



City of Richmond

Report to Committee

To: Planning Committee

Date: May 15, 2018

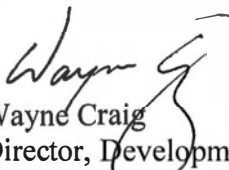
From: Wayne Craig
Director, Development

File: RZ 17-778834


Re: Application by 1076694 B.C. Ltd. for Rezoning at 10451, 10471 & 10491
No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, for the rezoning of 10451, 10471 & 10491 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sds
Att. 6

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

Staff Report

Origin

1076694 B.C. Ltd. has applied to the City of Richmond for permission to rezone the properties at 10451, 10471 & 10491 No. 2 Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of 12 townhouse units with vehicle access from No. 2 Road.

Project Description

The subject properties have a total combined frontage of 65.3 m (214 ft.) and are proposed to be consolidated into one development parcel. The proposal includes two three-storey and 10 two-storey townhouse units, in two triplex and three duplex buildings, with a proposed floor area ratio (FAR) of 0.6. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2. The subject site is currently occupied by three single-family dwellings, which are proposed to be demolished.

Findings of Fact

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

Existing Housing Profile

The developer has advised one existing single-family home is currently vacant (10451 No. 2 Road), which was vacant upon purchase of the property, two existing single-family homes are currently rented (10471 & 10491 No. 2 Road), and one of the homes has an existing secondary suite (10471 No. 2 Road) approximately 55 m² (600 ft²) in area with one bedroom.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting No. 2 Road.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/D)” fronting No. 2 Road.

To the East: Across No. 2 Road, 133-unit townhouse development on a lot zoned “Town Housing (ZT72) – London/Steveston (No. 2 Road)”, a 9 m (30 ft.) wide public greenway connecting No. 2 Road to Steveston-London Park/School, and single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Dylan Place.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/B)” and a duplex zoned “Two-Unit Dwellings (RD1)” fronting Kozier Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Steveston Area Plan land use designation for the subject site is “Multiple-Family”. The development proposal is consistent with these designations.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map. The development proposal is consistent with this designation.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate) to the City’s Public Art Reserve Fund, for a total contribution in the amount of \$15,189.84.

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 applicant has advised that notification letters were delivered by the applicant to all five adjacent neighbouring properties, which included information on density, height, massing, perspective views from each property and developer contact information. To date, none of the neighbours have responded to the applicant. The applicant has also submitted a map showing the properties notified, which is provided in Attachment 4, along with a copy of the letter.

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 is proposing to consolidate the subject properties into one development parcel, with a total frontage of 65.3 m (214 ft.) and a site area of 2,833.7 m² (30,501 ft²), in order to

construct 12 townhouse units. The proposed townhouse units are 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 garages of the units. The shared outdoor amenity space is proposed to be situated in the northeast corner of the site, in order to maximize tree protection opportunities.

The proposal consists of 10 two-storey and two three-storey townhouse units, all with side-by-side double car garages, with a proposed FAR of 0.6. Five buildings are proposed, including three duplex buildings along the rear property line and two triplex buildings along the No. 2 Road frontage.

The applicant has provided concept plans for a single-lot development to the north (10431 No. 2 Road) and a consolidation with the lots along Wallace Road (10431 No. 2 Road & 5840-5900 Wallace Road) demonstrating development potential consistent with the Arterial Road Land Use Policy.

Existing Legal Encumbrances

There is an existing 3.0 m (10 ft.) by 3.0 m utility Statutory Right-of-Way (SRW) located in the southwest corners of 10451 & 10471 No. 2 Road for sanitary sewer services. There is also an existing 3.0 m wide utility SRW along the west property line of 10491 No. 2 Road. The existing SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is proposed via one driveway from No. 2 Road. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties to the north and south, if the properties redevelop. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire area of the proposed driveway and the internal maneuvering aisle is required prior to final adoption of the rezoning bylaw, which will facilitate access for future adjacent development.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 10 trees and one cedar hedge located on the development site and three trees located on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- Two trees (tag# 25 & 26) located on-site in the northeast corner and three trees (tag# 27, 28, & 30) located in the southwest corner are in good condition. Trees are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

- Four trees (tag# 23, 24, 29 & 31) located on the development site are in poor health, exhibit poor structure or are poor quality specimens. These trees not good candidates for retention and should be removed and replaced.
- One tree (tag# 32) located on-site along the No. 2 Road frontage is a small windmill palm tree in good condition, however, this tree should be removed and replaced with a more suitable tree species (this species is not identified on the suitable tree species list) that is consistent with the proposed landscaping.
- One cedar hedge (tag# 1-22) located on-site in the northeast corner along the No. 2 Road frontage will be critically impacted from significant grade change and utility service upgrades. Remove, no compensation required for the hedge.
- Three trees (tag# 33-35) located on the neighbouring properties to the north and west are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

Tree Replacement

The applicant is proposing to remove five on-site trees (tag# 23, 24, 29, 31 & 32). The OCP tree replacement ratio of 2:1 requires 10 replacement trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 18 new trees. The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

The proposed Tree Management Plan is provided in Attachment 5, which outlines the protection of the five on-site trees (tag# 25-28, & 30) and three neighbouring trees (tag# 33-35). To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$35,000, based on the sizes of the trees to be retained.

Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03, is required.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the front yard setback (along the No. 2 Road frontage) from 6.0 m (20 ft.) to 4.5 m (15 ft.), in order to provide a 6.0 m rear yard setback to both the ground and second floors of the rear units.

Staff are supportive of the proposed variance for the following reasons:

a) The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5 m front yard setback.

b) The proposed 6.0 m rear yard setback to both the ground and second floors of the rear units provides an improved rear yard interface with the existing single-family dwellings to the west and enhances solar access to the rear yards.

c) The proposed front yard setback is varied, ranging from 4.5 m to 6.0 m, in order to reflect the scale and articulation found in single-family areas and avoid long, continuous and unarticulated building frontages along the street.

d) The proposed location of the buildings along the No. 2 Road frontage accommodates the proposed shared outdoor amenity space, which is located in the northeast corner in order to maximize tree retention opportunities.

- Allow one small car parking stall in each of the side-by-side garages in all of the units (12 small car stalls in total).

Staff are supportive of the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement. The Zoning Bylaw allows small parking stalls for on-site parking areas which contain 31 or more spaces.

These variances 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

As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to July 24, 2017 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot towards the City’s Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution in the amount of \$73,204.06.

The applicant has stated that due to the requirement of an additional vehicle parking space, the provision of secondary suites and required parking would significantly impact the size and functionality of the proposed townhouse units.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are need to achieve the rating.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per Council Policy 5041, rezoning applications received prior to February 28, 2018 may choose to provide a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this 12 unit townhouse development is \$12,000.

Shared outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Removing the existing sidewalk next to the curb along No. 2 Road and replacing it with a new grassed boulevard and concrete sidewalk along the property line with connections to the existing sidewalk north and south of the subject site.
- Constructing a 3.0 m (10 ft.) by 9.0 m (30 ft.) concrete bus pad at the existing southbound bus stop on No. 2 Road.

Prior to final adoption of the rezoning bylaw, the developer is required to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter.

The developer is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 6.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- 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 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 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 an EnerGuide Rating System (ERS) score of 82.

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).

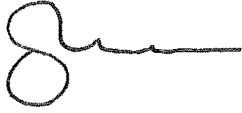
Conclusion

The purpose of this application is to rezone the properties at 10451, 10471 & 10491 No. 2 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone in order to permit the development of 12 townhouse units.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Area Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9872 be introduced and given first reading.



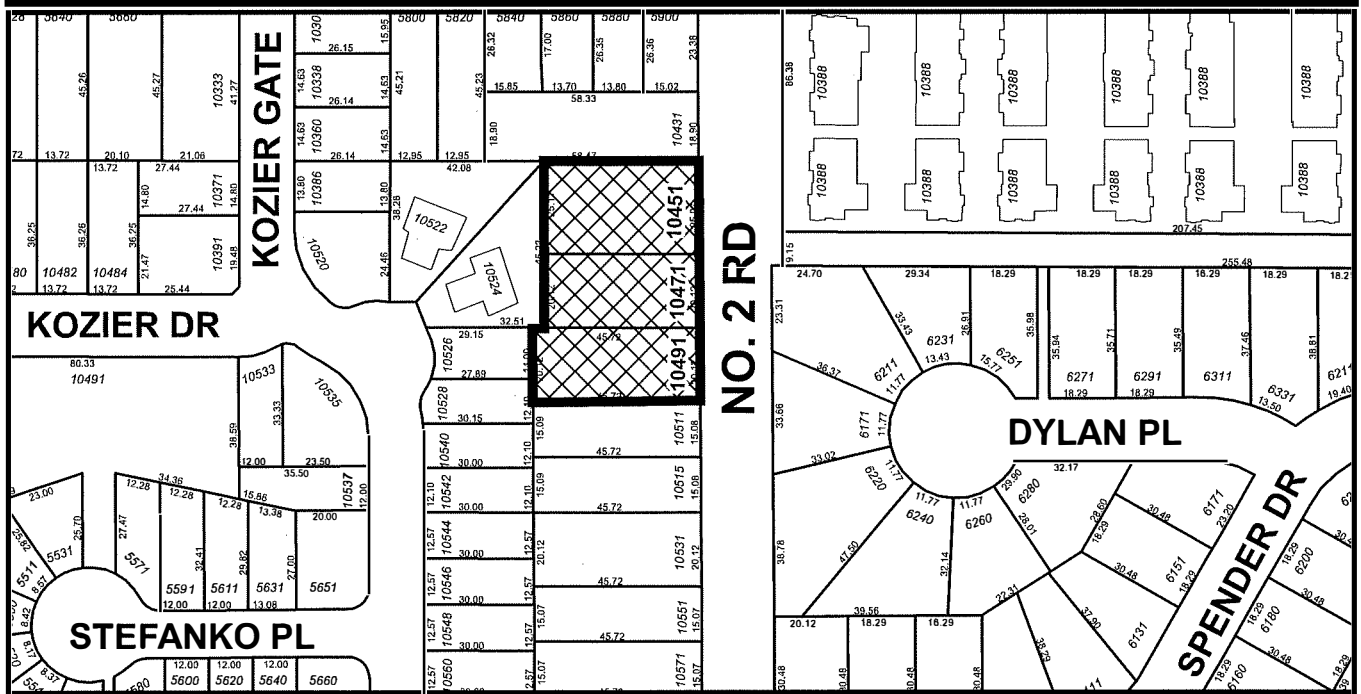
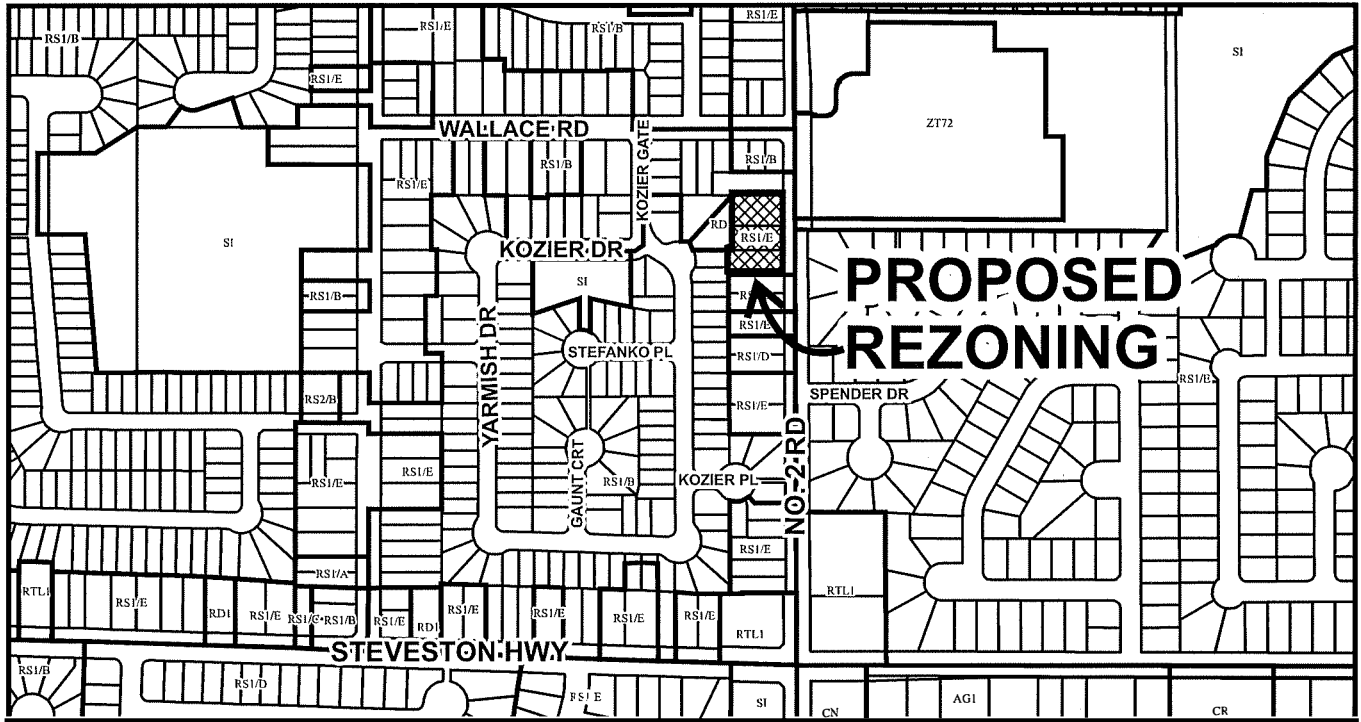
Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Notification Map and Letter by Applicant
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 17-778834

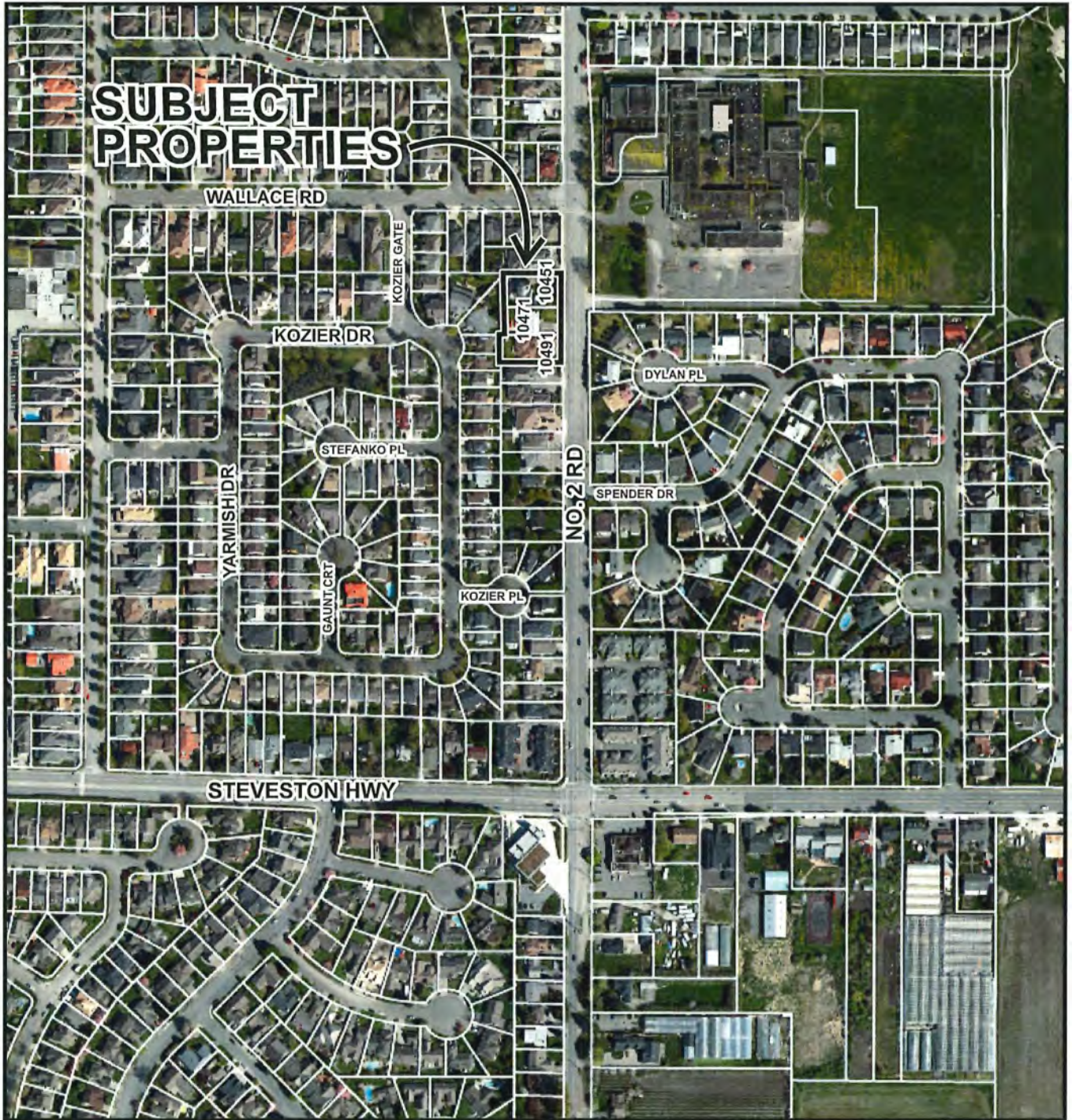
Original Date: 08/14/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-778834

Original Date: 08/14/17

Revision Date:

Note: Dimensions are in METRES



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CONTEXT PLAN

SCALE 1"=300'
0 20' 40'

ATTACHMENT 2

FOUGERMENT
architecture inc.
BRITISH COLUMBIA - ALBERTA - MANITOBA
REGISTERED ARCHITECTS
VANCOUVER, BC V6T 1A8
1a



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Belstaff Real Estate Group

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CONTEXT
PHOTOS
NTS

MARCH 28, 2018
FOUGERE
Architecture Inc.
10000 Highway 100, Suite 100
Baltimore, MD 21286
Tel: 410-528-8800 Fax: 410-528-8801
www.fougerearch.com

1b



VIEW 2



VIEW 1



VIEW 4



VIEW 3



VIEW 6



VIEW 5



VIEW 7

SCHEMATIC SITE DATA

SITE AREA	30,502.4 (0.70 Acres)	17.1
UPA		
EXISTING ZONING		RSME
PROPOSED ZONING		RU1A
FAR CALCULATION		6,344.4
1. C (SBR)	1,196.4	1,946.4
1. C (BR)	1,683.4	1,683.4
3. D (BR)	1,547.4	4,001.4
1. D2 (BR)	1,323.4	1,323.4
2. E (BR)	2,960.4	2,960.4
17. Homes	8,180.4	18,316.4
FAR		0.950

MAX. BUILDING HEIGHT
 Front Buildings: 12.0m (3 story) / 4.6m (12 story)
 Back Buildings: 9.0m (12 story)

LINE PLANT
 25.7%

GARBAGE/RECYCLING
 DOOR-TO-DOOR PICKUP
ZONING VARIANCE
 12. Small Cars
 4.5m Front Yard Setback

(L) (D) = PROPOSED SITE GRADE
 (O) (D) = EXISTING SITE GRADE



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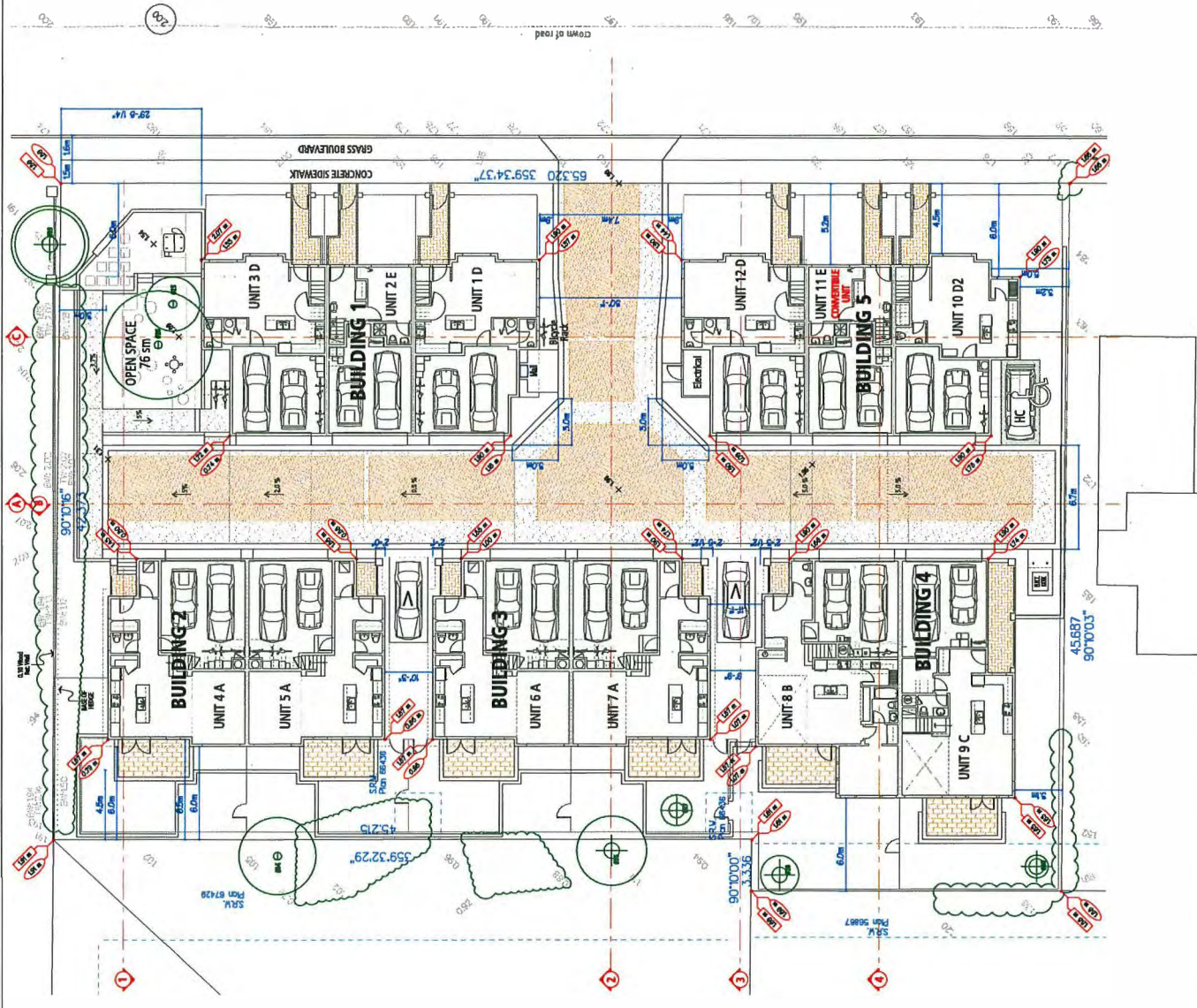
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SITE PLAN

SCALE: 332" = 1'-0"
 0 10' 20' 30'

MARCH 28, 2018
FOUGERE
 architecture inc.
 202-545-0848
 1000 Avenue de l'Église
 Westmount, QC H3T 2S7
 2a





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AREA
CALCULATION
 SCALE 3/32" = 1'-0"



MARCH 28, 2018



COVERAGE AREA

BUILDING 1	2,512 sf
BUILDING 2	2,284 sf
BUILDING 3	2,284 sf
BUILDING 4	2,580 sf
BUILDING 5	2,505 sf
TOTAL	12,165 sf

LIT COVERAGE-BUILDINGS 28.0%
 SITE COVERAGE 65.0%

PED. WALKWAY



cont of lead

PARKING & BICYCLE DATA

Residential 2 car/unit	24
Visitor 0.2 car/unit	3
Total Required	27
Parking Provided	12
Standard Stall	12
Small Stall	3
Total Provided	27

Zeroing Vehicles: 12 Small Cars

On-site bicycle parking requirements

Class 1: 1.25 stalls/unit	15
max. 33% Vertical Stalls	4.95
Class 2: 0.2 stalls/unit	2.4
Total Class 1 Stalls Required	15
Total Class 1 Stalls Provided	16
Total Class 2 Stalls Required	3
Total Class 2 Stalls Provided	3
Horizontal Stalls Provided	12
Vertical Stalls Provided	4



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PARKING PLAN

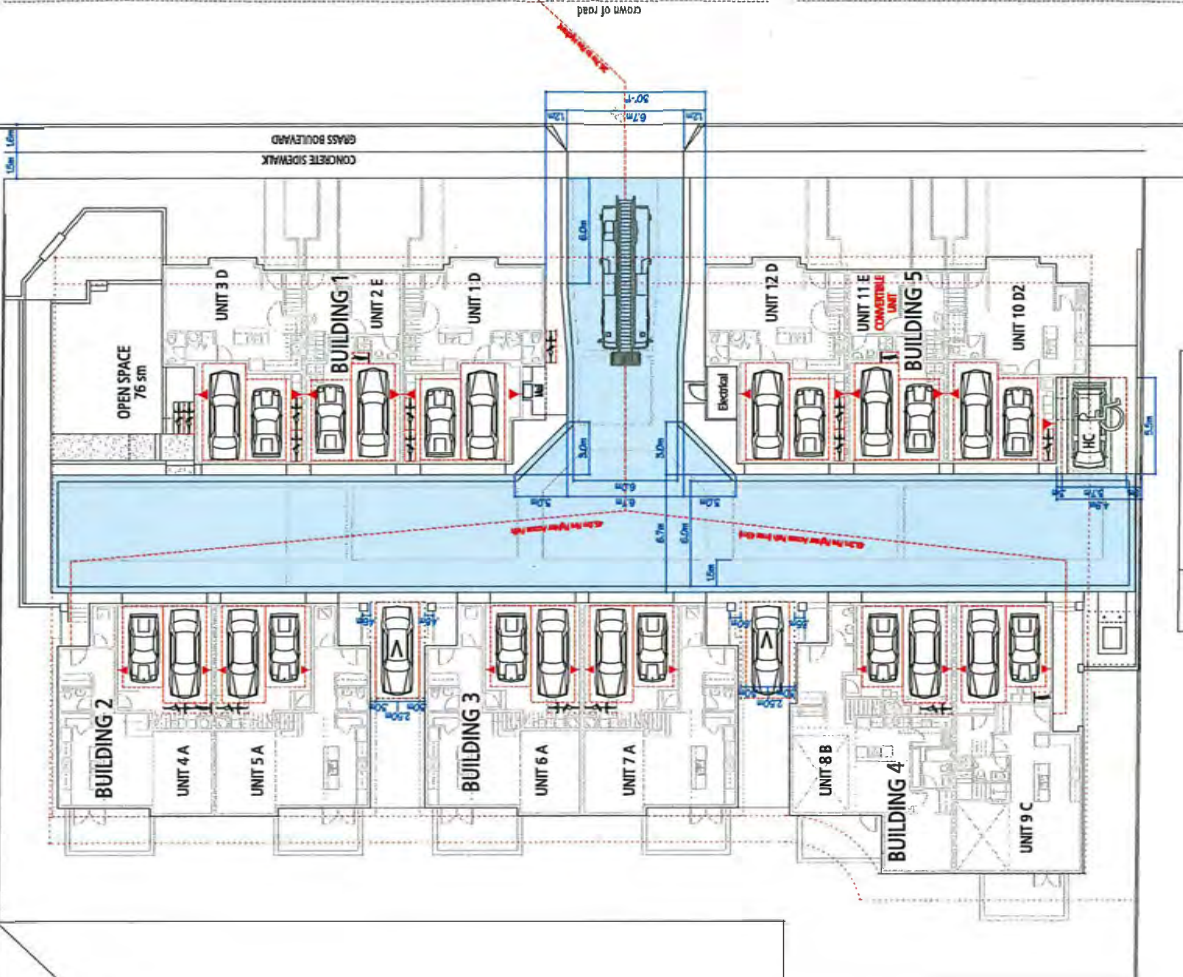
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MARCH 28, 2018



2c

FIRE HYDRANT



**PROVISION OF ACCESSIBILITY FEATURES
"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (31.0" swinging door spec.)
- Hallways minimum 1300 mm width
- Bathrooms minimum 1500 mm width (including door spec.)
- Blocking to bathroom for installation of grab-bars (Tub, tub and shower)
- Provision of lever door handle with a single hand fit the living room
- One (1) accessible toilet in the bathroom with a single hand fit one bedroom

UNIT A

FLOOR AREA CALCULATION

GROUND FLOOR	1,142.5 f
SECOND FLOOR	1,179.5 f
GROSS	2,312.0 f
less garage	347.0 f
less covered area	1,965.0 f
less ground floor slab	108.0 f
less upper floor slab	58.0 f
less double-height area	177.0 f
TOTAL NET	1,565.0 f



UNIT A

UNIT B

FLOOR AREA CALCULATION

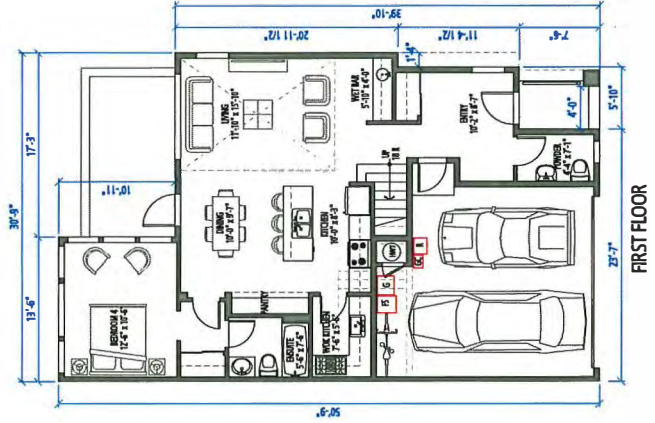
GROUND FLOOR	1,344.5 f
SECOND FLOOR	1,235.5 f
GROSS	2,580.0 f
less garage	311.0 f
less covered area	2,269.0 f
less ground floor slab	108.0 f
less upper floor slab	70.0 f
less double-height area	155.0 f
TOTAL NET	1,585.0 f

UNIT C

FLOOR AREA CALCULATION

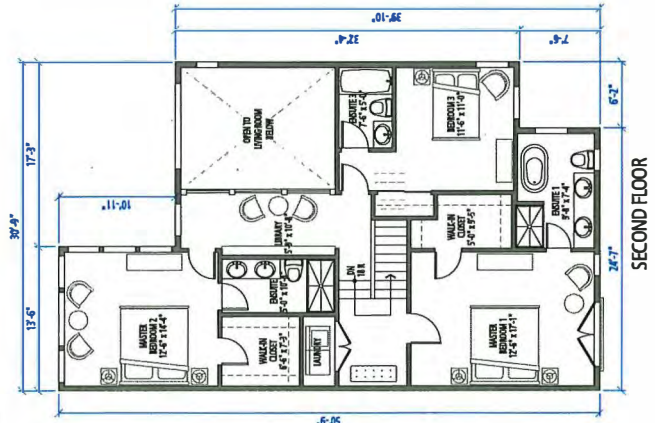
GROUND FLOOR	1,235.5 f
SECOND FLOOR	1,235.5 f
GROSS	2,471.0 f
less garage	364.0 f
less covered area	2,107.0 f
less ground floor slab	108.0 f
less upper floor slab	47.0 f
less double-height area	168.0 f
TOTAL NET	1,680.0 f

UNIT A



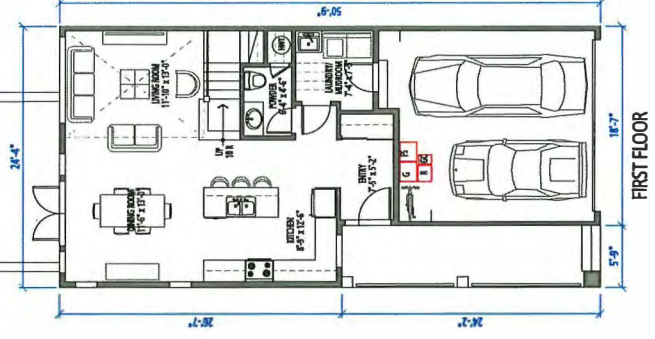
UNIT B

UNIT A

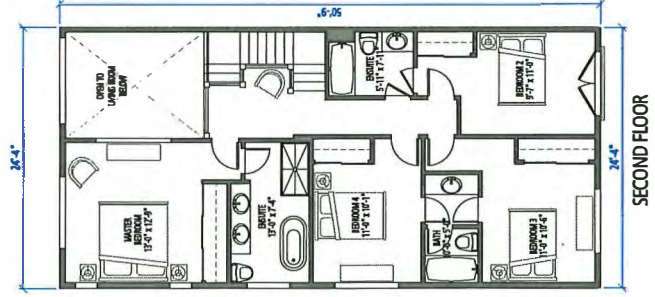


UNIT B

UNIT C



UNIT C



UNIT C

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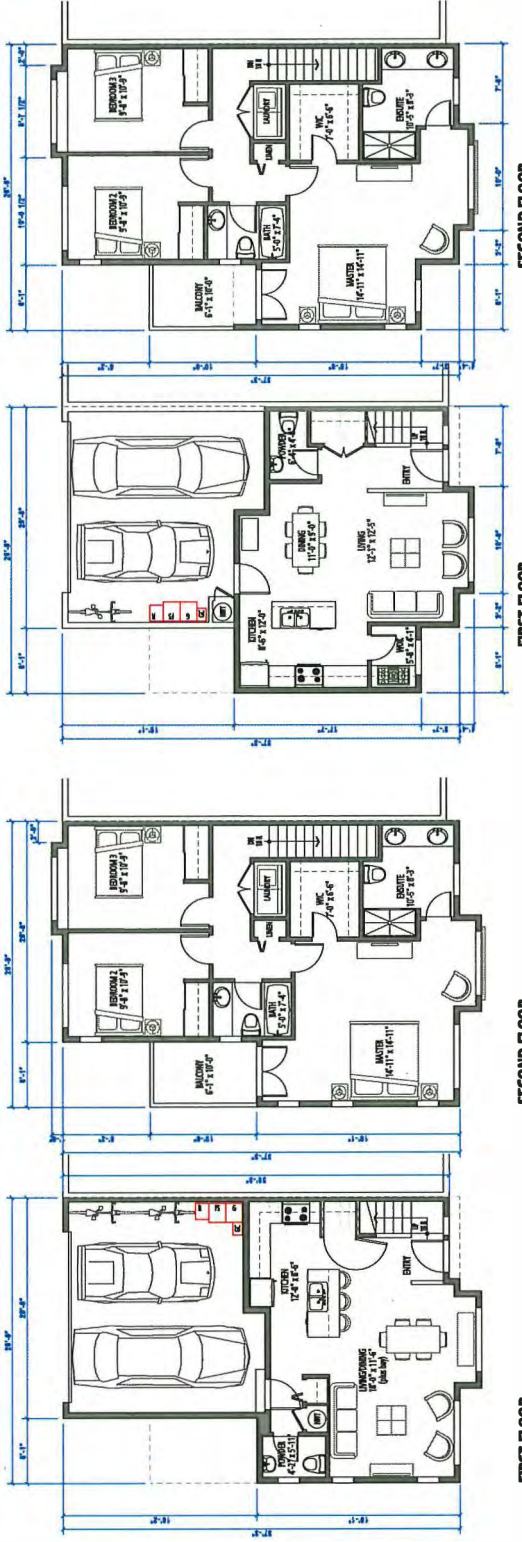


FLOOR PLANS
SCALE: 3/16" = 1'-0"

MARCH 26, 2018
FOUGERE
architecture inc.
10000 Old Dominion Road, Suite 200
Richmond, VA 23234
703-345-2222
www.fougere.com

**PROVISION OF ACCESSIBILITY FEATURES
"AGING-IN-PLACE" REQUIREMENTS
ON ALL UNITS:**

- Entry doors minimum 655 mm clear opening (5'0" average door spec.)
- Door swing to the right
- Door from passage to living area minimum 2'-10" (average door spec.)
- Blocking to bathroom for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened
- One window that can be opened with a single hand in one bedroom



UNIT D2

UNIT D

UNIT E

**10451-10491
NO. 2 ROAD**
for
Belfast Real Estate Group

DESIGNED WITH INSULATED GLAZED UNITS AND
LOW-E GLAZING TO MINIMIZE HEAT LOSS AND
TO PROVIDE ENERGY EFFICIENCY. THE
UNIT IS SUBJECT TO THE AUTHORITY OF
THE N.S. AND APPLICABLE REGULATIONS
AND STANDARDS. THE ARCHITECT'S
TRANSFERS TO YOU, ANY APPLICABLE
PROFESSIONAL SEALS AND SIGNATURES
AND CERTIFICATE OF REGISTRATION
CERTIFYING ELECTRICAL FULLY AS TO YOU.



**FLOOR
PLANS**

SCALE: 3/16" = 1'-0"
0 5 10 15

MARCH 28, 2018
FOUGERE
Architecture Inc.
1000-1000-1000-1000
202-282-0000
4 Westinghouse Blvd. #101
Ottawa, Ontario K1H 1L7

UNIT D2

FLOOR AREA CALCULATION

FIRST FLOOR	883.67
SECOND FLOOR	677.47
GRASS	1,760.24
Less garage	372.47
Less covered area	0.00
GRA	0.00
Less ground floor slab	428.33
Less 1st floor slab	31.47
Less 2nd floor slab	31.47
TOTAL NET	1,323.47

UNIT D

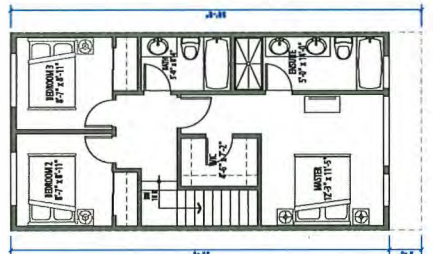
FLOOR AREA CALCULATION

FIRST FLOOR	886.67
SECOND FLOOR	904.67
GRASS	1,870.00
Less garage	369.00
Less covered area	0.00
GRA	0.00
Less ground floor slab	481.33
Less 1st floor slab	31.47
Less 2nd floor slab	31.47
TOTAL NET	1,347.37

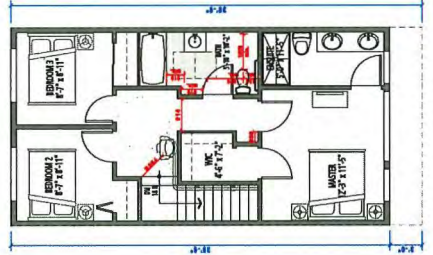
**UNIT E
(CONVERTIBLE UNIT)**

FLOOR AREA CALCULATION

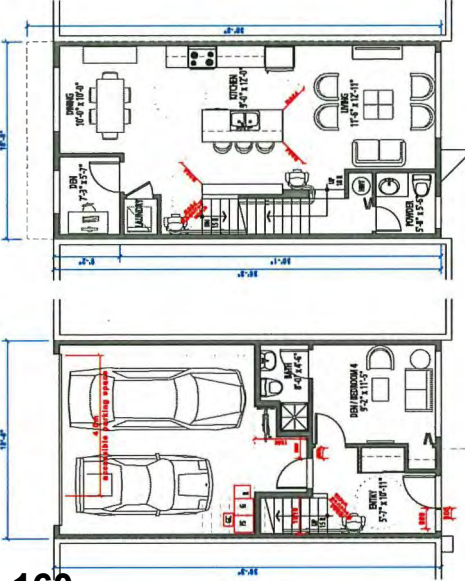
FIRST FLOOR	671.47
SECOND FLOOR	671.47
THIRD FLOOR	657.47
GRASS	1,599.33
Less garage	362.47
Less covered area	0.00
GRA	0.00
Less 1st floor slab	98.47
Less 2nd floor slab	10.47
Less 3rd floor slab	35.47
TOTAL NET	1,469.33



**THIRD FLOOR
alternate plan**

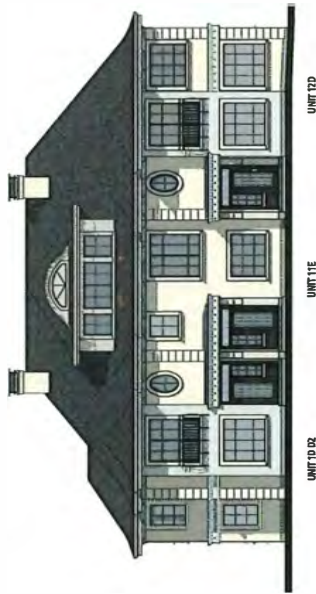


THIRD FLOOR

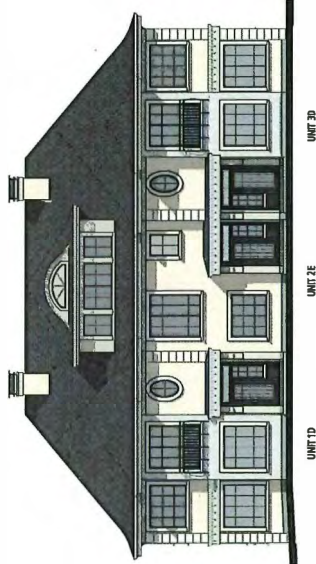


SECOND FLOOR

UNIT E



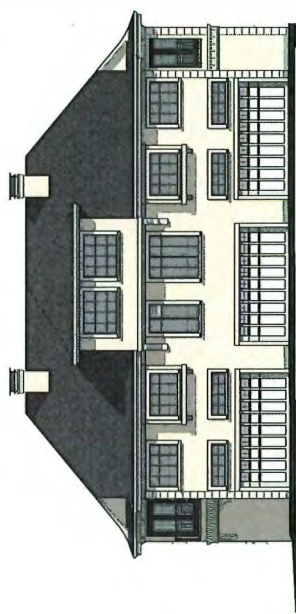
EAST ELEVATION



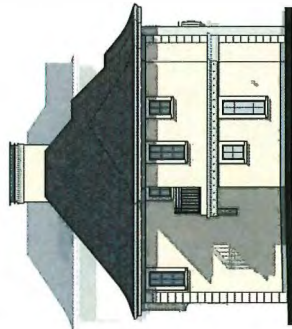
EAST ELEVATION



WEST ELEVATION



WEST ELEVATION



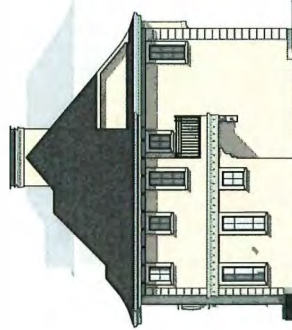
SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION

BUILDING 5

BUILDING 1,5

10451-10491
NO. 2 ROAD
for
Belcast Real Estate Group

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**BUILDING 1,5
ELEVATIONS**
SCALE: 1/8" = 1'-0"



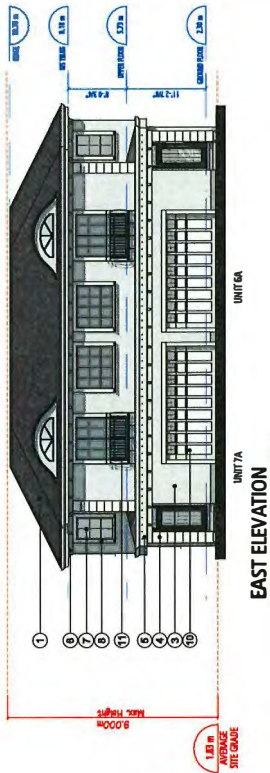
MARCH 28, 2018



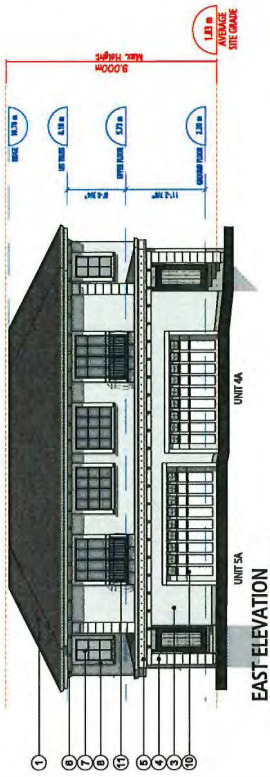
EXTERIOR FINISHED SCHEDULE

1	STUCCO
2	EIFS
3	EIFS WITH STUCCO DETAIL
4	WOOD TRIM
5	WOOD TRIM WITH STUCCO DETAIL
6	WOOD TRIM WITH STUCCO DETAIL AND STUCCO
7	EIFS WITH STUCCO DETAIL
8	EIFS WITH STUCCO DETAIL AND STUCCO
9	EIFS WITH STUCCO DETAIL AND STUCCO WITH STUCCO DETAIL
10	EIFS WITH STUCCO DETAIL AND STUCCO WITH STUCCO DETAIL AND STUCCO
11	METAL RAILING

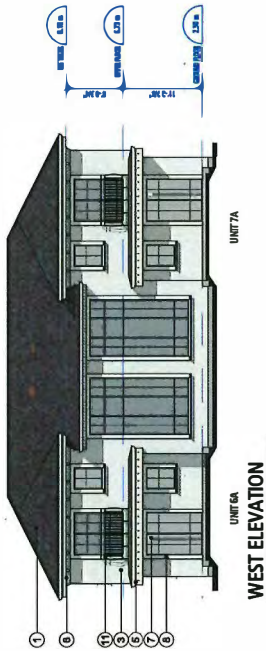
10451-10491
 FOUGERE ARCHITECTURE INC.
 282-3451 Maple Street
 Baltimore, MD 21224
 Tel: 410-528-1100
 Fax: 410-528-1101
 www.fougerearch.com



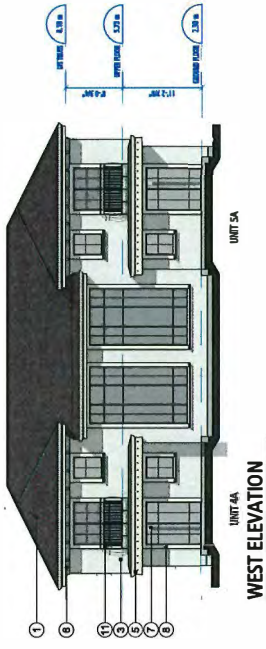
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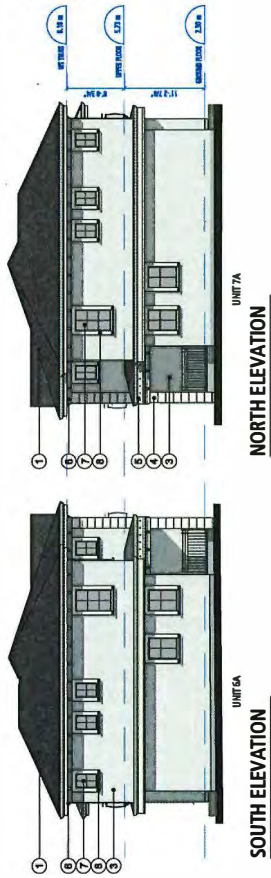
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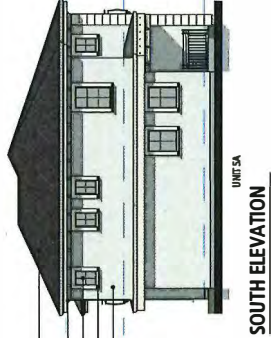
WEST ELEVATION



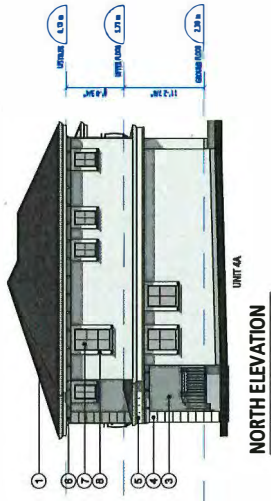
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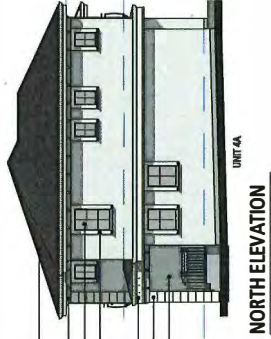
SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION

PH - 162

10451-10491
NO. 2 ROAD
for
Belfast Real Estate Group



BUILDING 2, 3
ELEVATIONS
SCALE: 1/8" = 1'-0"
0 5' 10' 20'

MARCH 28, 2018

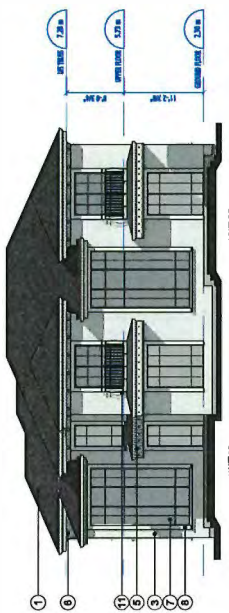
FOUGERE architecture inc.
ARCHITECTS
250-3425 Lakeshore Blvd. #400
Montreal, QC H3T 1K5

EXTERIOR FINISHES SCHEDULE

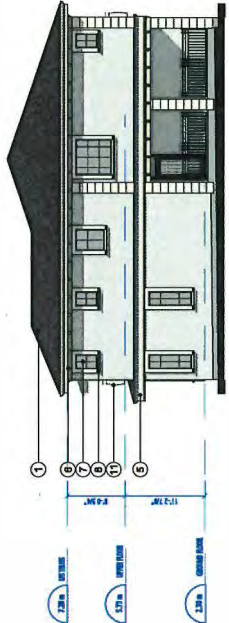
- BRICK
- STUCCO
- BRICK WITH 2000 SERIES ROOF
- BRICK WITH 2000 SERIES ROOF
- WOOD TRIM
- WOOD TRIM
- WOOD TRIM
- WOOD TRIM
- BRICK WITH 2000 SERIES ROOF
- BRICK WITH 2000 SERIES ROOF
- BRICK WITH 2000 SERIES ROOF
- METAL



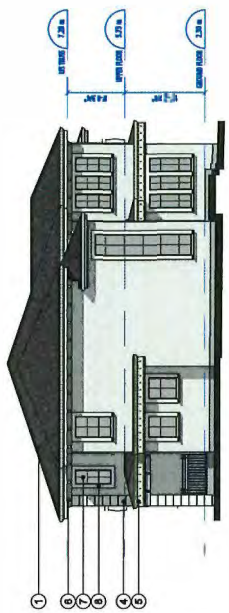
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

10451-10491
NO. 2 ROAD
for
Belfast Real Estate Group

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**BUILDING 4
ELEVATIONS**
SCALE: 1/8" = 1'-0"
0 5' 10' 20'

MARCH 28, 2018
FOUGERE
architecture inc.
222-2425 Quebec Street
Montreal, QC H3H 2R7
7

EXTERIOR FINISHED SCHEDULE

1. STUCCO
2. STUCCO
3. STUCCO
4. STUCCO
5. STUCCO
6. STUCCO
7. STUCCO
8. STUCCO
9. STUCCO
10. STUCCO
11. METAL PAINTING

BUILDING 4

PH - 164



10515 No 2 Road

10511 No 2 Road

R

PROPOSED DEVELOPMENT

R

10431 No 2 Road



10451-10491
NO. 2 ROAD
for
Belfast Real Estate Group

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STREETSCAPE

SCALE: 1:150
0 10' 20' 30'

MARCH 28, 2018
FOUGERE
architecture inc.
202-345-0444
11 Vermont, DC 10116



PH - 165



10451-10491
NO. 2 ROAD
for
Belfast Real Estate Group

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PERSPECTIVES

MARCH 28, 2018
FOUGERE
architects inc.
1001-1000 Spotswood Street
ALEXANDRIA, VA 22304
703-477-2387
www.fougerearchitects.com



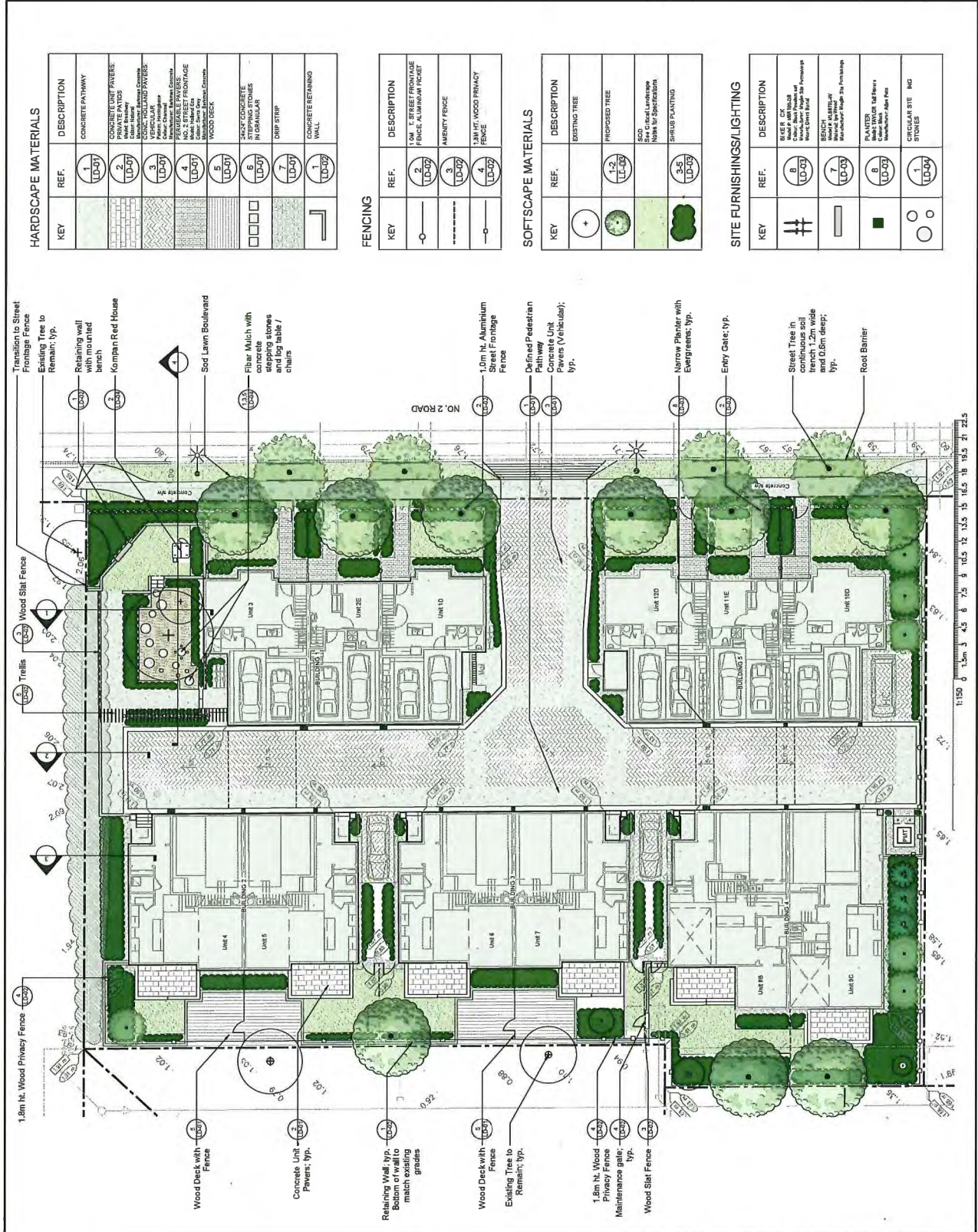
ven der Zalm - associates inc.
 Landscape Architecture
 1000 West 10th Street
 Suite 1000
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.vdzalm.com

Drawing Title: **SITE PLAN**



Project #: **DP2017-67**

Drawing #: **L-01**



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-07	CONCRETE PATHWAY
	2 LD-07	PRIVATE PATIOS
	3 LD-07	CONCRETE HARDSCAPE
	4 LD-07	CONCRETE UNIT PAVERS
	5 LD-09	CONCRETE RETAINING WALL
	6 LD-07	FIBER MULCH WITH CONCRETE STEPPING STONES AND LOG TABLE / CHAIRS
	7 LD-07	DRIP STRIP

FENCING

KEY	REF.	DESCRIPTION
	2 LD-09	1.8M HT. WOOD PRIVACY FENCE
	3 LD-09	1.0M HT. ALUMINUM STREET FRONTAGE FENCE
	4 LD-09	AMENITY FENCE

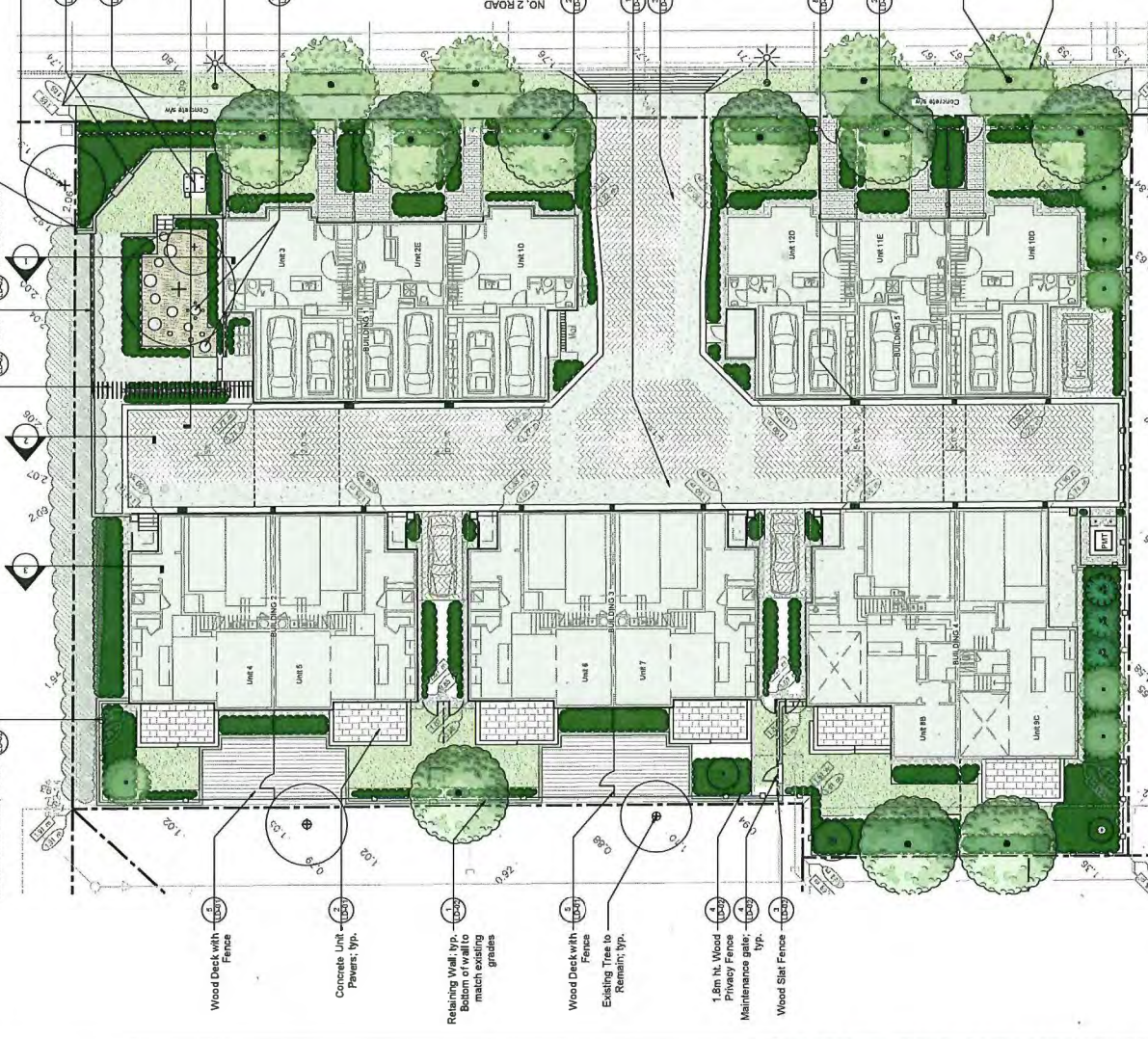
SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1-2 LD-08	EXISTING TREE
	3-5 LD-08	PROPOSED TREE
	6 LD-08	SHRUB PLANTING

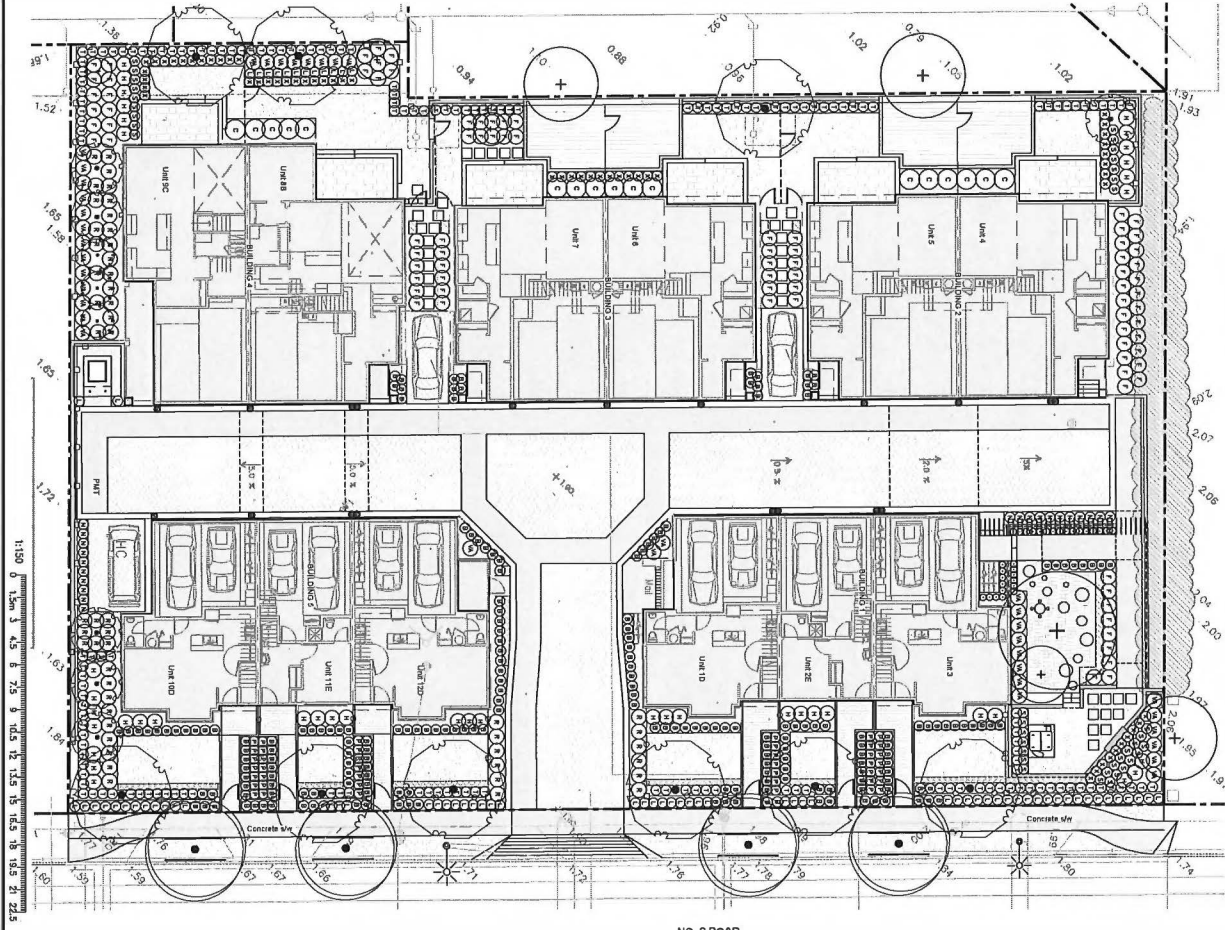
SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-09	BENCH
	8 LD-09	PLANTER
	9 LD-09	CIRCULAR SITE MG STAKES

Transition to Street Frontage Fence
 Existing Tree to Remain, typ.
 Retaining wall with mounted bench
 Kompani Reed House
 Sod Lawn Boulevard
 Fiber Mulch with concrete stepping stones and log table / chairs
 1.0m Ht. Aluminum Street Frontage Fence
 Defined Pedestrian Pathway
 Concrete Unit Pavers (Vehicular), typ.
 Narrow Planter with Evergreen, typ.
 Entry Gate, typ.
 Street Tree in trench 1.2m wide and 0.6m deep, typ.
 Root Barrier



1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



1:150
 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

NO. 2 ROAD

TREE SCHEDULE

SYMBOL	SCIENTIFIC NAME (COMMON NAME)	HEIGHT	SPACING	SIZE	QTY
	Prunella serotina (Blackberry)	1.8 m tall	1.8 m x 1.8 m	Ø 150	6
	Prunella serotina / Prunella serotina	1.8 m tall	1.8 m x 1.8 m	Ø 150	3
	Prunella serotina / Prunella serotina	1.8 m tall	1.8 m x 1.8 m	Ø 150	3
	Prunella serotina / Prunella serotina	1.8 m tall	1.8 m x 1.8 m	Ø 150	4

PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME (COMMON NAME)	HEIGHT	SPACING	SIZE	QTY
	Prunella serotina (Blackberry)	1.8 m tall	1.8 m x 1.8 m	Ø 150	6
	Prunella serotina (Blackberry)	1.8 m tall	1.8 m x 1.8 m	Ø 150	3
	Prunella serotina (Blackberry)	1.8 m tall	1.8 m x 1.8 m	Ø 150	3
	Prunella serotina (Blackberry)	1.8 m tall	1.8 m x 1.8 m	Ø 150	4



STREET FRONTAGE PLANNING

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	MD	Issue for Approval	Jan 11, 2017
2	MD	Issue for Approval	Jan 13, 2017
3	MD	Issue for Approval	Jan 13, 2017
4	MD	Issue for Approval	Jan 24, 2017
5	MD	Issue for Approval	Jan 24, 2017

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	MD	Issue for Approval	Jan 11, 2017
2	MD	Issue for Approval	Jan 13, 2017
3	MD	Issue for Approval	Jan 13, 2017
4	MD	Issue for Approval	Jan 24, 2017
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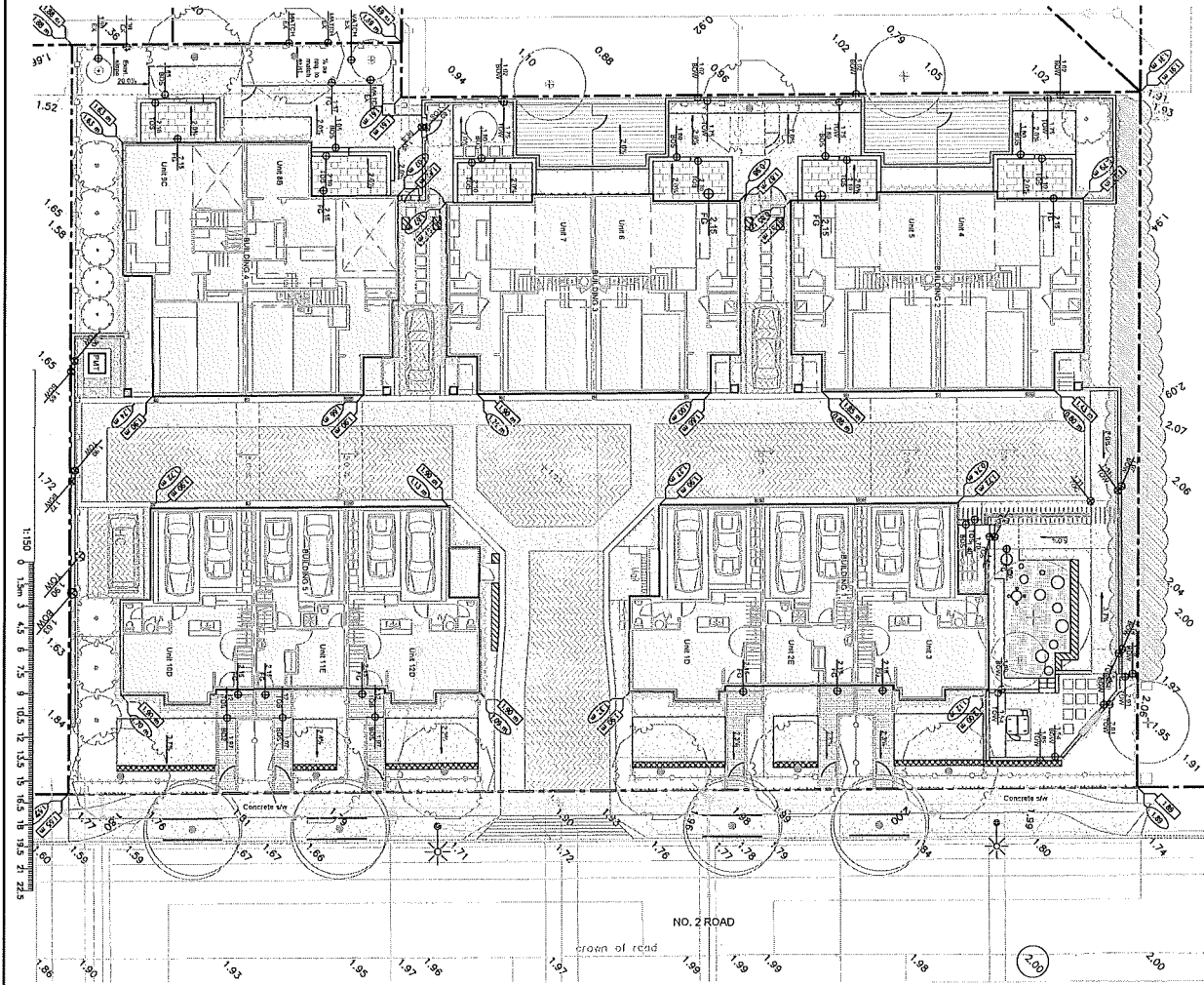
Project:
 Proposed Multi-Family Residential
 for Bellini Estate Group

Location:
 10451 - 10491 No. 2 Road
 Richmond, BC

Drawn: MD
Checked: MD
Approved: MD
Date: 2017-01-24

Scale: 1:150





GRADING AND DRAINAGE

KEY	DESCRIPTION
1.88	PROPOSED ELEVATION
2.0%	PROPOSED SLOPE
1.50	PROPOSED INTERSECTION AND GRADES BY ARCHITECTURE
1.72	EXISTING ELEVATION

van der Zalm + associates inc.
 1000 West 10th Avenue, Suite 100
 Vancouver, BC V6H 2G6
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@vzai.com

Drawn:	WMS	Stamp:
Checked:	ZH	
Approved:	WMS	
Scale:	1:150	

Project: Proposed Multi-Family Residential for Belknap Estate Group
 Location: TCD#1 - 10481 No. 2 Road, Richmond, BC

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	WMS	Issue for Review	Jan 11, 2017
2	WMS	Issue for Review	Jan 12, 2017
3	WMS	Issue for Review	Jan 12, 2017
4	WMS	Issue for Review	Jan 24, 2017
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REVISIONS TABLE FOR SHEETS

No.	By	Description	Date



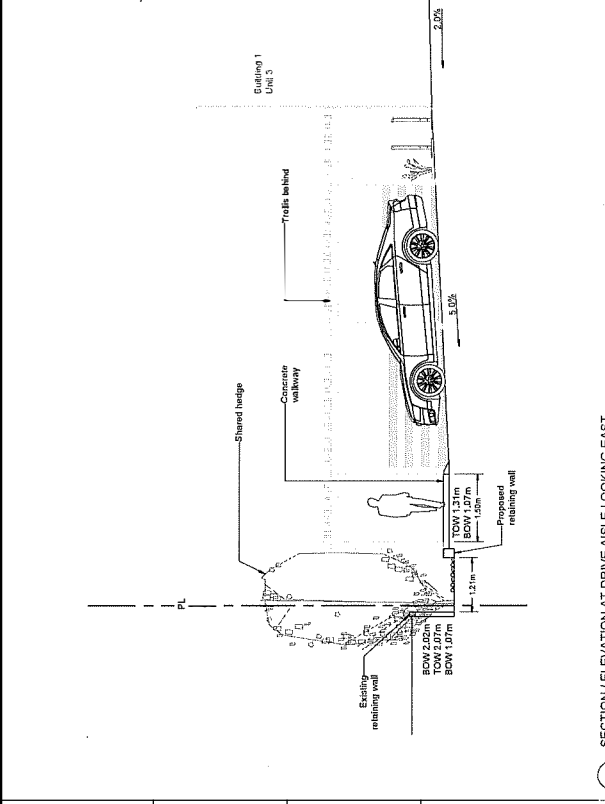
W&S
 W&S Landscape Architecture Inc.
 10000 146th Street, Suite 100
 Richmond, BC V6V 2G9
 Tel: 604.273.8888
 Fax: 604.273.8889
 www.wandslandscape.com

No.	By	Description	Date
1	MVS	Client Review	Jan 11, 2017
2	MVS	Client Review	Jan 12, 2017
3	MVS	Client Review	Jan 24, 2017

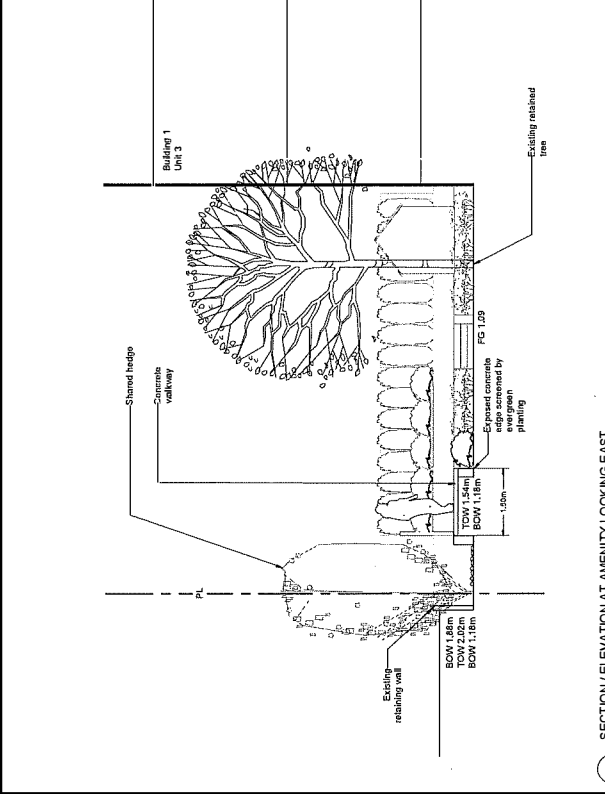
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 Project:
 Proposed Multi-Family Residential
 for Bellhast Estate Group
 Location:
 1045 - 10491 No. 2 Road
 Richmond, BC

Checked	Approved	Original Sheet Size
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SH		

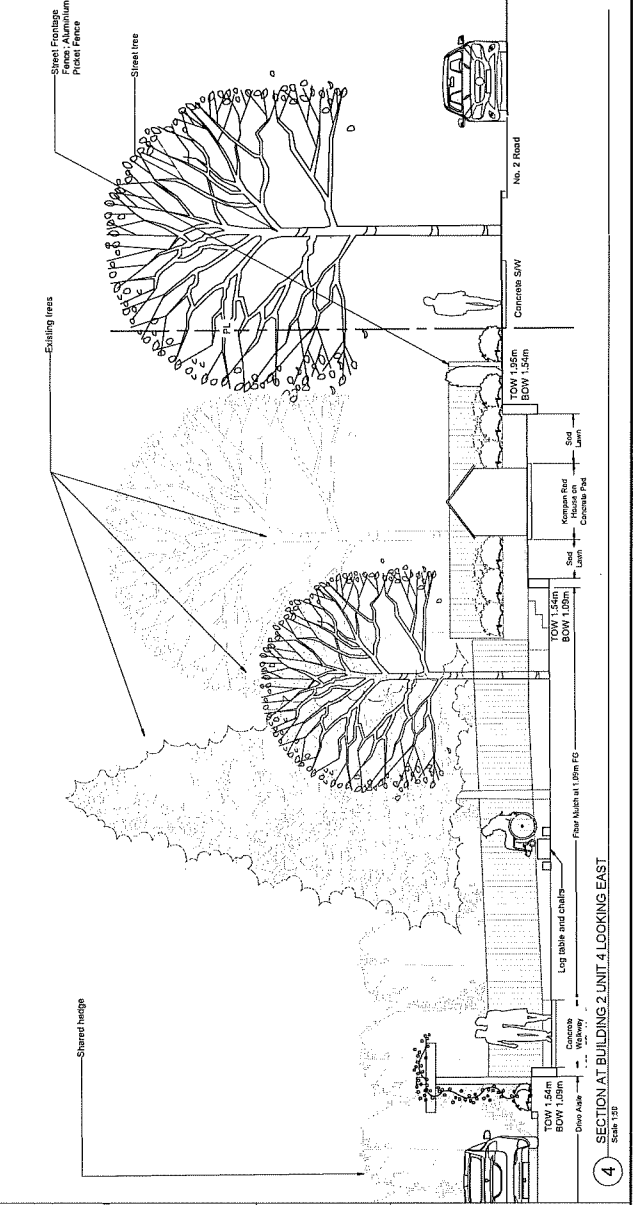
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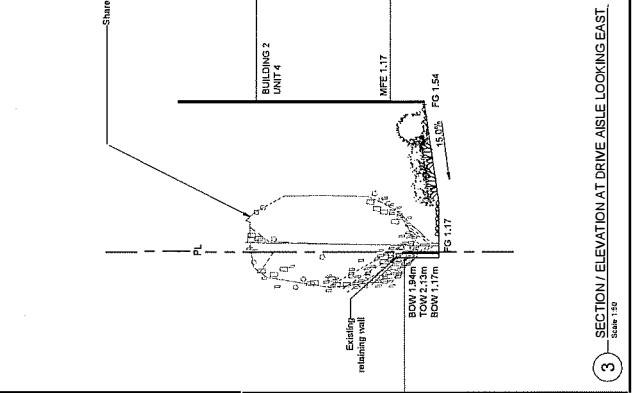
2 SECTION/ELEVATION AT DRIVE AISLE LOOKING EAST
 Scale 1:50



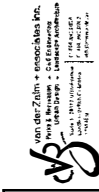
1 SECTION/ELEVATION AT AMENITY LOOKING EAST
 Scale 1:50



4 SECTION AT BUILDING 2 UNIT 4 LOOKING EAST
 Scale 1:50



3 SECTION/ELEVATION AT DRIVE AISLE LOOKING EAST
 Scale 1:50



JMS Associates Inc.
Project Management - Construction Administration
10011 172nd Ave. S.E.
Bellevue, WA 98006
Tel: 206.434.2200
Fax: 206.434.2201
www.jmsinc.com

Project:
Proposed Multi-Family Residential
for Balfour Estate Group

Location:
10,661 No. 2 Road
Richmond, BC

Scale:
AS SHOWN

Drawn:
M. KIM

Checked:
S. CH

Approved:
M. W/D

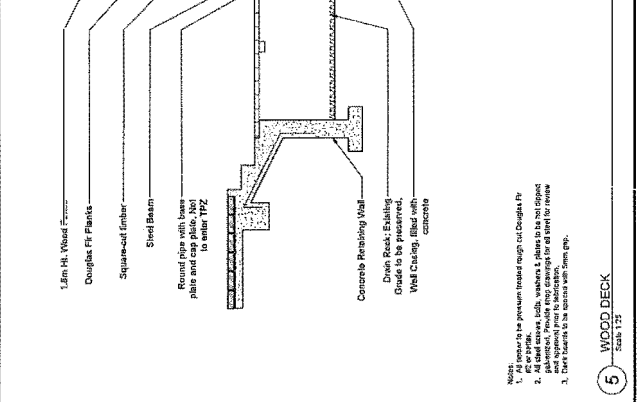
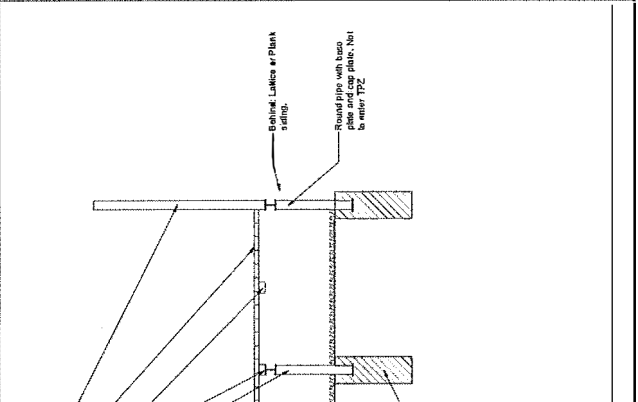
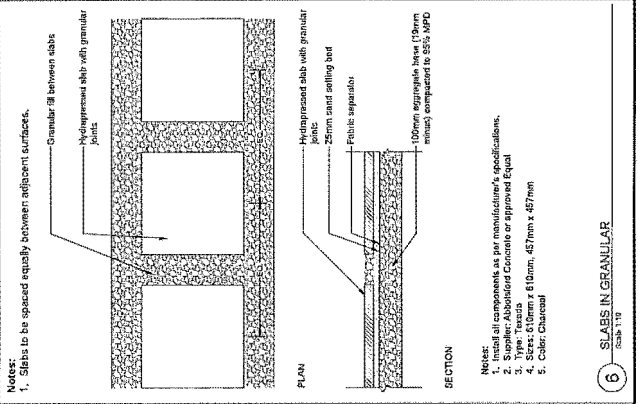
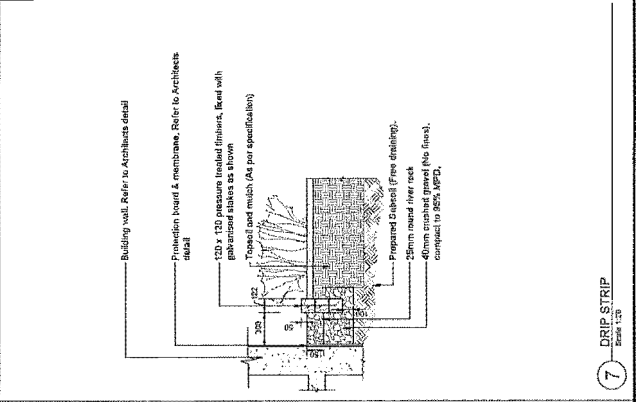
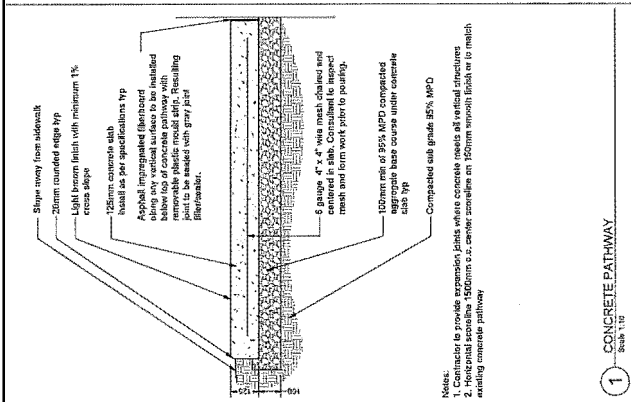
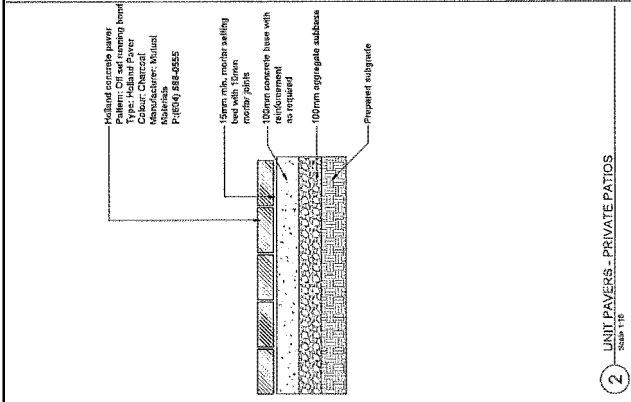
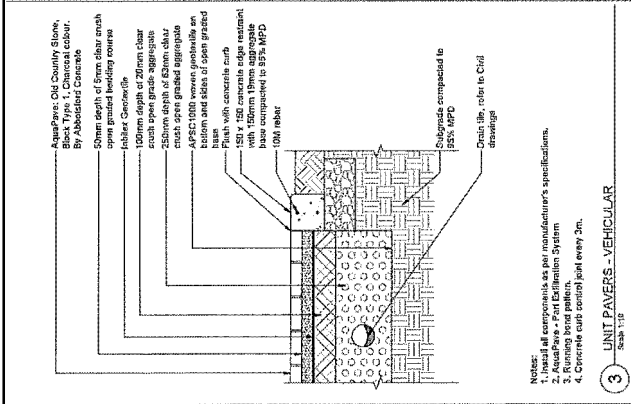
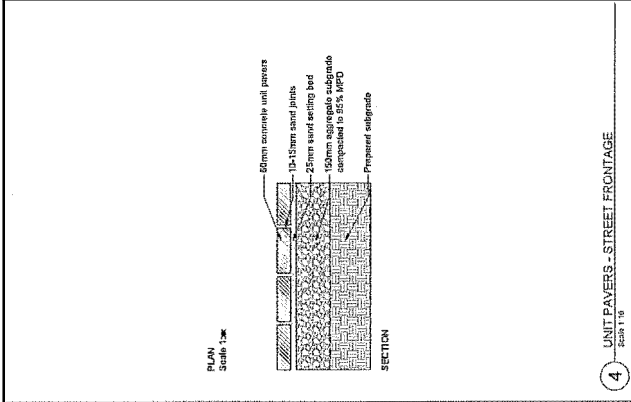
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24" x 36"

Stamp:

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
1	M/K	Issue for Marketing	Jan 11, 2017
2	M/K	Client Review	Jan 12, 2017
3	M/K	Client Review	Jan 12, 2017
4	M/K	Client Review	Jan 12, 2017

REVISED TO:
1. Update all components as per manufacturer's specifications.
2. Add parapet - Part Erection System
3. Add concrete curb detail every 2m.
4. Concrete curb detail every 2m.





MSD sbs Zehn & Associates, Inc.
 1000 West 10th Street, Suite 100
 Vancouver, BC V6H 2G6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.msdsbs.com

LANDSCAPE DETAILS

DP2017-67

LD-02

Drawing #: V02 Project #:

No.	By	Description	Date
1	MSD	Issue for Review	Jan 11, 2017
2	MSD	Client Review	Jan 12, 2017
3	MSD	Client Review	Nov 24, 2017
4	MSD	Client Review	Nov 24, 2017
5	MSD	Client Review	Nov 24, 2017

REVISIONS TABLE FOR DRAWINGS

Project: Proposed Multi-Family Residential for Bellair Estate Group

Location: 10031 - 106th St, No. 2 Road Richmond BC

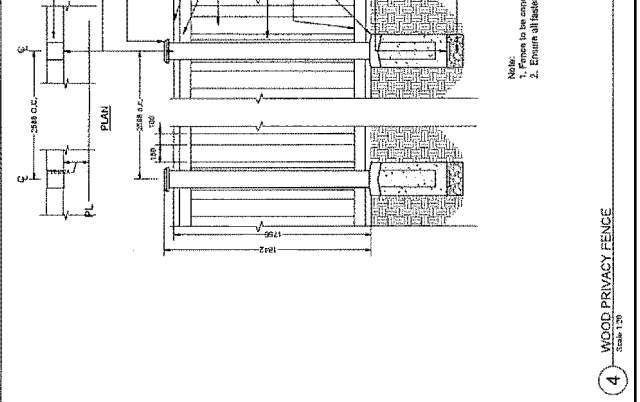
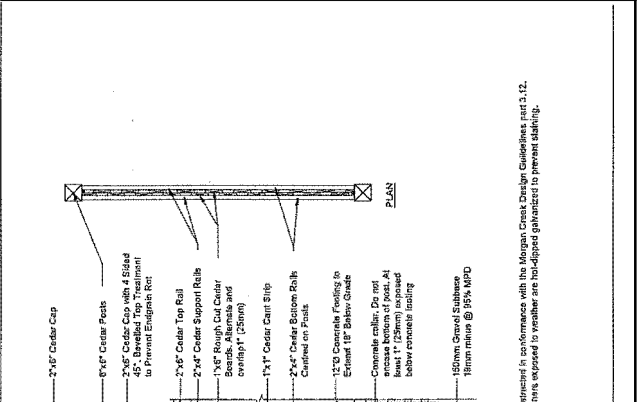
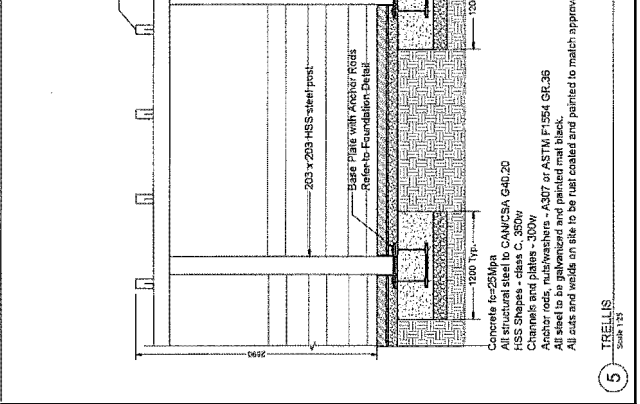
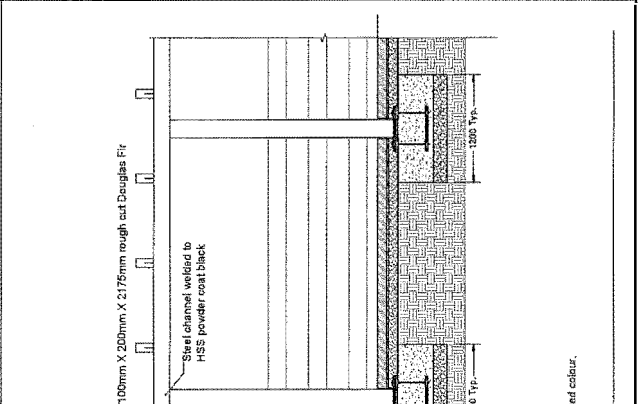
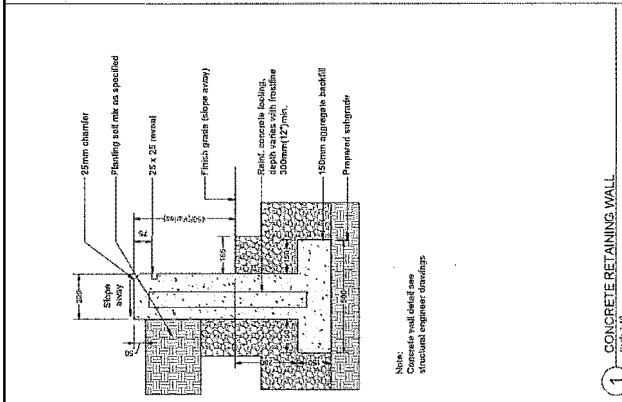
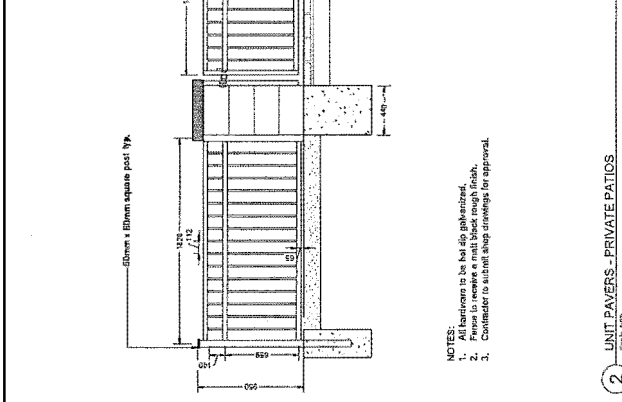
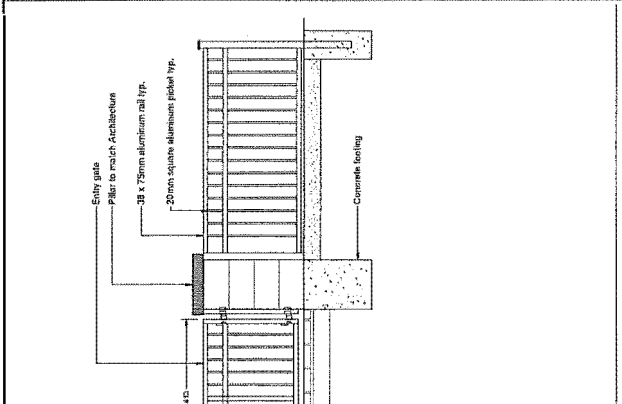
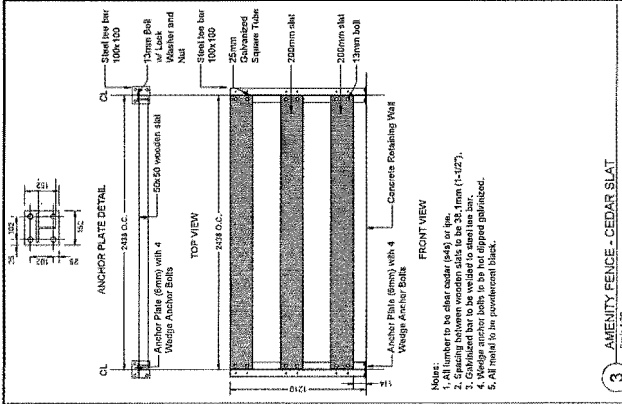
Drawn: MSO

Checked: SH

Approved: MVD

Scale: AS SHOWN

Original Sheet Size: 24" x 36"





van der Zalm + associates Inc.
 1000 West Beaver Creek Road
 Unit 10
 Richmond, BC V6X 2S7
 Tel: 604.273.1234
 Fax: 604.273.1235
 www.vdz.com

No.	By	Description	Date
1	MSJ	Client Review	Jan 11, 2017
2	MSJ	Client Review	Jan 12, 2017
3	MSJ	Client Review	Jan 24, 2017
4	MSJ	Client Review	Jan 24, 2017

REVISIONS TABLE FOR DRAWINGS

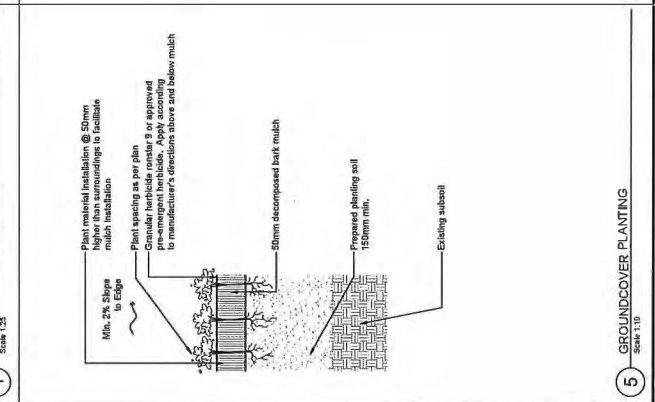
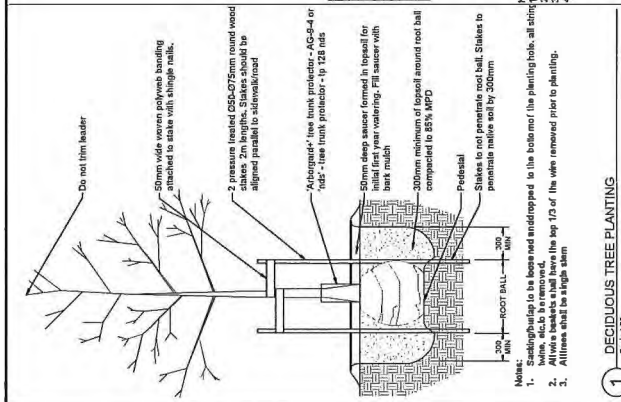
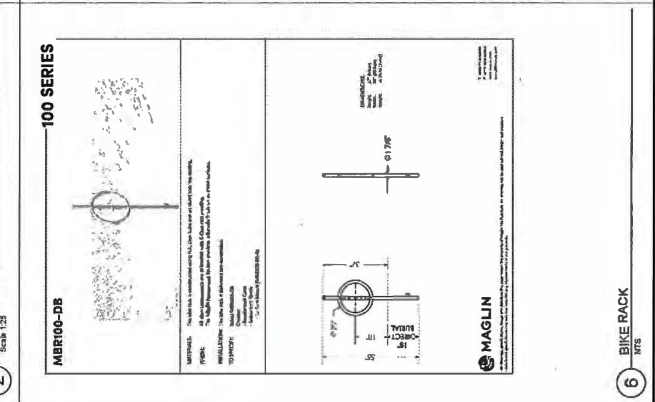
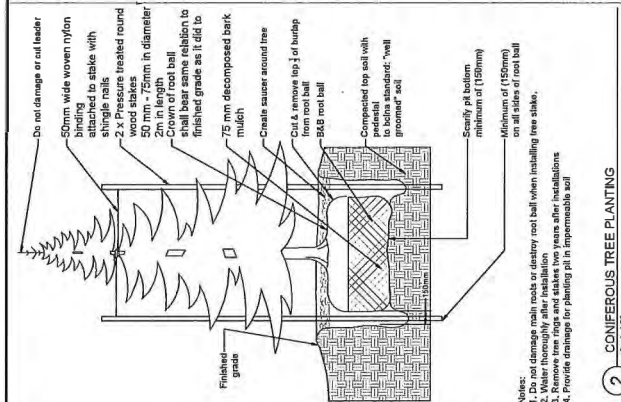
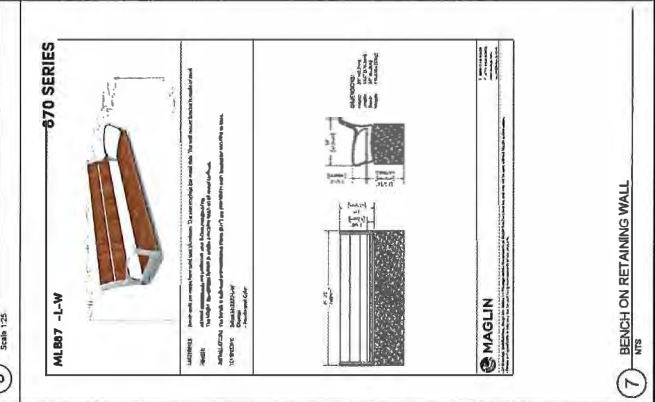
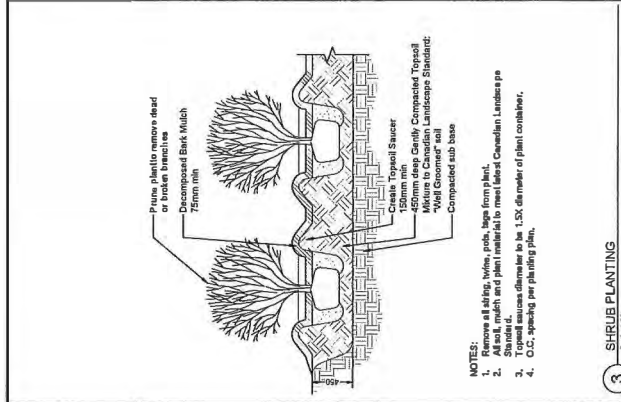
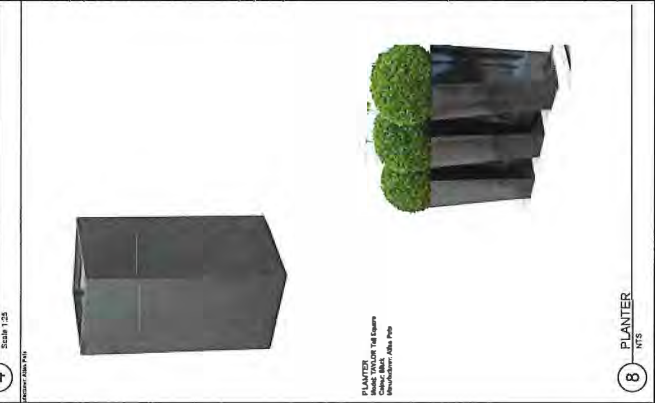
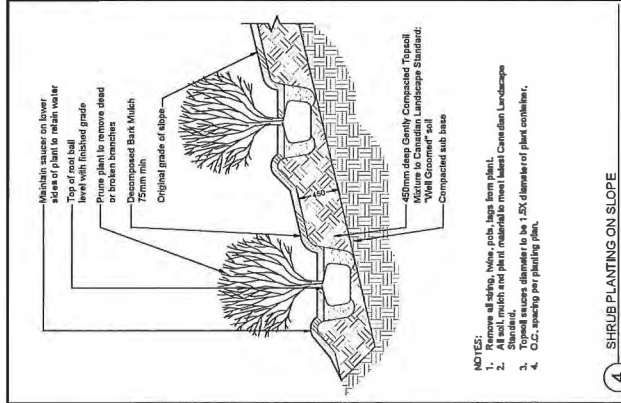
No.	By	Description	Date

Project:
Proposed Multi-Family Residential
for Bellhast Estate Group

Location:
10451 - 10481 No. 2 Road
Richmond, BC

Drawn: MSJ
Checked: SH
Approved: MGCZ
Scale: AS SHOWN
Original Sheet Size: 20"x30"

Stamp:



LD-04 Drawing #:
 VZC Project #:
 DP2017-67
 LANDSCAPE DETAILS
 Drawing Title:

Drawn: MMS
 Checked: SH
 Approved: MWCZ
 Scale: AS SHOWN
 Original Sheet Size: 24"x36"

Project:
 Proposed Multi-Family Residential
 for Beltest Estate Group

Location:
 10681 - 10681 No. 2 Road
 Richmond, BC

REVISIONS TABLE FOR DRAWINGS

No.	Rc.	Description	Date
3	MMS	Issued for Permits	Jan 11, 2017
2	MMS	Client Review	Dec 12, 2017
1	MMS	Client Review	Nov 24, 2017

REVISIONS TABLE FOR SHEET

No.	Rc.	Description	Date

Drawn: MMS
 Checked: SH
 Approved: MWCZ
 Scale: AS SHOWN
 Original Sheet Size: 24"x36"

1 CIRCULAR CONCRETE PAVERS NTS

2 KOMPAN RED HOUSE M7000 (in blue) NTS

3 LOG TABLE AND CHAIRS NTS

4 RAISED LAWN WITH STEPPING STONES NTS

5 FIBAR MULCH Scale 1:10



RZ 17-778834

Attachment 3

Address: 10451, 10471 & 10491 No. 2 Road (RZ 17-778834)

Applicant: 1076694 B.C. Ltd.

Planning Area(s): Steveston

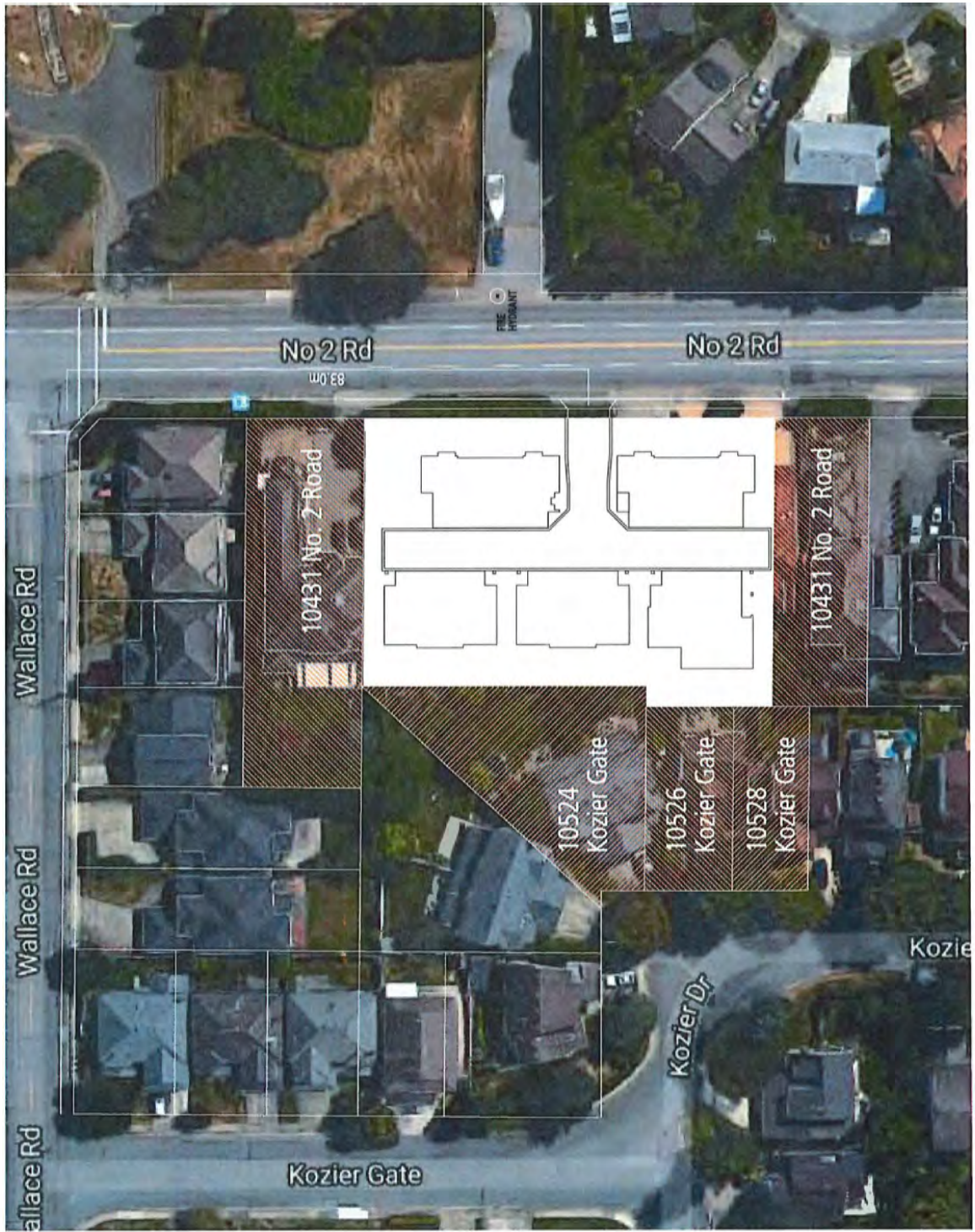
	Existing	Proposed
Owner:	1076694 B.C. Ltd.	To be determined
Site Size:	2,833.7 m ² (30,502 ft ²)	No change
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	3	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	None
Lot Coverage – Non-porous:	Max. 65%	Max. 65%	None
Lot Coverage – Live Landscaping:	Min. 25%	Min. 25%	None
Lot Area:	N/A	2,833.7 m ²	None
Lot Width:	Min. 50.0 m	65.3 m	None
Lot Depth:	Min. 35.0 m	42.3 m	None
Setbacks – Front:	Min. 6.0 m	4.5 m	Variance required
Setbacks – Rear:	Min. 3.0 m	6.0 m	None
Setbacks – Side:	Min. 3.0 m	3.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front Buildings: 12.0 m (3 storeys) Rear Buildings: 9.0 m (2 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	24 (R) and 3 (V)	24 (R) and 3 (V)	None
Tandem Parking Spaces:	Permitted – Max. 50% of required spaces	0	None
Small Car Parking Spaces:	None when fewer than 31 spaces are provided on site	12	Variance required
Handicap Parking Spaces:	Min. 2% when three or more visitor stalls required = 1	1	None
Bicycle Parking Spaces – Class 1:	1.25 per dwelling unit	1.25 per dwelling unit	None
Bicycle Parking Spaces – Class 2:	0.2 per dwelling unit	0.2 per dwelling unit	None
Off-street Bicycle Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	16 (Class 1) and 3 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit = 72 m ²	76 m ²	None
Private Space – Outdoor:	Min. 30 m ² per unit	Complies	None

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

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



Notified Neighbours



10451-10491
NO. 2 ROAD
for
Belfast Real Estate Group

CONTEXT PLAN

SCALE: 1:300
0 20' 40' 80'
MARCH 7, 2012



To whom it may concern,

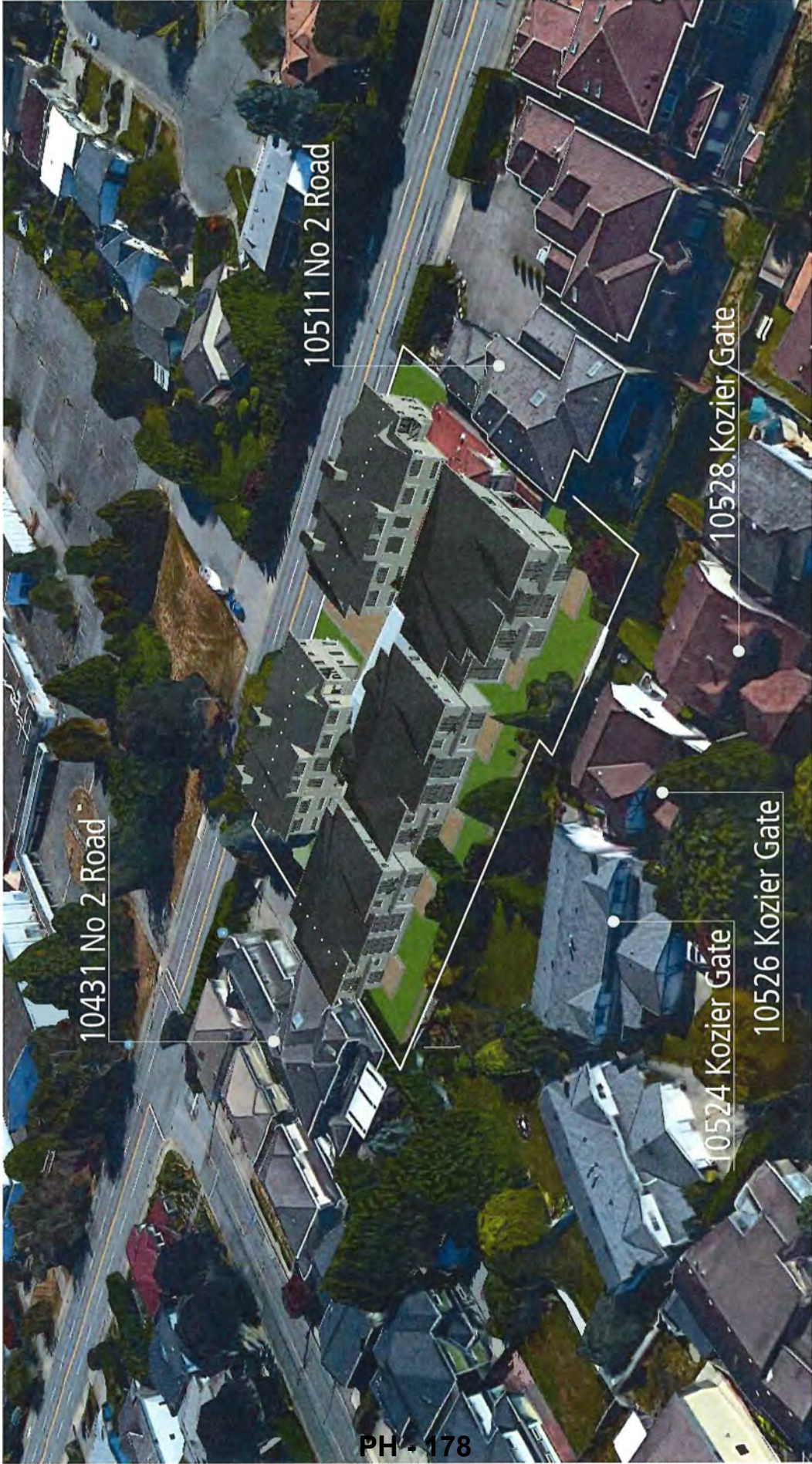
December 22nd, 2017

City of Richmond Rezoning File Number: RZ 17-778834

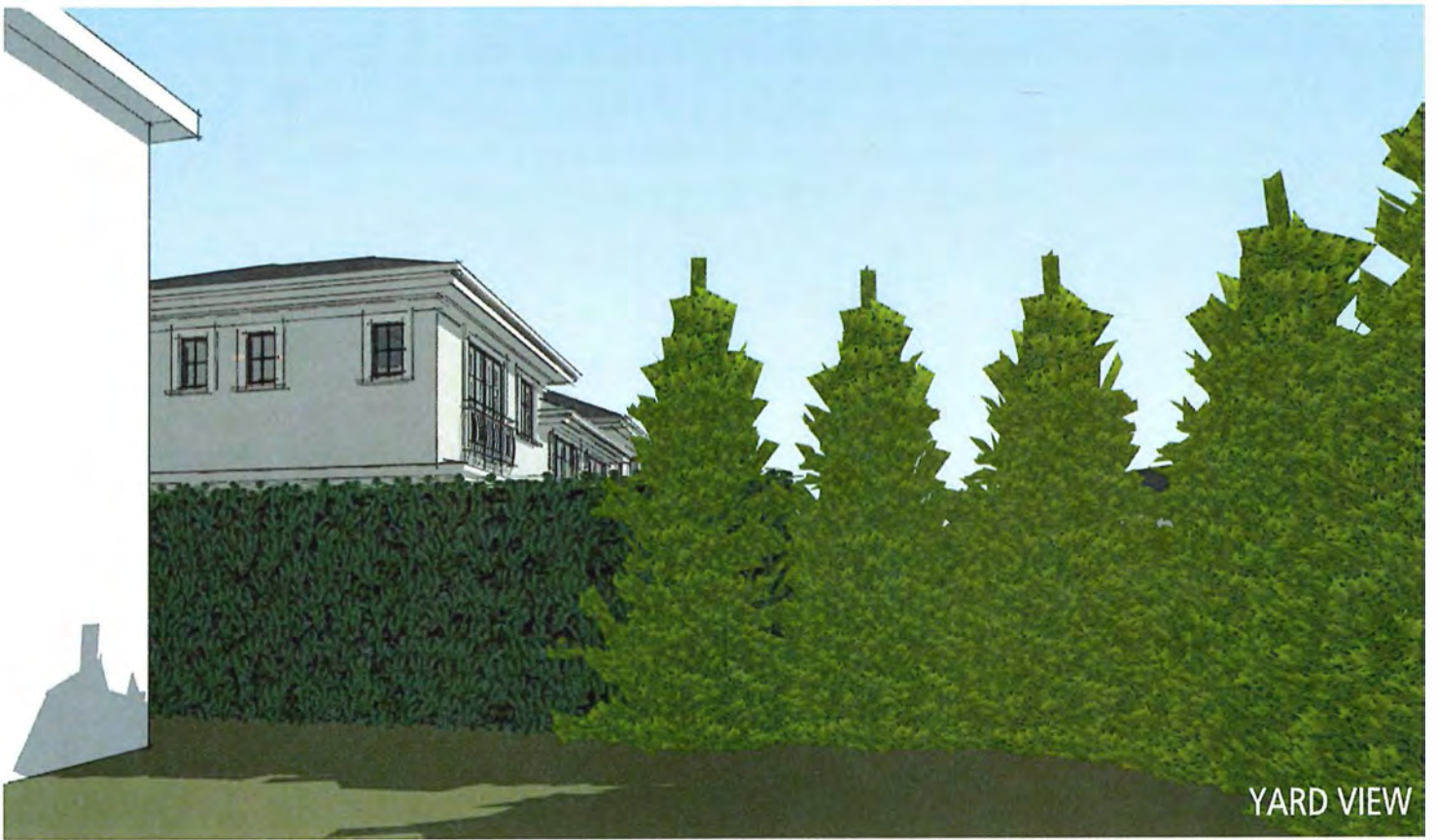
This letter is a public notification of adjacent neighbours to the properties 10451, 10471 and 10491 No 2 Road. My name is Allen Zu, Director and Development Manager of Belfast Real Estate Group. We are applying to re-zone these properties from single family use into low density two and three storey townhomes. I have attached pertinent documents which contain proposed building massing, heights, density and also perspective views from your property. If you have any concerns or would like to speak with me regarding this application, please do not hesitate to contact me. I will be including my business card with this package.

Warmest Regards,

Allen Zu



PH - 178



PH - 179

10431 NO 2 ROAD



YARD VIEW



YARD VIEW



UPPER FLOOR VIEW

PH - 181

10524 KOZIER GATE



PH - 182

10526 KOZIER GATE



YARD VIEW

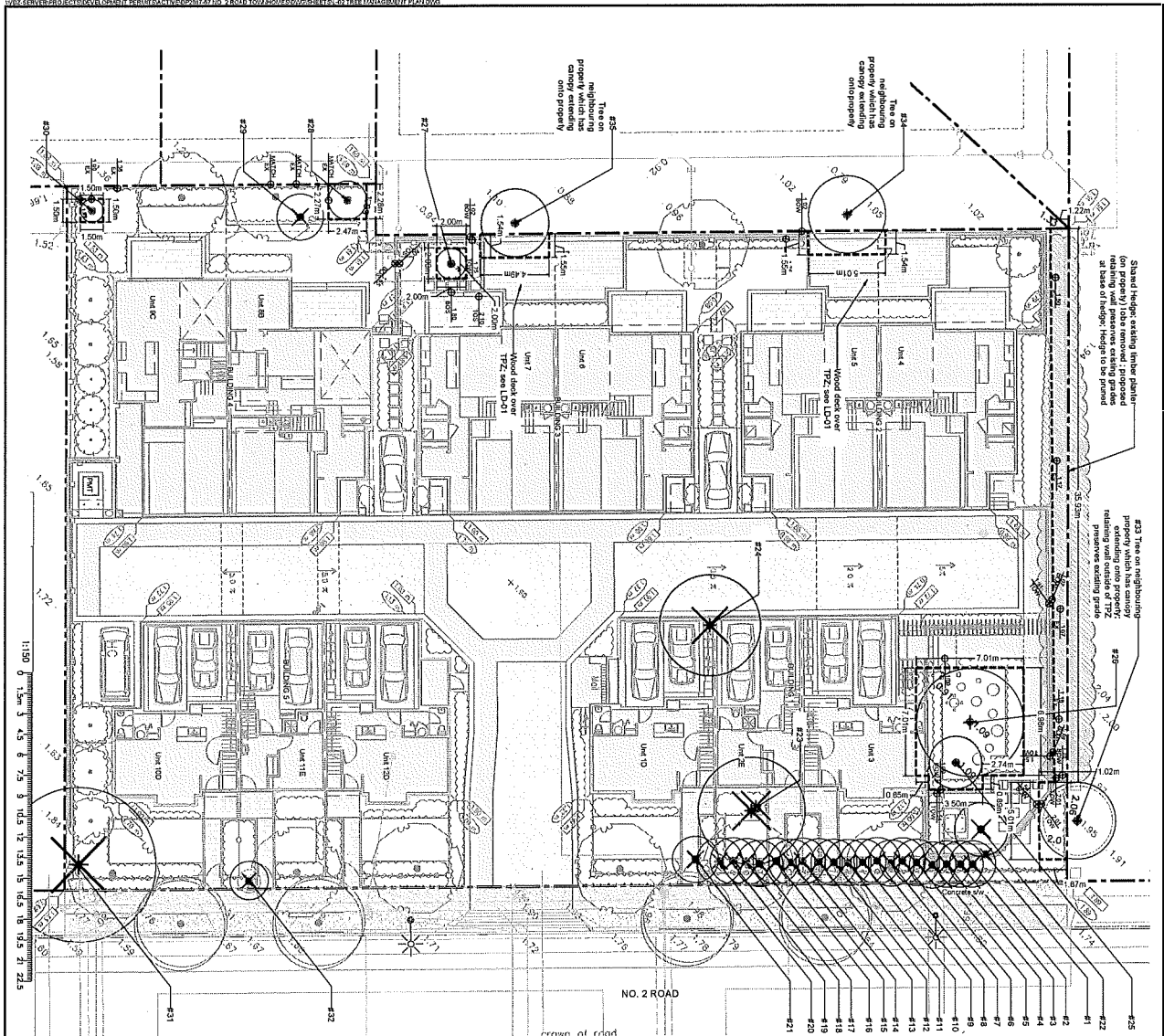


UPPER FLOOR VIEW

PH - 183

10528 KOZIER GATE

\\SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVITY\1747\10_2 ROAD TOWNHOUSE\DWG\PH-184-03 TREE MANAGEMENT PLAN.DWG



For Tree Table Information, refer to project Abstract:
 Arboricultural Assessment Report
 Proposed Multi-Family Residential Development
 10451-10461 #22 Road Richmond BC
 by Michael J. Millic Consulting
 M.J.M. File #1725
 Completed July 11th, 2017
 Email: millic@decorat.com

KEY	REF.	DESCRIPTION
---	1	TREE PROTECTION FENCE
(1)	LD-01	

TREE LEGEND

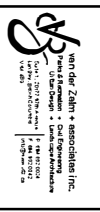
	Existing Tree to Remain
	Existing Tree to be Removed

Drawn	MSS	Stamp
Checked	SH	
Approved	MVOZ	Original Sheet Size: A4 (9.2" x 12.7")
Scale	1:150	

Project:
 Proposed Multi-Family Residential
 for Budget Estate Group
Location:
 10451 - 10461 No. 2 Road
 Richmond, BC

REVISIONS TABLE FOR SHEET

No.	Date	Description
1	10/22/2017	Issue for Reviewing
2	10/23/2017	Issue for Reviewing
3	10/23/2017	Issue for Reviewing
4	10/23/2017	Issue for Reviewing
5	10/23/2017	Issue for Reviewing





Address: 10451, 10471 & 10491 No. 2 Road (RZ 17-778834)

File No.: RZ 17-778834

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9872, 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. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the five on-site trees (tag# 25-28, & 30) trees to be retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire internal drive-aisle on No. 2 Road and the entire length of all on-site drive aisles, in favour of the future developments located to the north and south of the subject development. The legal agreement to include that the City will not be responsible for maintenance or liability, no permanent structures are to be placed at the south end and north end of the north-south drive aisle, and the intent and existence of the legal agreements is to be made known to the purchasers of any unit(s) and the strata council of this development.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$15,189.84) to the City's public art fund.
8. Contribution of \$1,000 per dwelling unit (e.g. \$12,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$73,204.06) to the City's affordable housing fund.
10. Voluntary contribution of \$25,000 to go towards purchase and installation of a City standard bus shelter (Account # 2350 – Developer Business Contribution).
11. 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.
12. Enter into a Servicing Agreement* for the design and construction of required site servicing and frontage improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 414.0 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 10451 No. 2 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 designs at Building Permit stage.
- At the Developer's cost, the City will:

- Install a new water service connection off of 200mm AC water main along No. 2 Rd, complete with water meter. The meter will be located on site (ex. Mechanical room), and will require a right of way at the Developer's cost to be finalized during the servicing agreement process.
- Cut, cap and remove all existing water service connections and meters serving the development site along the property frontage.

Storm Sewer Works:

- The Developer is required to:
 - Cut, cap, and remove the existing storm service connections and inspection chambers serving the proposed development along No. 2 Rd (STIC50669, STIC50671, & STIC50672).
 - Cut and cap the existing storm service connections at the inspection chambers located on the east and west property line of the proposed development (STCN127820 & STCN24256). The existing inspection chambers shall be retained.
 - Install a new storm service connection, complete with an Inspection Chamber off of the existing box culvert along No. 2 Rd to service the proposed development. If possible, re-use the existing opening for the new storm service connection.
- At the Developer's cost, the City will:
 - Complete all proposed storm sewer tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite foundation construction or excavation prior to completion of rear yard sanitary works by City crews.
- At the Developer's cost, the City will:
 - Cut, cap, and remove the existing sanitary service connection and IC (SIC1973, SCON13215) at the southwest corner of 10471 No. 2 Rd.
 - Cut and cap the existing sanitary service connection (SCON21084) at the southwest corner of the subject site. The existing inspection chamber shall be retained to serve 10511 No. 2 Rd.
 - Install a new sanitary service connection within the existing SRW along the west property line, complete with inspection chamber.

Frontage Improvements:

- The Developer is required to:
 - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - Coordinate with BC Hydro, Telus and other private communication service providers to:
 - Remove or put underground private utility service lines (e.g., BC Hydro, Telus and Shaw) along the property frontages.
 - Relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite, as described below.
 - Relocate or replace the existing street lighting as required by the proposed frontage improvements.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro Vista - Confirm SRW dimensions with BC Hydro
- BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus
- Transportation requirements (works include, but are not limited to):
 - Remove the existing sidewalk along the No. 2 Road frontage and construct a new 1.5 m wide concrete sidewalk next to the new property line. Construct a new 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.
 - 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.
 - Construct a 3.0 m x 9.0 m concrete bus pad at the existing southbound bus stop on No. 2 Road far-side of Wallace Road. The bus pad works are to include conduit pre-ducting for bus shelter electrical connections. This bus pad is to be constructed in accordance with TransLink’s ‘Universal Accessible Bus Stop Design Guidelines’.
 - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 - Consult Engineering on lighting and other utility requirements as part of the frontage works.

General Items:

- The Developer is required to:
 - 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, dewatering, 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.
 - Pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts. At their cost, the developer is responsible for rectifying construction damage.
 - Provide, prior to start of site preparation works, a geotechnical assessment of preload, soil densification, foundation excavation and dewatering impacts on the existing utilities fronting the development site (ex. 150mm perimeter drain within the rear-yard SRW, 150mm sanitary sewer within the SRW, and 600mm water trunk line along No. 2 Rd) and provide mitigation recommendations. The mitigation recommendations if necessary (e.g., removal of the 150mm sanitary sewer and its replacement with a 200mm sanitary sewer within the SRW, etc.) shall be constructed and operational, at developer’s costs, prior to start of soil densification, pre-load and/or foundation excavation.
 - Video inspections of the existing 150mm sanitary sewer along the west property line to confirm its condition are required prior to start of soil densification and preload and after preload removal to check for any impact due to construction or site preparation. At their cost, the developer is responsible for rectifying any impact due to construction or site preparation.

- Use a sloped embankment (3:1) to address the grade difference between the existing elevation of the existing properties to the west and the proposed elevations for the subject site. The existing retaining wall at the northwest corner of 10491 No. 2 Rd. shall be replaced by a sloped embankment, at the Developer's cost.

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

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

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

Prior to Building 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. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
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 energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9872 (RZ 17-778834)
10451, 10471 & 10491 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. 003-671-071

Lot 67 Except: Firstly: Part Subdivided by Plan 38549; Secondly: Part Subdivided by Plan 61539; Section 36 Block 4 North Range 7 West New Westminster District Plan 8141

and

P.I.D. 004-049-357

Lot 103 Except: Part Subdivided by Plan 61539, Section 36 Block 4 North Range 7 West New Westminster District Plan 38549

and

P.I.D. 001-767-909

Lot 769 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9872".

FIRST READING

MAY 28 2018

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER