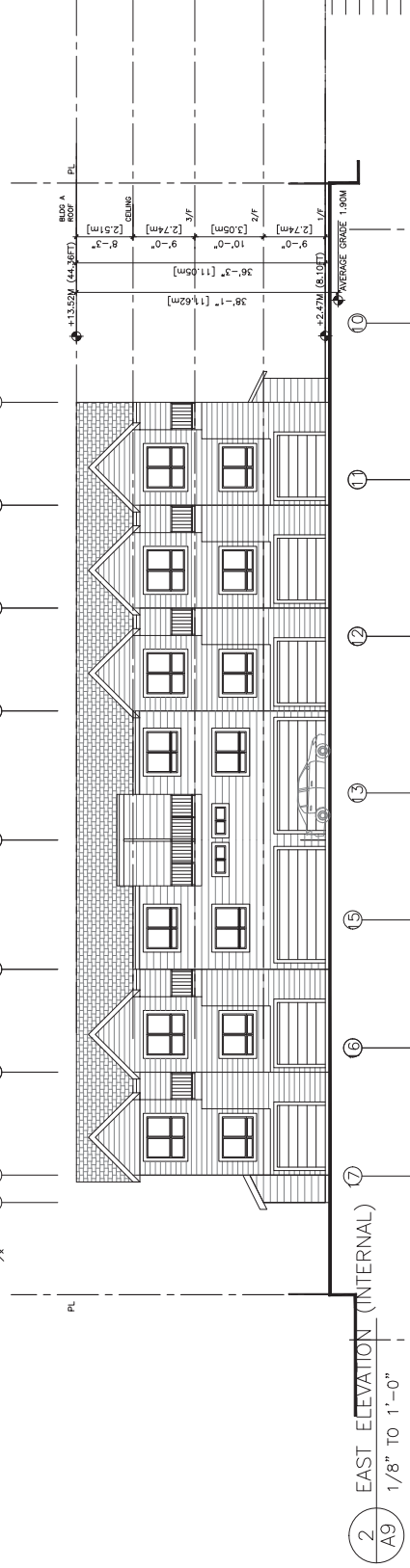
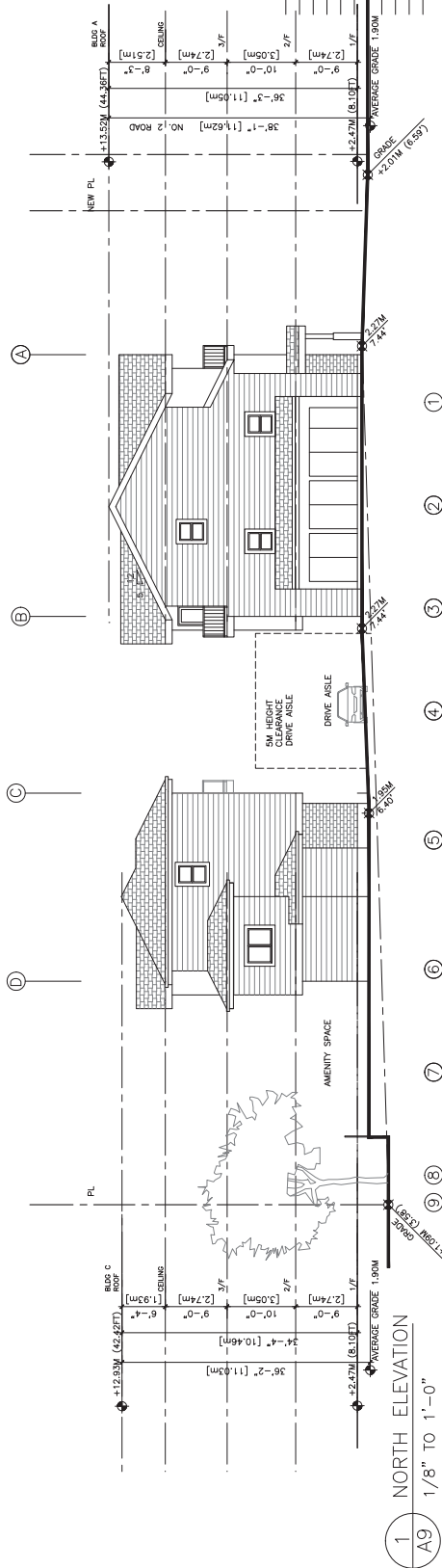
20. 2024.01.15 FOR CITY REZONING REVIEW

TOWNHOUSE AT
8880-8720
NO. 2 ROAD
RICHMOND BC
ELEVATIONS

PROJECT NUMBER: 22-06
 ISSUED: 8/29/2025
 DRAWN BY: EL
 CHECKED BY: EL
 ELEVATION: 22-06-INT-200829-8720-2

A9

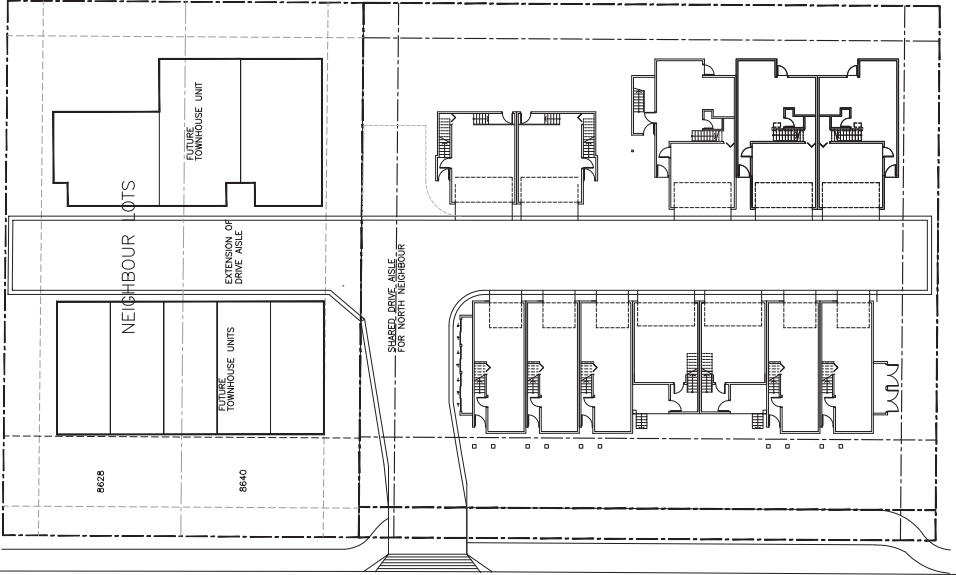
REZONE



ERIC LAW
ARCHITECT

ERIC LAW ARCHITECT
1000 WEST 10TH AVENUE SUITE 200
VANCOUVER, BC V6H 1T5
TEL (604) 555-2089

CONCEPT DEVELOPED, THIS PLAN AND
SECTION ARE THE PROPERTY OF ERIC LAW
ARCHITECT. NO PART OF THIS DOCUMENT
SHALL BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS, WITHOUT PERMISSION IN WRITING
FROM ERIC LAW ARCHITECT.



NO. 2 ROAD



THIS PLAN IS PREPARED FOR
THE PURPOSE OF SUBMITTING TO THE
CITY OF VANCOUVER FOR REVIEW.

- | | |
|-----|-------------------------------------|
| 1. | 2024.01.15 FOR CITY REZONING REVIEW |
| 2. | 2024.01.15 FOR CITY REZONING REVIEW |
| 3. | 2024.01.15 FOR CITY REZONING REVIEW |
| 4. | 2024.01.15 FOR CITY REZONING REVIEW |
| 5. | 2024.01.15 FOR CITY REZONING REVIEW |
| 6. | 2024.01.15 FOR CITY REZONING REVIEW |
| 7. | 2024.01.15 FOR CITY REZONING REVIEW |
| 8. | 2024.01.15 FOR CITY REZONING REVIEW |
| 9. | 2024.01.15 FOR CITY REZONING REVIEW |
| 10. | 2024.01.15 FOR CITY REZONING REVIEW |

TOWNHOUSE AT
8680-8720
NO. 2 ROAD
RICHMOND BC

NEIGHBOUR DEVELOPMENT

PROJECT NUMBER: 22-06
ISSUED: 8/29/2025
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 22-06-ENT_202508-8720.dwg

RZ 22-021101

















A11

REZONE

1 NEIGHBOUR DEVELOPMENT CONCEPT
1/16" TO 1'-0"

[illegible]

NOTE:
PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO LIAISON STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
BRIEF PLANTING TREES REQUIRED. BRIEF PLANTING TREES REQUIRED.

HARDSCAPE LEGEND	
 TRAVERTINE PANELS: TRAVERTINE COLOR GROUP AND OTHER SHADOW COLOR.	  
MODULINE SERIES PERMEABLE CONCRETE PANELS AND CURBNEY COLOR.	   
7742 CONCRETE PERMANENTLY PERMANENTLY SPECIFICATIONS	   
	   

LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 20' HT
	
	LETHBRIDGE JACKMAN LED BOLLARD

ALL FURNITURE TO BE SURFACE MOUNTED
AS PER MANUFACTURER'S SPECIFICATIONS.

<p>FURNITURE LEGEND</p>  <p>PAINTED COATED POWDER COATED TEXTURED SILVER</p>  <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>	 <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>  <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>	 <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>  <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>	 <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>  <p>WOODEN BENCH WOODEN BENCH WOODEN BENCH</p>
--	---	---	---

FENCE LEGEND	
SYMBOL	STYLE
	42" HT ALUMINUM FENC'NG
	4" HT. WOOD FENCING
	6" HT. WOOD FENCING

CLIENT: MAVIC HOMES
WITH: ERIC LAW ARCHITECT

1000 1000 1000

12 UNIT TOWNHOUSE DEV.
6880 - 8720 NO. 2 ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE _____

SIGNATURE OF OFFICIAL _____

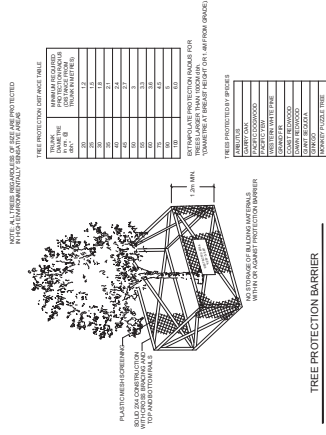
OFFICE _____

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

CHKD	0.6	0.4
OF4	0.6	0.4

77-155

00000-00000-00000





Address: 8680, 8700, 8720 No. 2 Road

File No.: RZ 22-021101

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10701, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** Approximately 2.60 metre road dedication along the entire No. 2 Road frontage. Exact road dedication to be confirmed and demonstrated through a functional design for the required road frontage improvements to be prepared by the applicant.
3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. **(Arborists Contract)** 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. **(Tree Replacement Security)** Submission of a Landscape Security in the amount of \$4,500.00 (\$750.00/tree) to ensure that a total of eight (8) replacement trees are planted and maintained on the lot proposed (for a total of 12 trees on-site); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
6. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$60,000.00 for four (4) on-site trees to be retained.
7. **(Tree Protection Fencing)** 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.
8. **(Access to Future Development Site)** Registration of a public rights-of-passage statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full internal drive-aisle of the subject site to facilitate future shared development access for properties to the north and south, 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.
9. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
10. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one (1) secondary suite is constructed on the proposed site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
11. **(No Stratification – Secondary Suite)** Registration of a legal agreement on title ensuring that the lock-off secondary suite cannot be stratified.
12. **(Tandem Parking – No Conversion)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
13. **(No Rental and Age Restrictions)** 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.
14. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:

- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.06	13,764 ft ²	\$14,589.84

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
15. **(Contribution – Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$24,792) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
16. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$165,168.00) to the City's Affordable Housing Fund. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council, the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a City's Bulletin.
17. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer to voluntarily contribute \$3.09 per buildable square foot (e.g. \$42,540.76) to the City's Affordable Housing Reserve Fund. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council, the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a City's Bulletin.
18. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

- (Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
- (Acoustical and Thermal Report)** Complete an acoustical and thermal 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. 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

- (Energy Efficiency Report)** 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 BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** 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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Servicing Agreement)** 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:

A. Transportation Works:

The developer is responsible for the design and construction of the following frontage improvements and the transition of these improvements to the existing conditions outside of the development site frontage to the satisfaction to the City. Note that while the list below provides a general description of the minimum frontage work requirement, the exact details and scope of the frontage works shall be confirmed through the Servicing Agreement design Review process to the satisfaction of the City.

Frontage Improvements

The following frontage upgrades will be required at the applicant's cost:

- The existing driveways along the site's No. 2 Road frontage shall be closed permanently. The applicant is responsible for the removal of the existing driveway letdowns and replace with barrier curb and gutter, sidewalk, and boulevard as specified below.
- The applicant shall be required to construct the following along the full frontage of the subject site along No. 2 Road, at the applicant's cost:
 - From east to west, starting at the new west property line after road dedication:
 - 3.0 m wide sidewalk clear of any above grade utilities and encroachments
 - Minimum 0.6 m wide landscaped boulevard;
 - Additional 1.9 m wide boulevard clear of street trees, above-grade utilities and other permanent fixtures. This area shall be used for future road widening purposes.
 - 0.15 m curb and gutter to match align with existing curb and gutter.
 - New sidewalk fronting the property shall transition to meet existing sidewalks to the north and south of the subject site through a reverse curve design (e.g. 3.0 m x 3.0 m).

Development Vehicular Access

- One new driveway access is to be constructed to meet the requirements of the City of Richmond's engineering Design Specifications.

B. Water Works:

- a) Using the OCP Model, there is 599 L/s of water available at a 20 psi residual at the No 2 Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- c) 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 the proposed land use.

- 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 via the servicing agreement process.
- iv) Cut and cap all existing water service connections and remove all existing water meters.
- v) Install a new water service connection complete with water meter chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- d) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

C. Storm Sewer Works:

- a) 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) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

D. Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Cut and cap all existing sanitary sewer service connections and remove associated inspection chambers.
 - iii) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

E. Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.

F. General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) 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.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the 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
- iv) Provide a video inspection report of the existing UTILITIES along the ROAD frontages 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 ground preparation shall be replaced or repaired at the Developer's cost.
- v) 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.
- i) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- iii) 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

September 03, 2025

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10701 (RZ 22-021101)
8680, 8700 and 8720 No. 2 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. 004-264-878

Lot 235 Section 19 Block 4 North Range 6 West New Westminster District Plan 55795

P.I.D. 003-778-428

Lot 236 Section 19 Block 4 North Range 6 West New Westminster District Plan 55795

P.I.D. 004-193-121

Lot 237 Section 19 Block 4 North Range 6 West New Westminster District Plan 55795

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10701”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER