

# Report to Development Permit Panel

To:

Development Permit Panel

Date:

April 22, 2020

From:

Wayne Craig

File:

DP 19-853070

Director, Development

Re:

Application by Eric Law Architect Inc. for a Development Permit at 9091

and 9111 No. 2 Road

# **Staff Recommendation**

That a Development Permit be issued which would:

- 1. Permit the construction of eight townhouse units at 9091 and 9111 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum lot width from 50.0 m to 40.7 m;
  - b) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
  - c) Increase the allowable small car parking spaces from 0 to 42% (8 spaces).

Wayne Craig

Director, Development

(604-247-4625)

WC:jr Att. 3

# **Staff Report**

# Origin

Eric Law Architect Inc. has applied to the City of Richmond for permission to develop eight townhouse units and one secondary suite at 9091 and 9111 No. 2 Road. The site is being rezoned from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone for this project under Bylaw 9880 (RZ 16-754046), which received third reading at the Public Hearing on September 4, 2018. The site previously contained two single-family dwellings, which have been demolished.

A Servicing Agreement is required as a condition of final adoption of the rezoning bylaw and includes, but is not limited to, the following off-site improvements:

- New concrete sidewalk and landscaped boulevard along the No. 2 Road frontage.
- Upgrade of the existing northbound bust stop on No. 2 Road at Maple Road to provide concrete bus pad and pre-ducting for bus shelter electrical connections.

# **Development Information**

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

# **Background**

Development surrounding the subject site is as follows:

- To the north and west: Two-storey townhouses on a lot zoned "Low Density Townhouses (RTL1)", with vehicle access from Lackner Crescent.
- To the east, across No. 2 Road: Single-family and duplex dwellings on lots zoned "Single Detached (RS1/E)", with vehicle access from No. 2 Road.
- To the south: Three single-family dwellings on lots zoned "Single Detached (RS2/B)," with vehicle access from Maple Road.

# **Rezoning and Public Hearing Results**

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along No. 2 Road.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.

- Review of relevant accessibility features, including aging-in-place features in all units, and the provision of a convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve Step 3 of the BC Energy Step Code.

The Public Hearing for the rezoning of this site was held on September 4, 2018. At the Public Hearing, one written submission was received from a resident directly south of the subject site. The resident expressed the following concerns about the proposed rezoning:

- Proposed vehicle access to No. 2 Road will increase traffic and decrease road safety.
- Taller building form will negatively impact privacy of adjacent properties.

Staff worked with the applicant to address these issues in the following ways:

- Four trees previously identified for removal are now proposed to be retained after extensive modification of the site grading and outdoor amenity area.
- New coniferous trees are proposed along the south property line for additional screening.
- The shared outdoor amenity space has been enlarged to include both passive and active recreation spaces. Further details are provided in the Landscape section.
- The convertible unit has been redesigned to include space for a future vertical lift.
- The ground floor setback for the south-facing units has been increased slightly, with additional increases on the second and third storeys. The resulting building massing steps down to two storeys within 9.5 m of the adjacent single-family dwellings.
- The applicant has conducted energy modelling and has confirmed that the proposed development will achieve Step 3 of the BC Energy Step Code. Further details are provided in the Sustainability section.

# **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Density Townhouses (RTL4)" zone except for the zoning variances noted below.

# Zoning Compliance/Variances (staff comments in bold italics)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum lot width from 50.0 m to 40.7 m.

The subject site is limited to two lots resulting from the recent redevelopment of the property at the corner of No. 2 Road and Maple Road. There is no possibility of lot consolidation with additional properties to the north or south at this time. Staff support this variance as the applicant has demonstrated the ability to meet the design objectives of the Arterial Road Guidelines for Townhouses.

2. Reduce the minimum front yard setback from 6.0 m to 4.5 m.

The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard interface is deemed necessary, provided that there is an appropriate interface with neighbouring properties. As the rear yard of the subject site abuts the side yard of the neighbouring townhouses to the west, the applicant has provided a deeper side yard setback between the proposed townhouses and the existing single-family dwellings to the south. A 2.0 m wide road dedication along the entire No. 2 Road frontage is required for future road widening, although no road widening will occur at this time. Until No. 2 Road is widened, the proposed townhouses will be set back 9.2 m from the back of the existing curb. The setback from the future curb would be approximately 7.2 m.

3. Increase the allowable small car parking spaces from 0 to 42% (8 spaces).

Richmond Zoning Bylaw 8500 permits small car parking spaces only when more than 31 parking spaces are proposed on-site. The proposed eight-unit townhouse project will provide 17 residential and two visitor parking spaces on-site. Transportation staff support the proposed variance to allow one small car parking space in each of the seven side-by-side double car garages and one small parking space for the proposed secondary suite. The eighth unit will have two regular car parking spaces in a tandem arrangement

# **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) reviewed the proposal on January 9, 2020 and supported the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the ADP Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in 'bold italics'.

### **Analysis**

# Conditions of Adjacency

- The subject site abuts single-family dwellings to the south, and two-storey townhouse dwellings to the north and east. These interfaces have informed the height, massing, and site planning of the proposal.
- Most of the site will be raised with fill to achieve the required Flood Construction Level, except no fill is proposed within the rear yard Statutory Right-of-Way (SRW), which contains the municipal sanitary sewer. Site grade along the north property line will be 1.62 m, which will require a retaining wall between 0.5 m to 0.6 m (1.5 to 2 ft.). The proposed fence on top of the wall will be limited to a maximum of 1.2 m (4 ft.) to provide a sensitive interface with the adjacent property. Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed appropriately.
- The site will be raised with fill along the south property line as well, where there is an
  existing retaining wall from the redevelopment of the three properties to the south. The
  resulting site grade will be slightly lower than the neighbouring properties, and the existing
  retaining wall and fence will be retained. New trees are proposed along the south property
  line for additional screening.

- The south-facing units adjacent to the single-family dwellings have increased setbacks to the property line on each level: 4.75 m at ground level, 6.73 m at the second storey, and 9.48 m at the third storey. Third storey living spaces are oriented toward the internal driveway and south-facing clerestory windows are proposed in the stairway.
- The north-facing units adjacent to the front yards and driveway of the townhouse dwellings have living spaces oriented primarily to the east and west in order to mitigate overlook. North-facing windows on the third storey are limited to small privacy windows in the bathrooms, with bedroom windows facing east and west.

# Urban Design and Site Planning

- Vehicular access to the proposed development is from a single driveway to No. 2 Road located in the centre of the site frontage. Eight three-storey units are arranged on a T-shaped drive aisle.
- An SRW allowing access through the site to future developments to the north has been secured through the rezoning process.
- The design of the drive aisle includes visual cues to both indicate future extension and mark the transition to future development sites, including contrasting permeable paving at the driveway end, easily removable landscaping, and notification signage.
- Units fronting No. 2 Road have direct pedestrian access from the street, and rear units have access from the drive aisle.
- One secondary suite is proposed in Unit 4 and is accessed from the drive aisle. The suite is 25 m<sup>2</sup> (269 ft<sup>2</sup>) and includes distinct kitchen, living, and bathroom areas. Parking for the secondary suite is not required in Richmond Zoning Bylaw 8500, however a dedicated parking stall was secured through the rezoning and is located adjacent to the suite.
- The four south units have a north-south orientation in order to provide a more sensitive interface with the rear yards of the adjacent single-family dwellings.

# Architectural Form and Character

- The proposal is characterized by a "West Coast Modern" architectural style, which typically includes simple lines, deep eaves, neutral colours, and use of natural materials.
- The four proposed buildings have a unified material and colour palette, but differ slightly in their massing in response to the immediate context.
- The two buildings along the south property line have pitched roofs angling toward the adjacent single-family dwellings, providing a more gradual transition. Cedar soffits provide a contrasting element that emphasizes the roof overhang. Wood pattern vinyl siding provides an additional "natural" element, though with easier long-term maintenance.
- The two buildings along the north property line are more square, with a contrasting window box on the middle storey to break up the vertical massing. The roof line is close to flat, with a slight downward angle to address rainwater. Like the other two buildings, Cedar soffits and wood pattern vinyl siding provide a warm natural element on an otherwise monochromatic building.

# Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, where seven on-site trees were identified to be retained and protected, and 22 on-site trees were identified for removal, and 19 replacement trees were proposed. However, the proposed on-site tree retention has been revised through the review of the Development Permit. A revised tree retention plan is provided in Attachment 3.
- Four trees previously identified for removal (Tag # 16-19) due to proposed grade changes are now proposed to be retained and protected, as the site plan has been modified to eliminate the grade change along the west property line.
  - The grade change was originally proposed to address the high Flood Construction Level (FCL) and to allow barrier-free access to the shared outdoor amenity area from a level drive aisle. Achieving this would require construction of a retaining wall along the west property line and raising the site grade in this location by a minimum of 1.0 m, which would have negatively impacted Trees # 16-19. Overall there is an approximately 1.7 m difference between existing site grade and the minimum FCL.
  - The site grading and design of the outdoor amenity area were reviewed extensively through the Development Permit, resulting in significant changes to the proposed site grade including elimination of the retaining wall, sloping the drive aisle to the edges of the site, and lowering the drive aisles and several garages below the FCL. As garages are not considered habitable space they can be located below the FCL.
  - The revised proposal maintains barrier-free access to the shared outdoor amenity area via the sloping drive aisle and allows additional trees in the amenity area to be retained at existing grade. The additional trees form a small grove that separates the outdoor amenity area into two distinct parts.
- One of the trees identified for retention (Tag # 1) declined in health and was determined to be at risk of failure. This tree has been removed out of concern for public safety. Replacement trees are required at a 2:1 ratio as per the OCP.
- The revised proposal includes retention of 10 on-site trees, removal of 19 on-site trees, and planting of 21 replacement trees. A \$12,500 contribution to the City's Tree Compensation Fund in lieu of replacement trees that cannot be accommodate on the development site was secured through the rezoning application.
- Tree retention measures secured through the rezoning application include tree protection fencing, a \$40,000 survival security, and submission of a contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained, including a post-construction assessment report to be submitted to the City.
- The proposed new trees include a mix of coniferous and deciduous species to allow for seasonal interest and a variety of habitats.
- The proposal provides a pedestrian-oriented streetscape along No. 2 Road, including landscaped front yards for each of the three units, decorative fencing, and new trees.
- Private outdoor space is provided for each unit consistent with the OCP. Each of the units
  has a private outdoor space at grade and a small balcony on the third storey. All of the
  balconies are oriented inward to reduce overlook to the adjacent properties.
- A shared outdoor amenity area is provided at the rear of the site, across from the driveway access, and is significantly larger than the minimum requirement identified in the OCP. The driveway slopes gently toward the amenity area in order to provide barrier-free access while

- maintaining the existing site grade in the critical root zone of retained trees. There are ten trees to be retained in this area.
- The shared outdoor amenity area includes natural play elements, open lawn space, and bench seating to provide for a range of recreation activities. A small play panel structure is provided adjacent to the open lawn space. The choice of play equipment is constrained by the available area and its location within a utility SRW. Tree retention in the middle of the amenity area further constrains the ability to provide adequate fall zones for larger play equipment.
- Permeable pavers are proposed for the vehicle entrance, visitor parking, and each end of the drive aisle for better water infiltration.
- Automatic irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$76,479.28 prior to issuance of the Development Permit.
- An \$8,000 contribution towards development of City facilities in lieu of providing indoor amenity space was secured through the rezoning application.

# Crime Prevention Through Environmental Design

- Low fencing with latch gates is provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. Lower 1.2 m (4 ft.) fencing is proposed on top of the proposed retaining wall along the north property line, providing a more sensitive interface with the adjacent property while still screening headlight glare from the drive aisle.
- Bollard lighting is proposed in the shared outdoor amenity area and beside the mailbox.
- Contrasting permeable pavers at the site entrance clearly mark the transition to the private drive aisle, creating defensible space. The same paving treatment is used at the northern extend of the drive aisle, and will provide a visual marker separating the property from future developments sharing the drive aisle.

# Sustainability

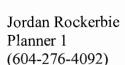
- The applicant has confirmed that the proposed development will meet or exceed Step 3 of the BC Energy Step Code for Part 9 Buildings.
- Sustainability initiatives include heat pumps, increased air tightness, pre-ducting for solar hot water heating, and high efficiency appliances.
- Level 2 EV charging is provided in each garage consistent with the Zoning Bylaw requirements.

# Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The unit is designed with a closet on each floor that can be converted to a vertical lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



JR:blg

The following are to be met prior to forwarding this application to Council for approval:

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9880.
- Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$76,479.28.
   NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

# Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Advisory Design Panel Minutes

Attachment 3: Revised Tree Retention Plan



# **Development Application Data Sheet**

**Development Applications Department** 

DP 19-853070	Attachment 1
Address: 9091 & 9111 No. 2 Road	
Applicant: Eric Law Architect Inc.	Owner: _1151418 BC Ltd.
Planning Area(s): Blundell	

Floor Area Gross: 1,300 m² (13,997 ft²) Floor Area Net: 940.44 m² (10,123 ft²)

	Existing	Proposed
Site Area:	1,649.3 m <sup>2</sup>	1,567.4 m <sup>2</sup>
Land Uses:	Single-family dwellings	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Two single-family homes	Eight townhouses and one secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Lot Coverage – Buildings:	Max. 40%	35.8%	None
Lot Coverage – Non-Porous:	Max. 65%	59.1%	None
Lot Coverage – Live Landscape:	Min. 25%	30.9%	None
Setback – Front Yard (East):	Min. 6.0 m	4.5 m	Vary by 1.5 m
Setback – Side Yard (North):	Min. 3.0 m	3.08 m	None
Setback – Side Yard (South):	Min. 3.0 m	4.69 m	None
Setback – Rear Yard (West):	Min. 3.0 m	4.54 m	None
Height (m):	Max. 12.0 m	11.21 m	None
Lot Size – Area:	None	1,567.4 m <sup>2</sup>	None
Lot Size – Width:	50.0 m	40.7 m	Vary by 9.3 m
Off-street Parking Spaces – Resident (R) / Visitor (V):	16 (R) and 2 (V)	16 (R) and 2 (V)	None
Small Car Parking Spaces:	None where fewer than 31 spaces are provided on site	8 (42%)	Vary to allow 8 small car parking spaces
Accessible Parking Spaces:	0	0	None

Secondary Suite Parking Spaces:	None (however, one space was secured through the rezoning)	1	None	
Total off-street Spaces:	18	19	None	
Tandem Parking Spaces:	Up to 50% of resident spaces	2 (12.5%)	None	
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None	
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit	126.5 m² (15.8 m² per unit)	None	

### Attachment 2

# Excerpt from the Minutes from The Design Panel Meeting

Thursday, January 9, 2020 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

## DP 19-853070 - 8-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT

ARCHITECT:

Eric Law Architect

LANDSCAPE ARCHITECT:

PMG Landscape Architects Ltd.

PROPERTY LOCATION:

9091 and 9111 No. 2 Road

# **Applicant's Presentation**

Eric Law, Eric Law Architect, and Denitsa Dimitrova, PMG Landscape Architects, presented the project and together with John Hsiung, Terra West Properties, answered queries from the Panel on behalf of the applicant.

# **Panel Discussion**

Comments from Panel members were as follows:

- appreciate the applicant incorporating aging-in-place features for all the townhouse units;
- support the provision for future installation of a vertical lift in the convertible unit; ensure that the elevator will have the following features to provide accessibility to users with disabilities: (i) elevator should be properly located and size of the elevator platform should be adequate, (ii) doors should be positioned on the narrow side, and (iii) comply with the dimensional requirements provided on manufacturer's website;

The elevator size and shaft width are in accordance to the manufacturer. The sizes are indicated on A8. The doors are indicated on the narrow side. Please see A8.

- consider installing weather protection over the mailbox located in the outdoor amenity area;
  - A shed cover is proposed over the mail box for weather protection. Please see A10.
- consider installing pocket doors for all washrooms in the convertible unit;
  - Pocket doors are indicated in the convertible bedroom and at living room level.
- the proposed modern contemporary design for the townhouse development does not fit well into the neighbourhood; (Note: In response to this Panel comment, the applicant advised that the market segment targeted for the project is the younger generation, who have expressed preference for the proposed West Coast contemporary design of the

- project. Noting the applicant's response, the Panel member making this comment then voiced their support for the design of the project); **Noted**
- understand the constraints of the small site; however, the proposed location of the bench in the outdoor amenity area presents a CPTED concern as it is tucked in and not visible from the entry to the outdoor amenity area; consider relocating the bench further south to enhance its visibility;
  - Bench in amenity area has been relocated so it will be more visible from the entry to the outdoor amenity area. Please see L1 for your reference.
- the design of the outdoor amenity area is more cohesive in the model than in the drawings;
  - Design of the outdoor amenity area has been revised to be more cohesive with the model. Please see L1 for your reference.
- the proposed species of deciduous trees to replace the conifer trees to be removed along the south property line will not provide the same quality of buffering to the adjacent single-family homes to the south of the subject site;
  - More conifer trees have been proposed on the south property line providing better buffering to the adjacent single-family home. Please see L1 for your reference.
- the applicant is encouraged to provide a list of measures to take into account in the design of the project in order to achieve the Step Code requirements as these may impact the final shape and form of the duplex buildings;
- List of additional sustainability items are indicated on the drawings A8.
- the architectural drawings should reflect the applicant's intent that the flat roofs of two duplex buildings would be sloped by two percent at the back; applicant should be mindful of the extensive ventilation requirements for the attic space of buildings with low-pitched roofs;
  - The flat roofs have been adjusted to a sloping roof. An inverted roof system will be proposed. This consists of putting rigid insulation on top of roofing sheathing. Cross ventilation will not be required in this inverted roof system.
- ensure the provision of mechanical ventilation for the garbage room due to the location of a kitchen window above it in order to avoid potential odour issues;
  - The location of kitchen is adjusted so that the kitchen window is away from garbage room.
- overall massing is successful; breaking down the massing into four small duplex buildings fits well into the neighbourhood; *Noted*
- appreciate the design of the two buildings with roofs sloping down towards the adjacent single-family homes to the south; *Noted*
- the three-storey buildings with flat roofs appear boxy and do not fit as well into the current character of the neighbourhood; however, these two buildings would potentially blend into the neighbourhood as the neighbourhood character changes over the long-term; Noted

 applicant is advised to incorporate drainage requirements (e.g., installation of water leaders) for the two buildings with flat roofs at this stage of the project as these might potentially change the clean look and "purity" of the design of the two buildings;

# The flat roof is adjusted to be sloping roof as commented above.

- support the proposed setback variances for the project as the increased setbacks in the upper levels of the buildings provide a better interface with adjacent developments; *Noted*
- consider relocating the bicycle rack from the site entry (adjacent to No. 2 Road) to the interior of the site to address potential CPTED issues;

Bike rack has been relocated to the area between Buildings C and D. Please see L1 for your reference.

• the design of the units with sloping roofs adjacent to the single-family homes to the south is successful; however, the two buildings with flat roofs do not fit as well with the neighbouring multi-family and single-family homes which have pitched roofs; consider introducing a slope higher than the proposed two percent (i.e., at least a nine percent slope) to better integrate the project with the neighbourhood;

# The flat roof is adjusted to be sloping roof as commented above.

• consider mimicking the colours and materials used in the neighbourhood to enable the project to blend well with the character of the neighbourhood;

We consider that the proposed colours work in contemporary design as it will blend into the neighbourhood as the neighbourhood character changes over the long-term as commented above.

• the upper sloping roofs of units on the south side are not well resolved as these appear in between flat and sloping; consider further resolution to make them appear either flat or sloping;

# The flat roof is adjusted to be a sloping roof as commented above.

• support the Panel recommendation to relocate the bicycle rack in close proximity to No. 2 Road to the interior of the site in view of CPTED concerns;

# Bike rack has been relocated as suggested.

• the applicant has done a good job on all the building facades; however, the applicant is advised to take into consideration the detailing of the hardie panels that are extensively used in the project as it may impact the end quality of the facades; and

A recessed reveal joints detail is indicated on A11. This will ensure a clean panel looking building façade.

 consider further articulation to the exposed cast concrete at the base of the buildings for easier maintenance and to mitigate potential construction issues' negative impact on the exterior design of the buildings.

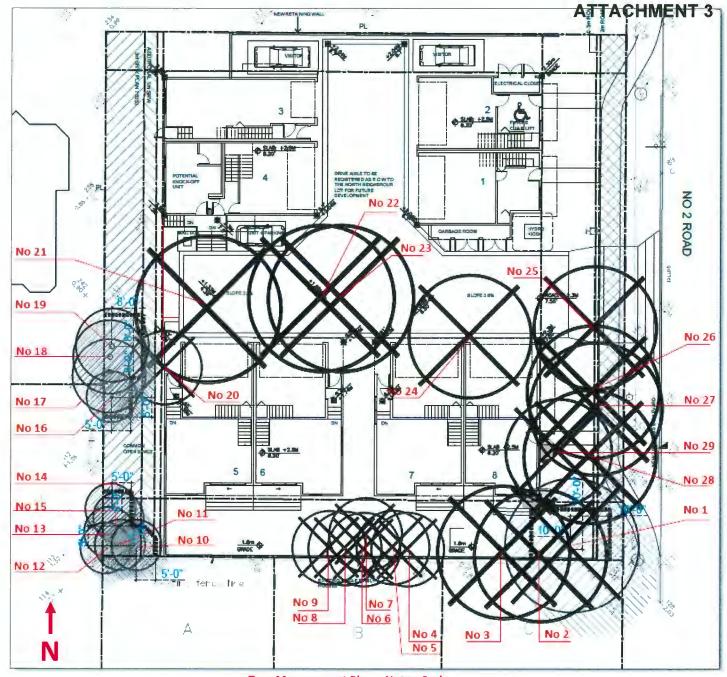
The concrete base will be painted to match the panel colour as shown on colour elevations.

# **Panel Decision**

It was moved and seconded

That DP 19-853070 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

**CARRIED** 



Tree Management Plan - Not to Scale

TREE	SPECIES	DBH	SPREAD
#	(Botanical name)	(cm)	(m) est.
	Cedar		
1	(Thuja plicata)	48	2m
	Douglas Fir		
2	(Pseudotsuga menziesii)	43	3.5m
	Cedar		
3	(Thuja plicata)	43	2m
	Cedar		
4	(Thuja plicata)	36	2m
	Cedar		
5	(Thuja plicata)	42	2m
	Apple		
6	(Malus sp.)	28	2m
	Cedar		
7	(Thuja plicata)	26	3.5m
	Cedar		
8	(Thuja plicata)	29	3m
	Cedar		
9	(Thuja plicata)	43	3m
	Cedar	20	
10	(Thuja plicata)	per survey	2.5m

	Cedar	20	
11	(Thuja plicata)	per survey	3.5m
	Cedar	22	
12	(Thuja plicata)	per survey	2.5m
	Cedar	22	
13	(Thuja plicata)	per survey	2.5m
	Cedar	22	
14	(Thuja plicata)	per survey	2.5m
	Cedar	22	
15	(Thuja plicata)	per survey	2.5m
	Cedar		
16	(Thuja plicata)	23	3.5m
	Cedar		
17	(Thuja plicata)	19	3m
	Cedar	•	
18	(Thuja plicata)	29	3m
	Cedar		
19	(Thuja plicata)	35	3.5m
	Birch	56	
20	(Betula sp.)	combined	4m

21	Pine (Pinus sp.)	51	5m
22	Cedar (Thuja plicata)	65	5m
23	Cedar (Thuja plicata)	63	5m
24	Cherry (Prunus sp.)	55 per survey	3.5m
25	Douglas Fir (Pseudotsuga menziesii)	62	6m
26	Douglas Fir (Pseudotsuga menziesii)	39	3.5m
27	Sweetgum (Liquidambar styraciflua)	49	5m
28	Douglas Fir (Pseudotsuga menziesii)	45	3.5m
29	Apple (Malus sp.)	31 combined	4m



# **Development Permit**

No. DP 19-853070

To the Holder: ERIC LAW ARCHITECT INC.

Property Address: 9091 AND 9111 NO. 2 ROAD

Address: C/O #213 - 288 WEST 8<sup>TH</sup> AVENUE

VANCOUVER, BC V5Y 1N5

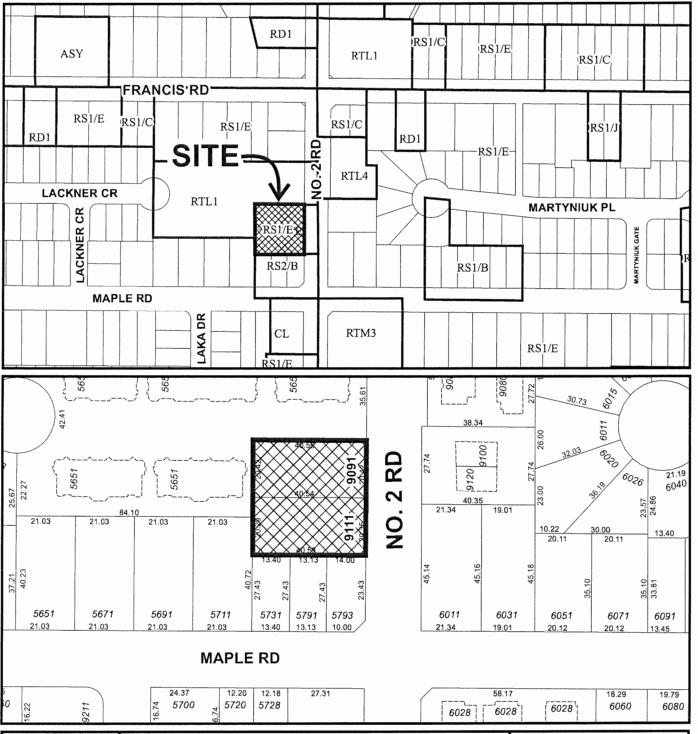
1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum lot width from 50.0 m to 40.7 m;
  - b) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
  - c) Increase the allowable small car parking spaces from 0 to 42% (8 spaces).
- 4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #20 attached hereto.
- 5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$76,476.28 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# **Development Permit** No. DP 19-853070

To the Holder:	ERIC LAW ARCHITECT INC.
Property Address:	9091 AND 9111 NO. 2 ROAD
Address:	#213 - 288 WEST 8 <sup>TH</sup> AVENUE VANCOUVER, BC V5Y 1N5
AUTHORIZING RESOLUTEDAY OF ,	ION NO. ISSUED BY THE COUNCIL THE
DELIVERED THIS D	AY OF , .
MAYOR	







DP 19-853070 SCHEDULE "A"

Original Date: 02/12/19

Revision Date:

Note: Dimensions are in METRES

# PROPOSED TOWNHOUSE DEVELOPMENT AT 9091 & 9111 NO.2 ROAD, RICHMOND, BC

DATA	
DEVELOPMENT	

ND, BC	NORTH, RANGE 7 WEST, NWD PLAN 1790	ORIGINAL 1,649.3 SM (17,752 SF) AFTER 2M ROAD DEDICATION 1567.4 SM (16E	
9091 & 9111 NO 2 ROAD, RICHMOND, BC	LOT 1 & 2, SECTION 10, BLOCK 4	ORIGINAL 1,649.3 SM (17,752 SF) A	CURRENT: RS1/E
(A) CIVIC ADDRESS:	(B) LEGAL DESCRIPTION:	(C) LOT AREA:	(D) ZONING USE

LEGAL DESCRIPTION:	- K	Z, SECTION	IO, BECCA	4 NORIE,	NANGE.	/ WESI,
LOT AREA:	ORIGINAL	MS 5.649'1	ORIGINAL 1,649.3 SM (17,752 SF) AFTER 2M ROAD DEDICATION	AFTER 2N	A ROAD	DEDICATION
ZONING USE	CURRENT:	RS1/E				

ORIGINAL 1,649.3 SM (17,752 SF) AFTER 2M ROAD DEDICATION 1567.4 SM (16875 SQ. FT.)	S SM	(17,752	SF)	AFTER	2M	ROAD	DEDICATION	1567.4	SM	(16875	SQ. FT.)	
CURRENT: RS1/E												
PROPOSED: RTL4							,					
CURRENT ZONING	(1)		PRG	PROPOSED REZONING	REZ	ONING						
(UNDER RS1/E ZONING)	ZONING	Œ.	(RTL4)	4					PR	OPOSED	PROPOSED DEVELOPMENT	

PROPOSED DEVELOPMEN	(RTL4)	(UNDER RS1/E ZONING)
	PROPOSED RECONING	CORRENI ZONING

0.60 10,123 SF FAR FLOOR AREA (VARIANCE REQUIRED FOR 40M WIDE FRONTAGE)	B UNITS	35.8% (6049 SQ. FT.) LIVE PLANT — 30.9% (SEE LANDSCAPE) PERMEABLE PAVER — 10% (SEE LANDSCAPE) NON-POROUS — 59.1%
0.60 TOTAL FAR FLOOR AREA 0.60 X1,567.4 SM = 940.44 SM (10,123 SF)	8 UNITS	MAX - 40% (6750 SQ. FT) LIVE PLANT MIN - 25% NON-POROUS MAX - 65%
0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	1 PER LOT	MAX - 45%
(E) FLOOR AREA RATIO	(F) NUMBER OF UNIT:	(G) BUILDING COVERAGE:

MAX — 45% MAX — 40% (6750 SQ. FT)  LIVE PLANT MIN — 25% LIVE PLANT MIN — 25% LIVE PLANT — 30.9% (SEE LANDSCAPE)  NON—POROUS MAX — 65% PERMEABLE PAVER — 10% (SEE LANDSCAPE)  NON—POROUS — 59.1%  MAX HEIGHT — 9M MAX MAIN BUILDING HEIGHT — 12M FRONT YARD FACING NO. 2 — 6M FRONT YARD FACING NO. 2 — 4.5M (14*—9*)  SIDEYARD — 2M SIDE YARD — 3M NORTH SIDE YARD — 3.0M (10*—1*)
--

(H) BUILDING HEIGHT: (I) SETBACK:

LIND	MAX MAIN BUILDING HEIGHT — 12M FRONT YARD FACING NO. 2 — 6M SIDE YARD — 3M REAR YARD — 3M
,	1 PER LOCKOUT UNIT X1=1 0.2 VISITOR PARKING / UNIT X B = 2

2 PER DWELLING

(J) PARKING:

- 3.08M (10'-1") - 4.69M (15'-5") AT 1/F - 5.73M (22'-1") AT 2/F

NORTH SIDE YARD SOUTH SIDE YARD

WEST REAR YARD RESIDENTIAL PARK

2 PER DWELLING UNITS X8 = 16	1 PER LOCKOUT UNIT X1=1	0.2 VISITOR PARKING / UNIT X $8 = 2$	TOTAL = 19 REQUIRED	VISITOR BICYCLE	RESIDENTIAL BICYCLE STORAGE	1 25 DEP DWELLING LINIT VR-10

8 SMALL (VARIANCE REQUIRED FOR SMALL PARKING) 2 REGULAR IN TANDEM ARRANGEMENT

7 REGULAR

2 REGULAR LANGE





(K) OUTDOOR SPACE:

OPEN AMENITY SPACE= 6 SM PER UNIT OUTDOOR AMENITY X8= 48 SM (517 SF) PROVIDED:

126.5 SM (1362 SQ. FT.)

DRAWING LIST

NO 2 ROAD

 $\overline{\mathcal{O}}$ 

A1— DEVELOPMENT SUMMARY
A2— SITE PLAN (1F)
A3— PARKING PLAN
A4— SITE PLAN (2F)
A5— SITE PLAN (3F)
A6— SITE PLAN (ROOF)
A7— UNIT PLANS
A9— ELEVATIONS
A10— ELEVATIONS
A11— ELEVATIONS
A12— SECTIONS

MAPLE ROAD

A13- OPEN SPACE DIAGRAM A14- SITE COVER DIAGRAM A15-A17 EXTERIOR COLOUR FAR- FAR OVERLAY LOCATION MAP

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS BAR (1) PROVIDE PRE-DUCTING TO ACCOMMODATE FUTURE SOLAR HOT WATER HEATING (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS: (6) STAWELL HANDRALS (6) STAWELL HANDRALS (6) EVER TYPE HANDLES FOR PLUMBING FATURE AND DOOR HANDLES (6) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB INSTALLION BESIDE TOLLETS, BATHTUBS AND SHOWERS



1. 2016-2025 FIGS ENGINEERED PERSON APPLICATION 1. 2. 2016-10.12 FIGS ENT PROTOR 2. 2016-12.09 FOR ETH RENEW 4. 2020-2017 FIGS ETH RENEW 9.

COPPRIGHT RESERVED. THES PLAN AND DESIGN WE AT ALL MILES TO RESUME THE DOLLING REQUEST OF SHE AND AND AND ADDRESS OF SHE ADDRE

ericibm antihilaci@gmail.com 216 200 WBTH AFRILE WHOOUNER E VBTHIO TEL: (604) 505-2899 FW: (604) 909-2677

ERIC LAW ARCHITECT







# RICHMOND BC

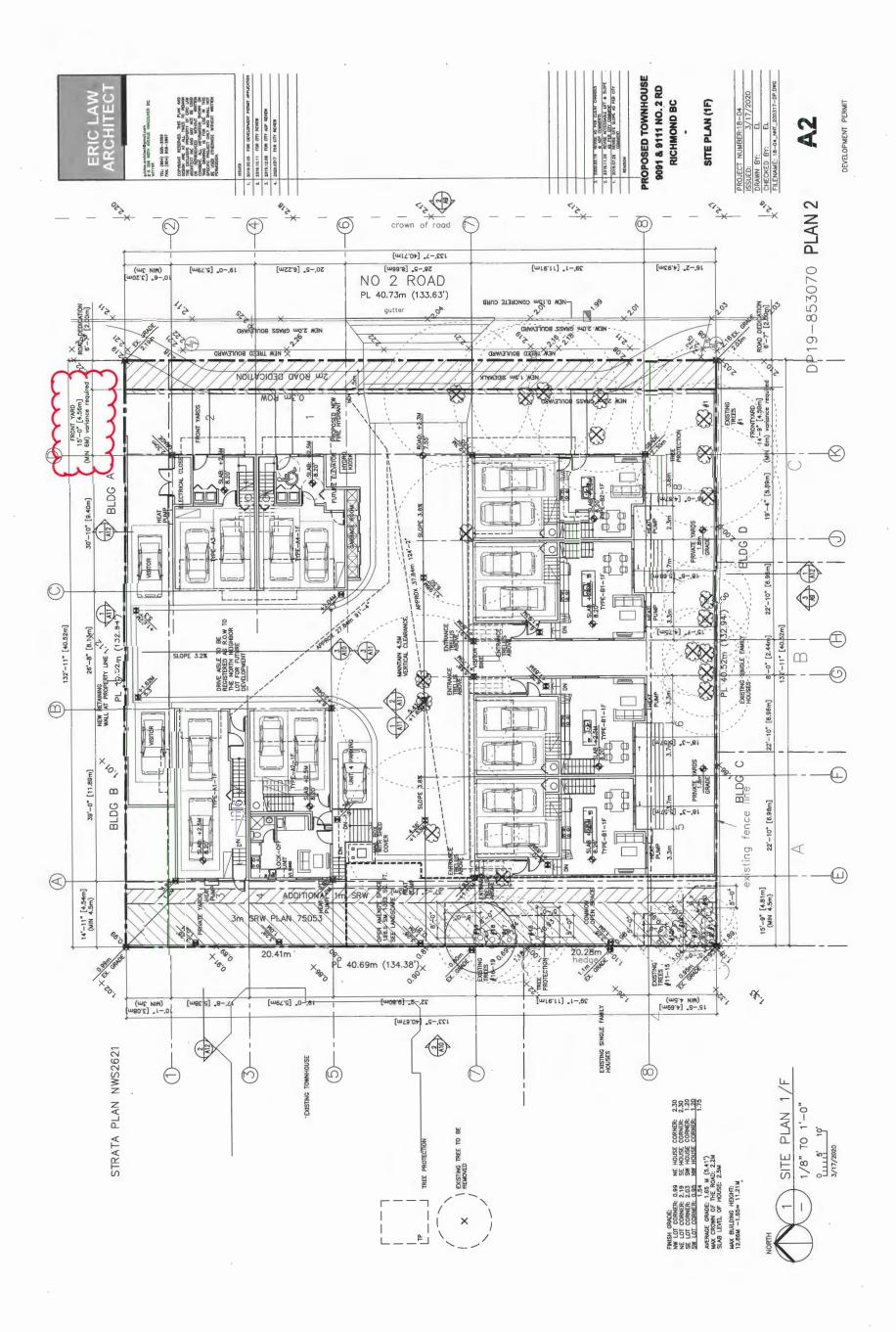
9091 & 9111 NO. 2 RD

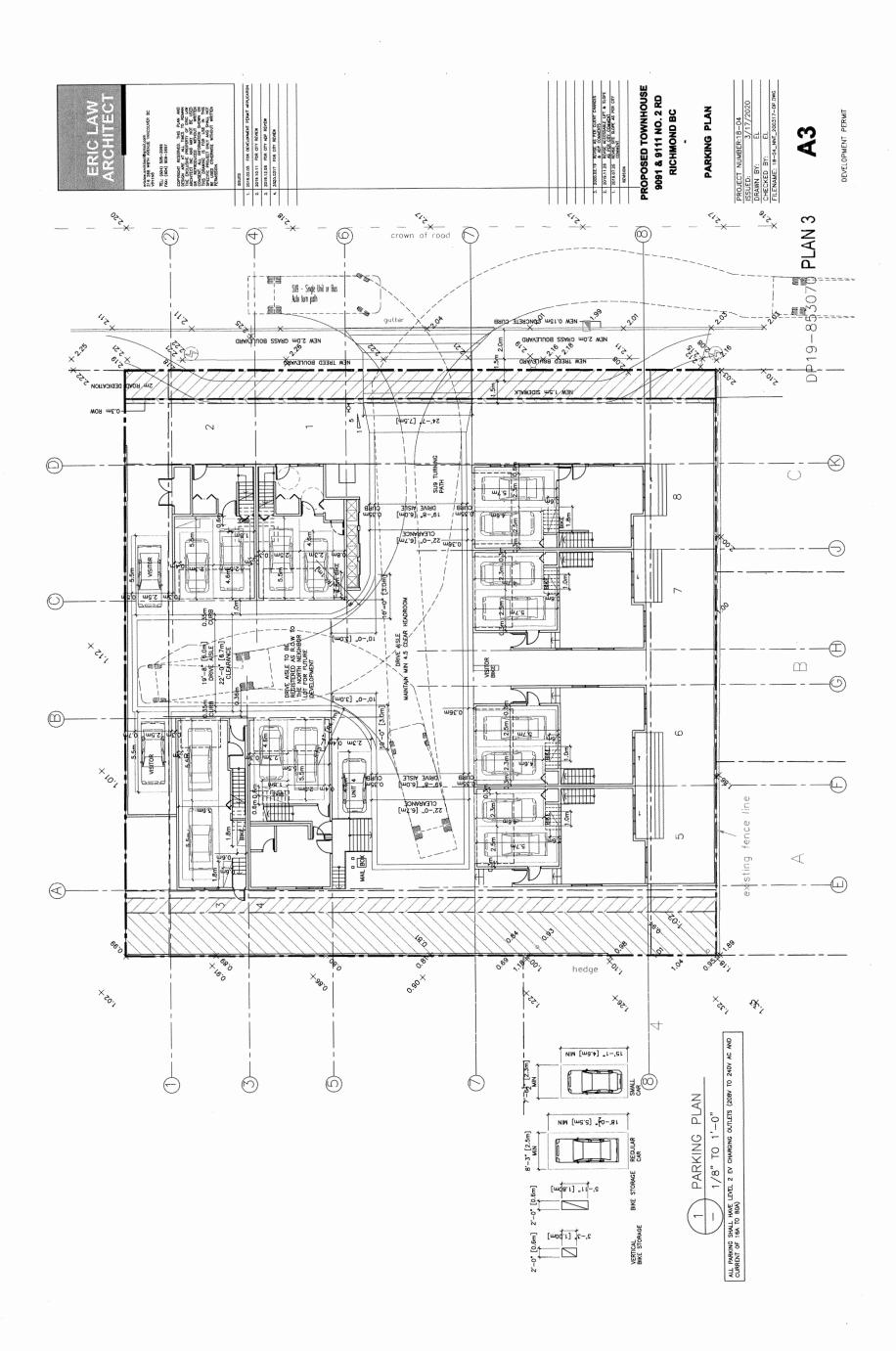
**DEVELOPMENT SUMMARY** 

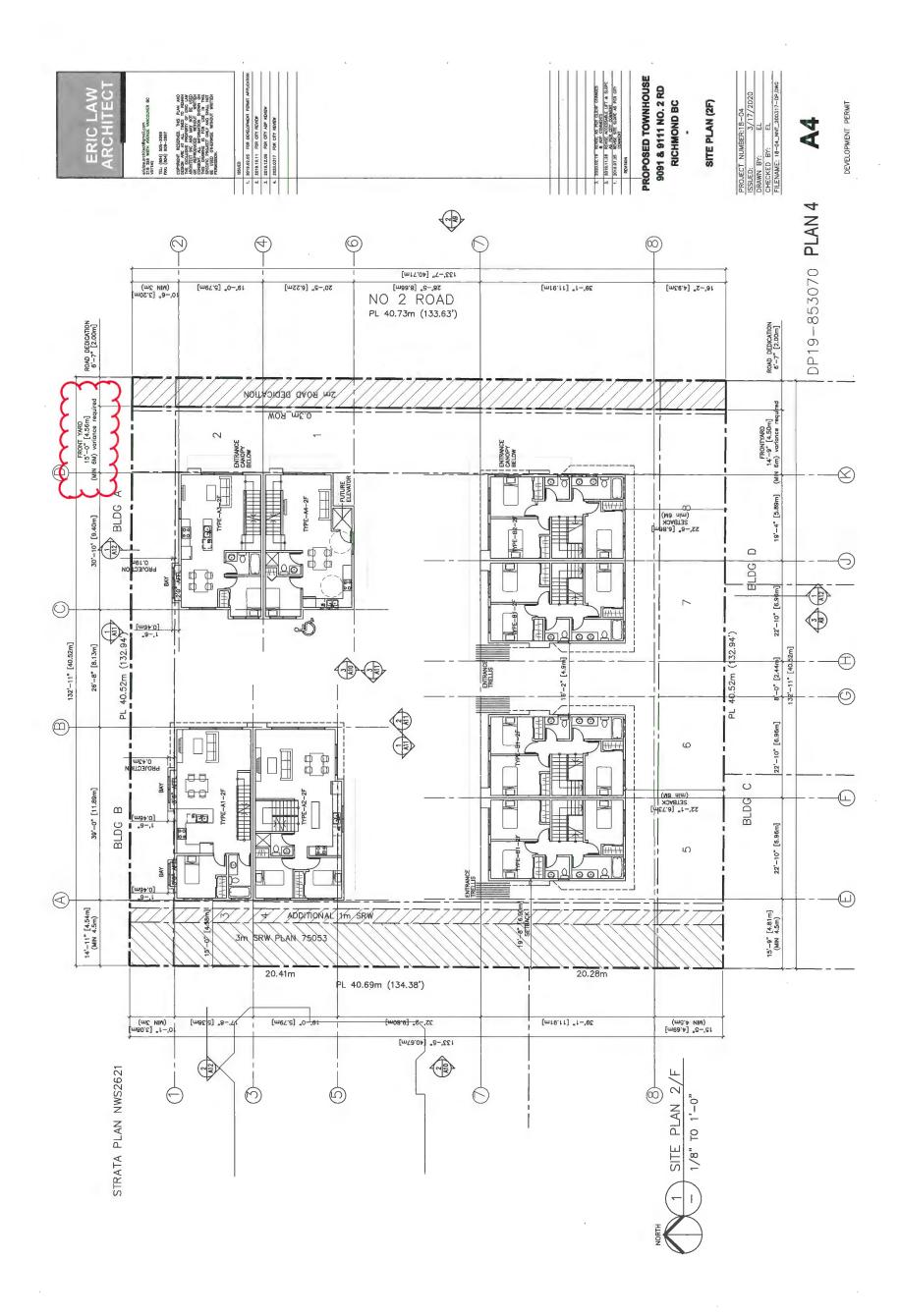
4	/2020			FILENAME: 18-04_NNT_200317-DP.DWG
NUMBER:18-04	3/17	П	EL	- NNT 200
NOME		BY:	D BY:	E: 18-0
PROJECT	SSUED:	DRAWN BY:	CHECKED	FILENAM

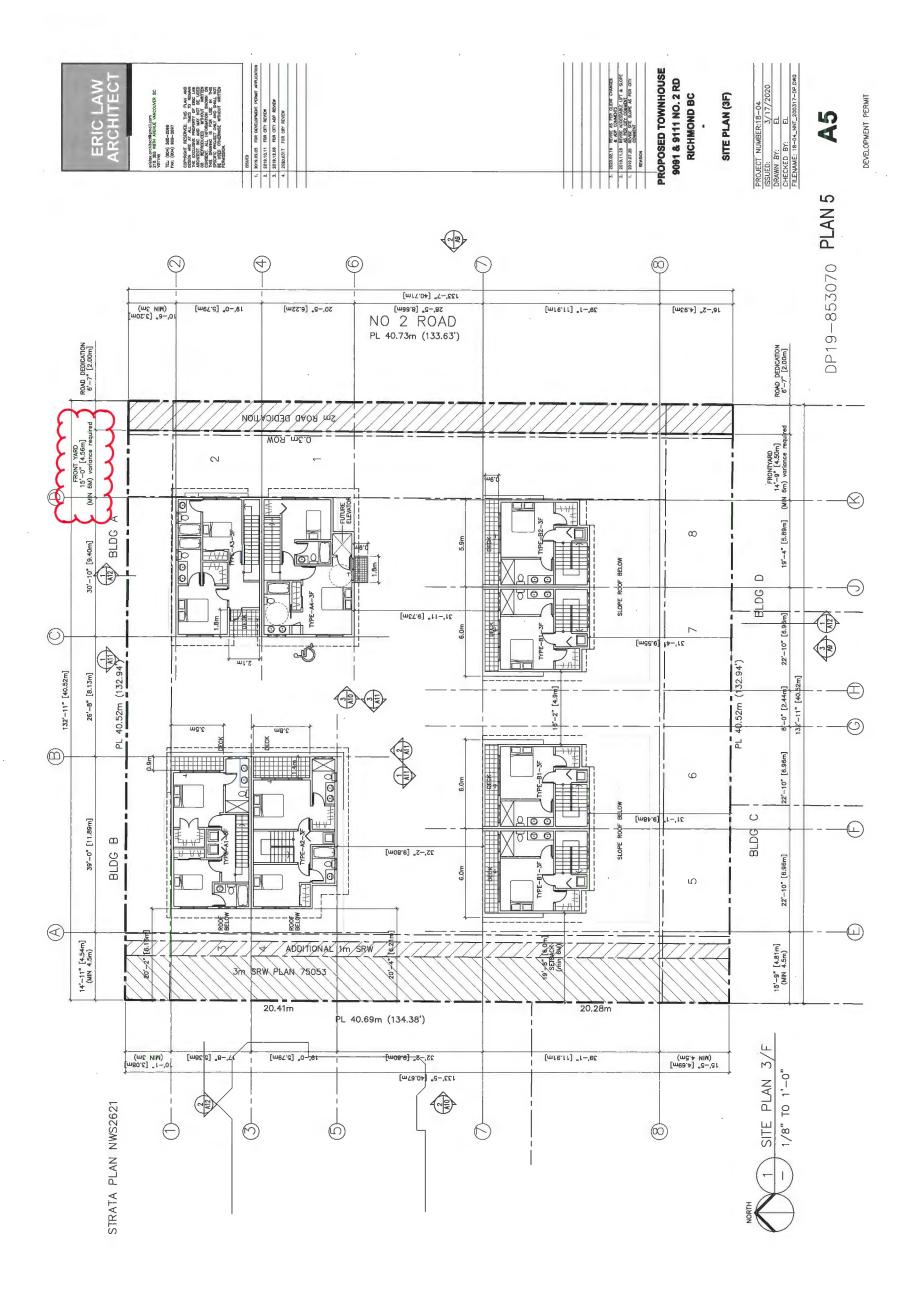
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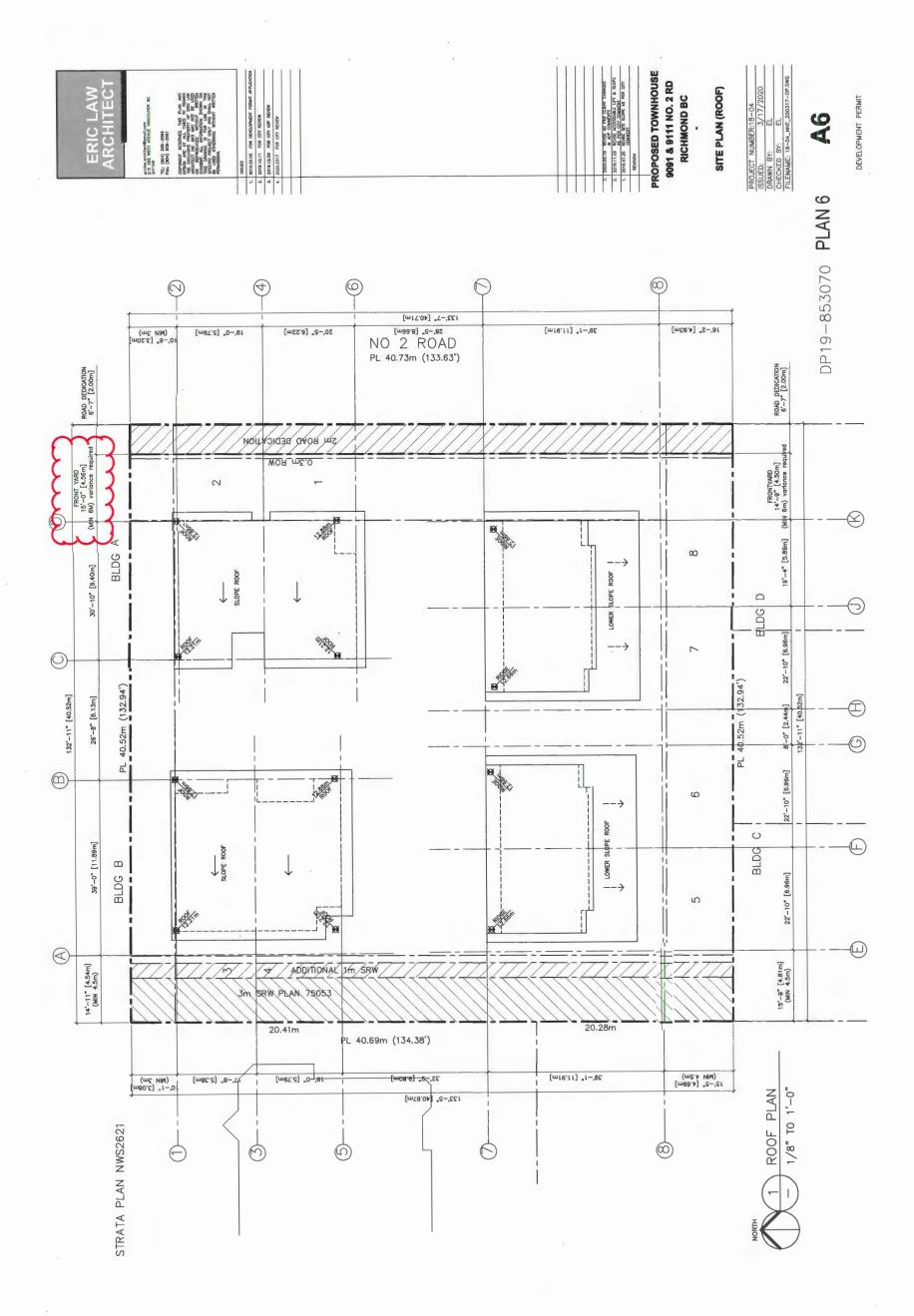
DP19-853070 PLAN 1

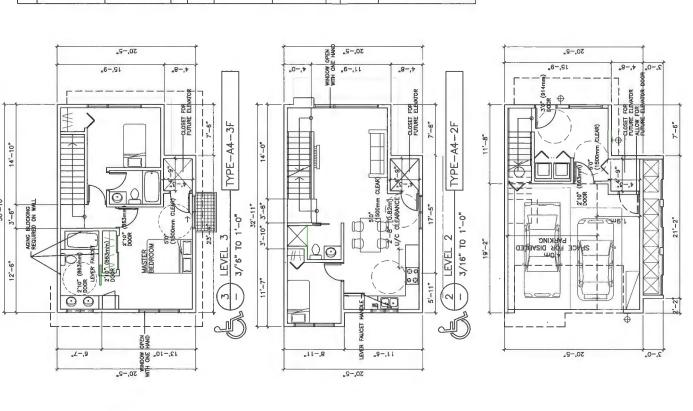








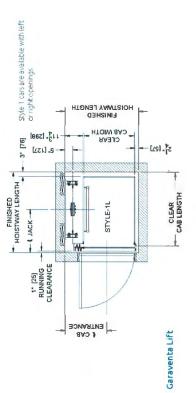




CONVERTIBLE UNIT GUIDELINES	ENTRY DOORS ARE A WINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.  - ENTRY DOOR CLEAR FLOOR SPACE MIN 1220 MM DEPTH 97 0000 WIDTH PUS 800 MM ON LICH SIDE (NOT NEEDER PLOOR SPACE MIN 1220 MM DEPTH 97 0000 WIDTH PUS 800 MM ON FOLIAR PUS 800 MM ON PROBE TO MAIN WINIMUM MERCAN PROBES TO MAIN WINIMUM MERCAN PROBE	- STAR LIFT, STARCKGE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN OR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.  STRICAL LIFT, CEPPERSSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO STREOWNING STRUCTIONE.  - AT THE TOP OF ALL STARMAN'S, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTER.	- MIN. 9DO MM WIDTH.	- MIN. 1 ACCESSIBLE PARKNIG SPACE WITH MIN. 4 M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OFENING.	- TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.  - WALL BELOOR OF FUTURE CROBE BOR INSTALLATION AT TOLET. THE AND SHOWER. REINFORCED WITH  2 X 12" SOLD LUMBER IN ALL BAINTURES.  - LEVER—THE HANDLES FOR PLUMBING PIXTURES. AND TOILET LOCATIONS.  - PRESSURE AND TRAITERATURE CONTROL WALYES ARE INSTALLED ON ALL SHOWER FALLCETS.  - CABINETS UNDERNAFIN SINKS) ARE EASILY REMOVED. DEJACHSTRATE BATH AND SHOWER CONTROLS ARE  ACCESSIBLE (ANOUT ON FIXTURE PLACEMENT).	- CLEAR AREX NEEDED UNDER FUTURE WORK SPACE - PLUMBING AND GAS PIPES (NWALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREX OF FUTURE WORK SPACE (STONG, SINK & MIN. 810 MM WIDE COUNTER), ALL PIPES ARE BROUGHT IN NO HOHER THAN SAYOE (STONG, SINK & MIN. 810 MM WIDE COUNTER), ALL PIPES ARE BROUGHT IN NO HOHER THAN INTORNEY MIN ARE EASILY REMOVED 1500 MM INTRINKED MAREIRS OFF PLANDING LENDE-TYPE HANDLES FOR FULNIBRING FOTURES.	- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOLLET, BORDE OFFERMAL DOORS (OUTSIDE AND INSIDE), ON FRONT PACE OF WITCHEN COUNTER, WITHIN PROXIMITY OF CONTINCE CENTER, FOR SAMPT HOME OFFICE, OFFICE, GARAGE, AND RECREATION FOOM.	ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS	AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS: STATEWELL HANDRAILS LEPER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE WERS
	DOORS & DOORWAYS	VERTICAL CIRCULATION	HALLWAYS	GARAGE	BATHROOM (MIN. 1)	кпочел	WINDOWS	OUTLETS & SWITCHES	ALL THE UNITS IN	(1) AGING IN PLACE FEATI (a) STARRWELL HANDRAILS (b) LEVER TYPE HANDLES (c) SOLID BLOCKING IN V SHOWERS

Style 1				The second secon
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
36" x 48"	51"	56-1/4"	30"	30-1/4"

(2) TOWNHOUSE SHALL MEET CITY'S STEP CODE ENERGY REQUIREMENTS

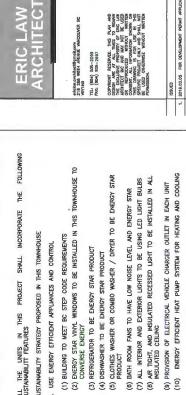


PLAN

TYPE A4 UN
3 BEDROOM + DEN
TOTAL UNIT AREA: ±1419 SG. FT.
INCLUDING STARR AND G/F ENTRY

-A4-1F

-TYPE-



AL THE UNITS IN THIS PROJECT SHALL INCORPORATE SUSTAINMBILLIT FEATURES SUSTAINABILLTY STRATEGY PROPOSED IN THIS TOWNHOUSE A. USE ENERGY EFFICIENT APPLIANCES AND CONTROL

15. 2016/2012 FOR DEGLEMENT APPLICATION 1. 2016/2012 FOR DEFLEMENT APPLICATION 2. 2016/2019 FOR OTT APPRICATION 3. 2016/2019 FOR OTT APPRICATION 4. 2020/2017 FOR OTT VERSITY								
1. 2016/2025 FOR EXPRIZIONED PREMIT PRINCE 2. 2019-1.205 FOR CUT REVER 4. 2020-0.037 FOR CUT REVER	1	ISSUED						
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3. 2019.12.06 FOR CITY ALP REVIEW 4. 2020.0317 FOR CITY REVIEW	3. 2019.12.06 FOR CITY RENEW 4. 2020.0317 FOR CITY RENEW	4	2019.10.11	70R	Ė	REVIEW		
4. 2020.0317 FOR CITY REVIEW	4. 2020.0317 FOR CITY REMEW	ri	2019.12.06	5	CITY	AD R	EMEW	
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	HOPMEN	REVIEW	ADP RE	REVIEW
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	2019.02.05 FOR DEVELOPMENT PERMIT APPLICATE			

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S	CTERIDR HARDI CEMENT BOARD FINISHES INSTALLED TO PROVIDE STING AND EASY MAINTENANCE	AN SCREEN SYSTEM PREVENT MATERIAL ROT TO THE WALL SHEAT
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CONSERVE	

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(1) INSTALL LDW FLUSH VOLUME TOILETS TO REDUCE WATER C	(2) INSTALL SPRAY CONSUMPTION
$\widehat{\Xi}$	(2)

LILE PAVING MATERIAL ON DRIVEWAY TO REDUCE SUIT SEWER SYSTEM
3) INSTALL PERMEABLE RUN OFF TO CITY S

# 2020.02.19 RENSE AS PER CLIENT CHANGES 2019.11.16 RENSE ACCESSABLE LIF & SLOPE 3019.07.25 RENSE SITE SLOPE AS PER CITY COMMENT

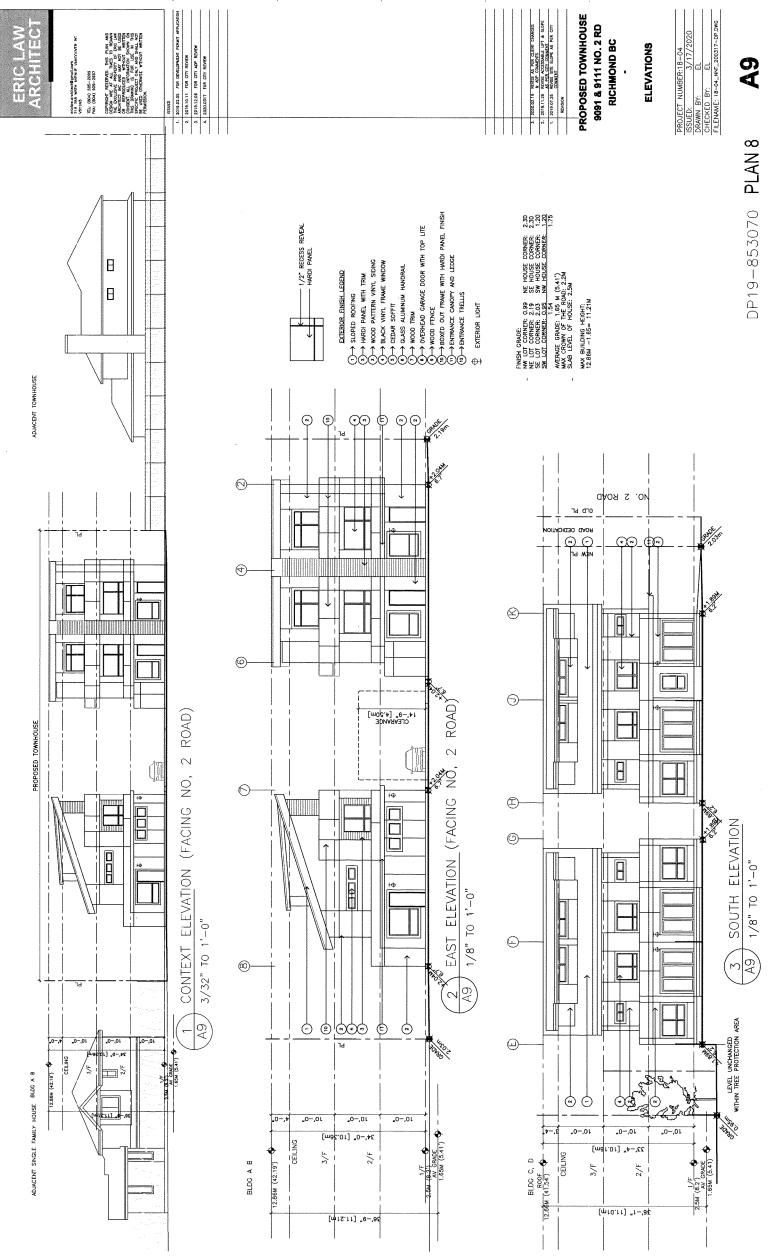
# PROPOSED TOWNHOUSE 9091 & 9111 NO. 2 RD RICHMOND BC

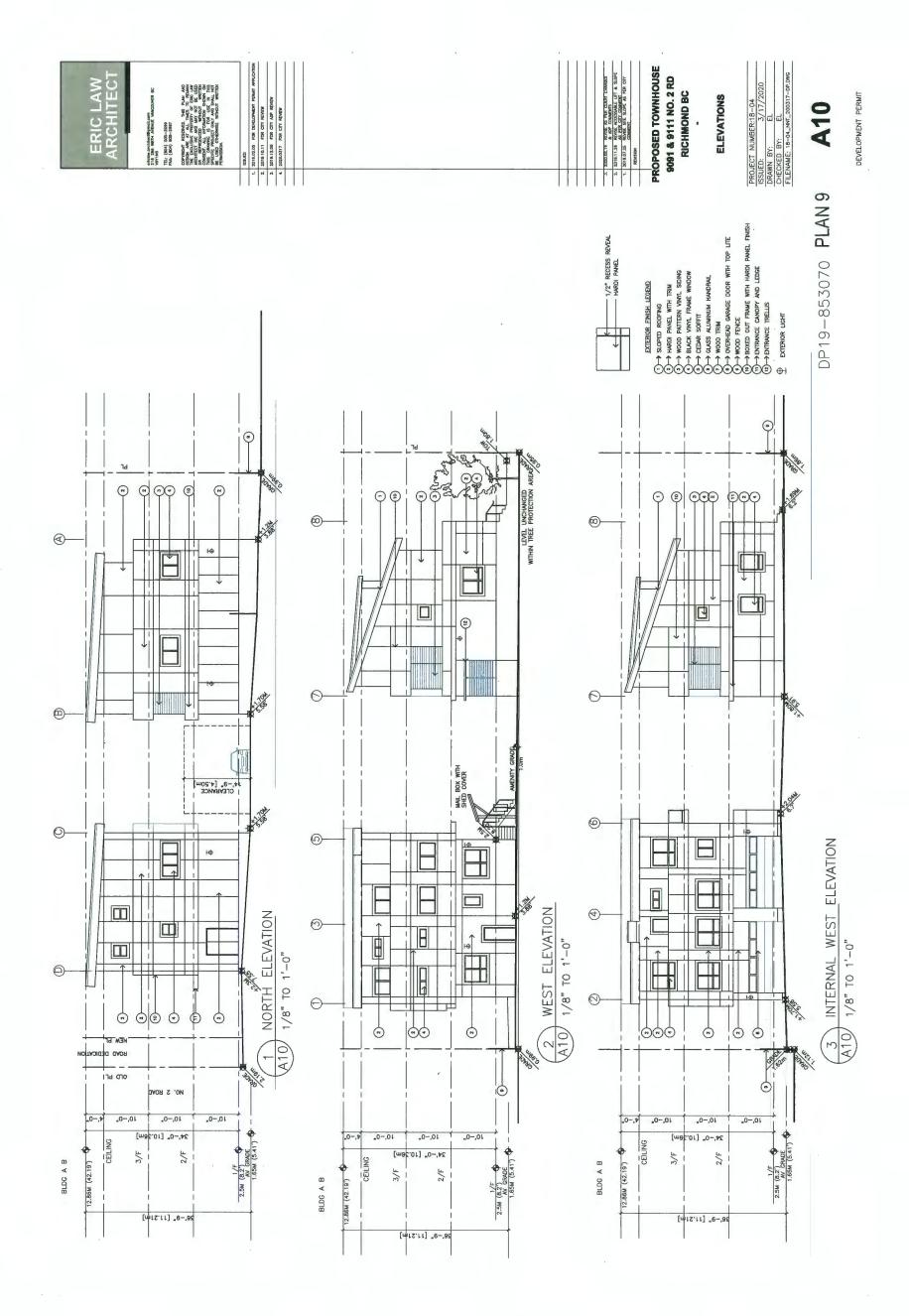
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SSUED:	3/17/2020
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CHECKED BY:	EL
FILENAME: 18-04	18-04 NNT 200317-DP.DWG

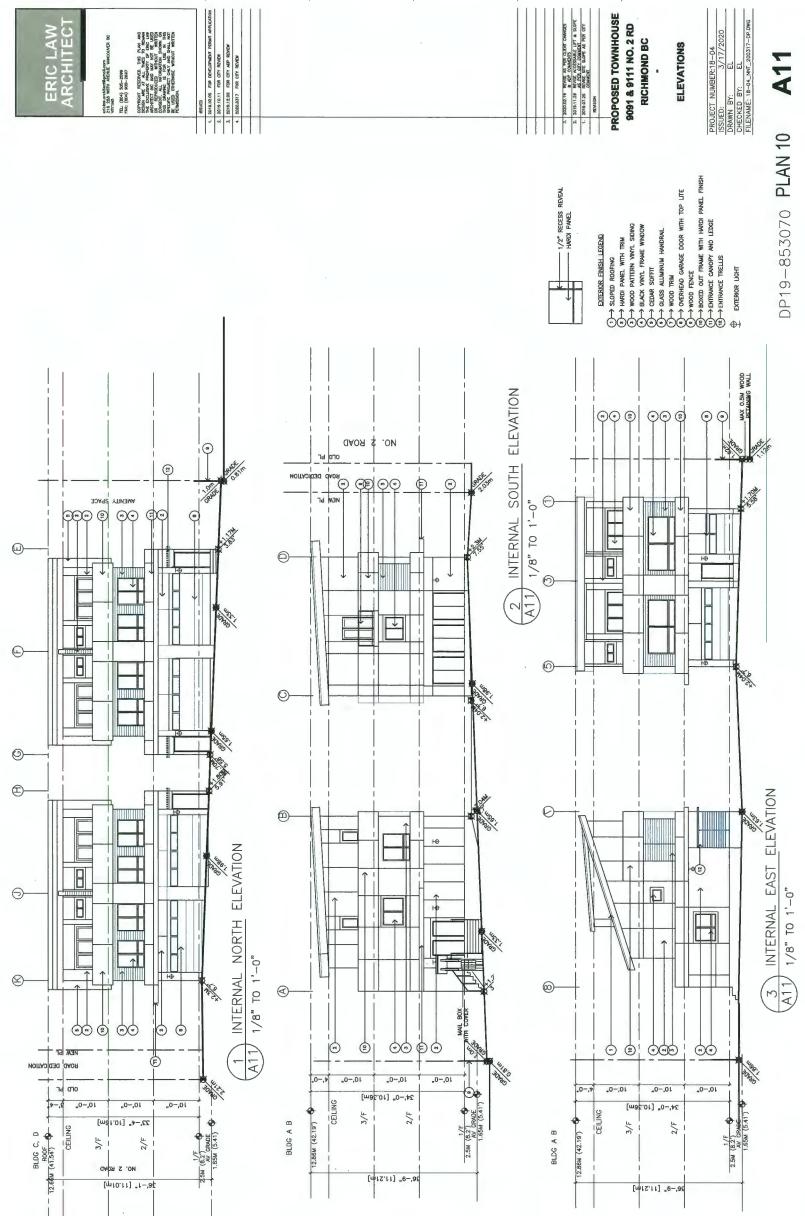
**UNIT PLANS** 

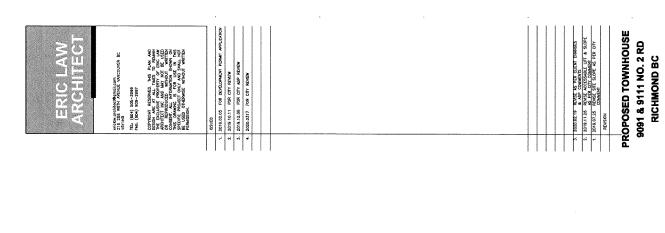
DP19-853070 PLAN 7

A8









PRIVATE YARD

LIVING ROOM

- TARAGE

DRIVE AISLE

CARAGE

CARACE

10,-01

BEDROOM

LIVING ROOM

LIMNG ROOM

10.-01

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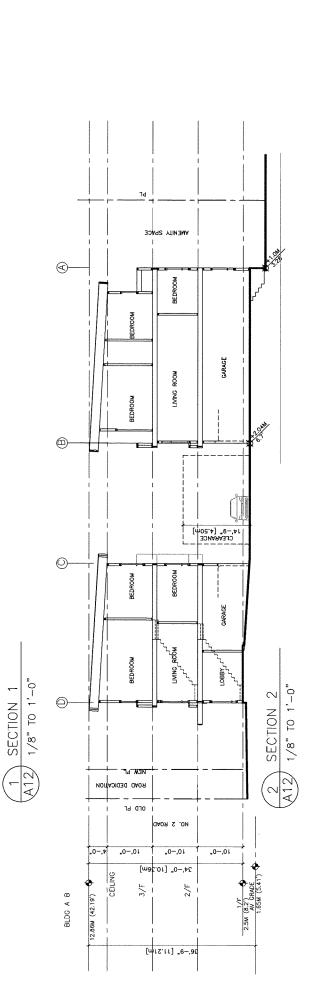
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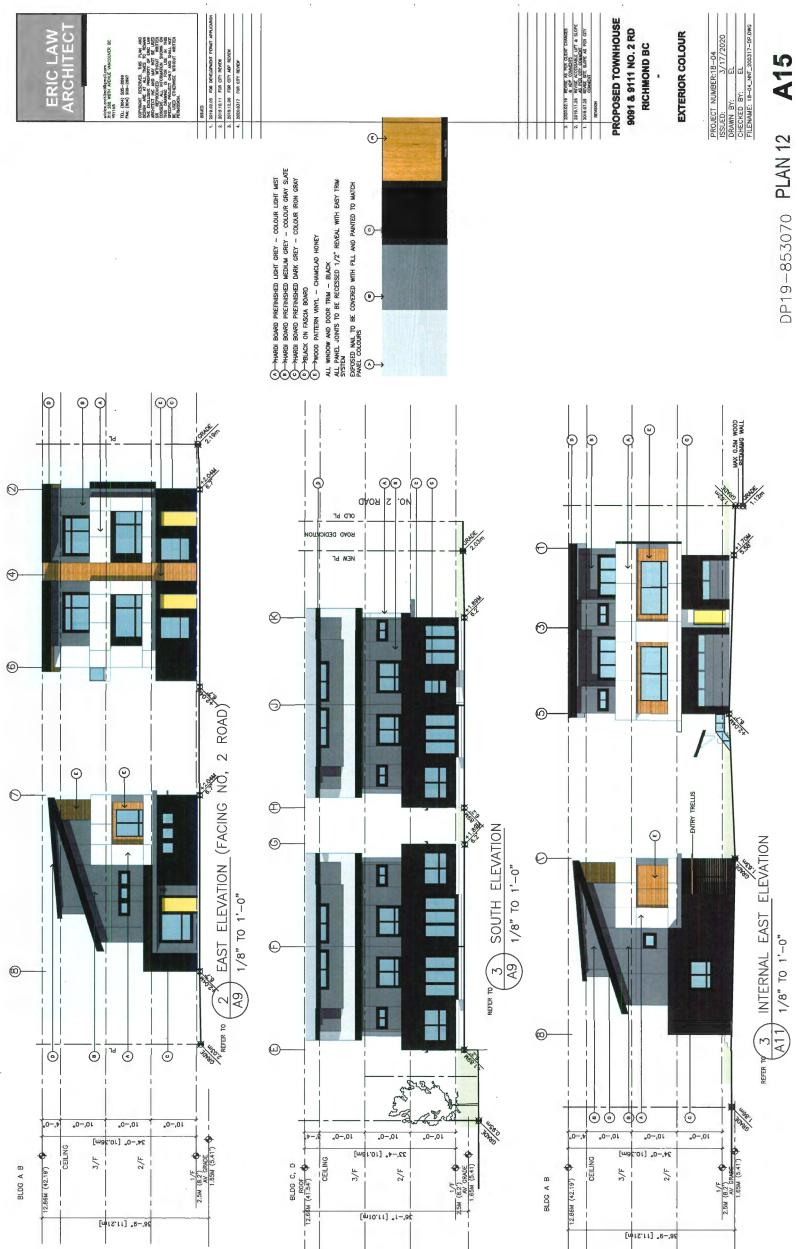
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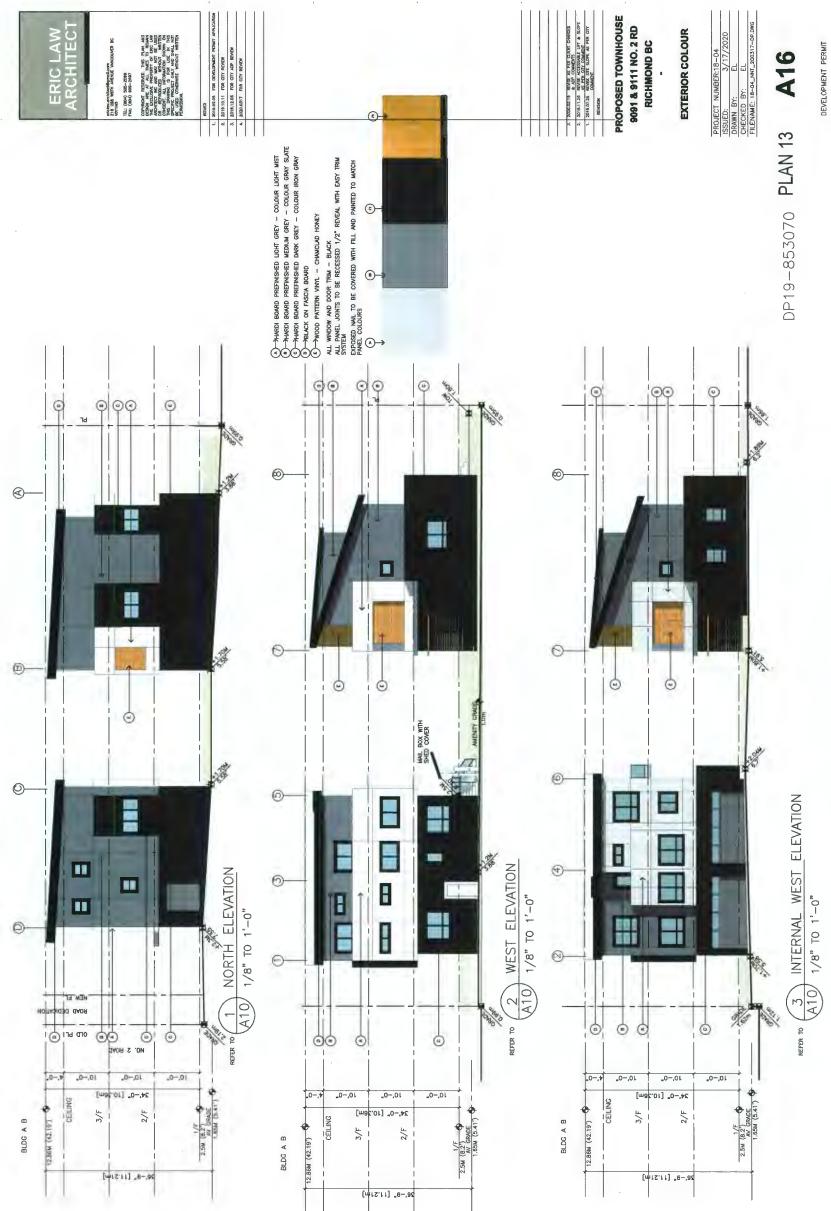


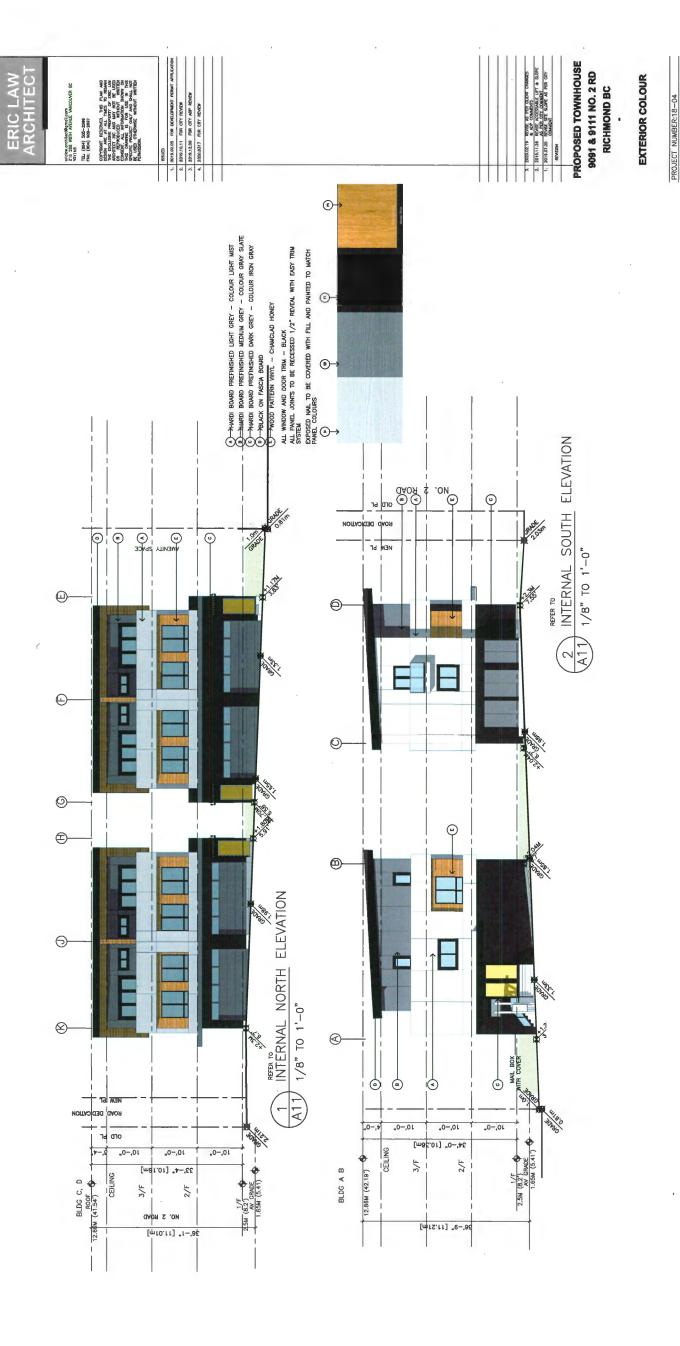
DP19-853070 PLAN 11

A12

SECTIONS

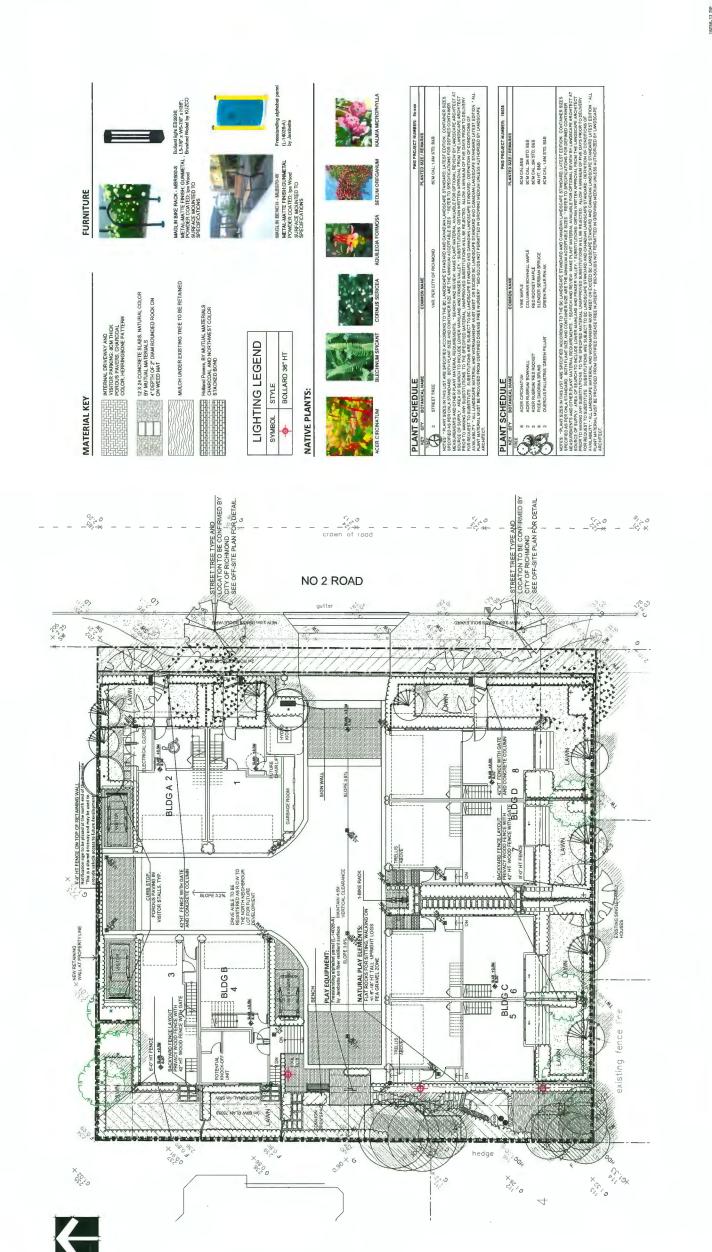






DP19-853070 PLAN 14

A17



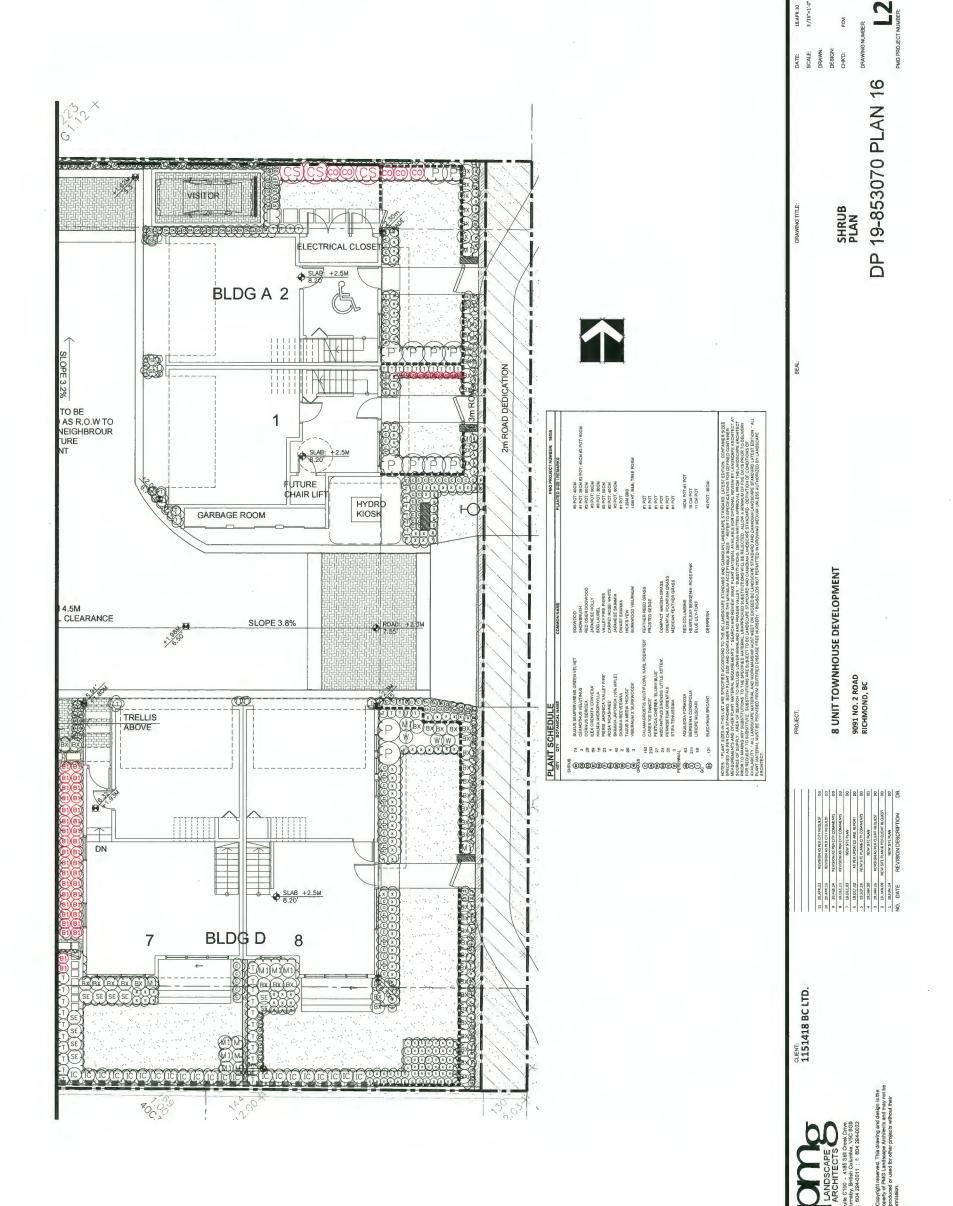
CLENT: 1151418 BC LTD.

8 UNIT TOWNHOUSE DEVELOPMENT 9091 NO. 2 ROAD RICHMOND, BC

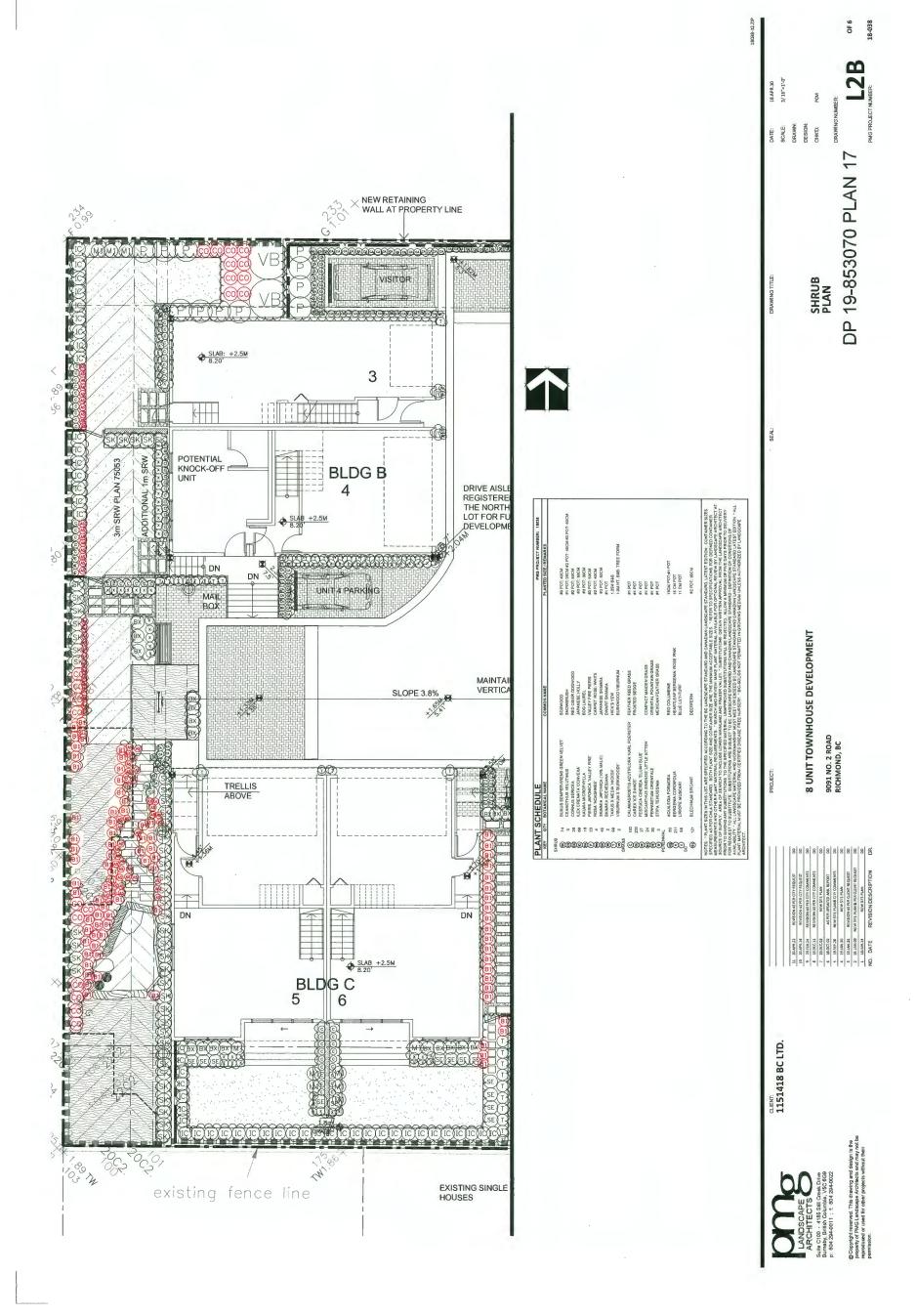
DP 19-853070 PLAN 15 LANDSCAPE PLAN

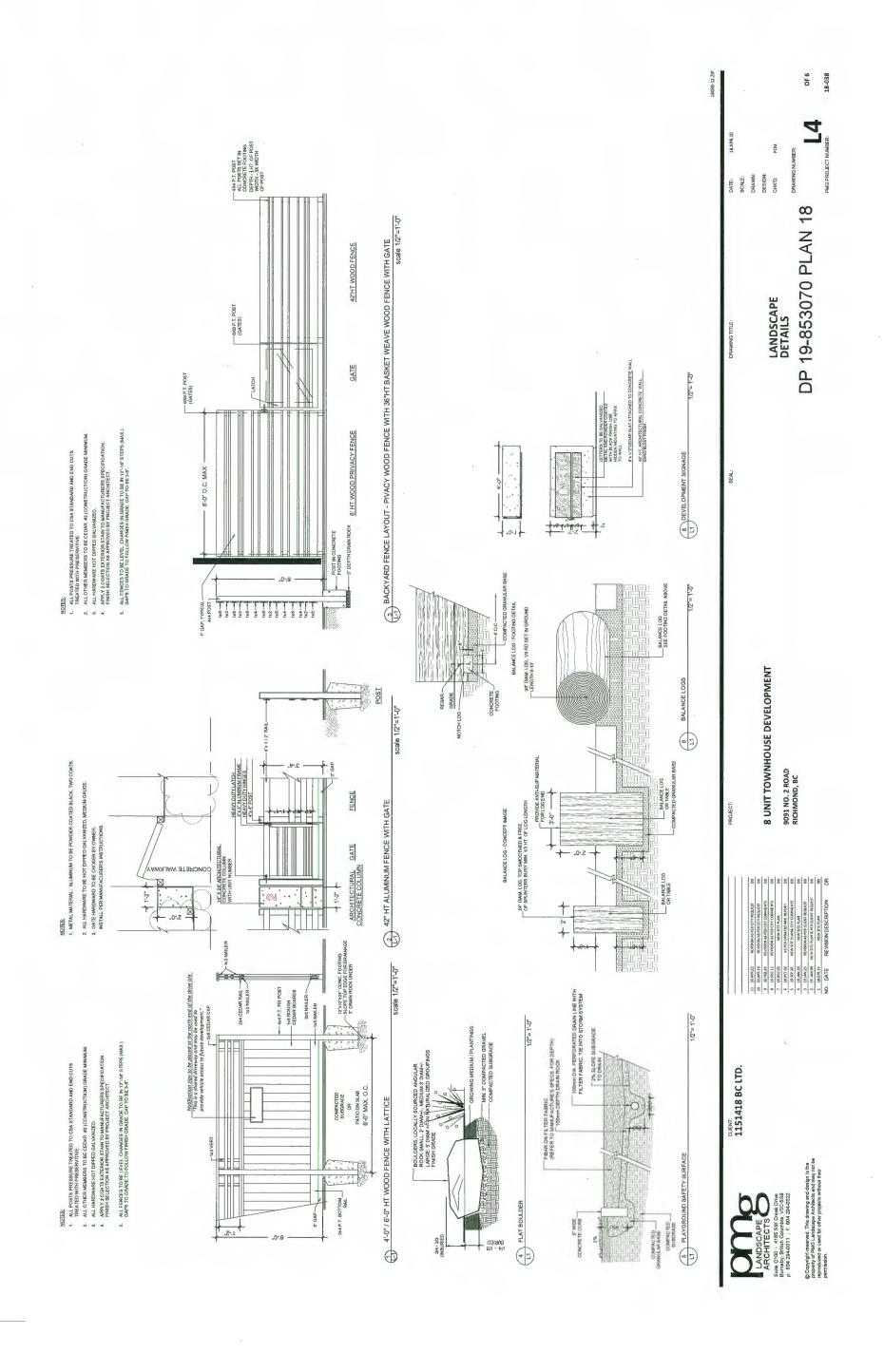
DATE: 9CALE: DRAWN: DESIGN: CHKD:

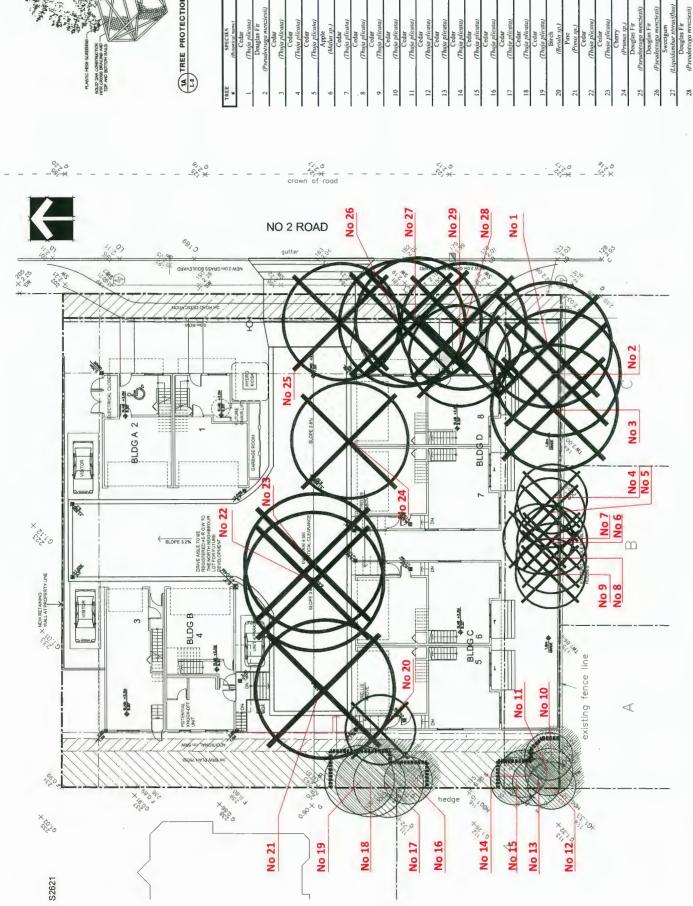
18-038 0F 6



OF 6 18-038







Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk') Ginkgo 'Princeton Sentry' (Ginkgo biloba 'Princeton Sentry') Sentinel Columnar pine (Pinus nigra 'sent Japanese maple (Acer palmatum sp.) Dik's Weeping Cypress (Chamaecyp Suitable Replacement Tree Species Oriental Dogwood (Cornus kousa) Paperbark maple (Acer griseum) Threadleaf Cypress (Chom Stewartia (Stewartia ps THEE PROTECTION BARRIER

DATE: SCALE: DRAWN: DESIGN: CHKD: DP 19-853070 PLAN 19 TREE MANAGEMENT PLAN

CLENT: 1151418 BC LTD.

LANDSCAPE OF ARCHITECTS

8 UNIT TOWNHOUSE DEVELOPMENT 9091 NO. 2 ROAD RICHMOND, BC

18-038 0F 6

PARTONE GENERAL REQUIREMENTS	PARITHREE SOFTLANDSCAPE DEVELOPMENT	PARTITHREE SOFT LANDSCAPE DEVELOPMENT - CONT	PARTIHREE SOFT LANDSCAPE DEVELOPMENT - CONT
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. I that was from Comply with the freeze's Confidence of Contract is conjunction, with this unities where supermoded by when Contract incomerts.	<ol> <li>In comparison the Landscopp Architect of the first or your in mean. States for reformance of a first or produce for the first of the first or the fi</li></ol>	A. Carrier Mallow Co. Marry specified, app. (2) had mad 191 h. of press and	<ol> <li>When the Ower is responded for plant and enter not provided despots and nature, the post injuries of the control may be destrouted.</li> <li>The Indian A control and designed of the manipulation as the partial forty and the Control Contr</li></ol>
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8 UNIT TOWNHOUSE DEVELOPMENT

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DATE: SCALE: DRAWN: DESIGN: CHKD:

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