



To: Planning Committee

Date: September 4, 2019

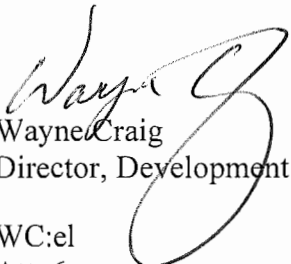
From: Wayne Craig
Director, Development

File: RZ 17-794300

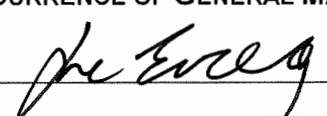
Re: **Application by Konic Development Ltd. for Rezoning at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, for the rezoning of 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

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

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 22 townhouse units and four secondary suites with right-in/right-out vehicle access from No. 2 Road.

Project Description

The seven properties under this application have a total combined frontage of approximately 110 m, and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.60 floor area ratio (FAR). The site layout includes 10 two-storey units and 12 three-storey units in eight townhouse clusters. Four secondary suites and two convertible units are included in this proposal. Vehicle access is provided by a single right-in/right-out driveway access to No. 2 Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There are seven houses on the development site. The applicant has advised that there is one secondary suite in one of the houses. All seven houses and the secondary suite are currently tenanted.

Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road, which are all identified for townhouse development under the Arterial Road Land Use Policy..

To the South: Three existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting Wallace Road, which are all identified for townhouse development under the Arterial Road Land Use Policy.

To the East: Across No. 2 Road, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Goldsmith Drive, a childcare centre on a lot zoned “School & Institutional Use (SI)” and a 133-unit townhouse complex zoned “Town Housing (ZT72) – London / Steveston (No. 2 Road)”.

To the West: Existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Sandiford Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 22 townhouses is consistent with these designations.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is largely in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

Properties to the South

The proposed site assembly will leave a residual development site to the south that will not meet the minimum 50 m site frontage requirement. The residual development site to the south at 5931, 5951 and 5971 Wallace Road, located between the subject site and Wallace Road, has a frontage of approximately 30 m along No. 2 Road.

The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties to the south.

While the proposed development would create an orphan site situation on the south side of the subject site, staff support the proposed development based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- the proposed development will not restrict redevelopment of the adjacent site at 5931, 5951 and 5971 Wallace Road as the orphan site is located at the corner of No. 2 Road and Wallace Road, with a lot width of 30 m, a lot depth of 43.58m, and an overall site area of 1,310 m²; and
- a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to provide vehicle access to future townhouse development on the adjacent site to the south.

Properties to the North

A city owned site is located at 10191 No. 2 Road and this site is not envisioned to be redeveloped in the near future. The developer has explored the opportunity to include the property located between the subject site and the city owned site (i.e. 10211 No. 2 Road) into the proposed townhouse development; however, the acquisition attempt was not successful. To proceed with the subject development proposal, the developer has agreed to provide:

- vehicle access to future townhouse development on the adjacent site to the north; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to secure this arrangement;
- a development concept plan for the adjacent site to the north (on file); and
- shared use of outdoor amenity space and garbage/recycling collection facilities on-site with future townhouse development on the adjacent site to the north. A cross-access easement/agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The developers have also consulted with the owners/residents of the neighbouring properties on the proposed development; no concern was raised. A consultation summary package prepared by the developers and a map of the consultation area can be found in Attachment 4.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the seven properties into one development parcel, with a total net site area of approximately 4,857.6 m². The proposal consists of 22 townhouses, in a mix of two-storey and three-storey townhouse units in eight clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated at the northwest corner of the site.

All three-storey units are proposed along No. 2 Road; a minimum 7.5 m side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns. Two-storey duplexes are proposed along the rear (west) lot line to serve as a transition to the single family homes to the west. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Four ground level secondary suites are proposed to be included in the development. These suites will be contained in four of the three-storey units (unit types “C1” & “C2”) proposed on site (see Attachment 2). The size of each secondary suite is approximately 26 m² (279 ft²) and the total net floor area of each of these “C1” and “C2” units is approximately 141 m² (1,520 ft²). Each secondary suite contains a bedroom, a kitchen and a bathroom. No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council’s Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, be provided in lieu of indoor amenity space. The total cash contribution required for this 22-unit townhouse development is \$25,000.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP, including provision of children’s play equipment.

Existing Legal Encumbrances

There are existing utility Right-of-Ways (ROWs) along the west property line and south property lines of the site for existing sanitary sewer lines and connections. The developer is aware that no construction is permitted in these areas.

In addition, there is an existing utility Right-of-Ways along the north property line of 10351 No. 2 Road for an existing perimeter drain. The applicant is required to remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.

Transportation and Site Access

One vehicular access from No. 2 Road is proposed, this access will be restricted to right-in/right-out traffic movements. The proposed vehicle access is envisioned to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.09 m wide road across the entire No. 2 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. The developer is also required to contribute \$50,000 towards a future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive. Pre-ducting for future works will be also required as part of the Servicing Agreement.

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 28 bylaw-sized trees and one hedgerow on the subject property, six trees and three hedgerows on neighbouring properties, and one hedgerow that may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.

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

- 26 trees (tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) hedgerow comprised of six (6) trees (tag# 45-50) located on the development site is in poor condition with little landscape value, and should be removed.
- One (1) hedgerow comprised of 16 trees (tag# 28-43) located on the development site is in poor condition with little landscape value. This hedgerow may be removed; consent letter from the neighbouring property owner to the south is on file as this hedgerow may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.
- One (1) tree (tag# 26) located onsite is proposed to be retained, this tree is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Seven (7) trees (tag# 7, 8, 10, 12, 16, 17 and 25) located on neighbouring properties to the west are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) hedgerow (tag# 9) located on neighbouring property to the west is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- Two (2) hedgerows (tag# 19 and 24) located on neighbouring properties to the west are in poor condition with little landscape value. These hedgerows may be removed but the developer is proposing to retain and protect them as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 26 on-site trees (Tree tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59). The 2:1 replacement ratio would require a total of 52 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 37 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$7,500 to the City's Tree Compensation Fund in lieu of planting the remaining 15 replacement trees should they not be accommodated on the site.

Tree Protection

One tree onsite (tag #26), seven trees (tag# 7, 8, 10, 12, 16, 17 and 25) and three hedgerows (tag# 9, 19 and 24) on 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 final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$1,000 to ensure that the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standards 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 is generally in compliance with the “Low Density Townhouses (RTL4)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m. The resulting distance from the back of curb to the building face would be approximately 7.5 m. Staff support the requested variance recognizing that a minor road dedication (0.09 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. The applicant is proposing a reduced front yard setback in order to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent single family homes. The increased rear yard setback would also provide a larger protection buffer to the existing trees and hedges along the west property line that are to be retained as part of the development. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

In addition to the provision of four secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy; for a contribution of \$266,662.53.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2017’s rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$26,666.25.

Energy Efficiency & Renewable Energy

The subject rezoning application and the associated Development Permit application were received prior to the introduction of the BC Energy Step Code (approved by Council on July 16, 2018). The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.

The applicants have committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. Registration of a legal agreement on Title to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developers will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Development Permit

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 2 Road and along the internal drive aisles, to reduce visual massing of the three-storey units along No. 2 Road, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing developments.
- Refinement of the 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 size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of site layout and landscape design to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of the sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82 or Energy Step Code.

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

Financial Impact or Economic Impact

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

Conclusion

The proposed 22-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 6; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 be introduced and given first reading.



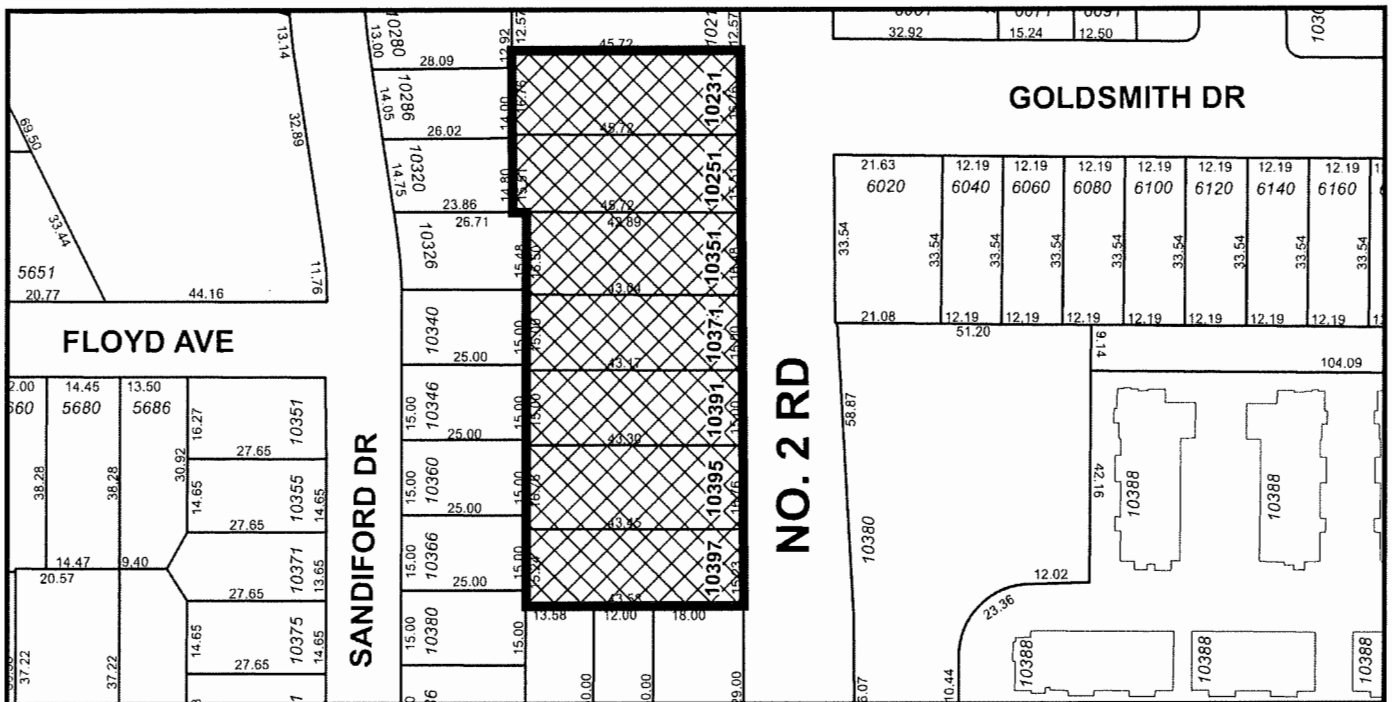
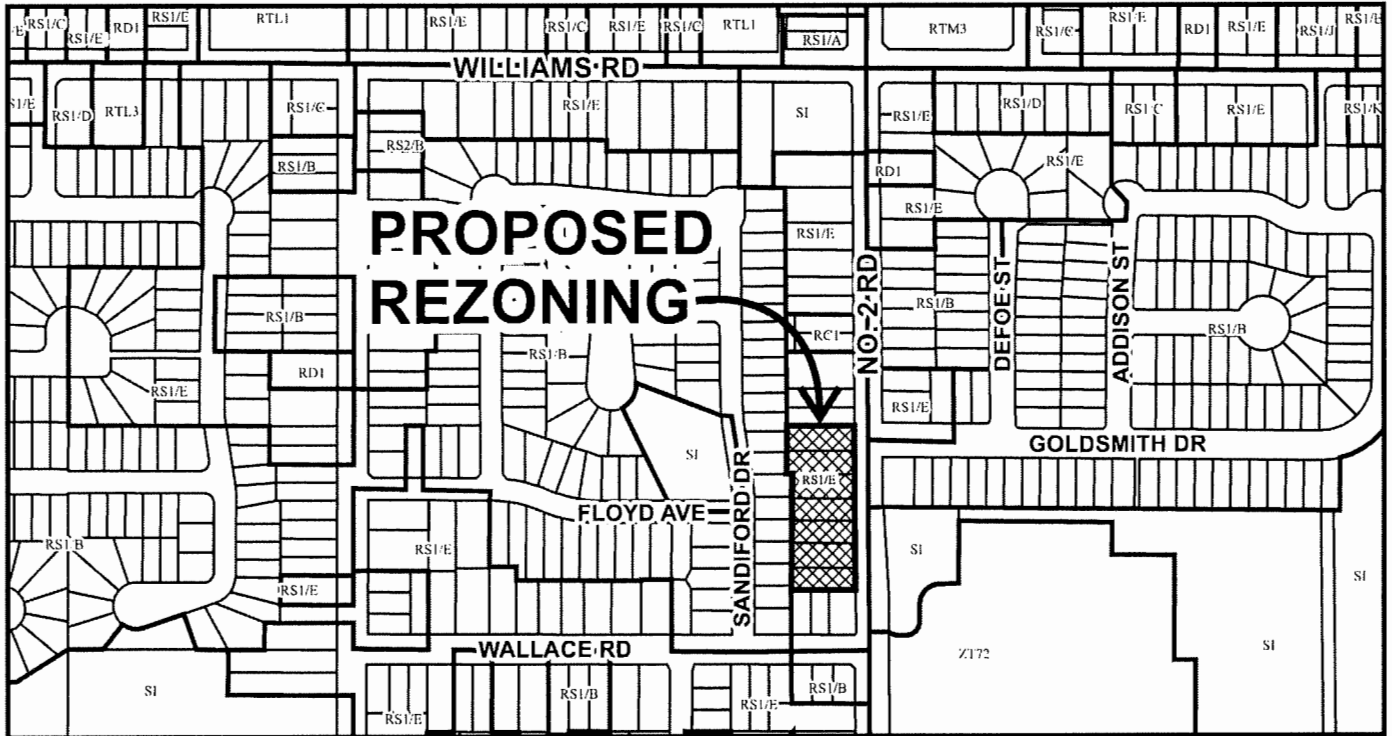
Edwin Lee
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Consultation Summary
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 17-794300

Original Date: 01/08/18
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



RZ 17-794300

Original Date: 01/08/18

Revision Date: 09/03/19

Note: Dimensions are in METRES

PLN - 110



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NO. 2 ROAD

ISSUED FOR REZONING
 RE-SUBMISSION

Client: NO.2 ROAD TOWNHOUSE DEVELOPMENT
 (02-17-194500)
 1031 HORNBY ROAD, RICHMOND, BC V6X 1S9
 COVER SHEET
 Project No: #8193
 Date: N.T.S.
 Drawing No: A.0.0



DRAWING LIST

ARCHITECTURAL:

A0.0	COVER SHEET
A0.1	COLOR RENDERINGS
A0.2	PROFILES, MATERIALS & STATISTICS
A0.3	SITE CONTEXT AERIAL IMAGE & CONTEXT PLAN
A0.4	SITE CONTEXT PLAN & STREET ELEVATIONS
A0.5	SURVEY PLAN
A1.0	SITE / ROOF PLAN
A1.1	SITE / LEVEL 1 PLAN
A1.1A	10211 NO. 2 ROAD DEVELOPMENT POTENTIAL PLAN
A1.2	SITE PLAN
A1.3	PARKING PLAN
A1.4	FIRE FIGHTING PLAN
A1.5	OUTDOOR AREA OVERLAY & CALCULATIONS
A1.6	SITE COVERAGE (BUILDING) OVERLAY & CALCULATIONS
A2.1	BLDG A & D FLOOR PLANS
A2.2	BLDG B & E FLOOR PLANS
A2.3	BLDG C & F FLOOR PLANS
A2.4	BLDG G, H & J FLOOR PLANS
A3.0	CONTEXT ELEVATIONS
A3.1	BUILDING A ELEVATIONS
A3.2	BUILDING B ELEVATIONS
A3.3	BUILDING C & J ELEVATIONS
A3.4	BUILDING D ELEVATIONS
A3.5	BUILDING E ELEVATIONS
A3.6	BUILDING F ELEVATIONS
A3.7	BUILDING G ELEVATIONS
A3.8	BUILDING H ELEVATIONS
A4.1	BUILDING SECTIONS
A5.1	UNIT TYPE A1 PLANS
A5.1A	UNIT TYPE A1 AREA CALCULATION DIAGRAM
A5.2	UNIT TYPE A2 PLANS
A5.2A	UNIT TYPE A2 AREA CALCULATION DIAGRAM
A5.3	UNIT TYPE A3 PLANS
A5.3A	UNIT TYPE A3 AREA CALCULATION DIAGRAM
A5.4	UNIT TYPE C1 PLANS (LOCK-OFF UNIT)
A5.4A	UNIT TYPE C1 AREA CALCULATION DIAGRAM
A5.5	UNIT TYPE D1 PLANS
A5.5A	UNIT TYPE D1 AREA CALCULATION DIAGRAM
A5.6	UNIT TYPE D2 PLANS
A5.6A	UNIT TYPE D2 AREA CALCULATION DIAGRAM
A5.7	UNIT TYPE D3 PLANS
A5.7A	UNIT TYPE D3 AREA CALCULATION DIAGRAM
A5.8	UNIT TYPE C1 PLANS
A5.8A	UNIT TYPE C1 AREA CALCULATION DIAGRAM
A5.9	UNIT TYPE C2 PLANS
A5.9A	UNIT TYPE C2 AREA CALCULATION DIAGRAM
A5.10	UNIT TYPE H1 PLANS (CONVERTIBLE)
A5.10A	UNIT TYPE H1 AREA CALCULATION DIAGRAM
A5.11	UNIT TYPE H2 PLANS (CONVERTIBLE)
A5.11A	UNIT TYPE H2 AREA CALCULATION DIAGRAM
A5.12	UNIT TYPE I2 PLANS (LOCK-OFF UNIT)
A5.12A	UNIT TYPE I2 AREA CALCULATION DIAGRAM
A6.0	ELEVATOR SPECIFICATION FROM MANUFACTURER

TOWNHOUSE DEVELOPMENT
 AT 10231, 10251, 10351, 10371, 10391, 10395, 10397 NO.2 ROAD,
 RICHMOND, BC (RZ - 17-794300)

ISSUED FOR REZONING RESUBMISSION 2019-07-26

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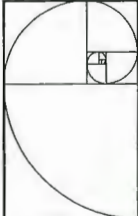
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BUILDINGS: BLDG 1 | BLDG 2 | BLDG 3 | BLDG 4
 | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z | AA | AB | AC | AD | AE | AF | AG | AH | AI | AJ | AK | AL | AM | AN | AO | AP | AQ | AR | AS | AT | AU | AV | AW | AX | AY | AZ | BA | BB | BC | BD | BE | BF | BG | BH | BI | BJ | BK | BL | BM | BN | BO | BP | BQ | BR | BS | BT | BU | BV | BW | BX | BY | BZ | CA | CB | CC | CD | CE | CF | CG | CH | CI | CJ | CK | CL | CM | CN | CO | CP | CQ | CR | CS | CT | CU | CV | CW | CX | CY | CZ | DA | DB | DC | DD | DE | DF | DG | DH | DI | DJ | DK | DL | DM | DN | DO | DP | DQ | DR | DS | DT | DU | DV | DW | DX | DY | DZ | EA | EB | EC | ED | EE | EF | EG | EH | EI | EJ | EK | EL | EM | EN | EO | EP | EQ | ER | ES | ET | EU | EV | EW | EX | EY | EZ | FA | FB | FC | FD | FE | FF | FG | FH | FI | FJ | FK | FL | FM | FN | FO | FP | FQ | FR | FS | FT | FU | FV | FW | FX | FY | FZ | GA | GB | GC | GD | GE | GF | GG | GH | GI | GJ | GK | GL | GM | GN | GO | GP | GQ | GR | GS | GT | GU | GV | GW | GX | GY | GZ | HA | HB | HC | HD | HE | HF | HG | HH | HI | HJ | HK | HL | HM | HN | HO | HP | HQ | HR | HS | HT | HU | HV | HW | HX | HY | HZ | IA | IB | IC | ID | IE | IF | IG | IH | II | IJ | IK | IL | IM | IN | IO | IP | IQ | IR | IS | IT | IU | IV | IW | IX | IY | IZ | JA | JB | JC | JD | JE | JF | JG | JH | JI | JJ | JK | JL | JM | JN | JO | JP | JQ | JR | JS | JT | JU | JV | JW | JX | JY | JZ | KA | KB | KC | KD | KE | KF | KG | KH | KI | KJ | KK | KL | KM | KN | KO | KP | KQ | KR | KS | KT | KU | KV | KW | KX | KY | KZ | LA | LB | LC | LD | LE | LF | LG | LH | LI | LJ | LK | LL | LM | LN | LO | LP | LQ | LR | LS | LT | LU | LV | LW | LX | LY | LZ | MA | MB | MC | MD | ME | MF | MG | MH | MI | MJ | MK | ML | MM | MN | MO | MP | MQ | MR | MS | MT | MU | MV | MW | MX | MY | MZ | NA | NB | NC | ND | NE | NF | NG | NH | NI | NJ | NK | NL | NM | NO | NP | NQ | NR | NS | NT | NU | NV | NW | NX | NY | NZ | OA | OB | OC | OD | OE | OF | OG | OH | OI | OJ | OK | OL | OM | ON | OO | OP | OQ | OR | OS | OT | OU | OV | OW | OX | OY | OZ | PA | PB | PC | PD | PE | PF | PG | PH | PI | PJ | PK | PL | PM | PN | PO | PP | PQ | PR | PS | PT | PU | PV | PW | PX | PY | PZ | QA | QB | QC | QD | QE | QF | QG | QH | QI | QJ | QK | QL | QM | QN | QO | QP | QQ | QR | QS | QT | QU | QV | QW | QX | QY | QZ | RA | RB | RC | RD | RE | RF | RG | RH | RI | RJ | RK | RL | RM | RN | RO | RP | RQ | RR | RS | RT | RU | RV | RW | RX | RY | RZ | SA | SB | SC | SD | SE | SF | SG | SH | SI | SJ | SK | SL | SM | SN | SO | SP | SQ | SR | SS | ST | SU | SV | SW | SX | SY | SZ | TA | TB | TC | TD | TE | TF | TG | TH | TI | TJ | TK | TL | TM | TN | TO | TP | TQ | TR | TS | TT | TU | TV | TW | TX | TY | TZ | UA | UB | UC | UD | UE | UF | UG | UH | UI | UJ | UK | UL | UM | UN | UO | UP | UQ | UR | US | UT | UU | UV | UW | UX | UY | UZ | VA | VB | VC | VD | VE | VF | VG | VH | VI | VJ | VK | VL | VM | VN | VO | VP | VQ | VR | VS | VT | VU | VV | VW | VX | VY | VZ | WA | WB | WC | WD | WE | WF | WG | WH | WI | WJ | WK | WL | WM | WN | WO | WP | WQ | WR | WS | WT | WU | WV | WW | WX | WY | WZ | XA | XB | XC | XD | XE | XF | XG | XH | XI | XJ | XK | XL | XM | XN | XO | XP | XQ | XR | XS | XT | XU | XV | XW | XX | XY | XZ | YA | YB | YC | YD | YE | YF | YG | YH | YI | YJ | YK | YL | YM | YN | YO | YP | YQ | YR | YS | YT | YU | YV | YW | YX | YY | YZ | ZA | ZB | ZC | ZD | ZE | ZF | ZG | ZH | ZI | ZJ | ZK | ZL | ZM | ZN | ZO | ZP | ZQ | ZR | ZS | ZT | ZU | ZV | ZW | ZX | ZY | ZZ

NO. 2 ROAD



NO.	DESCRIPTION	DATE
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50	ISSUED FOR REZONING RE-SUBMISSION	2019.07.26

2019-07-26
 ISSUED FOR REZONING
 RE-SUBMISSION

NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-2950)

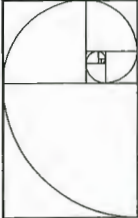
IMPERIAL ARCHITECTURE
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202

COLOR RENDERINGS

Project No. 19193
 Scale N.T.S.
 Date 07/26/19

A 0.1





IMPERIAL ARCHITECTURE
 BOULEVARD ARCHITECTURE OF PRACTICE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

ARCHITECTURE
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 PLANNING

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BUILDING BLOCKS [B] BLDG [B] BLDG [B] BLDG [B]
 D E I F G J L M
 BUILDING BLOCKS [C] BLDG [C] BLDG [C] BLDG [C]
 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



NO. 2 ROAD

NO.	DATE	DESCRIPTION
1	10/15/19	ISSUED FOR PERMITS
2	11/15/19	ISSUED FOR REVISIONS
3	12/15/19	ISSUED FOR REVISIONS
4	01/15/20	ISSUED FOR REVISIONS
5	02/15/20	ISSUED FOR REVISIONS
6	03/15/20	ISSUED FOR REVISIONS
7	04/15/20	ISSUED FOR REVISIONS
8	05/15/20	ISSUED FOR REVISIONS
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97	10/15/27	ISSUED FOR REVISIONS
98	11/15/27	ISSUED FOR REVISIONS
99	12/15/27	ISSUED FOR REVISIONS
100	01/15/28	ISSUED FOR REVISIONS

2019-07-26
 ISSUED FOR REVISION
 RE-SUBMISSION

Client: NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (82 - 17-74380)
 10311 BUCKLE UP BLVD, SUITE 100, DENVER, CO 80231
 10311 BUCKLE UP BLVD, SUITE 100, DENVER, CO 80231

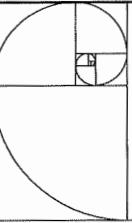
COLOR RENDERINGS

Project: RS193
 Scale: N.T.S.
 Date: _____
 Designer: _____

A 0.2



PLN - 113



IMPERIAL ARCHITECTURE
 ARCHITECTS
 10201 152ND STREET, SUITE 100, BURNABY, BC V5A 1K9
 TEL: 604.291.8888 FAX: 604.291.8889
 WWW.IMPERIALARCHITECTURE.COM

APPLICANTS
 INTERIOR
 PLANNING

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NO. 2 ROAD

BLDG	BLDG #	BLDG NAME
B	1	BLDG A
B	2	BLDG B
B	3	BLDG C
B	4	BLDG D
B	5	BLDG E
B	6	BLDG F
B	7	BLDG G
B	8	BLDG H
B	9	BLDG I
B	10	BLDG J
B	11	BLDG K
B	12	BLDG L
B	13	BLDG M
B	14	BLDG N
B	15	BLDG O
B	16	BLDG P
B	17	BLDG Q
B	18	BLDG R
B	19	BLDG S
B	20	BLDG T

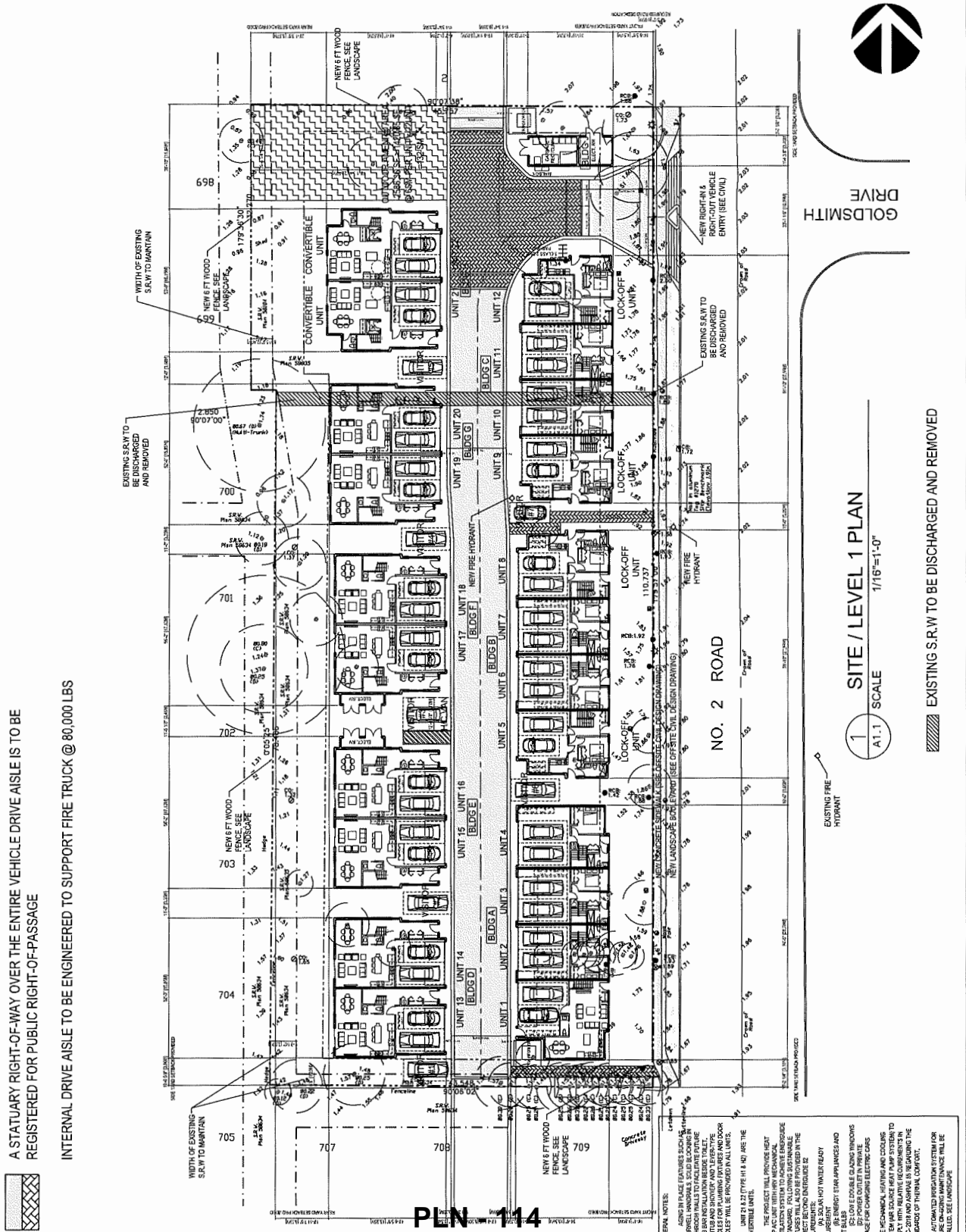
2019-07-26
 ISSUED FOR REZONING
 RE-SUBMISSION

NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-7945W)

IMPERIAL ARCHITECTURE
 10201 152ND STREET, SUITE 100, BURNABY, BC V5A 1K9
 TEL: 604.291.8888 FAX: 604.291.8889
 WWW.IMPERIALARCHITECTURE.COM

PROJECT: #8193
 DATE: 1/16/16
 SCALE: 1/16"=1'-0"

A1.1
 SITE / LEVEL 1 PLAN



A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

GOLDSMITH DRIVE

1 SITE / LEVEL 1 PLAN
 A1.1 SCALE 1/16"=1'-0"

EXISTING S.R.W TO BE DISCHARGED AND REMOVED



- GENERAL NOTES:
1. ASH OR FACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOORING IN THE GRAB BAR INSTALLATION BEHIND TOILET, BATHUB AND SHOWER AND ELEVATOR HANDRAILS SHALL BE PROVIDED IN ALL UNITS.
 2. UNITS 21-22 (TYPE 4 & 4B) ARE THE CONVERTIBLE UNITS.
 3. THE PROJECT WILL PROVIDE HEAT PUMP AC UNIT WITH HWY MECHANICAL SYSTEMS. FOLLOWING SUSTAINABLE FEATURES SHALL BE PROVIDED IN THE UNITS:
 - (A) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (D) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (E) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (F) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (G) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (H) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (I) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (J) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (K) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (L) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (M) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (N) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (O) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (P) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (Q) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (R) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (S) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (T) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (U) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (V) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (W) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (X) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (Y) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (Z) ENERGY STAR APPLIANCES AND LIGHT BULBS
 4. ALL MECHANICAL HEATING AND COOLING SHALL BE PROVIDED IN ALL UNITS TO MEET THE REQUIREMENTS OF THE 2018 ASHRAE 90.1 AND 2018 ASHRAE 62.1 STANDARDS OF THERMAL COMFORT.
 5. SANITARY DISINFECTION SYSTEM FOR PUBLIC OR SHARED WASHROOMS SHALL BE PROVIDED IN ALL UNITS.

PLAN 114

IMPERIAL ARCHITECTURE
 REGISTERED ARCHITECTS
 10311 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80231
 PHONE: 303.752.2000
 FAX: 303.752.2001
 WWW.IMPERIALARCHITECT.COM

ARCHITECTURE
 INTERIOR
 PLANNING

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 No. 2 Road Townhouse Development
 10311 N. CENTRAL AVENUE, SUITE 100
 DENVER, CO 80231
 PROJECT NO. 2019-07-26

DATE: 07/26/2019

NO. 2 ROAD

Average Grading Calculation

Area	Existing Elevations	Proposed Elevations	Volume
1	700.00	700.00	0.00
2	700.00	700.00	0.00
3	700.00	700.00	0.00
4	700.00	700.00	0.00
5	700.00	700.00	0.00
6	700.00	700.00	0.00
7	700.00	700.00	0.00
8	700.00	700.00	0.00
9	700.00	700.00	0.00
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11	700.00	700.00	0.00
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47	700.00	700.00	0.00
48	700.00	700.00	0.00
49	700.00	700.00	0.00
50	700.00	700.00	0.00

Ground Floor Interior Elevation Calculation

Area	Existing Elevations	Proposed Elevations	Volume
1	700.00	700.00	0.00
2	700.00	700.00	0.00
3	700.00	700.00	0.00
4	700.00	700.00	0.00
5	700.00	700.00	0.00
6	700.00	700.00	0.00
7	700.00	700.00	0.00
8	700.00	700.00	0.00
9	700.00	700.00	0.00
10	700.00	700.00	0.00
11	700.00	700.00	0.00
12	700.00	700.00	0.00
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NO. 2 ROAD TOWNHOUSE DEVELOPMENT
 (RZ - 17-78450)

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 DENVER, CO 80231

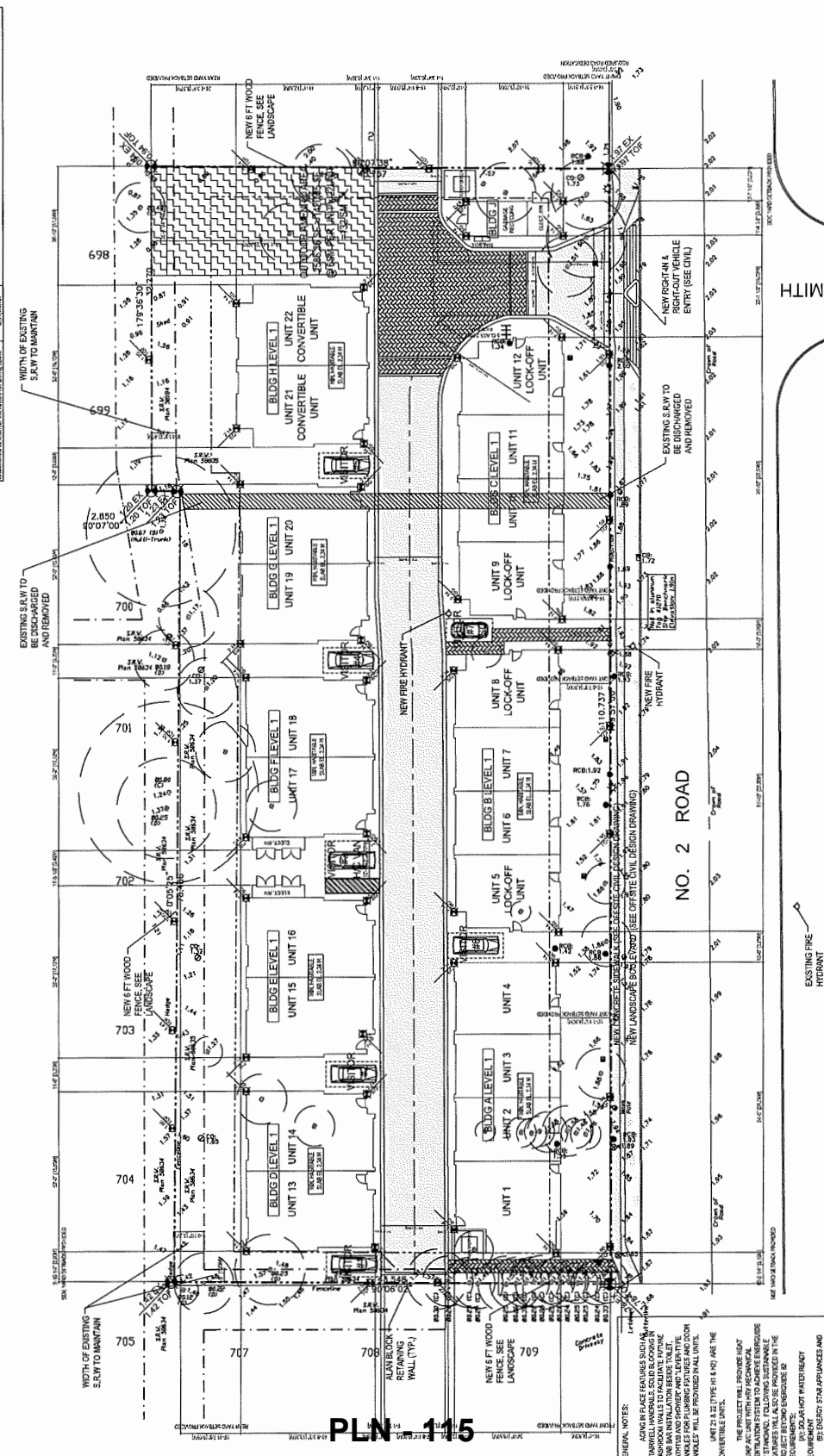
SITE PLAN

Scale: 1/16"=1'-0"
 Drawing No. #9193
 Position: A1.2

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS

VARIANCE REQUIRED: 4.5M FRONT YARD SETBACK AS PER ARTERIAL ROAD TOWNHOUSE DESIGN GUIDELINE IN OFFICIAL COMMUNITY PLAN (OCP)



1 SITE PLAN SCALE 1/16"=1'-0"
 A1.2

PLAN #1

EXISTING S.R.W. TO BE DISCHARGED AND REMOVED



PLN. 115

GENERAL NOTES:

1. ALL IN PLACE FEATURES SUCH AS EXISTING FOUNDATION WALLS TO REMAIN, EXISTING CONCRETE DRIVEWAY, EXISTING SIDEWALK, EXISTING CURBS, EXISTING UTILITY LINES AND EXISTING MANHOLES SHALL BE MAINTAINED AND PROTECTED. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED. EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. EXISTING MANHOLES SHALL BE MAINTAINED AND PROTECTED.
2. ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING MANHOLES SHALL BE MAINTAINED AND PROTECTED.
3. ALL EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING MANHOLES SHALL BE MAINTAINED AND PROTECTED.

CONCRETE DRIVEWAY SHALL BE MAINTAINED AND PROTECTED. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED. EXISTING UTILITY LINES SHALL BE MAINTAINED AND PROTECTED. EXISTING MANHOLES SHALL BE MAINTAINED AND PROTECTED.

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Division/Phase
NO. 2 ROAD

BLDG A | BLDG B | BLDG C | BLDG D
D E F G H
I J K L M N O P Q R S T U V W X Y Z

NO. 2 ROAD

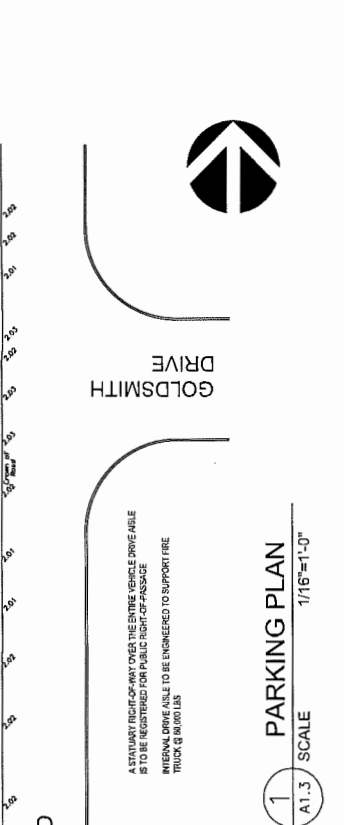
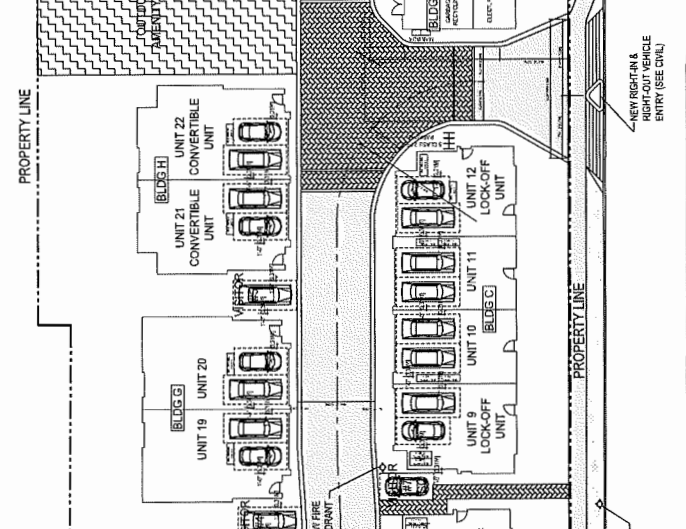
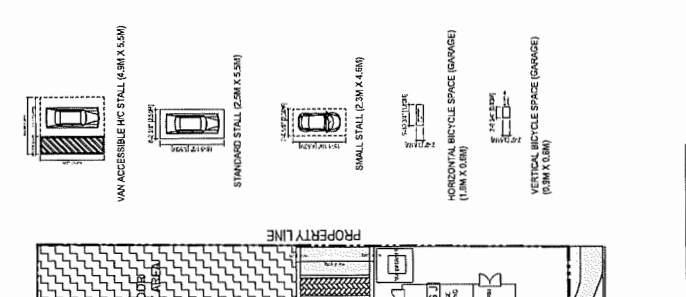
2019-07-26
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NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(82 - 17-794500)

10011 LOCUST, LORTON, VA 22079
NO. 2 ROAD, REEBOND, DC

PARKING PLAN

Project No. #8193
Scale 1/16"=1'-0"
Drawing Sheet 1 of 1



PLAN #2

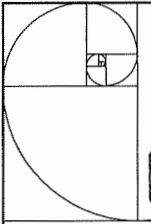
1 PARKING PLAN
A1.3 SCALE 1/16"=1'-0"

1

TRUCK TURNING DIAGRAM SIMULATION GENERATED BY AUTOURN SOFTWARE

Parking Calculation	Building A		Building B		Building C		Building D		Building E		Building F		Building G		Building H		Total						
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16		Unit 17	Unit 18	Unit 19	Unit 20	Unit 21	Unit 22
Standard Parking Required	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Van Accessible (HC) Parking Provided																							
Visitor Parking Provided																							
Lock-off Unit Parking Provided																							
Van Accessible (HC) Visitor Parking Provided																							
Class 1 Bike Storage Provided																							
Class 2 Bike Storage Provided																							
Class 3 Bike Storage Provided																							
Class 4 Bike Storage Provided																							
Class 5 Bike Storage Provided																							
Class 6 Bike Storage Provided																							
Class 7 Bike Storage Provided																							
Class 8 Bike Storage Provided																							
Class 9 Bike Storage Provided																							
Class 10 Bike Storage Provided																							

Parking Calculation By Unit	Building A		Building B		Building C		Building D		Building E		Building F		Building G		Building H		Total					
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16		Unit 17	Unit 18	Unit 19	Unit 20	Unit 21
Unit Type	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22
Lock-off Unit																						
Residential Parking (Standard)	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Residential Parking (Small Car)																						
Class 1 Bike (Vertical)																						
Class 2 Bike (Vertical)																						
Class 3 Bike (Vertical)																						
Class 4 Bike (Vertical)																						
Class 5 Bike (Vertical)																						
Class 6 Bike (Vertical)																						
Class 7 Bike (Vertical)																						
Class 8 Bike (Vertical)																						
Class 9 Bike (Vertical)																						
Class 10 Bike (Vertical)																						



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Dimensions
 1" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

NO. 2 ROAD

NO.	DESCRIPTION	DATE
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3	ISSUED FOR PERMIT	11/15/10
4	ISSUED FOR PERMIT	11/15/10
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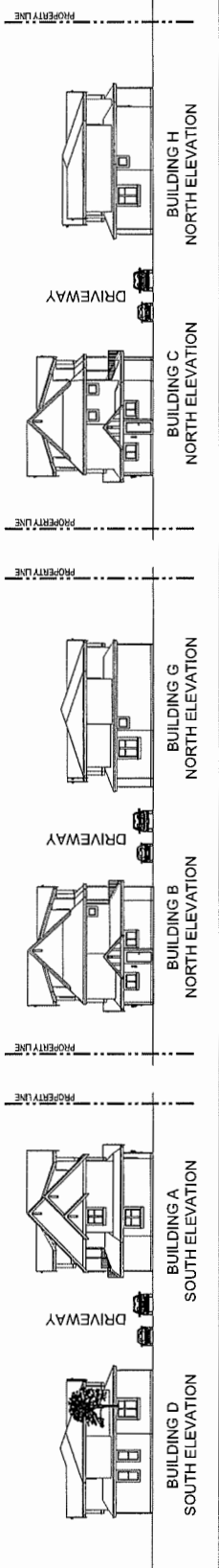
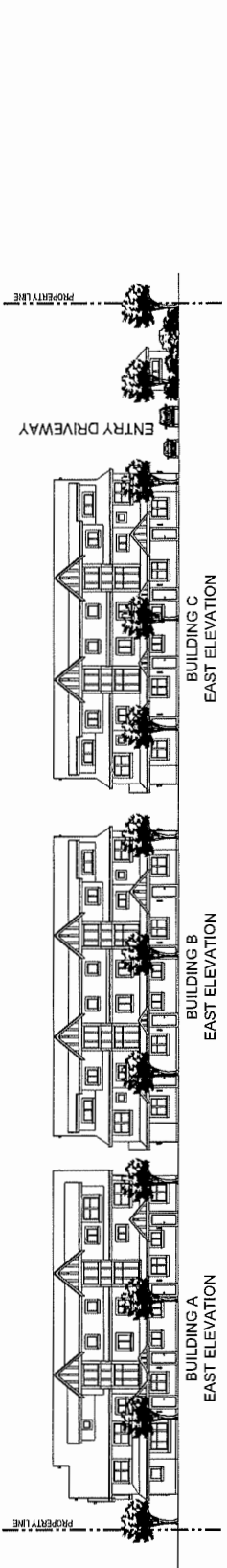
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NO. 2 ROAD TOWN-HOUSE DEVELOPMENT
 (RZ - 17-19450)

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PROJECT NO. 18193
 SCALE: 1/8" = 1'-0"
 SHEET NO. 4

A 3.0



PLN - 117

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BUDGE | BUDGE | BUDGE | BUDGE | BUDGE
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NO. 2 ROAD

DATE	2019.07.26
PROJECT	NO. 2 ROAD TOWNHOUSE DEVELOPMENT
CLIENT	IMPERIAL ARCHITECTURE
ARCHITECT	IMPERIAL ARCHITECTURE
SCALE	1/8"=1'-0"
SHEET	A 3.1

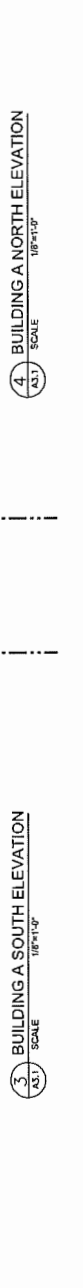
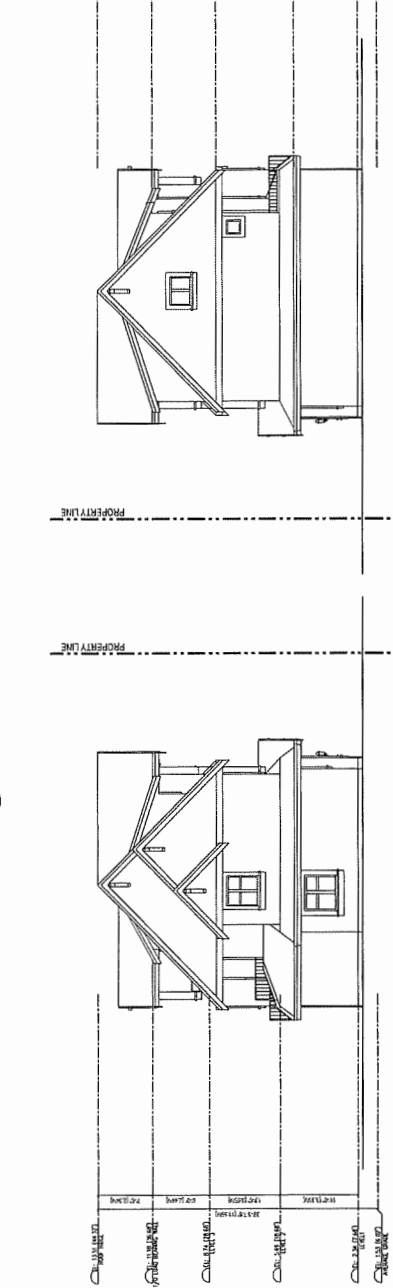
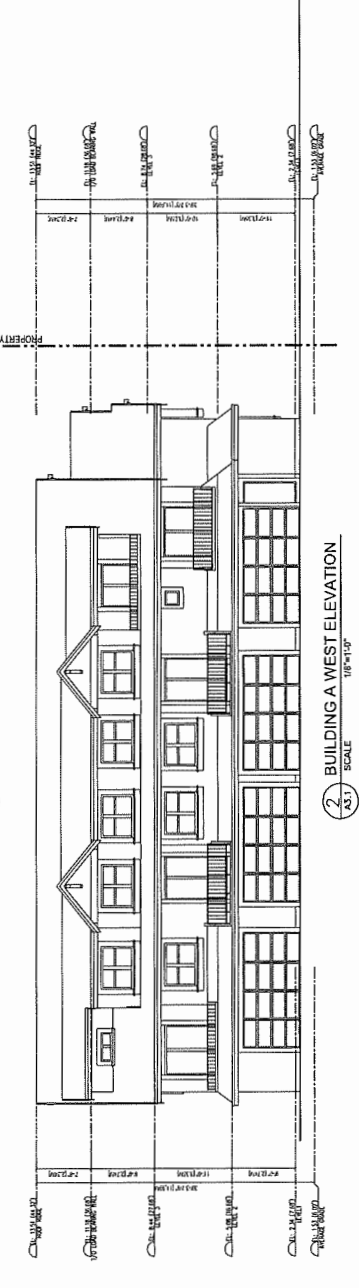
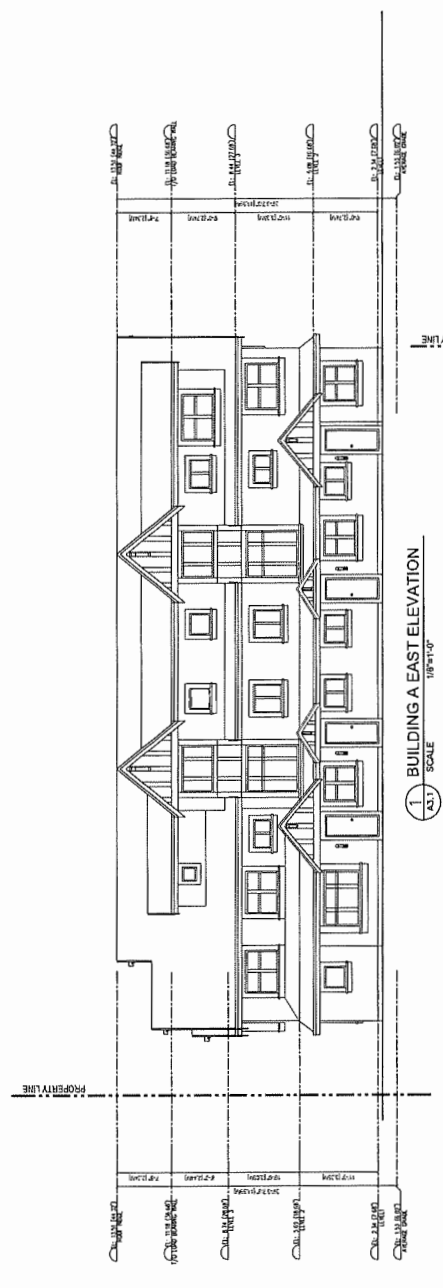
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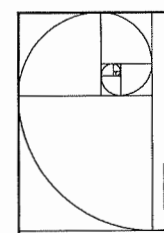
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 (RZ - 17-294300)

4th FLOOR
 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 303.733.8888

BUILDING A ELEVATIONS

Project: #8193
 Scale: 1/8"=1'-0"
 Sheet: A 3.1





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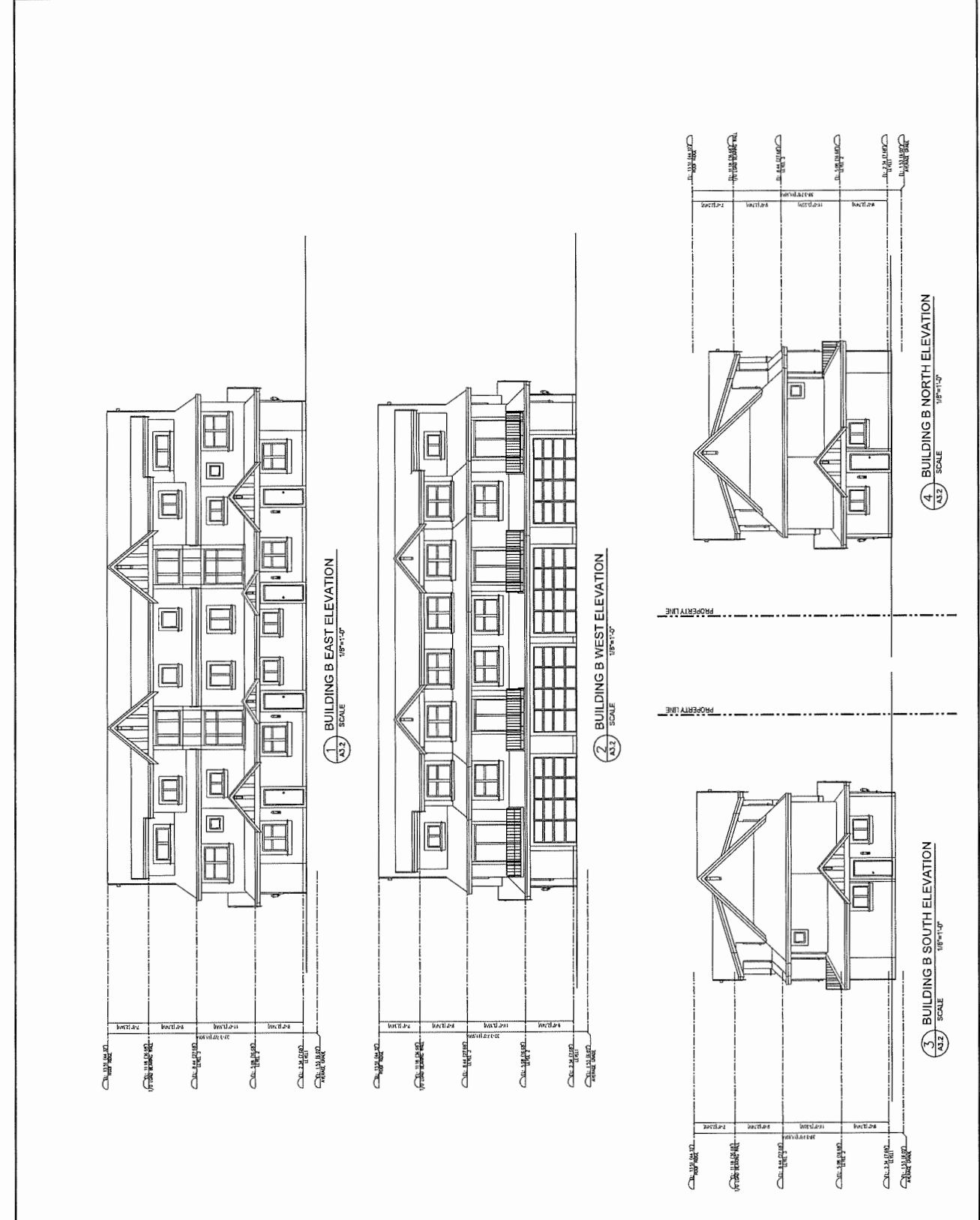
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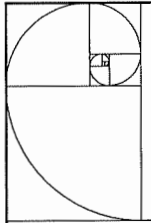
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 (EX. - 17-784360)

KCMG
 10311051, 10591, 10771, 10991, 10996, 10997
 NO. 2 ROAD, RICHMOND, BC

BUILDING B ELEVATIONS

Project: #8193
 Date: 1/8/17
 Scale: 1/8"=1'-0"





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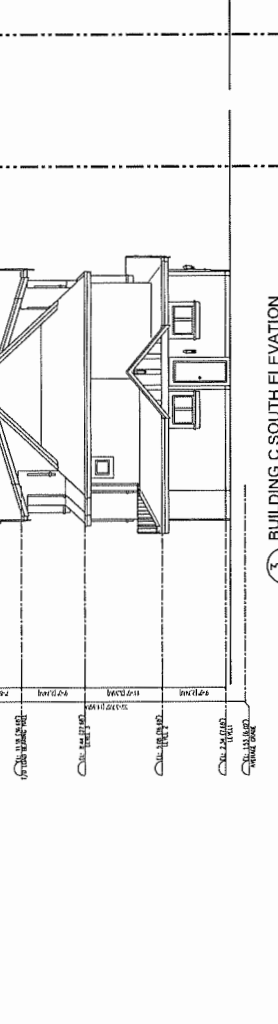
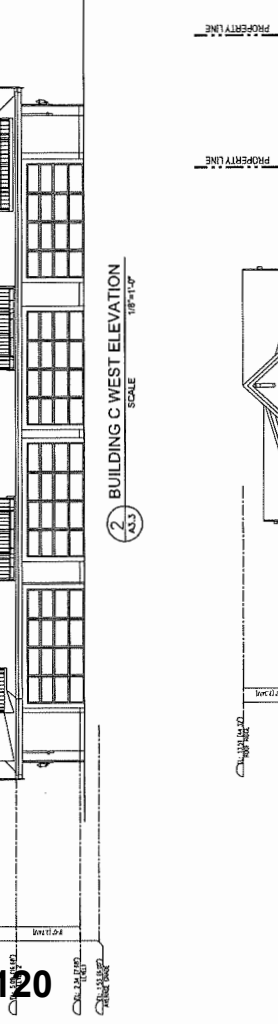
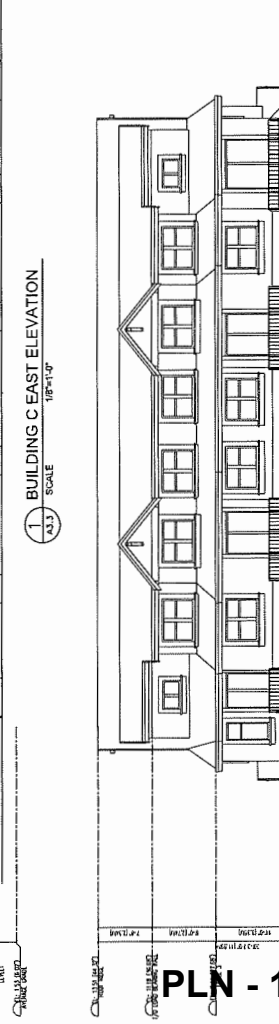
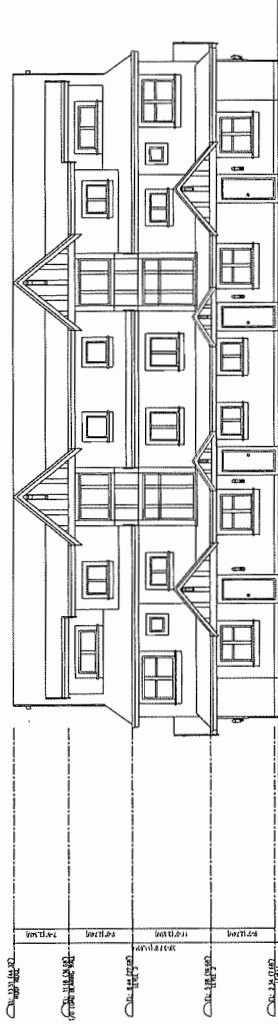
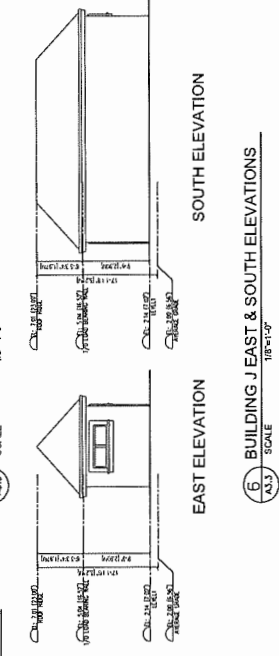
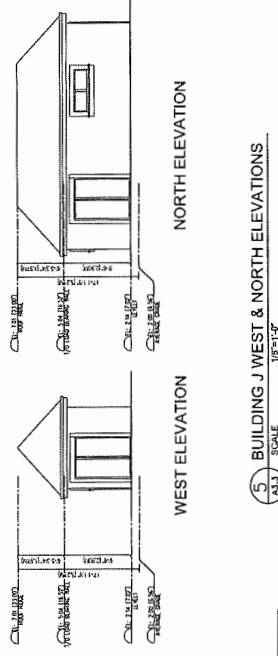
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 SHEET: BUILDING C & J ELEVATIONS
 DATE: 2019-07-26

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 BUILDING C & J ELEVATIONS

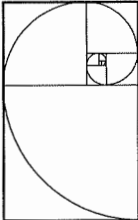
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PLN - 120

A 3.3



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NO. 2 ROAD

BLDG D | BLDG E | BLDG F | BLDG G | BLDG H
 BLDG A | BLDG B | BLDG C | BLDG J

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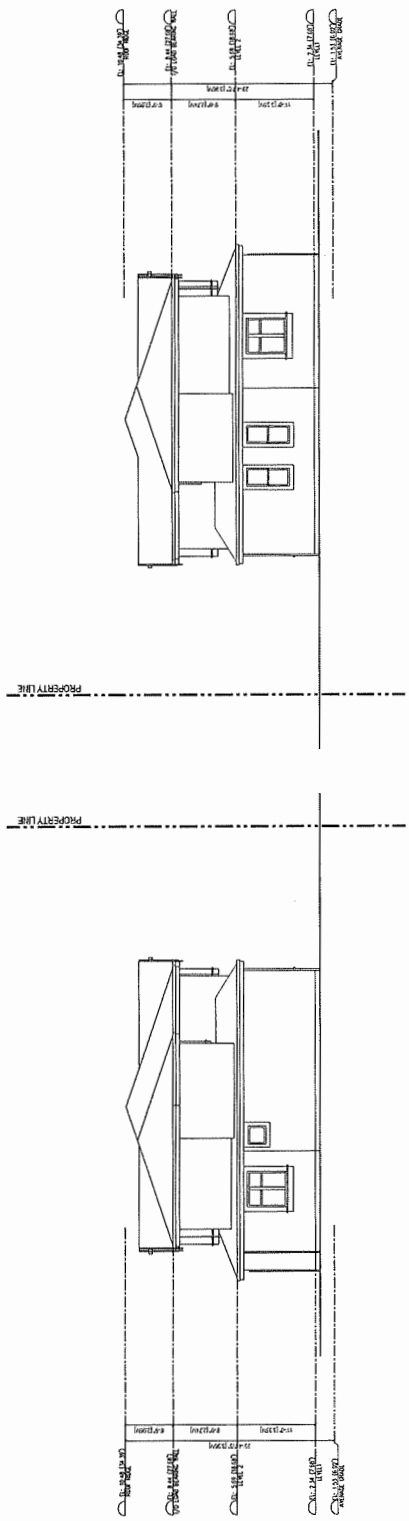
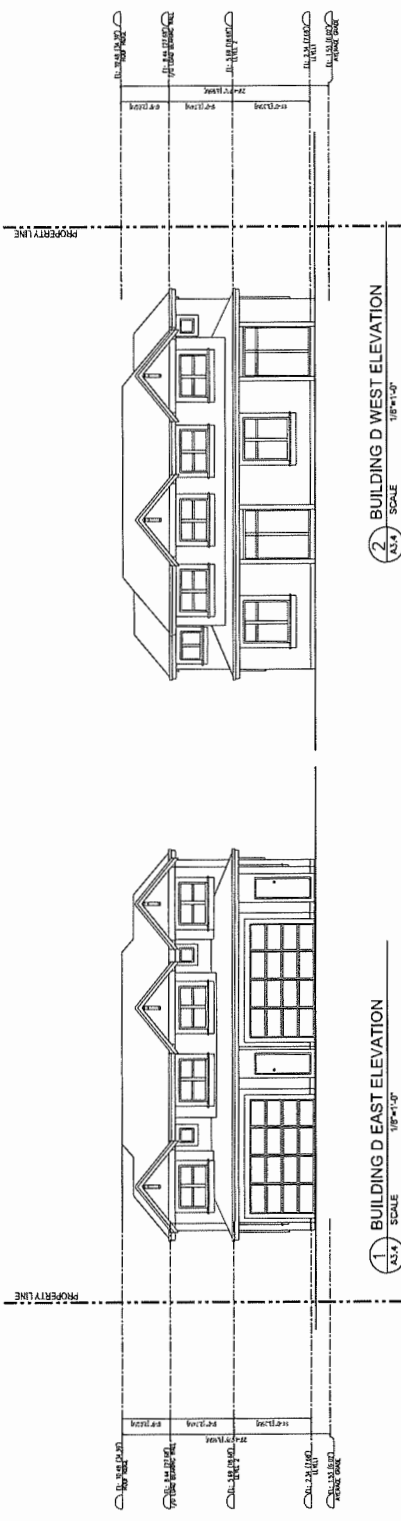
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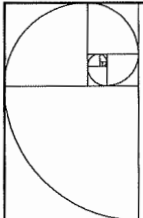
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BUILDING D ELEVATIONS

Sheet # 108 of 107

A 3.4





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NO. 2 ROAD

NO.	DESCRIPTION	DATE	BY	CHKD.
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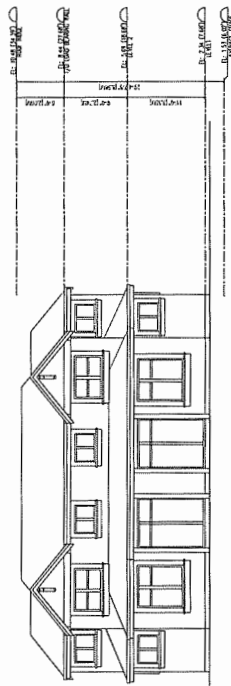
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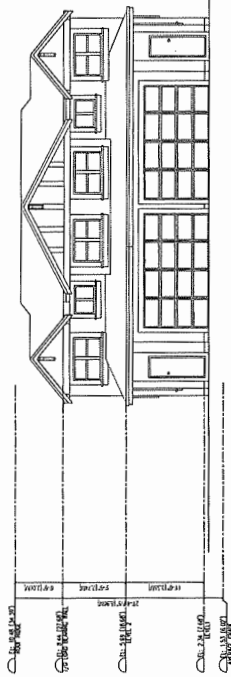
BUILDING H ELEVATIONS

Project: #8193
 Scale: 1/8"=1'-0"
 Sheet: 1 of 1

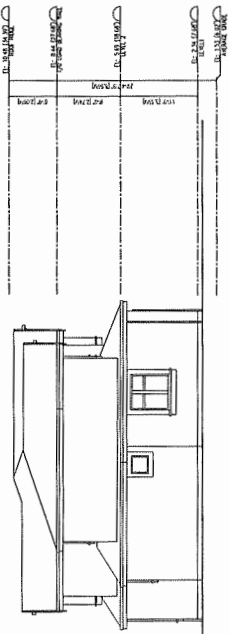
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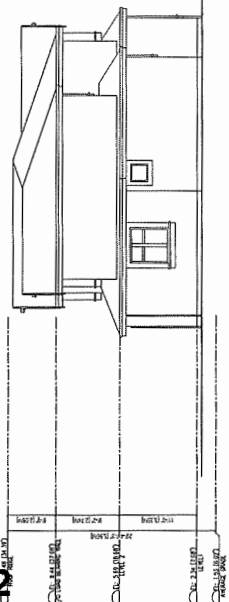
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 SCALE 1/8"=1'-0"



1 BUILDING H EAST ELEVATION
 SCALE 1/8"=1'-0"



4 BUILDING H SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 BUILDING H NORTH ELEVATION
 SCALE 1/8"=1'-0"

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New Westminster, British Columbia
Tel: 604.253.0044
Fax: 604.253.0045
Email: office@m2la.com

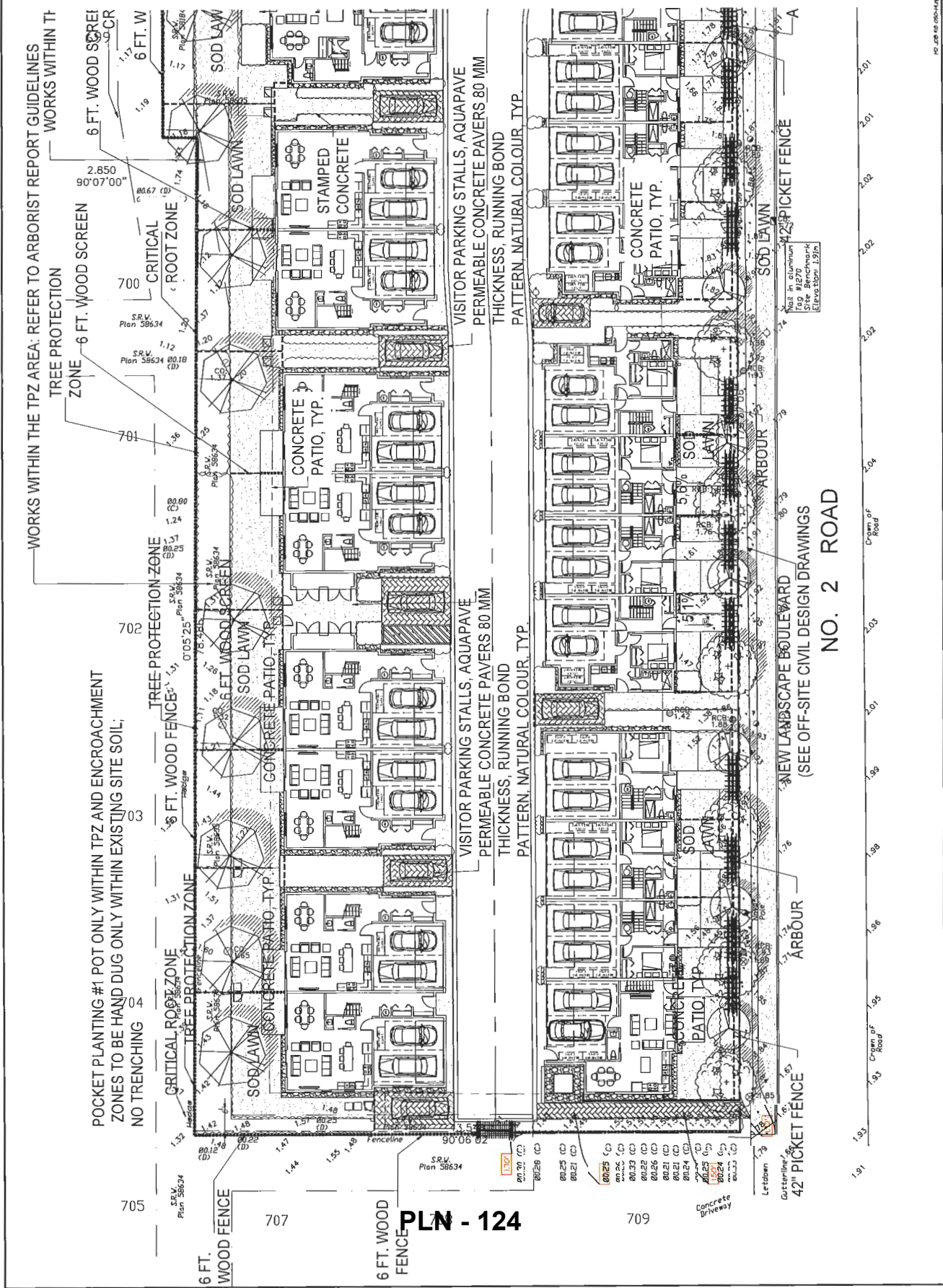


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PROJECT: TOWNHOUSE DEVELOPMENT
10271-10377 No. 2 Road
Richmond, BC

DRAWING TITLE: SITE PLAN (south)

DATE: 2008-JULY-07 DRAWING NUMBER: L2
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PLN - 124

NO. 2 ROAD

NEW LANDSCAPE BOULEVARD
(SEE OFF-SITE CIVIL DESIGN DRAWINGS)

NO. 2 OF 8

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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

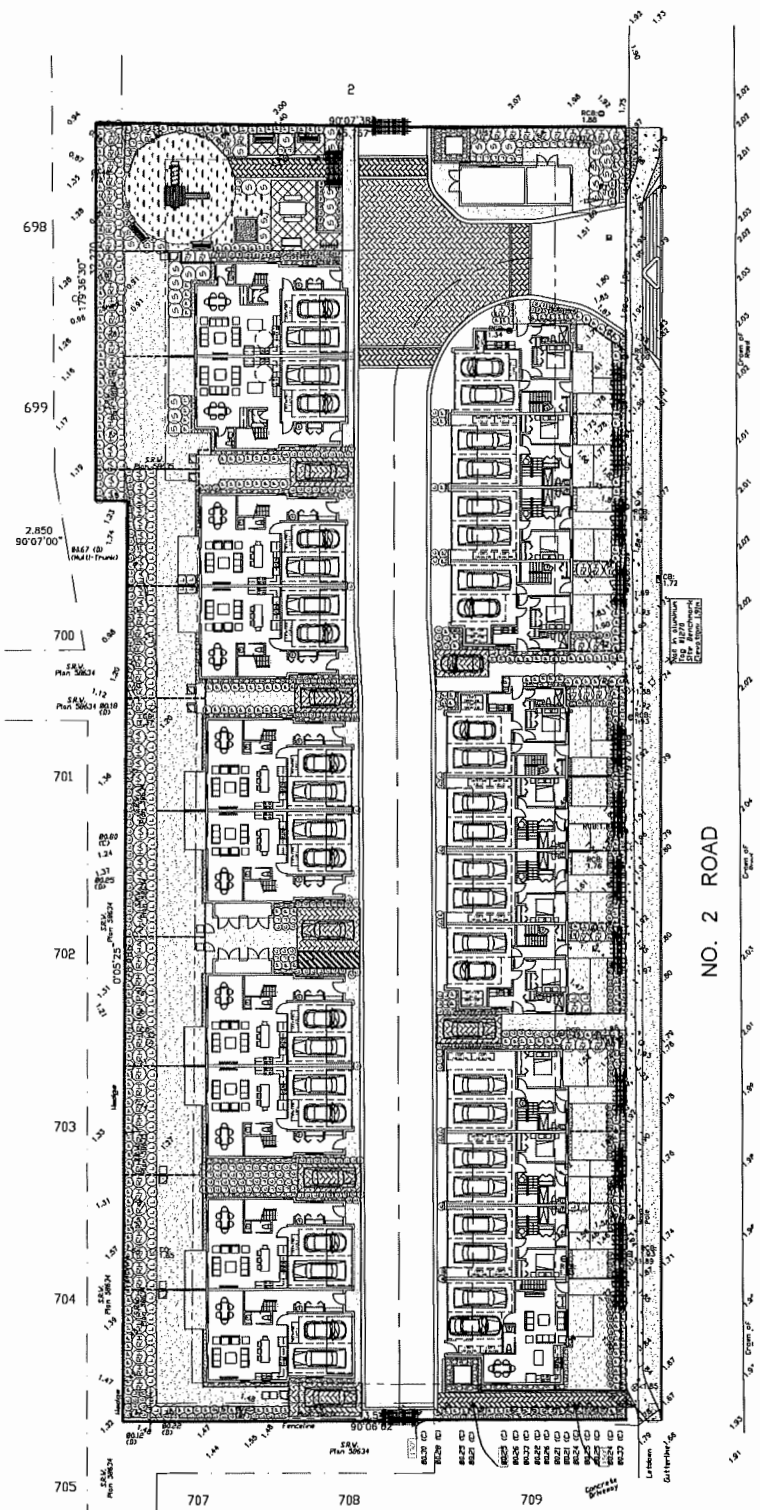


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PROJECT:
TOWNHOUSE DEVELOPMENT
 10251-10257 No. 2 Road
 Richmond, BC

DRAWING TITLE:
SHRUB PLAN

DATE:	2008-11-10-04
SCALE:	MM = 1" = 0'
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SHEET:	14
TOTAL SHEETS:	14



PLN - 126

NO. 20 20 000-1434

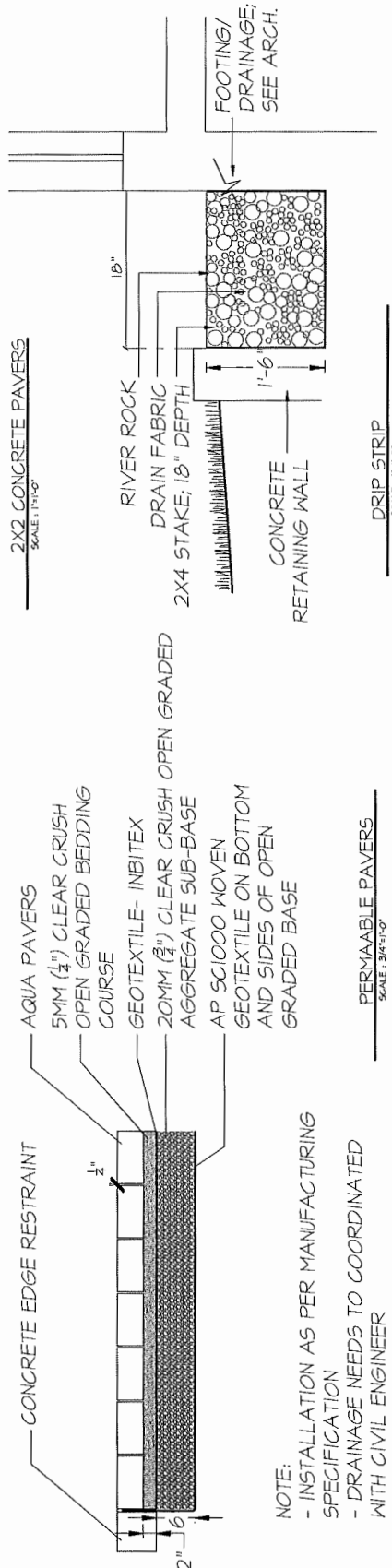
PLANT SCHEDULE

M2 JOB NUMBER: 18-050

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
2	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
8	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
9	ACER GRISEM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
4	ACER MACROPHYLLUM	BIGLEAF MAPLE	6CM CAL; 2M STD; B&B
14	CORNUS NUTTALLII 'EDDIEII'	PACIFIC DOGWOOD	5CM CAL; 1.8M HT; B&B
87	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#2 POT; 40CM
265	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#1 POT
128	EUONYMUS ALATA	KINGED BURNING BUSH	#2 POT; 30CM
35	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#1 POT
139	LONICERA PILEATA	PRIVET HONEY/SUCKLE	#1 POT; 30CM
420	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#3 POT; 60CM
85	RHODODENDRON 'SCARLET WONDER'	RHODODENDRON; SCARLET; E. APRIL	#3 POT; 30CM
90	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
35	SPIRAEA X JAPONICA 'SHIROBANA'	SHIROBANA SPIRAEA; WHITE-ROSE	#2 POT; 40CM
6C	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NOTE:
- INSTALLATION AS PER MANUFACTURING SPECIFICATION
- DRAINAGE NEEDS TO COORDINATED WITH CIVIL ENGINEER

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PROJECT:
TOWNHOUSE DEVELOPMENT
1029F-10387 No. 2 Road
Richmond, BC

DRAWING TITLE:
LANDSCAPE
DETAILS

DATE: 2018-JUL-09
SCALE: VARS
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M2LA PROJECT NUMBER:
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RZ 17-794300

Attachment 3

Address: 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road

Applicant: Konic Development Ltd.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Forest International Real Estate Investment Company Ltd.	No Change
Site Size (m²):	4,868.0 m ²	4,857.6 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Multiple-Family	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	7	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max. along No. 2 Road and 9.0 m (2 storeys) Max. along west property line	none
Lot Width:	Min. 50.0 m	110.0 m	none
Lot Depth:	Min. 35.0 m	44.6 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	44 (R) and 5 (V)	44 (R) and 7 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (44 x Max. 50% = 22)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (51 x Max. 50% = 25)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (49 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	33 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units = 132 m ²	240 m ²	none

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



10211 No.2 Road
Richmond, BC V7E 5M6

Mar 6, 2019

HAND DELIVERED

To: Occupants of 10211 No.2 Road, Richmond.

We are the developer to the south of your property developing townhouses located at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond. We are sending you information to notify and keep you informed of this upcoming project. Kindly find attached the current draft developing plans for your reference (ATTACHMENT A).

The proposed development consists of approximately 22 townhouse units. The design of the proposal is in full compliance with various requirements with City of Richmond. The land use of the proposed development complies with Official Community Plan (OCP); the density and building height comply with Zoning Bylaw requirement. The front buildings are 3 storeys in height with both south and north end of buildings reduced to 2 storeys to adapt our neighbour's single-family homes. The rear buildings are all proposed to be 2 storeys. We will have more information to communicate after Planning Committee.

Should there be any questions or concerns about the project, please do not hesitate to email me at michelle@konic.ca or contact my direct line at 604-242-1062. Thank you for your valuable time in reading this notice.

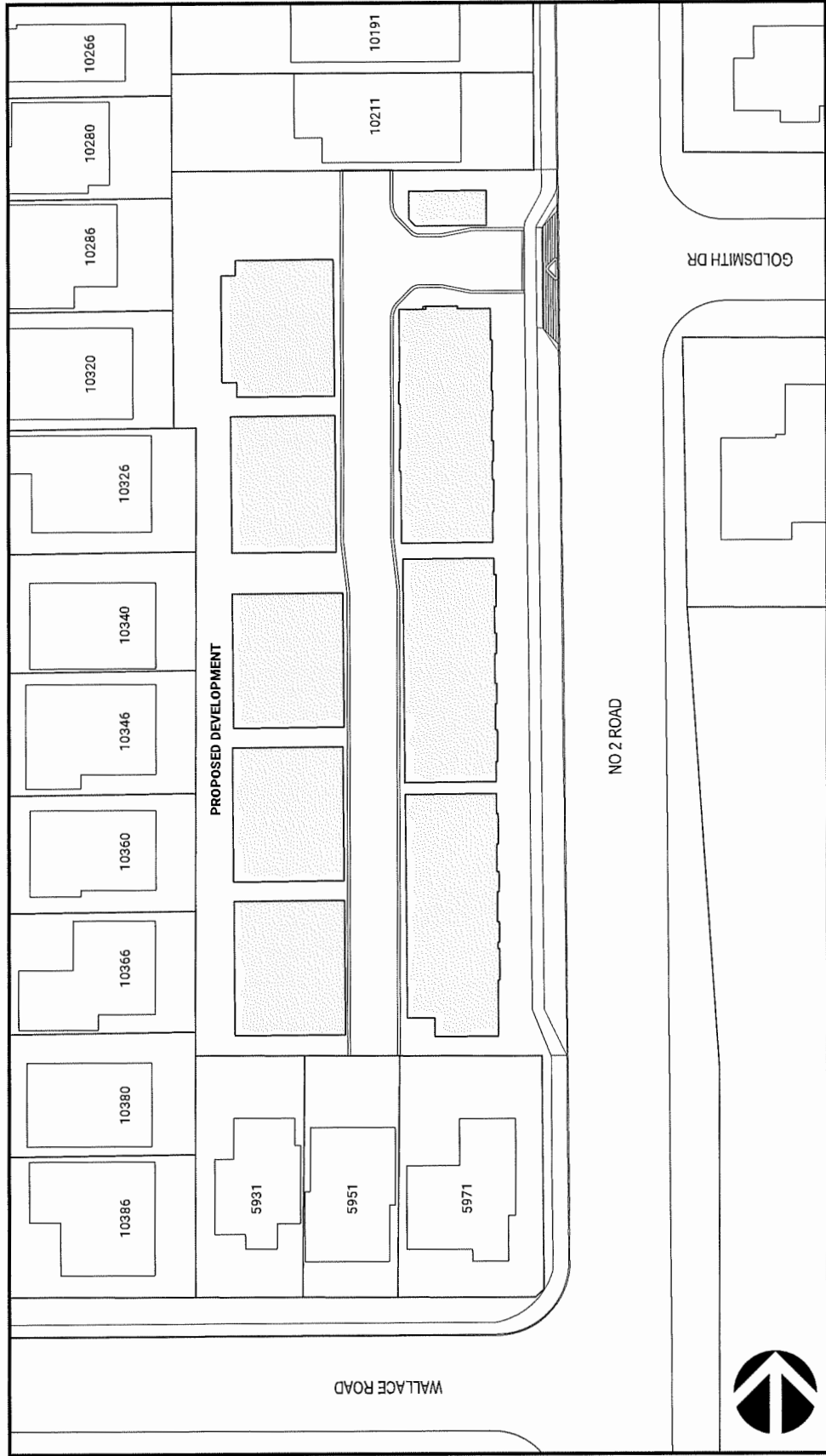
Sincerely,

Michelle Lee
Development Director
Konic Development Ltd.

DRAFT

ATTACHMENT A

10231, 10251, 10351, 10371, 10391, 10395, 10397 No.2 Road, Richmond

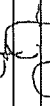
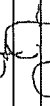
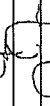
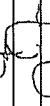
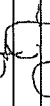

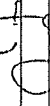
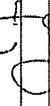
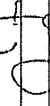
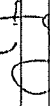
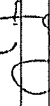
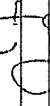
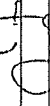


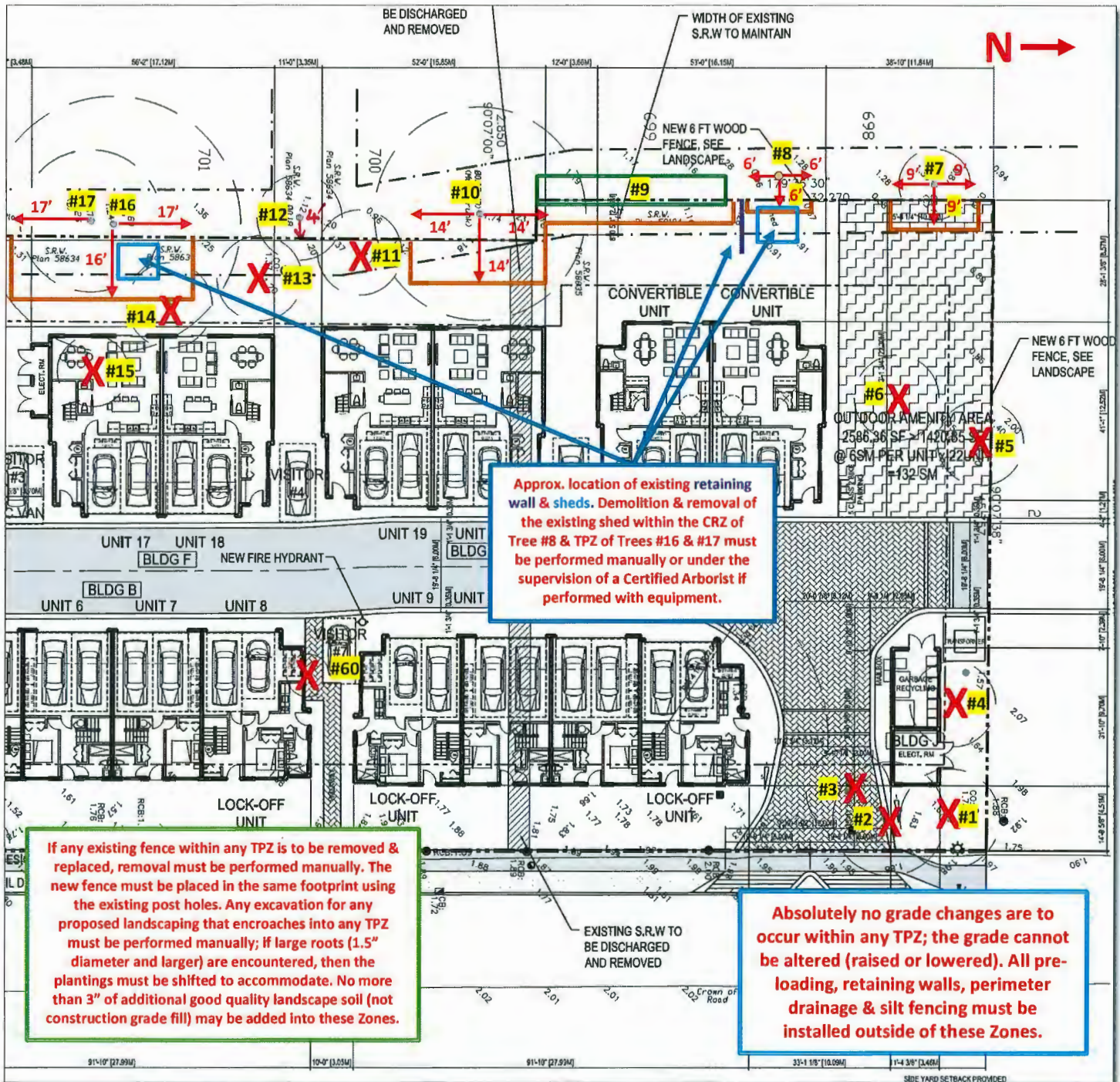
MARCH 06, 2019

Development project: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond.

I hand-delivered the Notification envelope containing a letter and site plan proposal (Attachment A) to the mail box of the following neighbours:

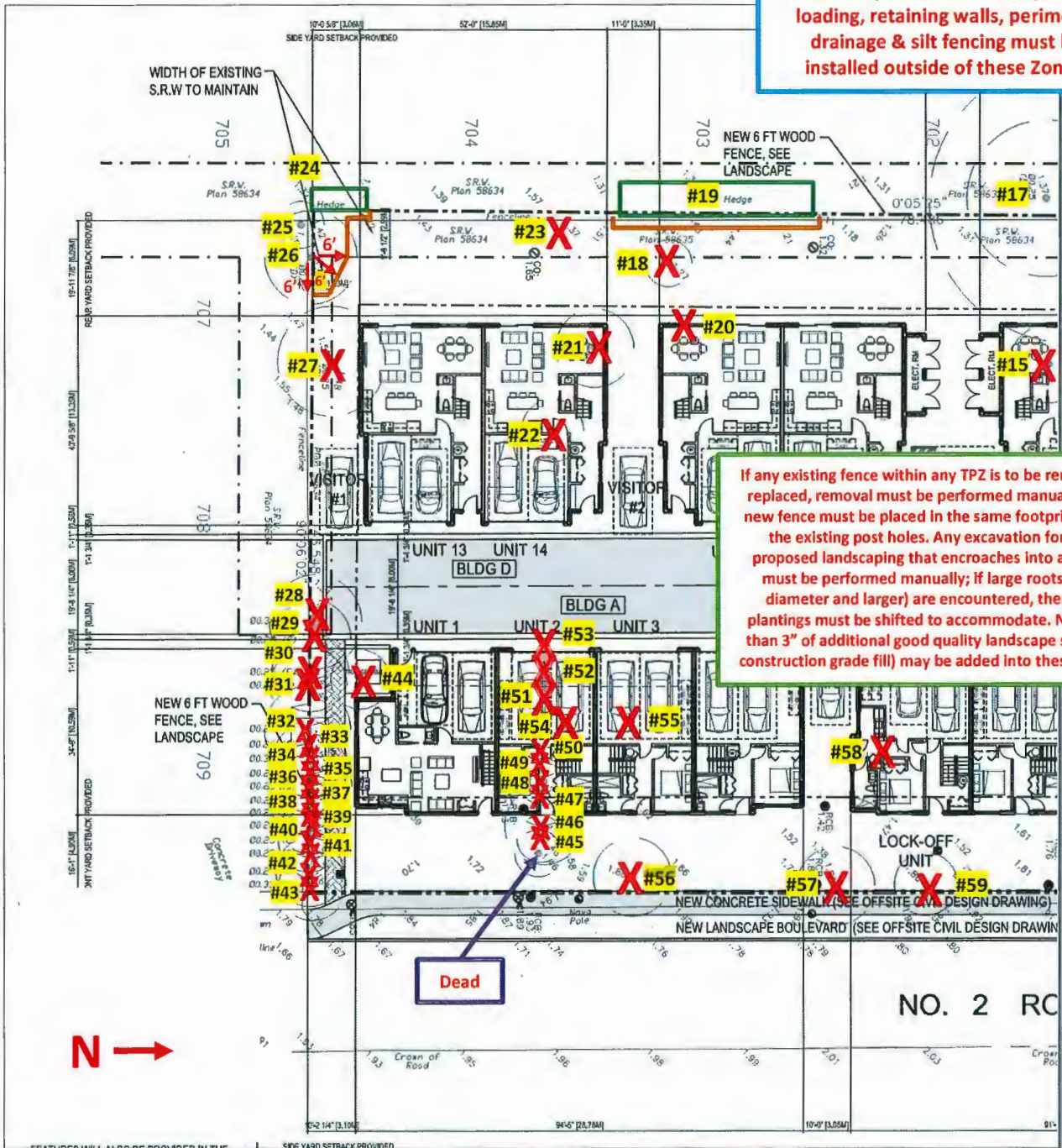
Neighbouring Properties Notification summary

	Neighbour Address	Developer Representative	Date	Time	Feedback	Signature
1	10211 No.2 Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:55 PM	No comments	
2	5971 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:40 PM	No comments	
3	5951 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:20 PM	No comments	
4	5931 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:30 PM	No comments	
5	10380 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:38 PM	No comments	
6	10366 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:45 PM	met one of landlord, his name is Bill at the property of 10366 Sandiford Dr Richmond. He thanked for us to deliver the update project information and site plan to him for reference, as he knew that his house is located at the back of our project site; therefore, he cares what status of our project is now, and the est. time frame for construction.	
7	10360 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:50 PM	No comments	
8	10346 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:58 PM	No comments	
9	10340 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:05 PM	No comments	
10	10326 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:10 PM	No comments	
11	10320 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:20 PM	No comments	
12	10286 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:28 PM	No comments	
13	10280 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:33 PM	No comments	



Tree Retention & Removal Plan for Lots 981, 982, 713, 712 & 711, Scale 1/32" = 1'

Absolutely no grade changes are to occur within any TPZ; the grade cannot be altered (raised or lowered). All pre-loading, retaining walls, perimeter drainage & silt fencing must be installed outside of these Zones.



If any existing fence within any TPZ is to be removed & replaced, removal must be performed manually. The new fence must be placed in the same footprint using the existing post holes. Any excavation for any proposed landscaping that encroaches into any TPZ must be performed manually; if large roots (1.5" diameter and larger) are encountered, then the plantings must be shifted to accommodate. No more than 3" of additional good quality landscape soil (not construction grade fill) may be added into these Zones.

Tree Retention & Removal Plan for Lots 710, 711 & 211, Scale 1/32" = 1'

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Plum (<i>Prunus sp.</i>)	21	7m
2	Cherry (<i>Prunus sp.</i>)	52	8m
3	Cherry (<i>Prunus sp.</i>)	27	6m
4	Plum (<i>Prunus sp.</i>)	47 per combined	6m
5	Curly Willow (<i>Salix sp.</i>)	58	6m
6	Fig (<i>Ficus sp.</i>)	30	6m
7	Cypress (<i>Chamaecyparis sp.</i>)	40 per survey	5m
8	Pear (<i>Pyrus sp.</i>)	32 est. combined	4m
9	Cedar (<i>Thuja plicata</i>)	-	3m
10	Oak (<i>Quercus sp.</i>)	67 per survey	15m
11	Plum (<i>Prunus sp.</i>)	60	6m
12	Walnut (<i>Juglans sp.</i>)	18 per survey	6m
13	Fig (<i>Ficus sp.</i>)	Over 100	6m
14	Cherry (<i>Prunus sp.</i>)	55	6m
15	Cherry (<i>Prunus sp.</i>)	45	5m
16	Pine (<i>Pinus sp.</i>)	80 per survey	18m
17	Japanese Maple (<i>Acer palmatum</i>)	25 per survey	10m
18	Plum (<i>Prunus sp.</i>)	24	3m
19	Cedar (<i>Thuja occidentalis</i>)	-	2.8m
20	Pear (<i>Pyrus sp.</i>)	57	6m
21	Apple (<i>Malus sp.</i>)	40	5m
22	Tamarisk (<i>Tamarix sp.</i>)	22	4m
23	Magnolia (<i>Magnolia sp.</i>)	34	6m
24	Cedar (<i>Thuja occidentalis</i>)	-	1m
25	Japanese Maple (<i>Acer palmatum</i>)	50 est. combined	3m
26	Mountain Ash (<i>Sorbus sp.</i>)	26	6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
27	Cherry (<i>Prunus sp.</i>)	23	7m
28	Cedar (<i>Thuja occidentalis</i>)	30 per survey	6m
29	Cedar (<i>Thuja occidentalis</i>)	28 per survey	5m
30	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
31	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
32	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
33	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
34	Cedar (<i>Thuja occidentalis</i>)	33 per survey	5m
35	Cedar (<i>Thuja occidentalis</i>)	22 per survey	5m
36	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
37	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
38	Cedar (<i>Thuja occidentalis</i>)	21 per survey	4.4m
39	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
40	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
41	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
42	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
43	Cedar (<i>Thuja occidentalis</i>)	33 per survey	4.4m
44	Smokebush (<i>Cotinus sp.</i>)	22	3.9m
45	Cedar (<i>Thuja occidentalis</i>)	34	3m
46	Cedar (<i>Thuja occidentalis</i>)	36	5m
47	Cedar	41	3.6m

TREE #	SPECIES	DBH (cm)	SPREAD (m. est.)
	<i>(Thuja occidentalis) italica</i>	combined	
	Cedar		
48	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
49	<i>(Thuja occidentalis)</i>	19 combined	3m
	Cedar		
50	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
51	<i>(Thuja occidentalis)</i>	10	2m
	Cedar		
52	<i>(Thuja occidentalis)</i>	26 combined	4.4m
	Cedar		
53	<i>(Thuja occidentalis)</i>	66 combined	4.4m
	Fig	40	
54	<i>(Ficus.sp.)</i>	combined	3m
	Windmill palm		
	<i>(Trachycarpus fortunei)</i>		
55		21	3m
	Lilac	28	
56	<i>(Syringa sp.)</i>	combined	5m
	Cherry	29	
57	<i>(Prunus sp.)</i>	combined	5m
	Cedar		
	<i>(Thuja occidentalis)</i>	22 per survey	2m
	Cherry		
59	<i>(Prunus sp.)</i>	27	4m
	Lilac	65 per survey	3m
60	<i>(Syringa sp.)</i>		

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Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum* sp.)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Diik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Diik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)

- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



Address: 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road **File No.:** RZ 17-794300

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Approximately 0.09 m road dedication along the entire No. 2 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle, in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
4. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road), in favour of the future residential (townhouse) development at 10211 No. 2 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until four secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code requirements expected to be in place at the time of the proposed project's Building Permit application.
8. 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 on the neighbouring properties. 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.
9. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site to be retained on site. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
10. City acceptance of the developer's offer to voluntarily contribute \$7,500.00 to the City's Tree Compensation Fund for the planting of 15 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.
11. City acceptance of the developer's offer to voluntarily contribute \$50,000.00 towards the future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive.
12. Contribution of \$25,000.00 in-lieu of on-site indoor amenity space.

13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$266,662.53) to the City's Affordable Housing Reserve Fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$26,666.25) to the City's Public Art fund.
15. Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- a) Using the OCP Model, there is 334 L/s of water available at a 20 psi residual at the No 2 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Provide an additional hydrant north of the proposed driveway to meet City hydrant spacing requirements for multi-family 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.
- c) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing water service connections and meters to the development site.
 - ii. Install a new water service connection off the water main on the east side of No 2 Road, complete with meter and meter box off. Meter to be located onsite in a right of way.

Storm Sewer Works:

- a) 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. Provide a right-of-way for the proposed inspection chamber. Exact right of way dimensions to be finalized in the servicing agreement review process.
 - iii. Confirm, by video inspection, the location of the service connection for 10211 No 2 Road and reconnect to the box culvert per Richmond specifications following the removal of the connection serving 10231 No 2 Road. Connection to be done by City forces at Developer's cost.
 - iv. Remove the existing perimeter drain along the common property line of 10251 and 10351 No 2 Road. Following the removal of the perimeter drain, developer may apply to the City to discharge the portion of right-of-way plan 58634 that contained the removed drain. The Developer is responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing storm service connections to the development site.
 - ii. Install a new storm service connection complete with inspection chamber to serve the proposed development. Inspection chamber to be located onsite in a right-of-way. Where possible, an existing hole in the box culvert shall be reused.

Sanitary Sewer Works:

- a) The Developer is required to not start on-site excavation or building construction prior to completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing sanitary connections to the development site. The existing inspection chamber at the northwest corner of the development site (SIC13826) shall be retained to serve 10211 No 2 Road.
 - ii. Install a new sanitary service connection complete with inspection chamber to serve the proposed development. Where possible, the connection shall be made to a manhole.

Frontage Improvements:

- a) No. 2 Road Frontage Improvements
 - i. Sidewalk, boulevard and curb/gutter:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
 - Construct a new 1.5 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - ii. All existing driveways along the No. 2 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
 - iii. Consult Engineering on lighting and other utility requirements as part of the frontage works. There are utility poles that will need to be relocated.
 - iv. Vehicle Access
 - All existing driveways along the No. 2 Road development frontage are to be closed permanently. Vehicle access to the subject development is to be provided by a single driveway located on No. 2 Road directly across from Goldsmith Dr. and restricted to right-in/right-out movement only. As part of the functional road plan, the driveway design showing a raised centre median in the driveway with adequate width to allow for SU9 truck turning movements in and out of the site without crossing the lane lines on No. 2 Rd. is required.
 - City design standards for driveways are to be met; however, due to the turn restrictions, the driveway on No. 2 Rd. will be wider than 7.5m. From the PL the drive aisle width can reduce to 6.7m with a 5:1 taper.
 - v. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To relocate the existing Hydro poles in conflict with the proposed sidewalk into a right-of-way onsite along the back of the proposed sidewalk.
 - To underground overhead service lines.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the location of the above ground 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
- Review street lighting levels along the No 2 Road frontage and upgrade as required.

General Items:

a) The Developer is required to:

- (1) Not encroach into City rights-of-ways with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
- (2) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (3) Provide a video inspection report of the existing sanitary sewer along the west property line 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.
- (4) 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.
- (5) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure..

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

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

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

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$26,000 in total) to ensure the replacement planting will be provided.

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

1. Remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10088 (RZ 17-794300)
10231, 10251, 10351, 10371, 10391, 10395 and 10397 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. 003-995-879

Lot 981 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 004-005-066

Lot 982 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 003-897-095

Lot 713 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 004-536-339

Lot 712 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 001-897-004

Lot 711 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 003-881-261

Lot 211 Except: Part Subdivided by Plan 58349, Section 36 Block 4 North Range 7 West New Westminster District Plan 48291

and

P.I.D. 004-323-653

Lot 710 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10088**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER