



To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 4, 2019
File: RZ 18-839945


Re: Application by Konic Development Ltd. for Rezoning at 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, for the rezoning of 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)," be introduced and given first reading.


Wayne Craig
Director of Development

WC:jr
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 4571, 4591, and 4611/4631 Steveston Highway from the “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to the “Low Density Townhouses (RTL4)” zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

The subject site contains two single family dwellings and one duplex, all of which would be demolished. The applicant has indicated that all four dwellings were previously owner-occupied.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single family dwellings fronting Bonavista Drive on lots zoned “Single-Detached (RS1/B).”
- To the South, across Steveston Highway: single family dwellings on lots zoned “Single-Detached (RS1/B).”
- To the East: a single family dwelling on a lot zoned “Single Detached (RS1/E).”
- To the West: a single family dwelling on a lot zoned “Single Detached (RS1/E).”

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston planning area, and has an Official Community Plan (OCP) designation of “Neighbourhood Residential.” The land use designation in the Steveston Area Plan is “Multiple Family” (Attachment 3). The proposed rezoning is consistent with these designations.

Arterial Road Policy

The subject site is located on an arterial road identified in the Arterial Road Land Use Policy, and has a land use designation of “Arterial Road Townhouses.” The proposed rezoning is consistent with this designation.

The proposed development involves three properties with a total frontage of 61.89 m on Steveston Highway, which is consistent with the minimum 50 m frontage suggested for major arterial roads in the Arterial Road Land Use Policy. Future lot consolidation to the east of the subject site would fall short of this minimum, at 48.47 m, however this should not be a barrier to future redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant is required to grant a Statutory Right-of-Way for Public Rights-of-Passage across the entire drive aisle, which would allow future developments to the east and west the option to share the driveway access to Steveston Highway.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$164,798, which is consistent with the Affordable Housing Strategy.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve fund for City-wide projects on City lands. Since this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot; for a total contribution in the amount of \$16,480. This voluntary contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 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 nine three-storey townhouse units and seven two-storey townhouse units arranged on an L-shaped central drive aisle. Conceptual development plans are included in Attachment 4.

The proposed site layout consists of:

- two three-storey buildings, containing nine three-storey units and one two-storey unit, for a total of ten units, fronting Steveston Highway; and
- three two-storey buildings, containing a total of six units, along the north end of the site.

The two proposed buildings fronting Steveston Highway each contain five units. Secondary eaves break up the vertical massing on the first and second storeys, and projecting gable ends highlighting the unit entries. Roof gables framing the upper storey windows and decorative elements portray a strong traditional residential character. A secondary suite is proposed to be located in Unit 102.

The three proposed buildings at the rear of the site each contain two two-storey townhouse units in order to present a gradual transition to the adjacent single family neighbourhood. These buildings include similar architectural details as those on Steveston Highway, including secondary eaves above the first storey and use of gable ends to frame upper storey windows. Unit 111 is proposed to be a convertible unit. The provision of a second convertible unit will be included in the Development Permit review process.

Further refinement of the site plan, architectural character, and accessibility features will occur through the Development Permit process.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone in Richmond Zoning Bylaw 8500, with the exception of a variance to decrease the front yard setback from 6.0 m to 4.92 m. The building face would be approximately 8.72 m from back of curb.

Staff is supportive of this variance as the shift in building massing towards Steveston Highway is a direct result of providing a 6.0 m rear yard setback to the adjacent single family properties. In addition to providing a sensitive interface with the adjacent properties, the deeper setback allows for an existing row of off-site trees to be retained.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, at the applicable rate established in the OCP (i.e. \$1,600/unit for applications received prior to February 28, 2019). The total cash contribution for this 16-unit townhouse development is \$25,600.

A common outdoor amenity space is proposed at the northwest end of the site, directly across from the entry drive aisle. The size and dimensions of the proposed outdoor amenity space are consistent with the OCP. The proposal includes landscaping, seating, and a large play structure suitable for children. Further refinement of the common outdoor amenity space will occur through the Development Permit process.

Transportation and Site Access

Vehicle access is proposed from Steveston Highway, via a driveway located at the western edge of the subject site. The driveway crossing will be designed to restrict vehicle movements to a “right in, right out” turning pattern. The applicant is required to register a statutory right-of-way across the entire drive aisle in order to accommodate access to future developments to the east and west of the subject site.

Two parking spaces are provided for each unit consistent with the Zoning Bylaw. Seven of the sixteen units have parking in a tandem arrangement. The applicant is required to register a legal agreement on Title ensuring that the areas used for tandem parking are not converted to habitable space.

The applicant has agreed to provide a \$5,700 cash-in-lieu contribution for upgrades to the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection. Upgrades will include LED street light luminaire, intersection lighting, and Audio Pedestrian Signals.

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 four bylaw-sized trees on the subject property, six trees on a neighbouring property, and two street trees on City property.

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

- Four trees (Tag # 927, 928, 929, and 930) located on the development site have either been historically 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 in poor condition and are not good candidate for retention. Remove and replace.
- One Cedar windrow (Tag # N01) comprised of six trees located on an adjacent property to the north of the development site is to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks staff have reviewed the Arborist’s Report and support the Arborist’s finding, with the following comments:

- One Black locust tree (Tag # C01) and one Western red cedar tree (Tag # C02) are in poor condition and have been topped to accommodate the overhead hydro lines. Removal is recommended. Replacement boulevard trees to be planted through the Servicing Agreement for frontage works.
- In addition to new trees planted through the Servicing Agreement, the developer is required to contribute \$2,600 to the City’s Tree Compensation Fund for the removal of these two trees.

Tree Protection

Six trees (Tag # N01) on a neighbouring property are to be retained and protected. In addition, a Cedar hedge located on a neighbouring property to the west of the subject site will 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 (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 demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees # 927-930). The 2:1 replacement ratio would require a total of eight replacement trees. The applicant has proposed to plant 21 trees on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	5.5 m
2	10 cm	6 m

In addition to the replacement trees planted on-site, the applicant will contribute \$2,600 to the City's Tree Compensation Fund for the two City-owned trees being removed.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Existing Legal Encumbrances

There are two restrictive covenants registered on Title of 4611/4631 Steveston Highway. One covenant (RD85670) reserves a portion of the property for future lane construction by the City. This covenant was secured as a condition of the development of several properties in 1979, and it was the intent at the time for a rear lane to be established from Ransford Gate and Bonavista Gate. However, the land use designation was revised on December 19, 2016, to allow Arterial Road Townhouses with vehicle access from Steveston Highway. As the City is no longer pursuing a rear lane in this location the covenant should be discharged prior to adoption of the rezoning bylaw.

The second covenant (BF506485) restricts the property to a two-unit dwelling only. This covenant must be discharged prior to adoption of the rezoning bylaw.

In addition, there are several statutory rights-of-ways (SRW) for utilities registered on the Titles of each property. These SRWs will not be impacted by the proposed rezoning, and the applicant is aware that encroachment into the SRW areas is not permitted.

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage improvements, as described in Attachment 6. Frontage improvements include, but may not be limited to, the following:

- Removal of existing sidewalk and replacement with a new 1.5 m concrete sidewalk at the property line and minimum 1.5 m wide landscaped boulevard with street trees behind the existing curb;
- Removal of the existing driveway crossings and replacement with the frontage works described above; and
- Construction of a new driveway crossing designed to provide “right in, right out” access to the site.

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 the Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- Refinement of the proposed building form and architectural character to achieve an engaging streetscape along Steveston Highway.

- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Financial Impact

This 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 4571, 4591, and 4611/4631 Steveston Highway from the "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to the "Low Density Townhouses (RTL4)" zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway.

The rezoning application complies with the land use designations and applicable policies contained within the OCP 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).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10081 be introduced and given first reading.



Jordan Rockerbie
Planning Technician – Design
(604-276-4092)

JR:rg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Steveston Area Plan Land Use Map

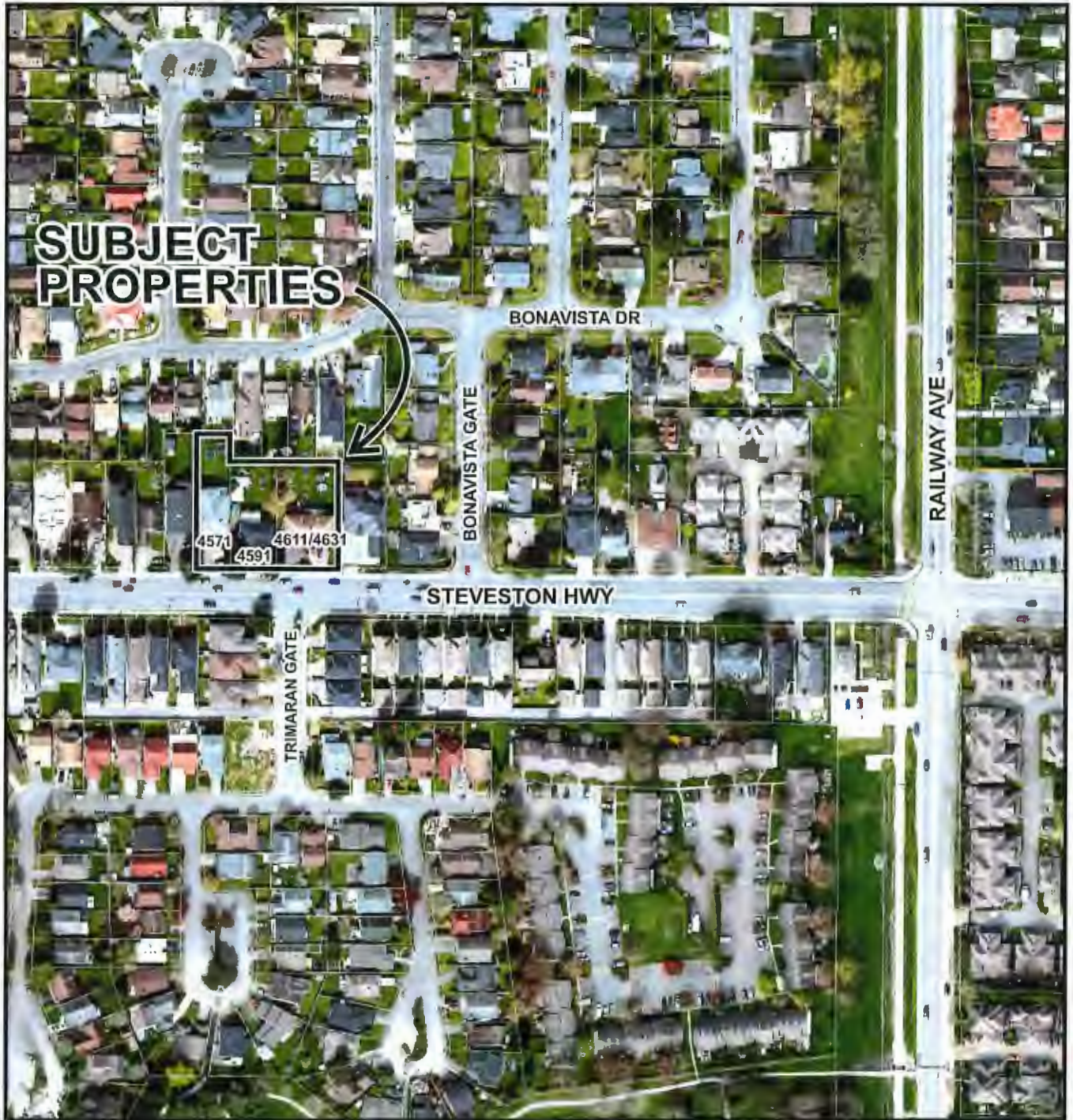
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations



City of Richmond



RZ 18-839945

Original Date: 11/21/18

Revision Date:

Note: Dimensions are in METRES

PLN - 155



RZ 18-839945

Attachment 2

Address: 4571, 4591, and 4611/4631 Steveston Highway

Applicant: Konic Development Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Luxor Homes & Developments, Ltd. 0780012 BC Ltd. 2517294 Ontario Inc. Gurpreet Mann Narinder Mann	To be determined
Site Size (m²):	3,002 m ²	No change
Land Uses:	Single-family and duplex dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E) Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings 1 duplex dwelling	16 townhouse dwellings 1 secondary suite
Other Designations:	Arterial Road Townhouses	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 FAR	0.60 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 1,801 m ² (19,388 ft ²)	1,799 m ² (19,373 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	none
Lot Size:	N/A	3,000 m ²	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 61.89 m Depth: 45.70 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 4.9 m Rear: 6.01 m Side (West): 7.05 m Side (East): 3.05 m	Vary front yard setback
Height (m):	12.0 m	11.97 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 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	36 (up to 50% small car)	36 (8 small car)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14, i.e. 38%	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu (\$25,600)	none
Amenity Space – Outdoor:	Min. 96 m ²	198.5 m ²	none

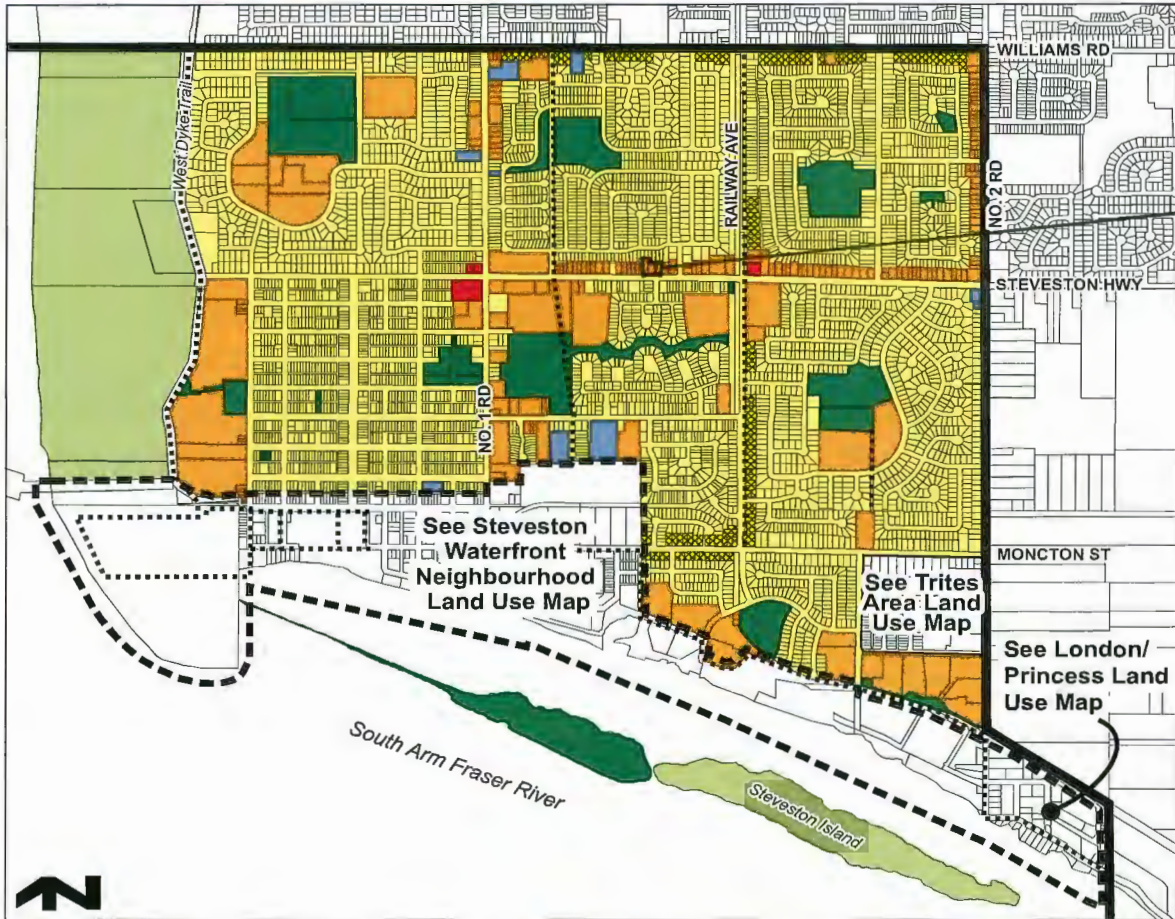
Other: Tree replacement compensation required for loss of significant trees.











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

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19



	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary



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NO.	DATE	DESCRIPTION	BY	CHKD.	DATE
1	10/15/19	ISSUED FOR REZONING	WJ	WJ	10/15/19
2	10/15/19	REVISION	WJ	WJ	10/15/19
3	10/15/19	REVISION	WJ	WJ	10/15/19
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6	10/15/19	REVISION	WJ	WJ	10/15/19
7	10/15/19	REVISION	WJ	WJ	10/15/19
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10	10/15/19	REVISION	WJ	WJ	10/15/19

ISSUED FOR REZONING
RESUBMISSION
(2019-08-16)

STEVESTON HWY TOWNHOUSE
DEVELOPMENT ROK
KONIG
4711, 4591 & 4611 STEVESTON HWY,
RICHMOND, BC V6X 1A9

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Date: 10/15/19

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PLN - 159

TOWNHOUSE DEVELOPMENT (RZ 18-839945) 4571, 4591, 4611 STEVESTON HIGHWAY, RICHMOND, BC

ISSUED FOR REZONING RE-SUBMISSION 2019-08-16

DRAWING LIST

ARCHITECTURAL:

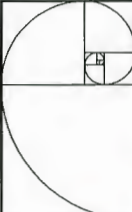
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- A0.1 COLOR RENDERING - FLY LEVEL STREETSCAPE VIEWS
- A0.2 COLOR RENDERING - BIRD-EYE VIEWS
- A0.3 PROJECT DATA & STATISTICS
- A0.4 SITE CONTEXT AERIAL IMAGE
- A0.5 SITE CONTEXT PLANNING STREETSCAPE ELEVATION
- A0.6 SITE SURVEY PLAN
- A1.1 SITE / LEVEL 1 PLAN
- A1.2 SITE PLAN
- A1.3 FIRE FIGHTING PLAN
- A1.4 PARKING PLAN
- A1.5 PRIVATE OUTDOOR ARE & OUTDOOR AMENITY AREA OVERLAY
- A1.6 SITE COVERAGE AREA OVERLAY (BUILDING & PORCH)
- A1.7 DEVELOPMENT POTENTIAL PLAN

- A2.1 BUILDING A FLOOR PLANS
- A2.2 BUILDING B FLOOR PLANS
- A2.3 BUILDING C, D, E FLOOR PLANS
- A3.1 CONTEXT / RUNNING ELEVATIONS
- A3.2 BUILDING A ELEVATIONS
- A3.3 BUILDING B ELEVATIONS
- A3.4 BUILDING C ELEVATIONS
- A3.5 BUILDING D & E ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 UNIT TYPE A AREA CALCULATION DIAGRAM
- A5.2 UNIT TYPE B AREA CALCULATION DIAGRAM
- A5.3 UNIT TYPE C AREA CALCULATION DIAGRAM
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- A6.24 UNIT TYPE X AREA CALCULATION DIAGRAM
- A6.25 UNIT TYPE Y AREA CALCULATION DIAGRAM
- A6.26 UNIT TYPE Z AREA CALCULATION DIAGRAM

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EMAIL: BRUCE@CORECONCEPTCONSULTING.COM



IMPERIAL ARCHITECTURE
 BOARD OF ARCHITECTURE OF PRACTICE
 4001 STEVENSON HWY, SUITE 100
 BLOOMINGTON, NC 27410
 PHONE: 703.433.3333

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NO.	DATE	BY	REVISION
1	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
2	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
3	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
4	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
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6	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
7	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
8	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
9	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION
10	08/16/2019	JK	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

PROJECT: STEVENSON HWY TOWNHOUSE DEVELOPMENT FOR

KSNAC
 4011, 4011 & 4011 STEVENSON HWY,
 BLOOMINGTON, NC 27410-3945

COLOR RENDERING

Project No. #8217
 Drawing No. 000
 Scale N.T.S.
 Sheet 1 of 1

A.0.1



PLN - 160

IMPERIAL ARCHITECTURE
 MEMBER OF AN AIA CERTIFICATE OF PRACTICE
 4871-4701 & 4611 STEVESTON HWY.
 ROCKFORD, IL 61152-1492

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 INTERIOR
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NO. OF SHEETS	16
SHEET NO.	161
DATE	08/15/17
PROJECT NO.	17-001
PROJECT NAME	STEVESTON HWY TOWNHOUSE DEVELOPMENT
CLIENT	TRIMARAN
SCALE	AS SHOWN
DATE	08/15/17

ISSUED FOR REZONING RESUBMISSION (2019-08-16)

OWNER: STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR

TRIMARAN

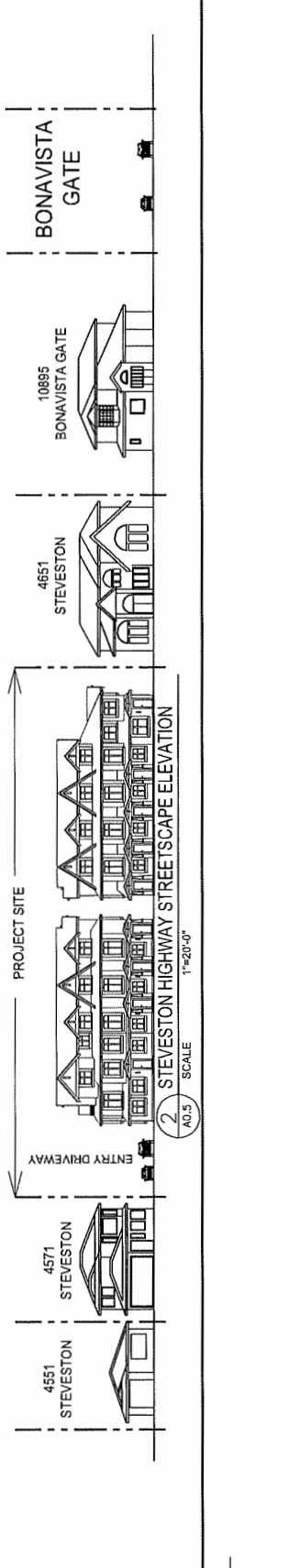
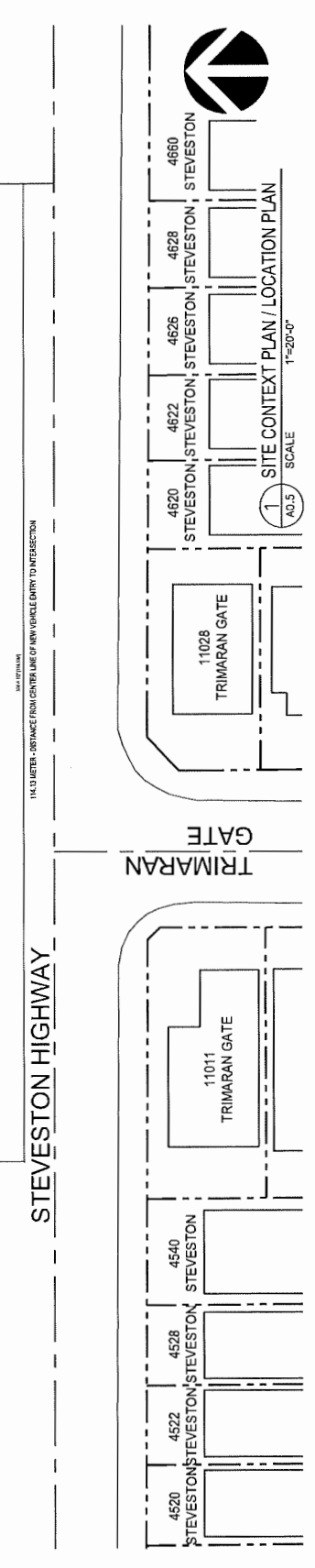
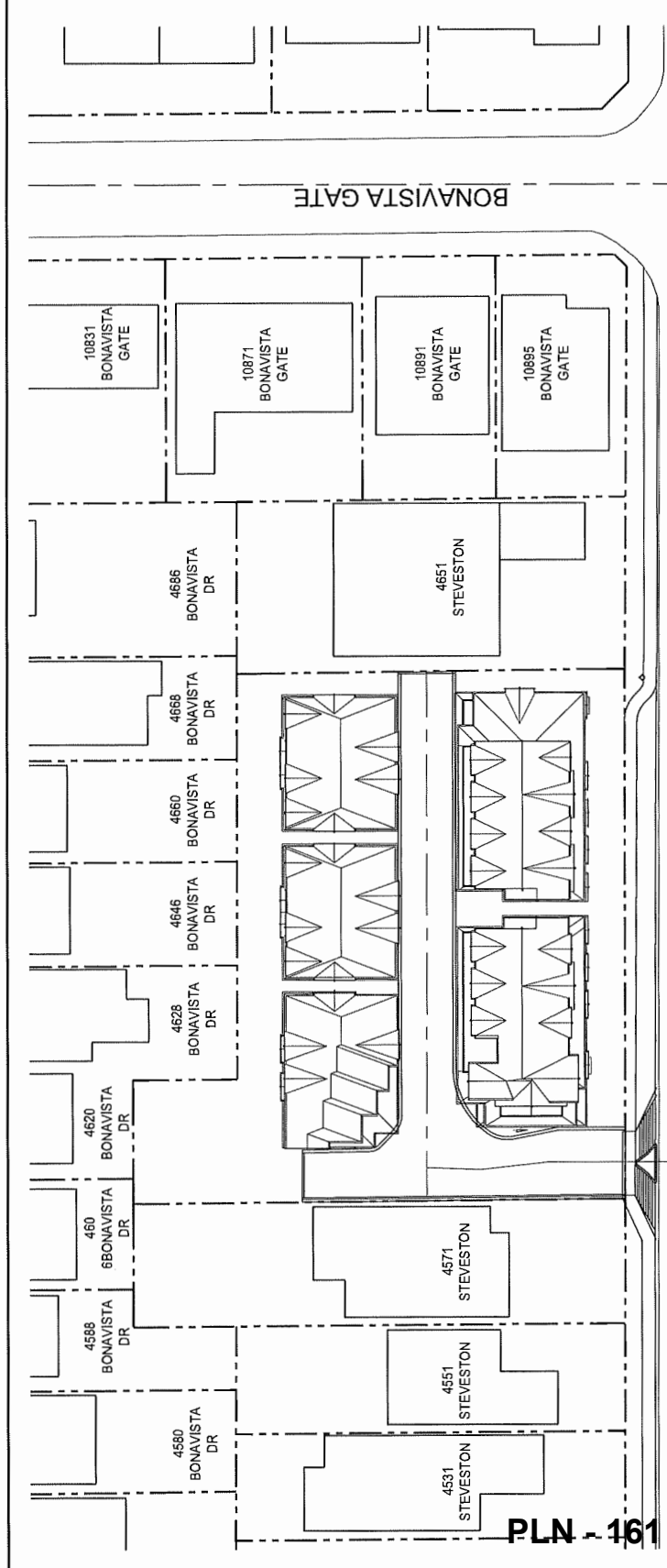
4871-4701 & 4611 STEVESTON HWY.
 ROCKFORD, IL 61152-1492

SITE CONTEXT PLAN
 STRESCAPE ELEVATION

Scale: 1"=20'-0"

Project No.: #8217

Sheet: A.0.5



PLN - 161

IMPERIAL ARCHITECTURE
 HOLDERS OF AN ARCHITECTURE OF PRACTICE
 401 N. STEVESTON HWY. RICHMOND, BC (V6V 1K4)

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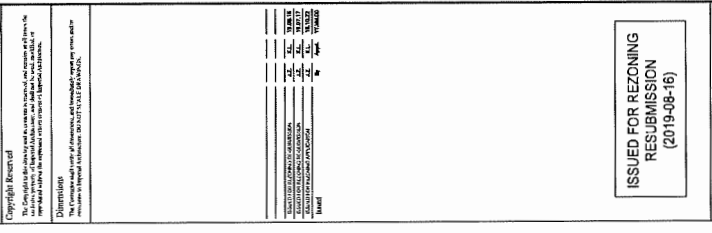
ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

Client: STEVESTON HWY. TOWNHOUSE DEVELOPMENT FOR
 KENNE
 4511, 45th Ave. Steveston Hwy., Richmond, BC (V6V 1K4)

Site / LEVEL 1 FLOOR PLAN

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

Sheet: A1.1



STEVESTON HIGHWAY STEVESTON HIGHWAY

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

Sheet: A1.1

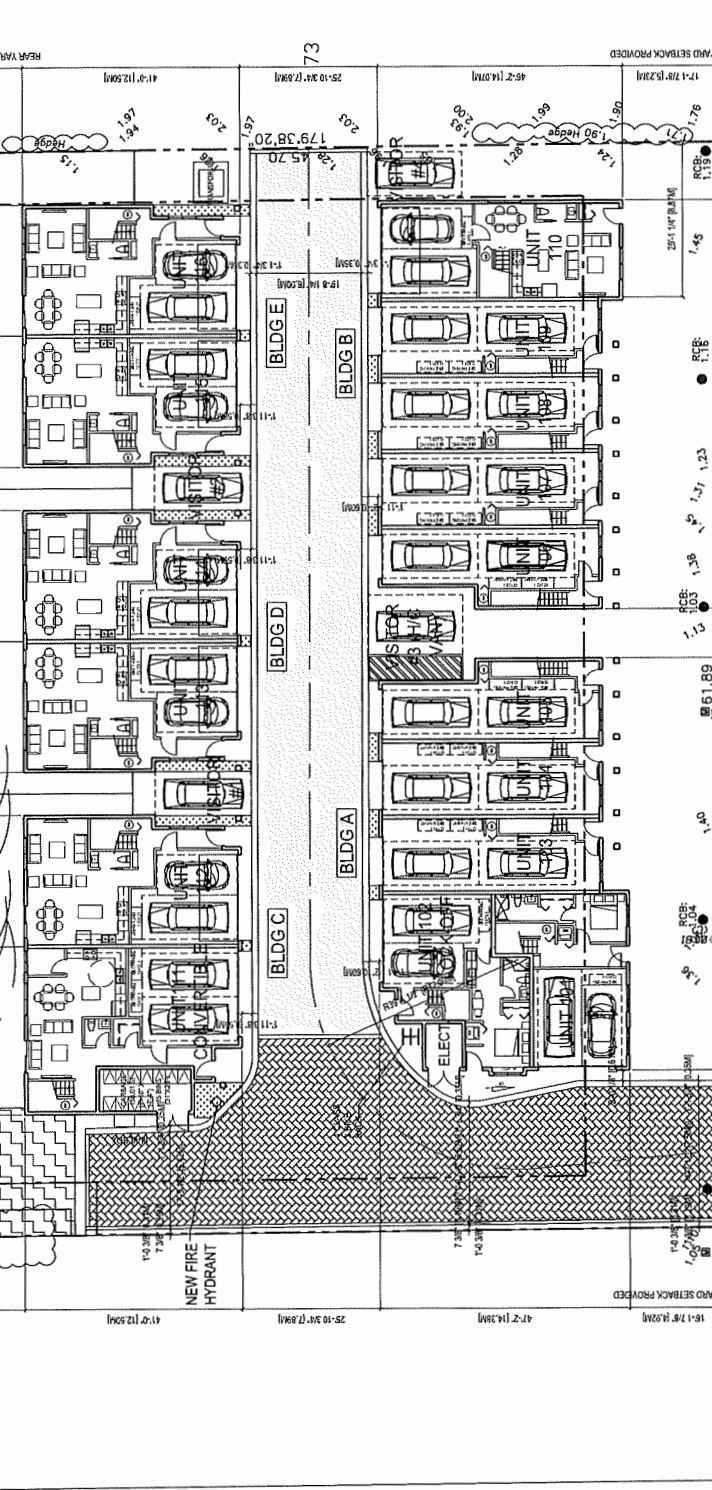
ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

Client: STEVESTON HWY. TOWNHOUSE DEVELOPMENT FOR
 KENNE
 4511, 45th Ave. Steveston Hwy., Richmond, BC (V6V 1K4)

Site / LEVEL 1 FLOOR PLAN

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

Sheet: A1.1



STEVESTON HIGHWAY STEVESTON HIGHWAY

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

Sheet: A1.1

ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

Client: STEVESTON HWY. TOWNHOUSE DEVELOPMENT FOR
 KENNE
 4511, 45th Ave. Steveston Hwy., Richmond, BC (V6V 1K4)

Site / LEVEL 1 FLOOR PLAN

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

Sheet: A1.1

GENERAL NOTES:

1. WORK IN PLACE FEATURES SUCH AS CONCRETE FOUNDATIONS, WALLS, AND WINDOWS SHALL REMAIN UNLESS OTHERWISE NOTED.
2. UNIT 11 (TYPE C1) IS THE CONVERTIBLE UNIT.
3. UNIT 10E (TYPE A2) IS THE LOCK-OFF UNIT.
4. THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP AND UNIT WITH 100% MECHANICAL VENTILATION WITH ENERGY RECOVERY. FOLLOWING SUSTAINABLE DESIGN REQUIREMENTS WILL ALSO BE PROVIDED IN THE PROJECT: LOW VOLTAGE ENERGY REQUIREMENT (LEVERAGED ENERGY SERVICES AND LIGHT BULBS); RECYCLABLE BUILDING MATERIALS; 50% REDUCTION IN PRIVATE CARSPACE FOR CHANGING ELECTRIC CARS; 50% REDUCTION IN PRIVATE CARSPACE FOR CHANGING ELECTRIC CARS; 50% REDUCTION IN PRIVATE CARSPACE FOR CHANGING ELECTRIC CARS; 50% REDUCTION IN PRIVATE CARSPACE FOR CHANGING ELECTRIC CARS.
5. SANITARIUMS, MECHANICAL HEATING AND COOLING SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS TO THE NATIONAL BUILDING CODE (NBC) AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
6. AN AUTOMATED BRIGADATION SYSTEM FOR FUTURE ONGOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

STEVESTON HIGHWAY STEVESTON HIGHWAY

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

Sheet: A1.1

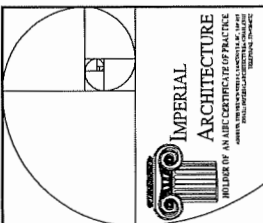
ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

Client: STEVESTON HWY. TOWNHOUSE DEVELOPMENT FOR
 KENNE
 4511, 45th Ave. Steveston Hwy., Richmond, BC (V6V 1K4)

Site / LEVEL 1 FLOOR PLAN

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

Sheet: A1.1



Project: STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR

Client: J.J. KONIG ASSOCIATES, INC.

Site Plan

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

Date: 2019-08-16

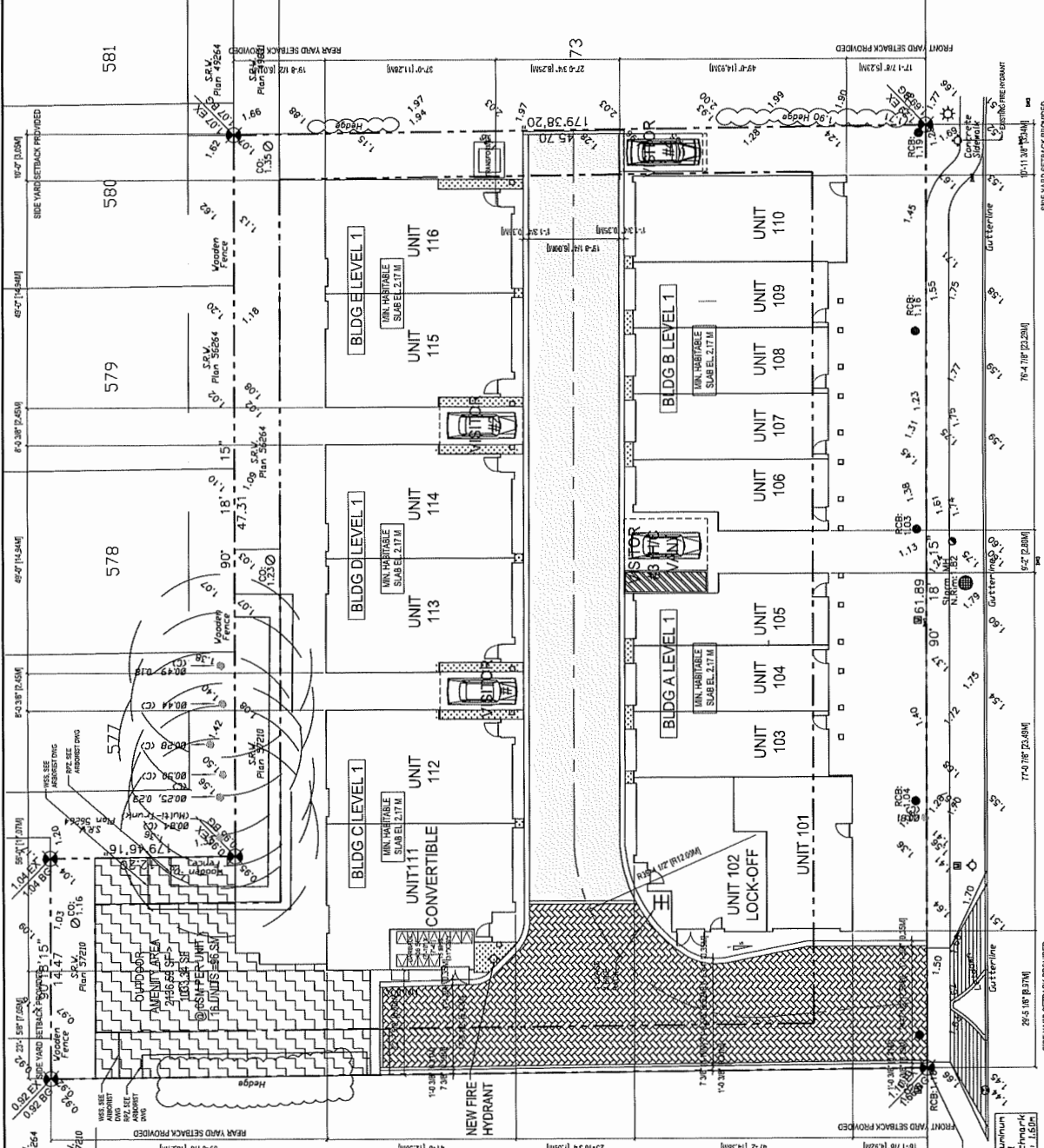
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Project No.: #8217

Revision:

ISSUED FOR REZONING RESUBMISSION (2019-08-16)

Imperial Architecture
 4831 AVENUE TOWNHOUSE
 ELK BROOK, NY 11739
 PH: 607-457-1173
 FAX: 607-457-1174



STEVESTON HIGHWAY

STEVESTON HIGHWAY

STEVESTON HIGHWAY

PLAN #1

1 SITE PLAN 3/32"=1'-0"
 A1.2 SCALE

Nail in aluminum
 Tag #1331
 Electrical 1854
 Electrical 1854

VARIANCE REQUIRED:
 TO ALLOW 4.92M FRONT YARD SETBACK TO COMPLY WITH OCP DESIGN GUIDELINE

- GENERAL NOTES:**
1. EXISTING PLACE FEATURES SUCH AS CURBS, SIDEWALKS, DRIVEWAYS, AND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED. ANY NECESSARY REVISIONS WILL BE PROVIDED IN ALL UNITS.
 2. UNIT 101 (TYPE C) IS THE CONVERTIBLE UNIT.
 3. UNIT 102 (TYPE A) IS THE LOCKOFF UNIT.
 4. THE PROJECT WILL PROVIDE AIR SOURCE AND EXHAUST SYSTEMS TO MAINTAIN THE VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS, FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE UNITS:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT FIXTURES
 - (C) LOW-E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 5. THE MECHANICAL HEATING AND COOLING SYSTEM AIR SOURCE HEAT PUMP SYSTEM TO COMPLY WITH RELATIVE REQUIREMENTS IN THE OCP DESIGN GUIDELINE WITH THE STANDARDS OF THERMAL COMFORT.
- SAN AUTOMATED IRRIGATION SYSTEM FOR UNITS 103-116 WILL BE PROVIDED AS LONG AS THE INSTALLED SEE LANDSCAPE.

LANDSCAPE BUFFER

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

NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING RESUBMISSION	2019-08-16

PLN 163

IMPERIAL ARCHITECTURE
 ARCHITECTS
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1	2019-08-16	ISSUED FOR REZONING RESUBMISSION
2	2019-08-16	ISSUED FOR REZONING RESUBMISSION
3	2019-08-16	ISSUED FOR REZONING RESUBMISSION
4	2019-08-16	ISSUED FOR REZONING RESUBMISSION
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9	2019-08-16	ISSUED FOR REZONING RESUBMISSION
10	2019-08-16	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING RESUBMISSION (2019-08-16)

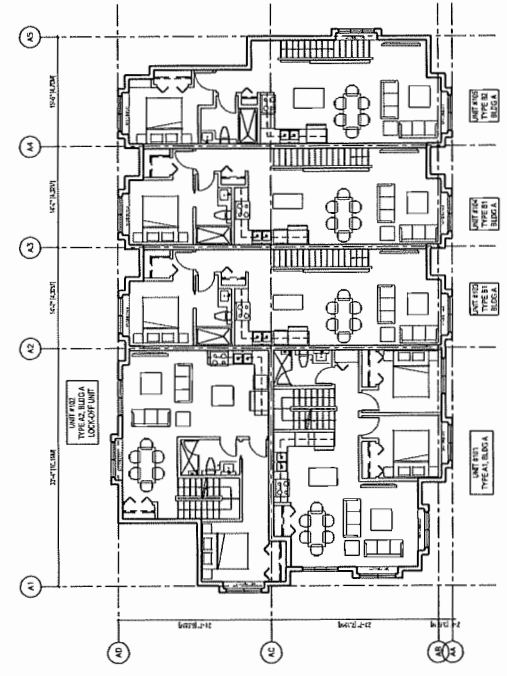
STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR

KONIE
 ATTORNEY
 4011 40TH AVENUE, SUITE 100
 RICHMOND, BC V6X 4A9

BUILDING A FLOOR PLANS

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

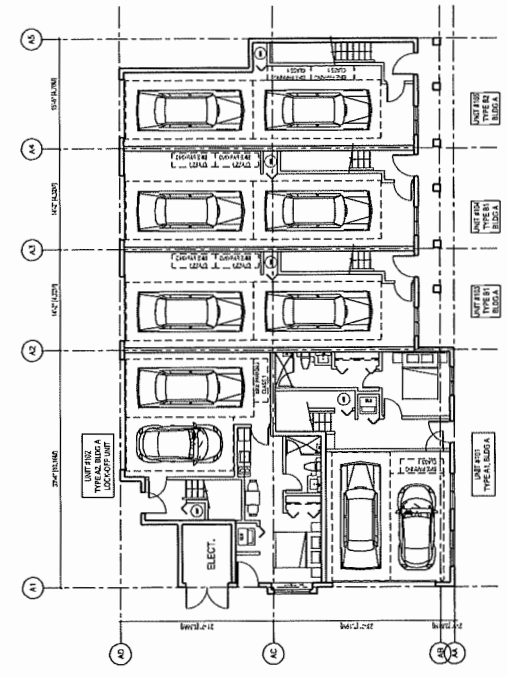
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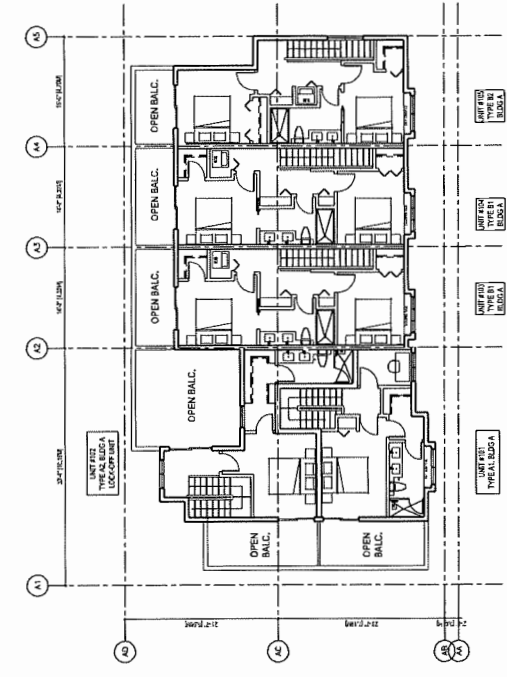
2 BUILDING A LEVEL 2 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.1

GENERAL NOTES:

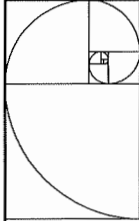
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
- UNIT 111 (TYPE C1) IS THE CONVERTIBLE UNIT.
- UNIT 102 (TYPE A2) IS THE LOCK-OFF UNIT.
- THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP A/C UNIT WITH AIR MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT:
 (A); SOLAR HOT WATER READY REQUIREMENT
 (B); ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C); LOW E DOUBLE GLAZING WINDOWS
 (D); POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



1 BUILDING A LEVEL 1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.1



3 BUILDING A LEVEL 3 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.1



IMPERIAL ARCHITECTURE
 ARCHITECTS
 4511 KENNEDY AVENUE, SUITE 100
 FORT WORTH, TEXAS 76105
 (817) 336-1111
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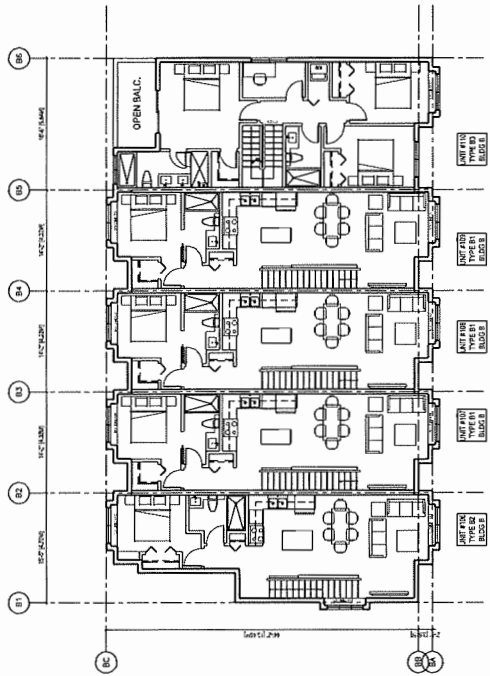
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NO.	REVISION	DATE	BY	CHK.
1	ISSUED FOR REZONING RESUBMISSION (2019-08-16)			

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 RESUBMISSION
 (2019-08-16)

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 KPMG
 4511 KENNEDY AVENUE, SUITE 100
 FORT WORTH, TEXAS 76105

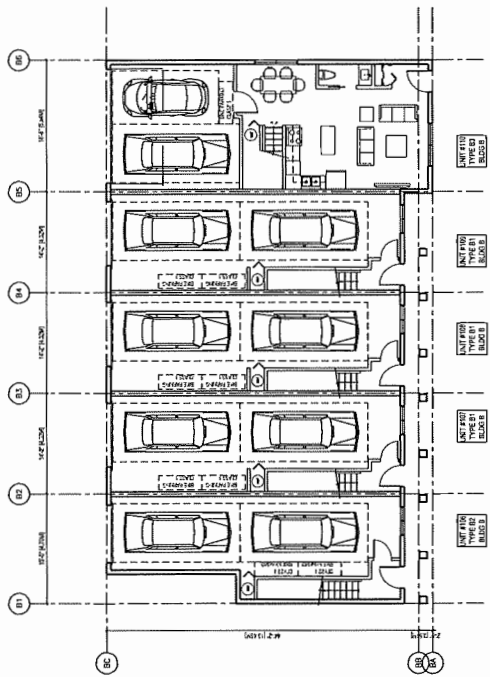
BUILDING B FLOOR PLANS
 Project No. #8217
 Scale 1/8"=1'-0"
 Sheet A2.2 of 2



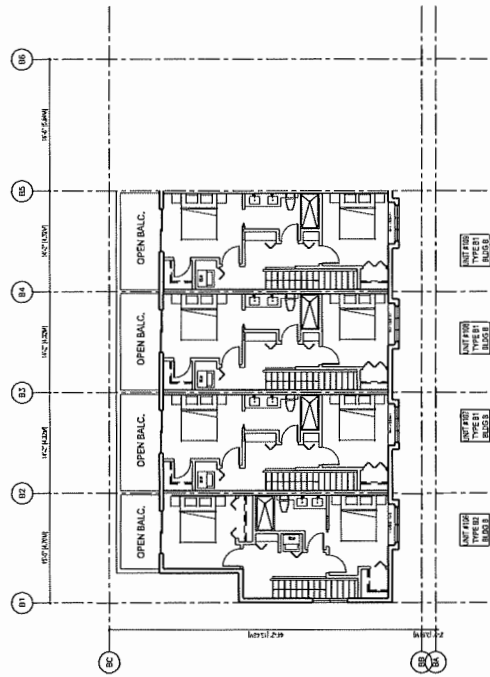
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GENERAL NOTES:

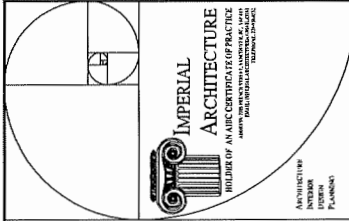
- AGING IN PLACE FEATURES SUCH AS STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATH TUB AND SHOWER AND LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
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 (A) SOLAR HOT WATER READY REQUIREMENT
 (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C) LOW E DOUBLE GLAZING WINDOWS
 (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
- THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN CBC 2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



1 BUILDING B LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.2



3 BUILDING B LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.2



IMPERIAL ARCHITECTURE
 ARCHITECTS OF RECORD
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7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

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 (2019-08-16)

CLIENT:
 STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR



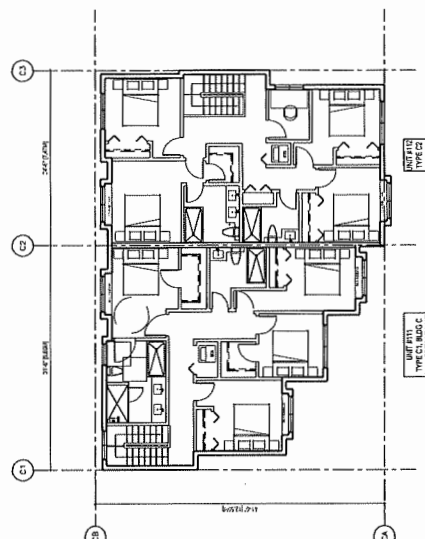
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 #8217

DATE
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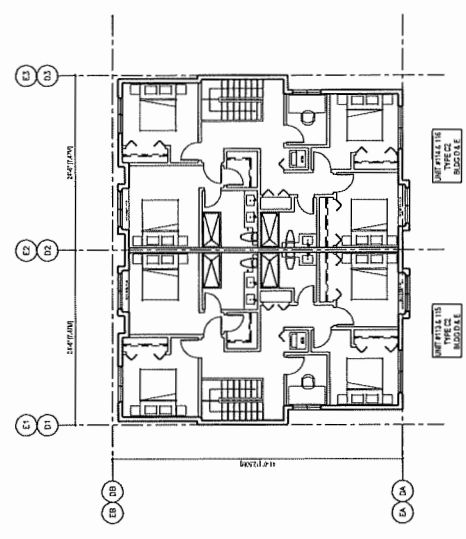
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GENERAL NOTES:

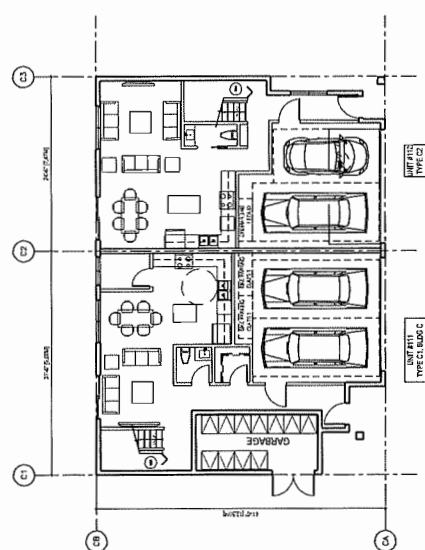
- AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
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 (A) SOLAR HOT WATER READY REQUIREMENT (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C) LOW E DOUBLE GLAZING WINDOWS
 (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 (E) THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN BCBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
- AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE



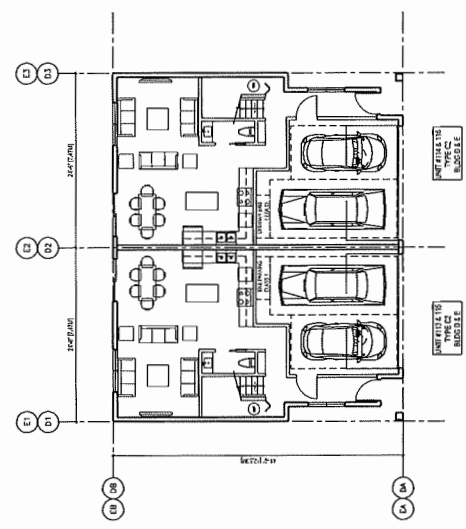
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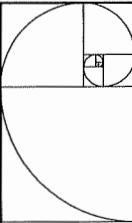
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 SCALE 1/8"=1'-0"



1. BUILDING C LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



3. BUILDING D & E LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"



IMPERIAL ARCHITECTURE
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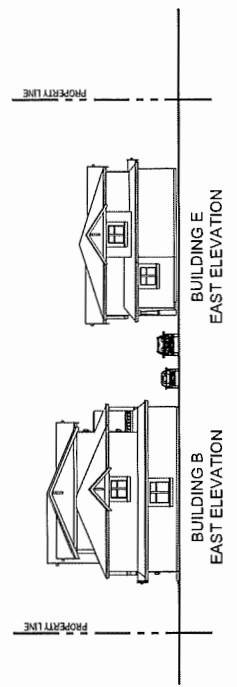
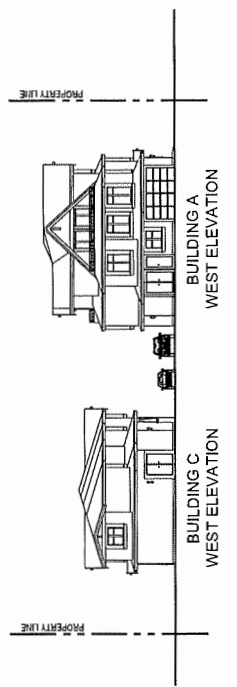
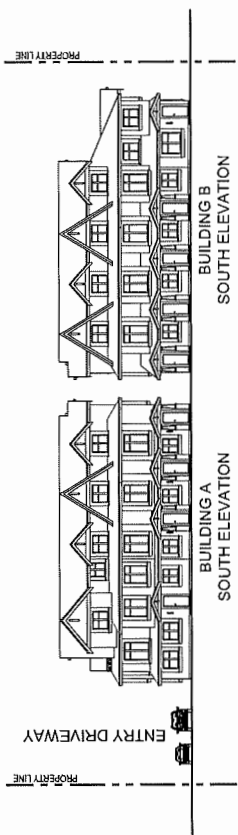
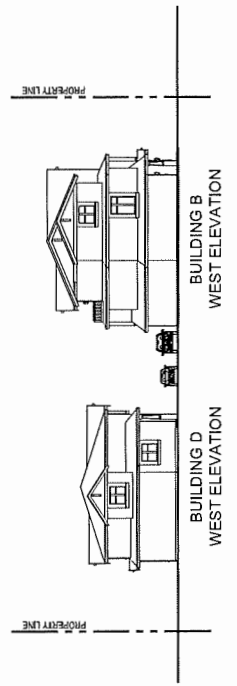
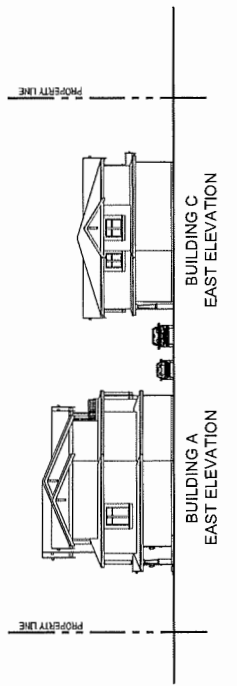
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2	10/15/16	REVISED PER COMMENTS			
3	10/15/16	REVISED PER COMMENTS			
4	10/15/16	REVISED PER COMMENTS			
5	10/15/16	REVISED PER COMMENTS			
6	10/15/16	REVISED PER COMMENTS			
7	10/15/16	REVISED PER COMMENTS			
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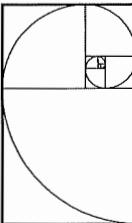
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STEVENSON LANE TOWNHOUSE DEVELOPMENT FOR
KONIG
 4571, 4581, 4585, 4595 STEVENSON LANE,
 RICHMOND, BC, V6V 2K7 (N45.9485)

PROJECT # 16-0001
 SHEET # 1/16 = 14"

A 3.1





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 4011 STEVENSON HWY., SUITE 100
 RICHMOND, BC V6X 2K6
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Drawings
 1. General Notes
 2. Site Plan
 3. Floor Plans
 4. Building Elevations
 5. Section
 6. Details

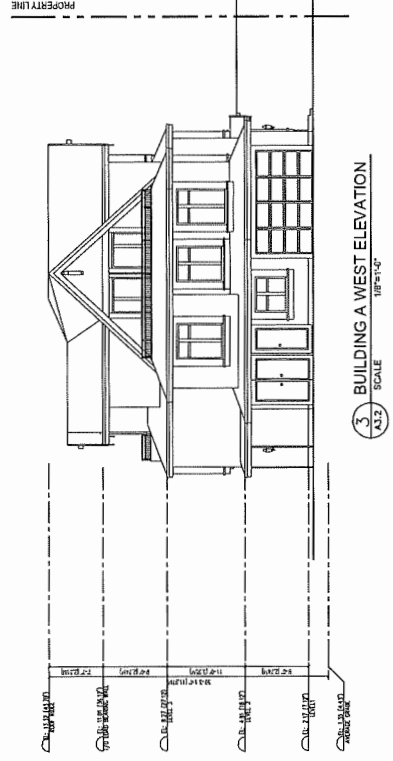
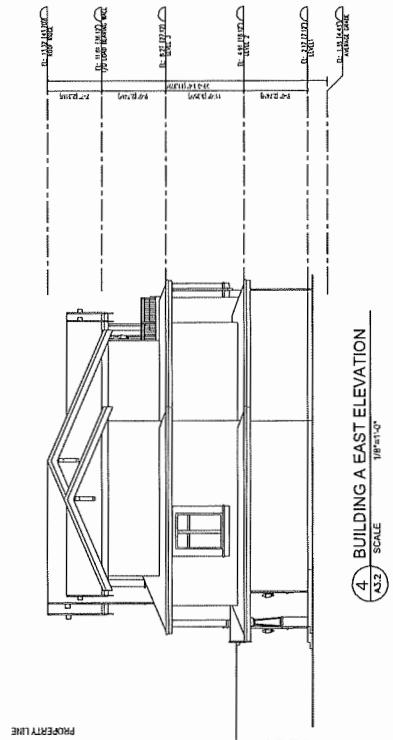
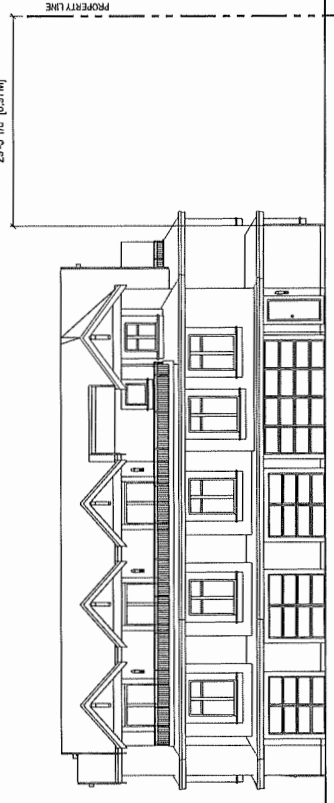
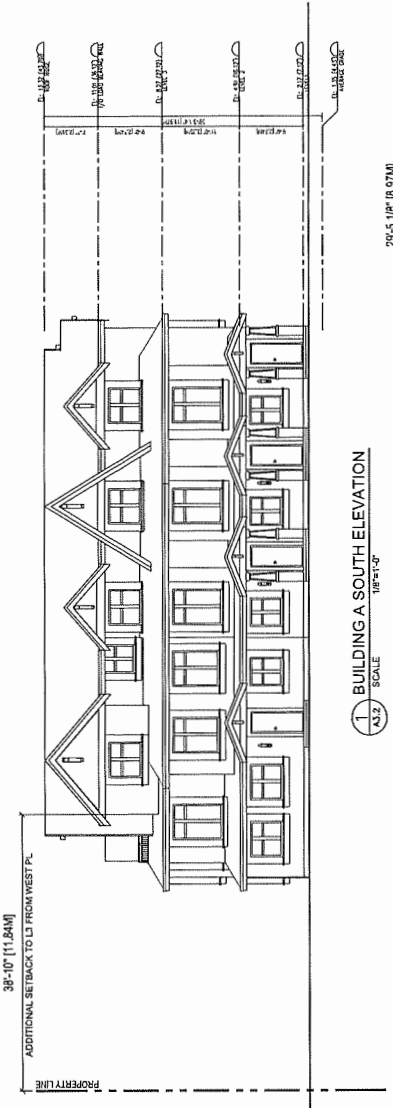
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10	2019-08-16	ISSUED FOR REZONING RESUBMISSION (2019-08-16)

ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

Client: STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR
IMPERIAL ARCHITECTURE
 4011 STEVENSON HWY.,
 RICHMOND, BC V6X 2K6

Project: #8217
 Scale: 1/8"=1'-0"
 Date: 2019-08-16

A3.2





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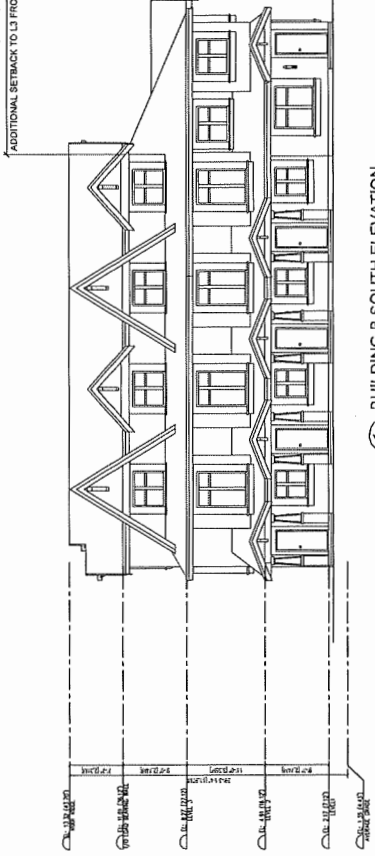
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 CLIENT: J. KONIG
 4371 4TH ST. STEVENSON HWY.
 KENNESAW, DC (327.54.0945)

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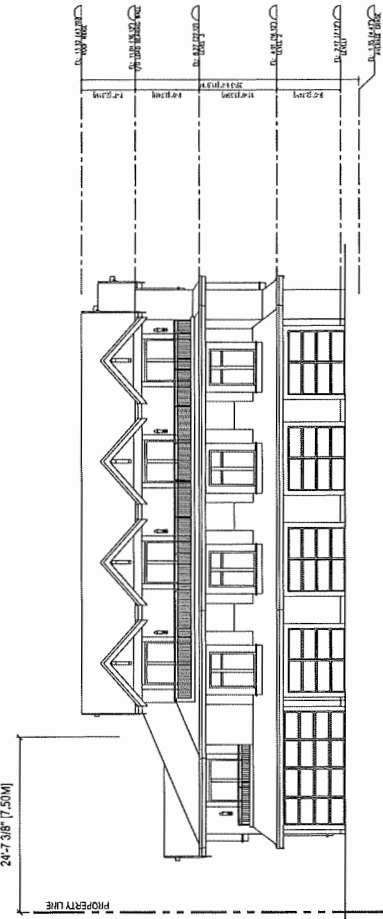
ISSUED FOR REZONING RESUBMISSION (2019-08-16)

PROJECT: STEVENSON LUMBER TOWNHOUSE DEVELOPMENT FOR
 CLIENT: J. KONIG
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 KENNESAW, DC (327.54.0945)

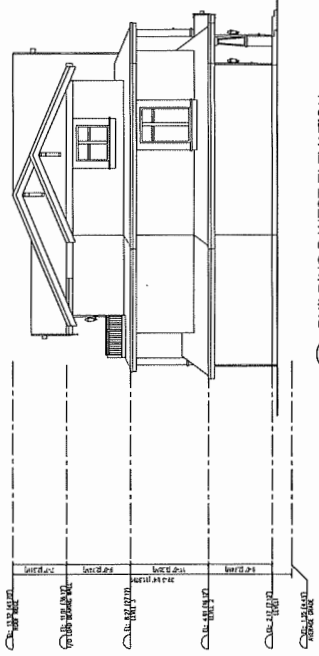
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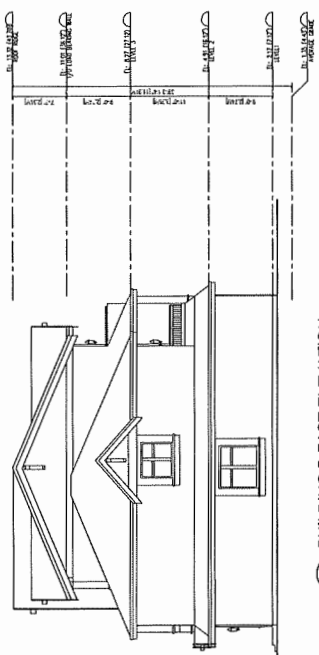
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 SCALE: 1/8"=1'-0"
 A.3.3



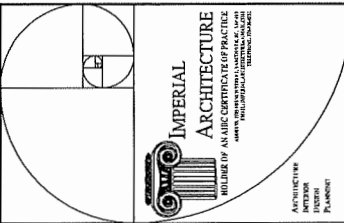
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 SCALE: 1/8"=1'-0"
 A.3.3



3. BUILDING B WEST ELEVATION
 SCALE: 1/8"=1'-0"
 A.3.3



4. BUILDING B EAST ELEVATION
 SCALE: 1/8"=1'-0"
 A.3.3



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ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

CLASSIFICATION
 STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR

IMPERIAL ARCHITECTURE
 4000 W. UNIVERSITY BLVD., SUITE 100
 RICHMOND, VA 23294

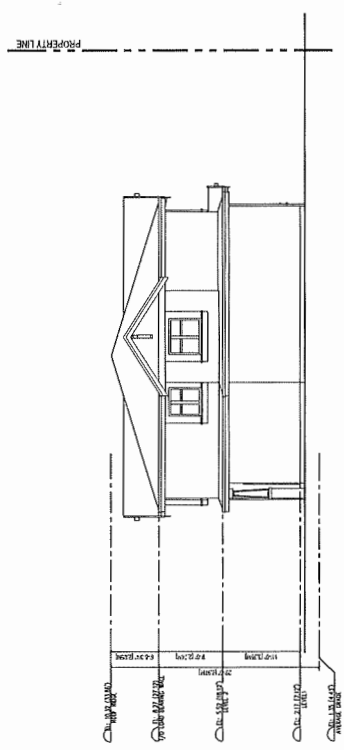
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PROJECT NO.
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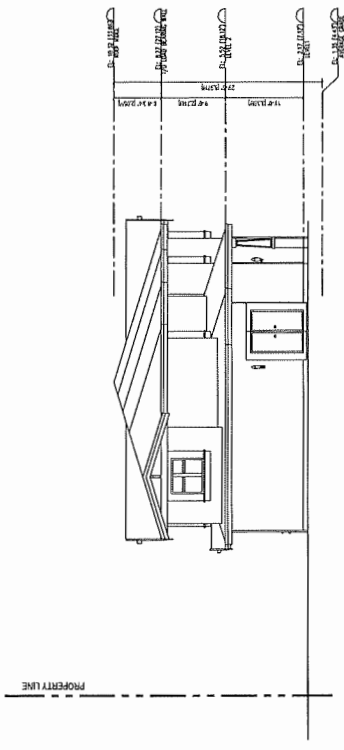
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DRAWN BY
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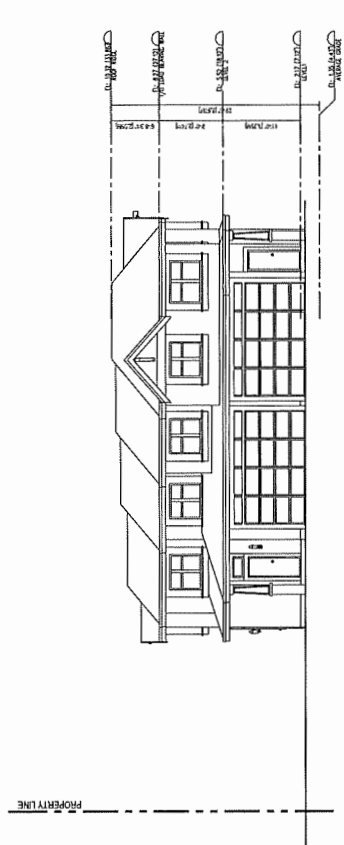
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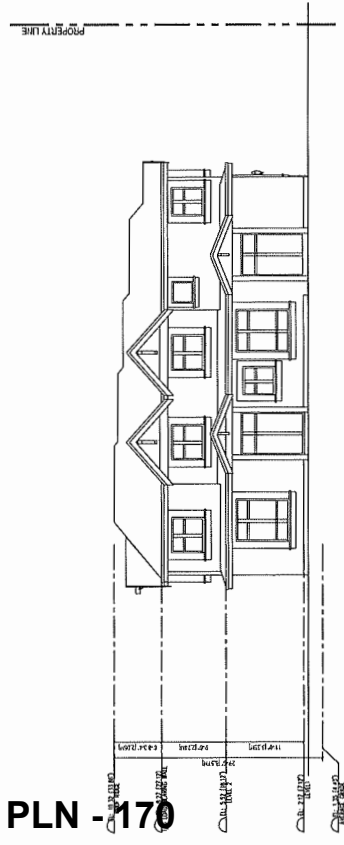
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 SCALE 1/8"=1'-0"



4 BUILDING C WEST ELEVATION
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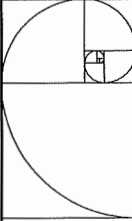


1 BUILDING C SOUTH ELEVATION
 SCALE 1/8"=1'-0"



2 BUILDING C NORTH ELEVATION
 SCALE 1/8"=1'-0"

PLN - 170



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Dimensions
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 All measurements are to the center of the member unless otherwise noted.

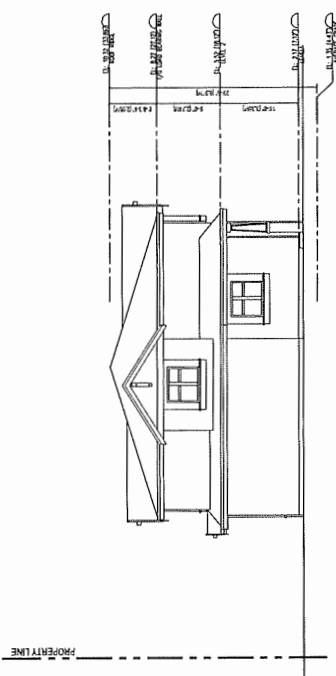
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 (2019-08-16)

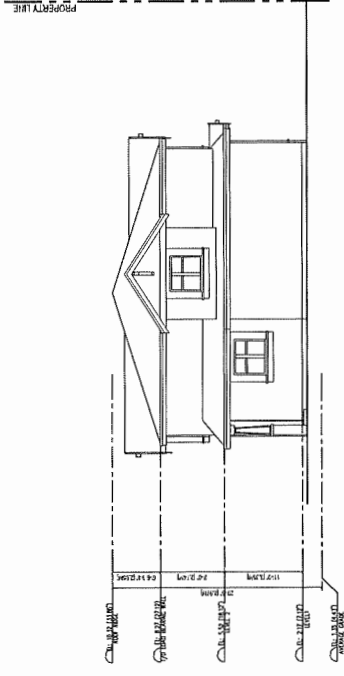
Client: STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR
KONIC
 PARTNERS
 4571 STEVENSON HWY.
 RICHMOND, VA 23226 (804) 281-1111

PROJECT: BUILDING D & E ELEVATIONS

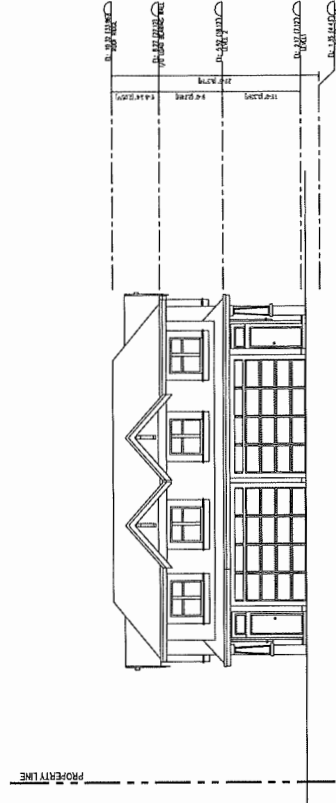
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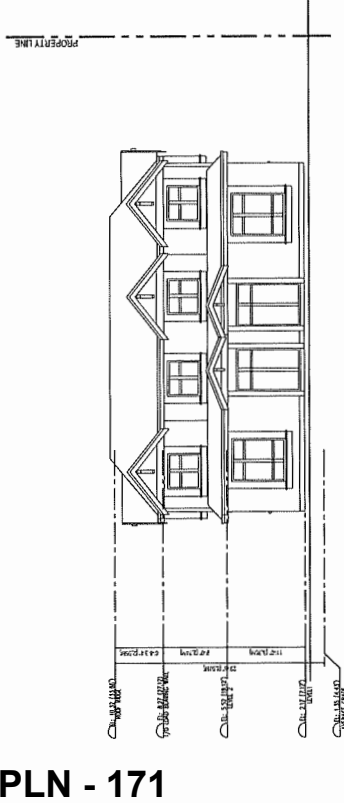
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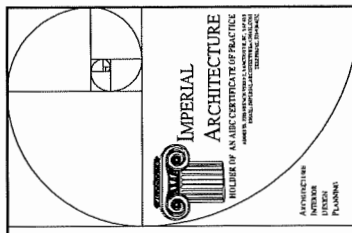
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 SCALE 1/8"=1'-0"



1 BUILDING D & E SOUTH ELEVATION
 SCALE 1/8"=1'-0"



2 BUILDING D & E NORTH ELEVATION
 SCALE 1/8"=1'-0"



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 Designer: [Name]
 Date: [Date]

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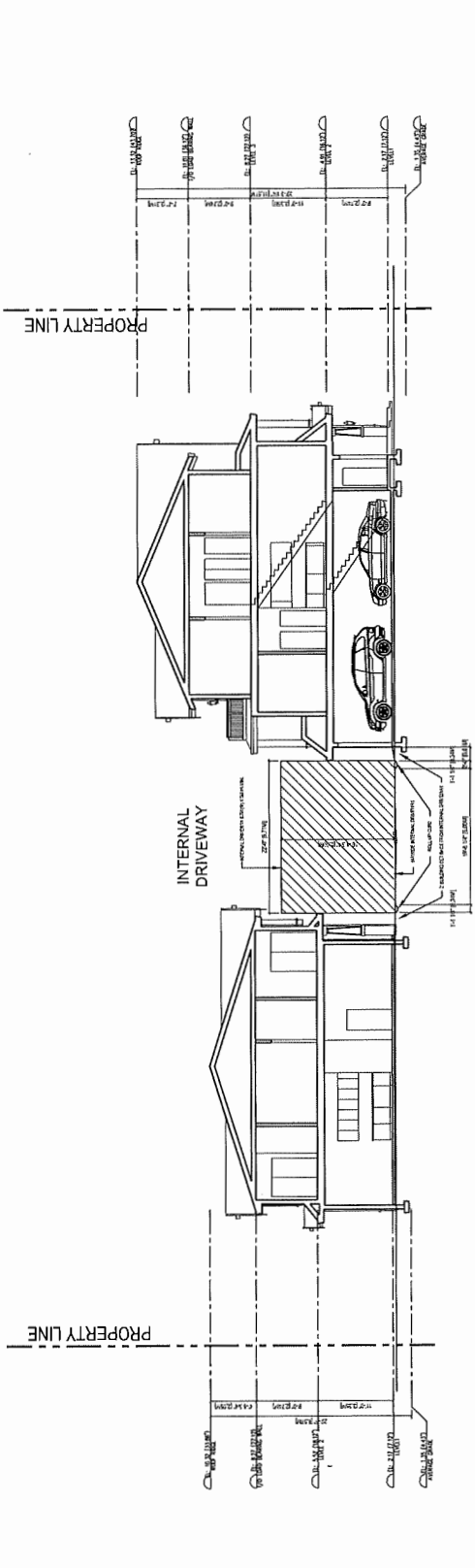
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ISSUED FOR REZONING
 RESUBMISSION
 (2019-08-16)

STEPHENSON HWY. TOWNHOUSE
 DEVELOPMENT FOR

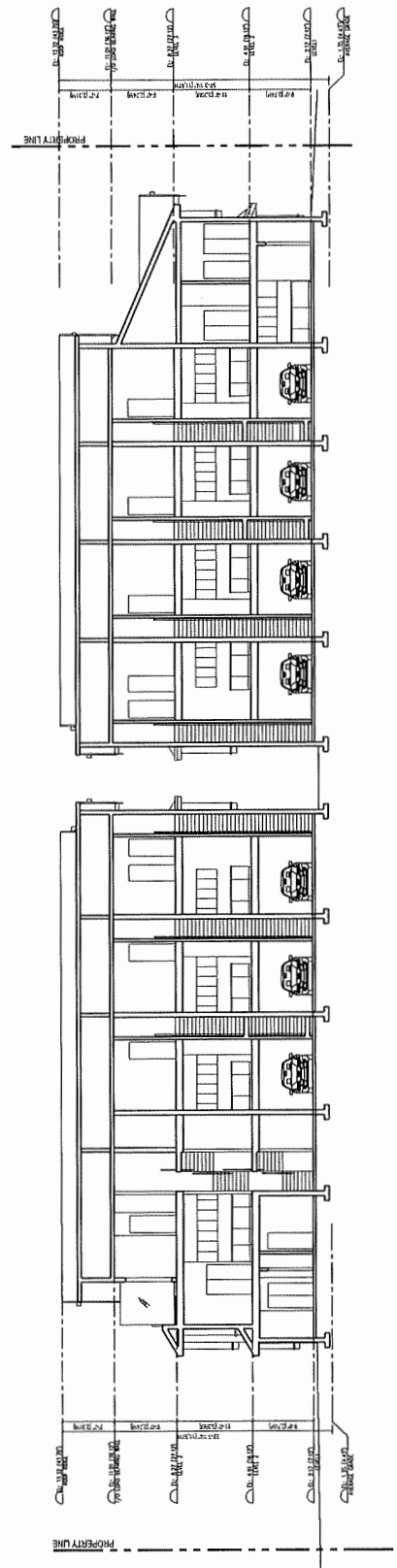
KONIG
 401 E. 4th Street, Suite 100
 Richmond, VA 23219
 (804) 644-1111

PROJECT NO. #8217
 SHEET NO. A4.1



1 BUILDING D SECTION #1
 SCALE 1/8"=1'-0"

2 BUILDING B SECTION #1
 SCALE 1/8"=1'-0"



3 BUILDING AE SECTION
 SCALE 1/8"=1'-0"

4 BUILDING B SECTION #2
 SCALE 1/8"=1'-0"

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LANDSCAPE ARCHITECTS
 1000 Lakeside Drive
 Bristow, Virginia 22134
 P: 802-254-0011 F: 802-254-0022

SCALE

NO.	DATE	REVISION DESCRIPTION	BY
1		INITIAL DRAFT	
2		REVISION	
3		REVISION	
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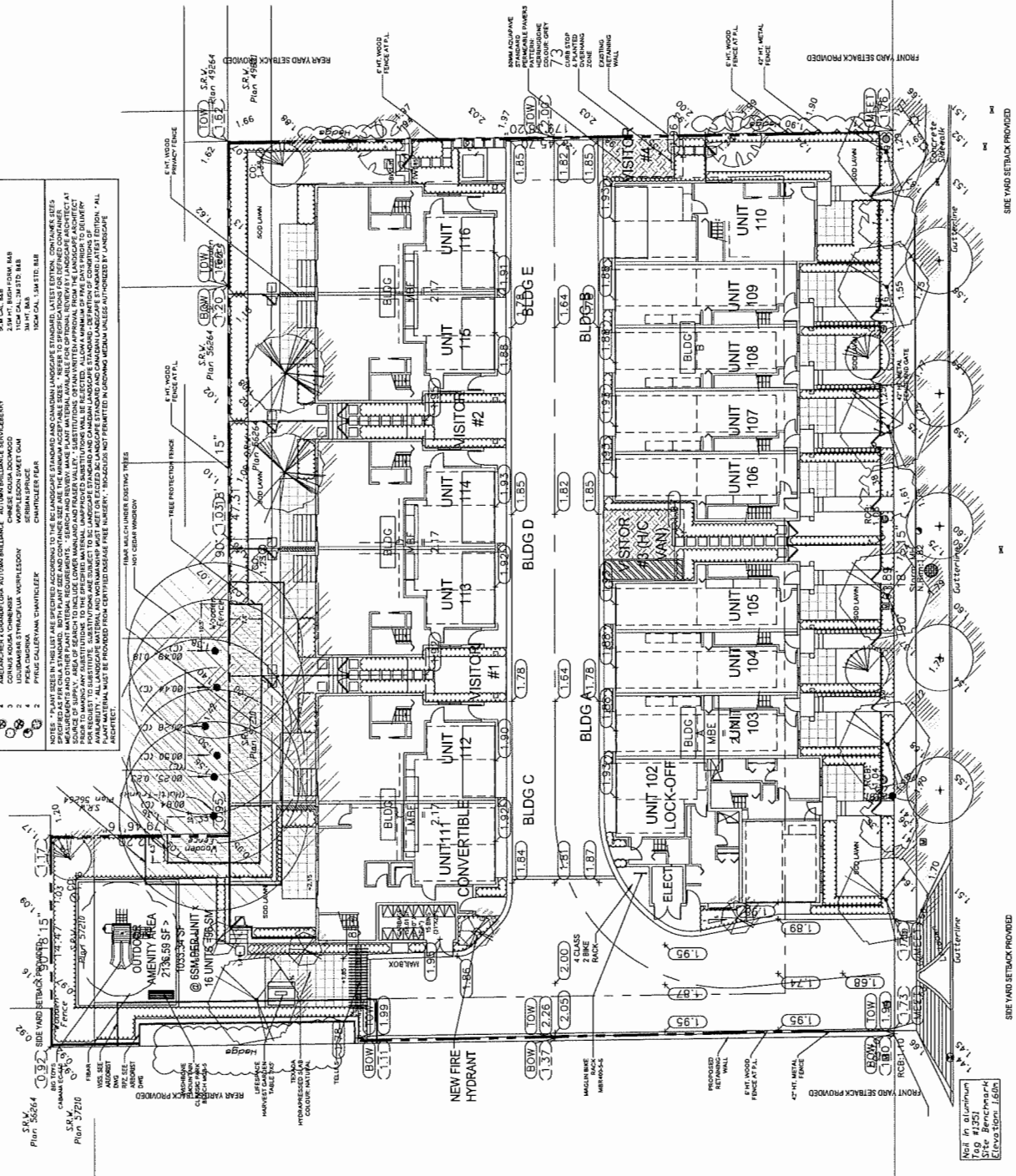
PROJECT:
16 UNIT TOWNHOUSE DEVELOPMENT
 4631 STEVENSON HIGHWAY
 RICHMOND

DRAWING TITLE
LANDSCAPE PLAN

DATE: 3/14/10 DRAWING NUMBER:
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 DRAWN: [Signature] OF 2
 DESIGNED: [Signature] OF 2
 CHECKED: [Signature]
 PMG PROJECT NUMBER: 19-091



PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
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2	ACER BURBANK RED SUNSET	50N GAL BAR
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76	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
77	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
78	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
79	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
80	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
81	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
82	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
83	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
84	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
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86	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
87	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
88	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
89	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
90	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
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96	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
97	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
98	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
99	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR
100	ACER BURBANK RED SUNSET	110N GAL 3/4 STD. BAR



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1000 West 10th Street
Brentwood, British Columbia, V5C 6S9
P: 604.254.8011 T: 604.254.0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
1	2024.01.10	INITIAL DRA	DL
2	2024.01.10	INITIAL DRA	DL
3	2024.01.10	INITIAL DRA	DL
4	2024.01.10	INITIAL DRA	DL
5	2024.01.10	INITIAL DRA	DL
6	2024.01.10	INITIAL DRA	DL
7	2024.01.10	INITIAL DRA	DL

CLIENT:

PROJECT:

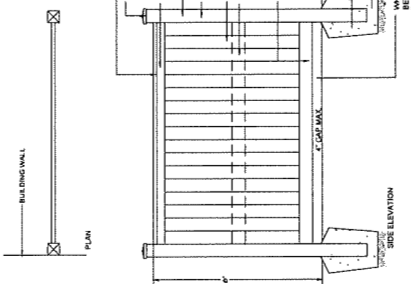
16 UNIT TOWNHOUSE
DEVELOPMENT
4633 STEVENSON HIGHWAY
RICHMOND

DRAWING TITLE
**LANDSCAPE
DETAILS**

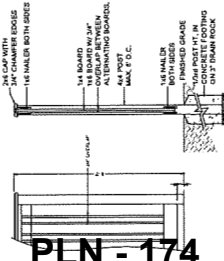
DATE: 23 JUN 20
SCALE: AS SHOWN
DRAWN: N/
DESIGN: N/
CHECKED: MCT
DRAWING NUMBER: **L2**
OF 2

P&G PROJECT NUMBER: 19-091

- NOTES:**
1. ALL WOOD POSTS TO BE PRESURE TREATED TO CSA STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. ALL HARDWARE TO BE TREATED WITH PRESERVATIVE
 4. COVER OR LANDSCAPE ARCHITECT'S REPRESENTATIVE AS ABOVE
 5. LENGTH AND PLACEMENT AS PER LANDSCAPE PLAN



1 6' HT. WOOD PRIVACY FENCE 1/2"=1'-0"

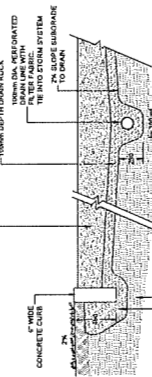
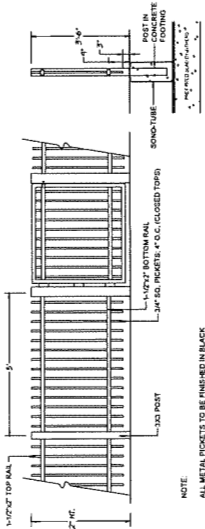


- NOTES:**
1. ALL POSTS PRESURE TREATED TO CSA STANDARDS AND END CUTS TREATED WITH PRESERVATIVE
 2. ALL HARDWARE TO BE TREATED WITH PRESERVATIVE
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. FINISH SELECTED AND APPROVED BY PROJECT ARCHITECT
 5. ALL POSTS TO BE FULLY EMBEDDED IN CONCRETE FOOTING

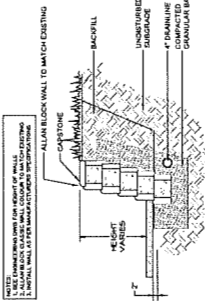
3 6' HEIGHT SOLID WOOD FENCE 1/2"=1'-0"

- NOTES:**
1. ALL METAL FENCES TO BE FINISHED IN BLACK

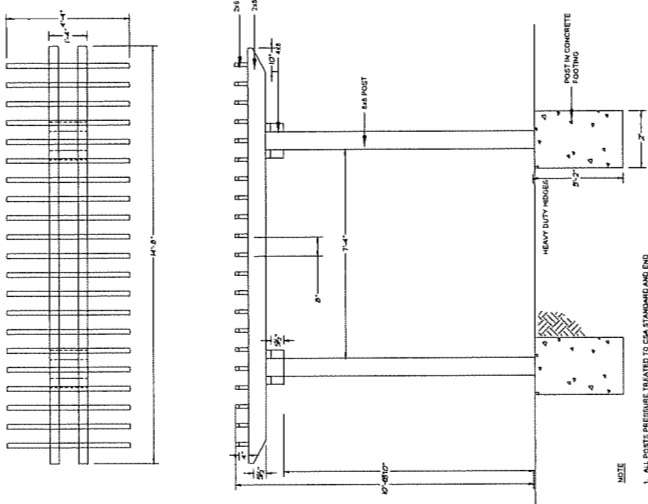
2 42" HT. METAL FENCE AND GATE 1/2"=1'-0"



4 PLAYGROUND SAFETY SURFACE 1/2"=1'-0"

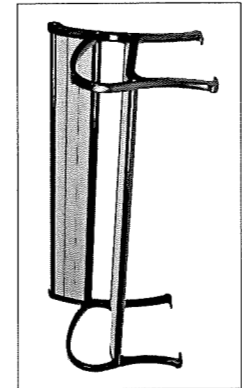
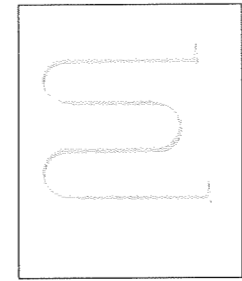


5 ALLAN BLOCK WALL 1/2"=1'-0"



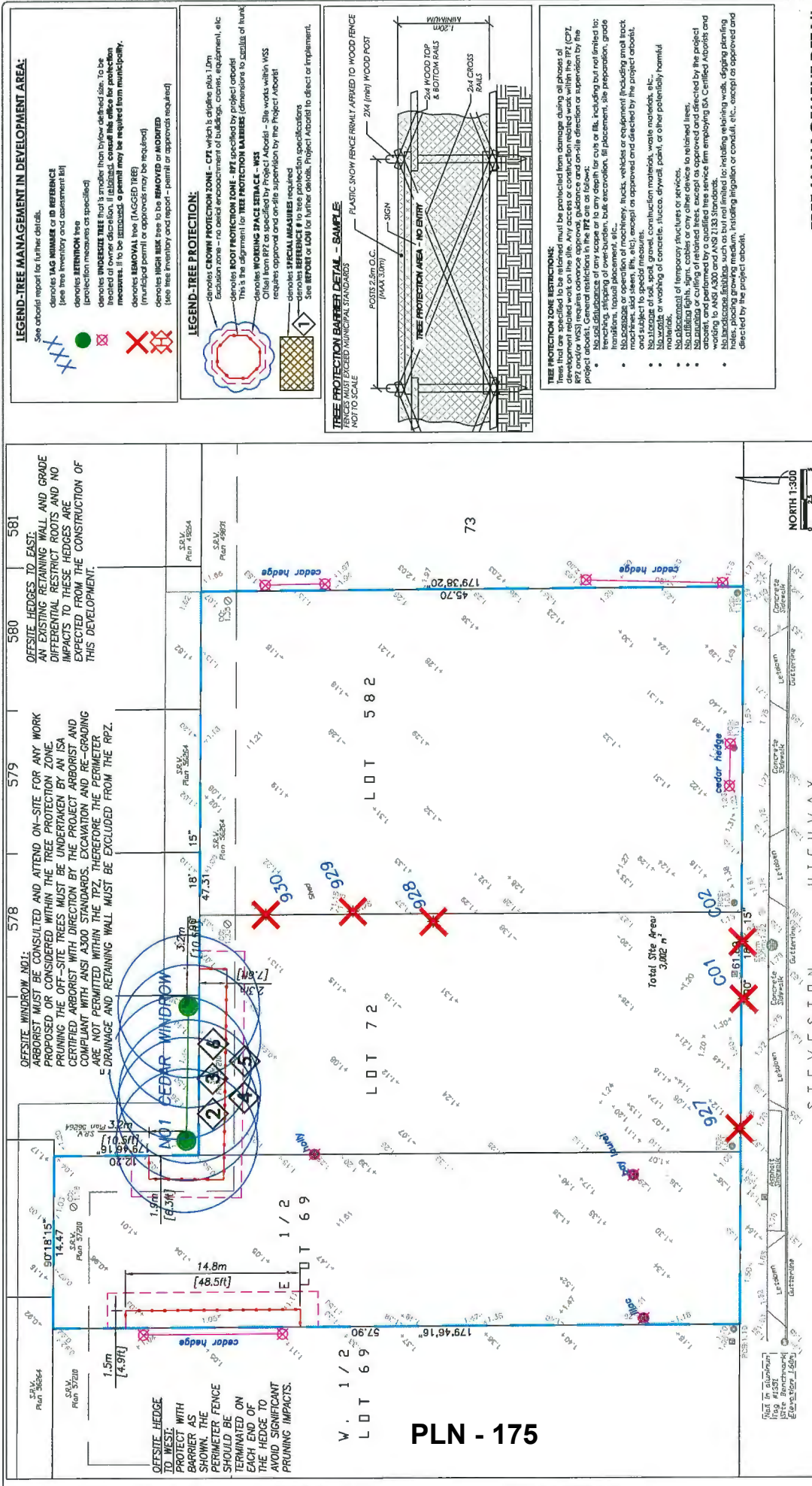
- NOTES:**
1. ALL POSTS PRESURE TREATED TO CSA STANDARDS AND END CUTS TREATED WITH PRESERVATIVE
 2. ALL HARDWARE TO BE TREATED WITH PRESERVATIVE
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 4. APPLY 2 COATS OF AP-11 COATS OF BEHRENS MOORE GARMENT PAINT

6 TRELLIS 1/2"=1'-0"



WAGON BIKE RACK

WAGON BIKE RACK CLASSIC PARK BENCHES



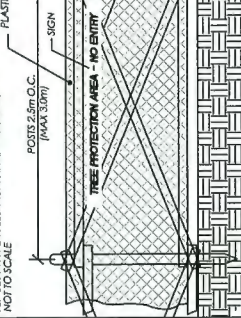
LEGEND - TREE MANAGEMENT IN DEVELOPMENT AREA:

- See arborist report for further details.
- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes ATTENTION tree (protection measure as specified)
- denotes PROTECTIVE TREE that is smaller than below defined size, to be treated at owner's discretion, if (addition), consult this office for protection measures. If to be transplanted, a permit may be required from municipality.
- denotes REMOVAL tree (TAGGED TREE) (multiple permit or approvals may be required)
- denotes WHICH SIDE tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

LEGEND - TREE PROTECTION:

- denotes KNOWN PROTECTION ZONE - CZT which is, dipole plus 1.0m Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc
- denotes ROOT PROTECTION ZONE - RPZ (specified by project arborist. This is the minimum for TREE PROTECTION BARRIERS (dimensions to center of trunk)
- denotes WORKING SPACE STRIKE - WSS (Other) from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist
- denotes SPECIAL MEASURES required
- denotes REFERENCE # to tree protection specifications
- See REPORT or LOG for further details, Project Arborist to effect or implement.

TREE PROTECTION BARRIER DETAIL - SAMPLE



TREE PROTECTION ZONE INSTRUCTIONS:

- Trees that are adjacent to the site must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ (CZT, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the RPZ are as follows:
 - No excavation or any other work that may impact the tree's health or stability.
 - No storage of materials, equipment, or debris within the RPZ.
 - No use of heavy machinery, trucks, vehicles or equipment (including small track loaders) within the RPZ, except on approved and directed by the project arborist.
 - No use of concrete, masonry, or other potentially harmful materials within the RPZ.
 - No use of temporary structures or services.
 - No utility lines, signs, cables or any other devices to remain in the RPZ.
 - No alteration or cutting of retained trees, except as approved and directed by the project arborist. One performed or directed by a certified arborist.
 - No use of herbicides or pesticides within the RPZ.
 - No use of any other materials, such as mulch, that may impact the tree's health or stability.
 - No use of any other materials, such as mulch, that may impact the tree's health or stability.

OFFSITE HEDGES TO EAST:

AN EXISTING RETAINING WALL AND GRADE DIFFERENTIAL RESTRICT ROOTS AND NO IMPACTS TO THESE HEDGES ARE EXPECTED FROM THE CONSTRUCTION OF THIS DEVELOPMENT.

OFFSITE WINDROW, NO.1:

ARBORIST MUST BE CONSULTED AND ATTEND ON-SITE FOR ANY WORK PROPOSED OR CONSIDERED WITHIN THE TREE PROTECTION ZONE. PRUNING THE OFF-SITE TREES MUST BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST WITH DIRECTION BY THE PROJECT ARBORIST AND COMPLIANT WITH ANSI A300 STANDARDS, EXCAVATION AND RE-GRADING ARE NOT PERMITTED WITHIN THE TPZ, THEREFORE THE PERIMETER = DRAINAGE AND RETAINING WALL MUST BE EXCLUDED FROM THE RPZ.

OFFSITE HEDGE TO WEST:
 PROTECT WITH BARRIER AS SHOWN. THE PERIMETER FENCE SHOULD BE TERMINATED ON EACH END OF THE HEDGE TO AVOID SIGNIFICANT PRUNING IMPACTS.

PLN - 175

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2

tree management detail
 TREE MANAGEMENT DRAWING - SHEET 2
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 ADDRESS: 4571, 4571, 4611 STEVESTON HIGHWAY
 CLIENT: KONIC DEVELOPMENT
 CITY REF: 18284
 PLOT SIZE: 11'x17' REV #: 1 DATE: JUN 20, 2019

ccigroup.co
ARBORTECH CONSULTING
 SUITE 145 - 12051 HORSBOWE WAY, RICHMOND, BC V7A 4V4 604-275 5868



Address: 4571, 4591, and 4611/4631 Steveston Highway

File No.: RZ 18-839945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Discharge of restrictive covenant RD85670, which reserves a portion of the property for future road construction.
4. Discharge of covenant BF506485, which restricts the property to a two-unit dwelling only.
5. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. 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.
7. Registration of a flood indemnity covenant on title (Area A).
8. 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 driveway entry from Steveston Highway and the interior drive aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that is City will not be responsible for maintenance or liability within the SRW area.
9. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$16,480) to the City's public art fund.
10. Contribution of \$1,600 per dwelling unit (e.g. \$25,600) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$164,798) to the City's affordable housing fund.
12. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
13. Registration of a legal agreement on Title to ensure that the secondary suite cannot be stratified or otherwise held under separate title.
14. City acceptance of a \$5,700 cash contribution towards the upgrade of the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection.

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. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 8 required replacement trees with the following minimum sizes:

PLN - 176

Initial: _____

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	5.5 m
2	10 cm	6 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

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 Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4), in compliance with the Richmond Building Regulation Bylaw 7230.

Prior to Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency.
2. 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.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 714.0 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - (1) 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.
 - (2) Review hydrant spacing on Steveston Highway frontage and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) Provide a right-of-way on site for the water meter. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing water service connections along Steveston Highway frontage.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing storm connections at Steveston Highway frontage.

- (2) Install a new storm service connection to serve the proposed development.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (2) Install a new sanitary service connection, location to be determined through the Servicing Agreement review process.
- b) At Developer's cost, the City will:
 - (1) Cut and cap at main all existing sanitary connections along property's rear-yard.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
 - (1) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (c) To underground overhead service lines.
 - (2) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - (a) BC Hydro PMT – 4.0 x 5.0 m
 - (b) BC Hydro LPT – 3.5 x 3.5 m
 - (c) Street light kiosk – 1.5 x 1.5 m
 - (d) Traffic signal kiosk – 2.0 x 1.5 m
 - (e) Traffic signal UPS – 1.0 x 1.0 m
 - (f) Shaw cable kiosk – 1.0 x 1.0 m
 - (g) Telus FDH cabinet – 1.1 x 1.0 m
 - (3) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - (4) Complete the following frontage improvements as per Transportation's requirements:
 - (a) Remove existing sidewalk and replace with a new 1.5 m wide concrete sidewalk at the property line and a new minimum 1.5 m wide boulevard with street trees;
 - (b) Removal of existing driveways and replacement with concrete barrier curb/gutter and frontage works as described above; and
 - (c) Construct a new driveway crossing to the development site to provide right-in/right-out access only.

General Items:

a) At Developer's cost, the Developer is required to:

- (1) 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.
- (2) Provide a video inspection report of the adjacent existing storm and sanitary sewers 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.
- (3) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- (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) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
- (6) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (7) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- (8) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

[signed concurrence on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10081 (RZ 18-839945)
4571, 4591, and 4611/4631 Steveston Highway

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. 002-088-665

The East Half of Lot 69 Section 35 Block 4 North Range 7 West New Westminster District Plan 30342

P.I.D. 003-790-355

Lot 72 Section 35 Block 4 North Range 7 West New Westminster District Plan 32545

P.I.D. 003-752-119

Lot 582 Section 35 Block 4 North Range 7 West New Westminster District Plan 56263

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10081".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER