



City of Richmond

Report to Committee

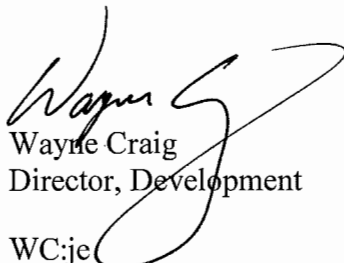
To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 20, 2019
File: RZ 17-785742


Re: **Application by Fougere Architecture Inc. for Rezoning at 9391, 9393, and 9411 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Medium Density Townhouses (RTM2)"**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 9391, 9393, and 9411 No. 2 Road from "Residential Single Family (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:je
Att. 5

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

Staff Report

Origin

Fougere Architecture Inc. has applied to the City of Richmond for permission to rezone 9391, 9393 and 9411 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Medium Density Townhouses (RTM2)” in order to permit the development of eleven townhouse units and one secondary suite with vehicle access from No. 2 Road.

Project Description

The properties under this application have a total combined frontage of 50.25 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.65 FAR. The site layout includes five two-storey units and six three-storey units in four townhouse clusters. One secondary suite is included in this development proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The development site consists of two legal lots, a duplex lot at 9391 and 9393 No. 2 Road and a single family dwelling at 9411 No. 2 Road. Each is occupied as follows:

- 9391 No. 2 Road: a half-duplex with a secondary suite, with only the main suite tenanted. The secondary suite is not occupied.
- 9393 No. 2 Road: a half-duplex with a secondary suite, with only the secondary suite tenanted. The main suite is not occupied.
- 9411 No. 2 Road: a single dwelling unit rented back to the previous owner by the developer.

Surrounding Development

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

To the North: An existing single family dwelling on a lot zoned “Single-Detached (RS1/E)”.

To the South: A single-story commercial building on a lot zoned “Neighbourhood Commercial (CN)”.

To the East: Across No. 2 Road, duplex homes on lots zoned “Two-Unit Dwellings (RD1)” and a single family dwelling on a lot zoned “Single Detached (RS1/E)”.

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

Related Policies & Studies

Official Community Plan/Blundell Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Land Use Policy.

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 to consolidate the two properties into one development parcel with a total area of 2,297 m² (24,724.7 ft²), and construct 11 townhouse units. The layout of the townhouse units is oriented around a ‘T’-shaped driveway, with access provided to the site directly from No. 2 Road. The internal drive aisle is proposed to provide access to the unit garages as well as to provide future access to the parcels to the north. To ensure that future access can be provided

to a future development to the north, registration of a legal agreement on title to secure this access is required prior to final adoption of the rezoning bylaw.

A 73 m² (789 ft²) outdoor amenity area for townhouse residents will be situated in a central open courtyard at the rear of the site, opposite the site entrance. The size of the outdoor amenity space complies with the OCP requirement, and the design of play features will be refined through the Development Permit.

One ground-level secondary suite (studio) is included in this proposal. The secondary suite is proposed within the townhouse unit immediately north of the site access, facing No. 2 Road (Unit 2A1) (see Attachment 3). The total floor area of this 2A1 unit is approximately 140 m² (1,511 ft²) and the size of the secondary suite is approximately 25 m² (269 ft²). Parking for the unit with the secondary suite is proposed as one parking stall enclosed within the townhouse unit's garage, and another parking stall located adjacent to the southern property line. Zoning Bylaw #8500 requires three parking stalls for a townhouse unit with a secondary suite on an arterial road, but waives the requirement for the third parking stall where parking is provided in a side-by-side, non-tandem arrangement. As the two parking stalls for this unit are not physically side-by-side, a variance is requested in order to allow the proposed physical arrangement of the two stalls. The arrangement of the two stalls meets the intent of the bylaw to enable independent access to each parking stall. Transportation staff have reviewed the proposal and support the variance.

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

To ensure that the surface parking stall is assigned to townhouse 2A1 for the sole use of that unit, registration of a legal agreement to this effect, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility right-of-way along the west property line of both parcels for the existing sanitary sewer and the existing storm sewer. This will be retained and the developer is aware that no construction can occur within the Right of Way.

There is currently a covenant registered on the title of 9391/9393 No. 2 Road, restricting the use of the site to a two-family dwelling only (RD150386). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title.

Transportation and Site Access

Direct vehicular access to the subject site is to be provided from No. 2 Road. Through this development, cross access is proposed to be secured for the future redevelopment of parcels to the north via the new internal drive aisle. The SRW is to cover the entire width and length of the north-south drive aisle on the subject development.

Parking

The proposal will feature five units with a total of ten parking spaces in a tandem arrangement (45% of total required residential parking spaces), which is less than the maximum 50% of tandem parking permitted through the Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of tandem garage areas into habitable space is required prior to final adoption.

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 twenty-six bylaw-sized trees on the subject property, two trees on the neighbouring property at 9364 Laka Drive, and one street tree on City property (Attachment 4).

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

- Eleven trees located on site are to be retained (tags #383, 384, 362, 363, 365, 366, 367, 368, 370, 390 and 391). Tree tags #383,384,362,363,365,366,367, 368, and 370, of which the majority are large caliper trees north of the proposed townhouse units, must be protected by a minimum of 4m out from the base of the tree or through a 3 m setback from the base of the trees to the exterior face of the building, with a further 1 m setback from the building foundation and "L" shaped footings. To avoid impacts to protected tree roots, no excavation for drainage or utilities is permitted in the north side yard setback. A temporary bridge will need to be constructed between the north edge of townhouses and the row of trees in order to protect the ground from compaction and disturbance to allow for construction access.

Remaining trees to be retained (tags #390 and 391) are to be protected with protective fencing per the arborist's recommendations.

- Sixteen trees (tag# 352, 353, 354, 355, 356, 357, 360, 361, 369, 381, 382, 386, 393, 394, 395 and no tag (a 20 cm copper beech) are in poor condition and are to be removed and replaced:
 - #352 (35 cm hemlock) and 353 (48 cm Douglas fir) are heavily pruned for overhead wires, with foliage die back. #354 (51 cm Douglas fir) is in good condition but is crowded with #352 and 353 and is reliant on those trees for stability. All three trees conflict with the proposed location of the driveway.
 - #355, 356, 357, 360, and 361 are Norway spruces (37 cm, 52 cm, 44 cm, 44 cm and 46 cm respectively) that have been historically topped for overhead hydro line clearance, and show evidence of upper limb instability with a likelihood of failure.
 - #369 (83 cm cedrus deodora) is heavily topped (top portion of tree removed).
 - #381 (68 cm Western redcedar) is in poor condition with a cavity in the trunk and dead wood in the canopy, and is crowded by #382 (may present hazard tree).

- #382 (51 cm Norway maple) has a crowded form and has been severely pruned. The tree exhibits a cavity in the lower trunk with a likelihood of root rot as evident by excessive dead wood in the canopy.
 - #386 (24 cm apple) fell over years ago and has very poor form and structure.
 - #393 (34 cm Norway maple) has a large crack and cavity in the trunk (may present hazard).
 - #394 (28 cm Norway maple), 395 (66 cm cherry), and no tag copper beech conflict with the proposed location of units.
 - #395 (66 cm cherry) is in good form but conflicts with the development footprint.
- Two trees (tag# 385 and 387) located on the neighbouring property at 9364 Laka Drive are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
 - Replacement trees should be provided at a 2:1 ratio as per the OCP.

Tree Protection

Eleven trees (tags #383, 384, 362, 363, 365, 366, 367, 368, 370, 390 and 391) located on site and two trees (tag# 385, 387) on the neighbouring property are to be retained and protected. The applicant is to submit a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the trees identified for retention are protected at the 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, including tree pruning, 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 approval of the Development Permit, submission of an \$110,000 tree protection security.
- 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 sixteen on-site trees (tag# 393, 394, 395, 386, 382, 381, 369, 361, 360, 357, 356, 355, 352, 353, 354 and no tag (a 20 cm copper beech)). The 2:1 replacement ratio would require a total of thirty-two replacement trees. According to the preliminary landscape plan, the applicant is planning to plant fifteen new trees on site. The required

replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	9 cm	5 m
4	10 cm	5.5 m
6	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute a total of \$8,500 to the City's Tree Compensation Fund for the remaining trees that cannot be accommodated on the subject property after redevelopment.

As part of the Development Permit application, the applicant must provide a landscape plan prepared by a Registered Landscape Architect. The City will collect a landscape security prior to issuance of the Development Permit based on the cost estimate for the works, including a 10% contingency, provided by the landscape architect.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy, for a contribution of \$136,170.

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 to the City's Public Art Reserve Fund; for a total contribution in the amount of \$13,297.

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. If an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development will be subject to the Energy Step Code. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Building Permit Application review process, the developer will ensure compliance with the terms of the covenant.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. The Official Community Plan (OCP) allows a cash contribution of \$1,600 per unit for developments up to 19 units in lieu of providing the indoor amenity space. The total cash contribution required for this 11 unit townhouse development is \$17,600.

Outdoor amenity space with an area of 73 m² (789 ft²) 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, including landscaping and children's play equipment, meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to adoption of Rezoning, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage improvements along the site frontage, as well as service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charges and Address Assignment Fees.

Required frontage improvements include:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk,
- Constructing a new 1.5 m wide grass boulevard with street trees, and
- Completing upgrades to an existing bus stop on No. 2 Road.

A 0.14 m road dedication is required to accommodate the frontage improvements.

The developer will also be required to provide \$30,000 cash contribution for the purchase and installation of a City standard bus shelter.

VariANCES Requested

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

- Vary Section 7.5.13 to allow one small car parking stall in each of the side-by-side garages in the five two-storey townhouse units (five 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 all two-storey units in a side-by-side arrangement. The Zoning Bylaw allows small parking stalls for on-site parking areas which contain 31 or more spaces.

- Vary Section 8.7.6.1 to reduce the front yard setback from 6.0 m to a minimum of 5.05 m.

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

- ***the Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard is provided, on the condition that there is an appropriate interface with neighbouring properties. The proposal includes a 6 m landscaped rear yard setback with a privacy screen at the property line;***
 - ***the setback is varied across the frontage, including a setback of 5.05 m for four of the fronting units, 5.51 m for two of the units and 6.57 m for the seventh fronting unit;***
 - ***a 0.14 m road dedication is being provided in order to accommodate a sidewalk and a landscaped boulevard; and***
 - ***significant tree protected is provided along the northern property boundary near No.2 Road.***
- Vary Section 5.4.1.o) to enable parking stalls for the townhouse unit with the secondary suite in a non-tandem arrangement but not in a side-by-side arrangement.

Staff are supportive of the proposed variance as the proposed parking configuration meets the intent of the parking regulation by allowing independent use of the two required parking stalls.

Development Permit

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.
- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the 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 and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

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

Financial Impact or Economic Impact

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

Conclusion

The proposed 11-unit townhouse and one secondary suite development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be introduced and given first reading.



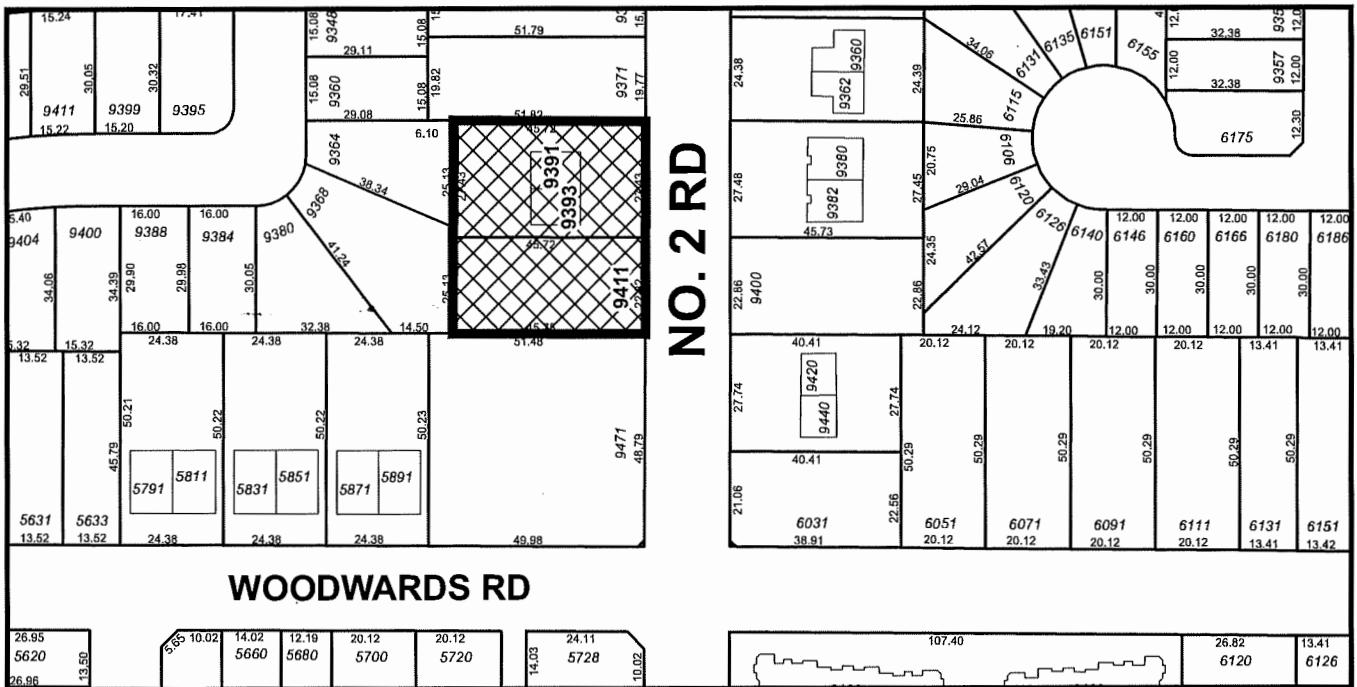
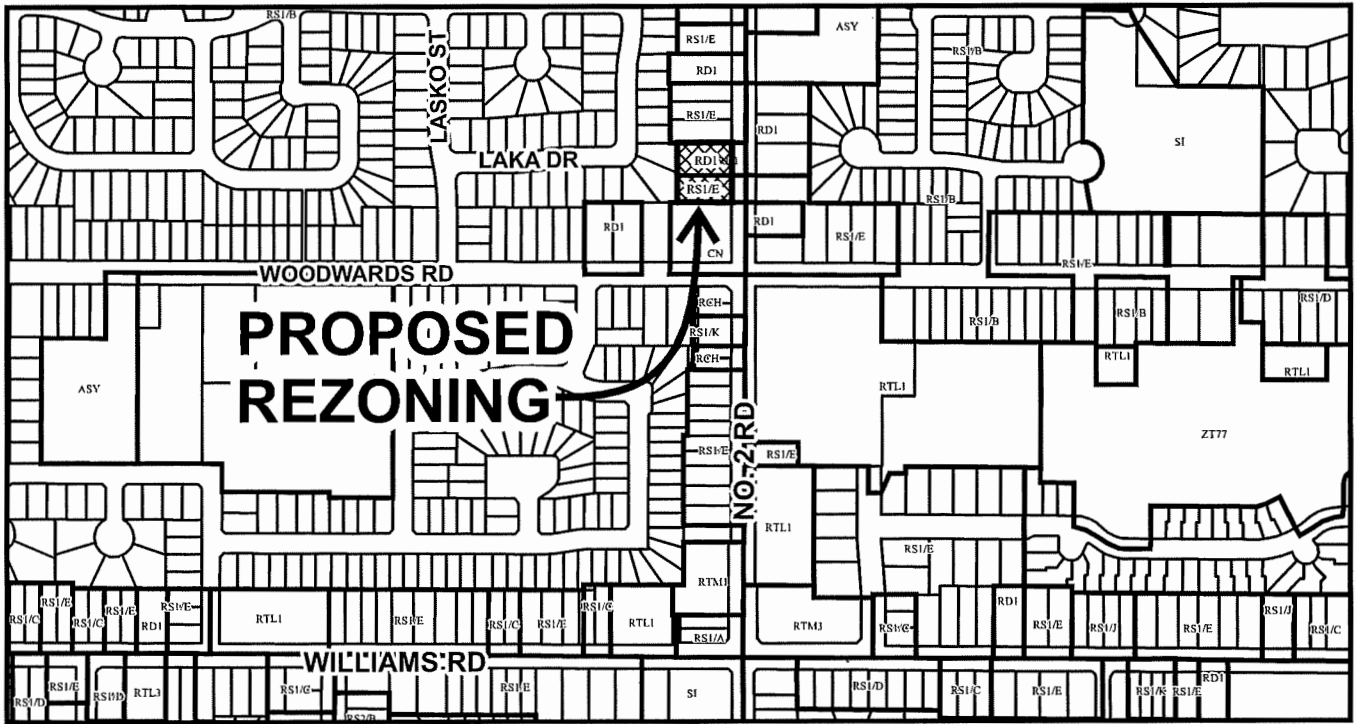
Jeanette Elmore
Planner 2

JE:cas

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



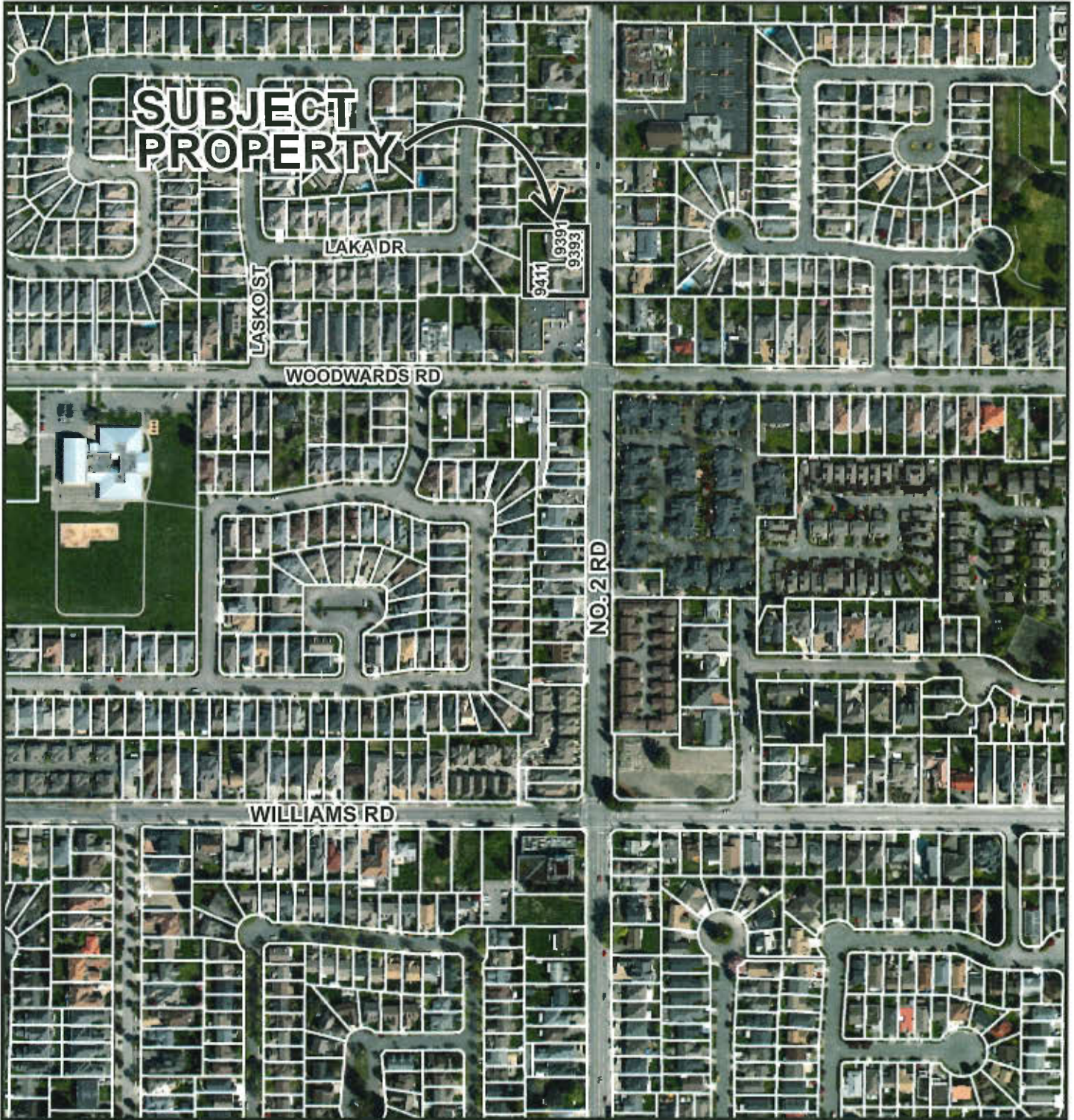
City of
Richmond



	<h1>RZ 17-785742</h1>	<p>Original Date: 09/28/17 Revision Date: Note: Dimensions are in METRES</p>
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City of Richmond



RZ 17-785742
CNCL - 224

Original Date: 09/29/17

Revision Date:

Note: Dimensions are in METRES



9391 - 9411
No 2 ROAD
for
Clitmark Projects Corp.

CONTEXT PLAN
SCALE: 1=300
0 20' 40' 60'
FEBRUARY 12, 2019
FOUGERE
architecture inc.
200-540 Queen Street West, Suite 407
Toronto, ON M5G 1G5
1a



CNCL - 225



CNCL - 226

9391 - 9411
No 2 ROAD
for
Clintmark Projects Corp.

CONTEXT
PHOTOS
N/S

FEBRUARY 12, 2019
FOUGERE
architecture inc.
201-740-5440
11b
Vancouver, BC V6T 1Z5



9391 - 9411
No 2 ROAD
for
Citimark Projects Corp.

THIS DOCUMENT HAS BEEN ELECTRONICALLY GENERATED FROM THE ORIGINAL DRAWING. THE ORIGINAL DRAWING IS THE ONLY AUTHORITY FOR THE CORRECT INFORMATION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE TO THE ORIGINAL DRAWING. THE ORIGINAL DRAWING IS THE ONLY AUTHORITY FOR THE CORRECT INFORMATION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE TO THE ORIGINAL DRAWING.



SITE PLAN

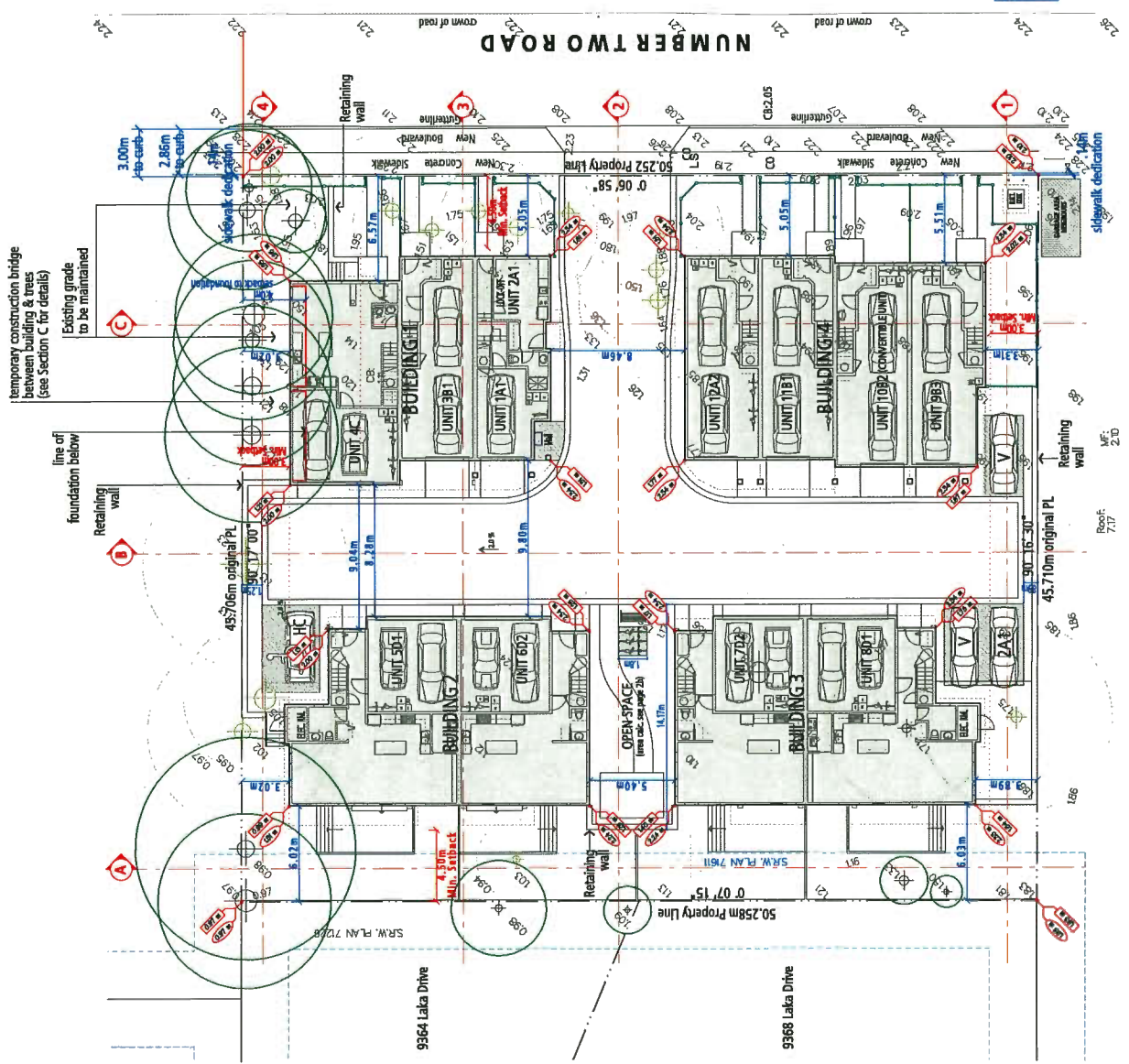
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FEBRUARY 27, 2019
FOUGERE
architecture inc.
ARCHITECTS
235-2427 Queen Street West
Toronto, Ontario M9W 6L7
416-491-7200
fo@fofugere.com
fofugere.com

SCHEMATIC SITE DATA

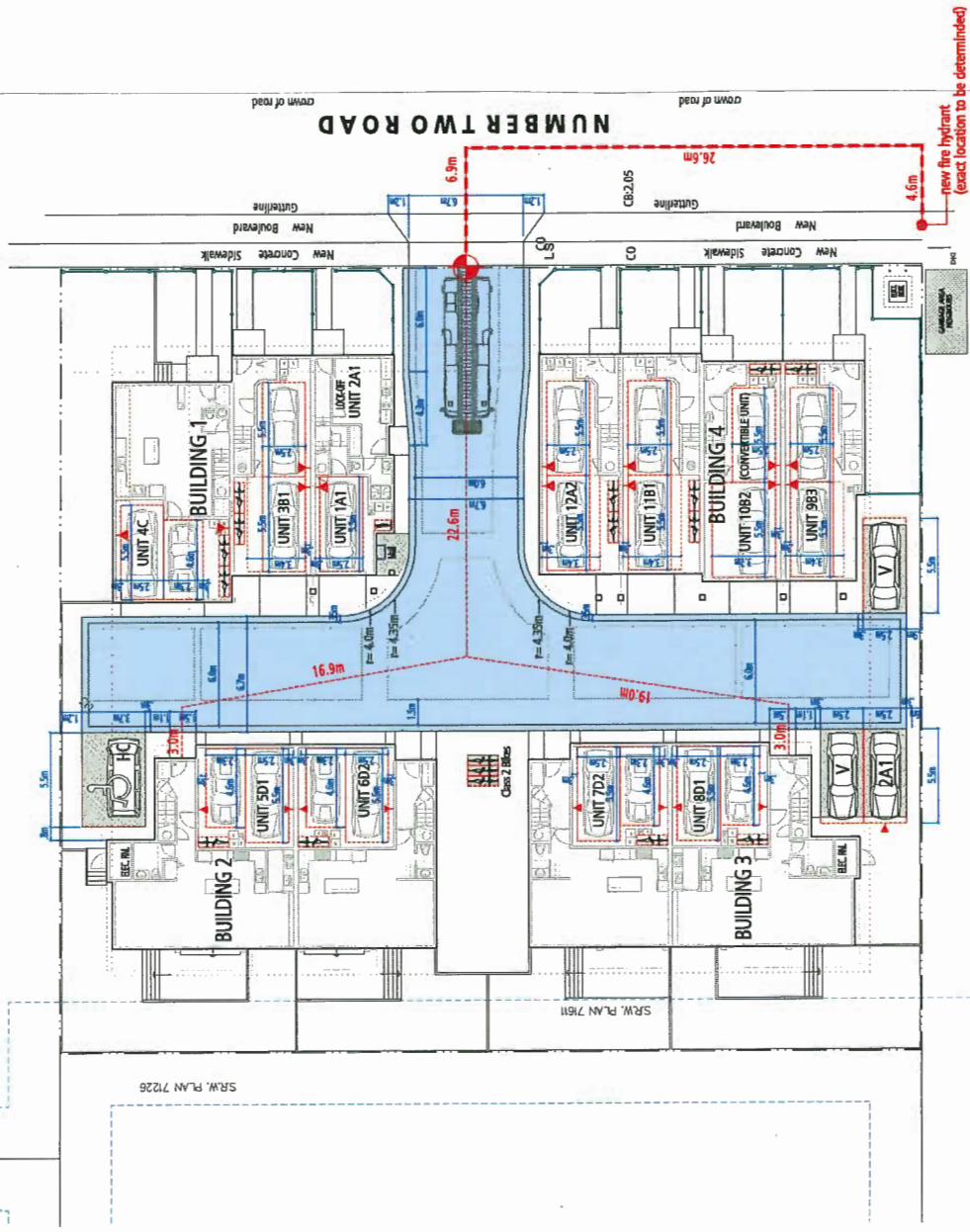
GROSS SITE AREA Road Deduction:	24,725 sf (0.57 Acres) 75 sf
NET SITE AREA	24,650 sf (0.57 Acres)
EXISTING ZONING	RS1E & B01 RMS
PROPOSED ZONING	1510 sf 1 A1500 2 B1500 1 B2100 1 C1000 2 D1000 1 E1000
FAR CALCULATION	1511 sf 1 A1500 2 B1500 1 B2100 1 C1000 2 D1000 1 E1000
1511 HOURS	15,019 SF
FAR	0.590
UPA	19.44
OUTDOOR AMENITY SPACE	73.3 sqm (6.6 sqft)
GARBAGE/RECYCLING	door-to-door pick up
LEVEL 2 BY CHARGING OUTLET FOR ALL RESIDENTIAL	
PARKING SPOTS (22 TOTAL)	
WARNING:	
SMALL LOGS	5
FRONT YARD SETBACK	5.65 m
LOCK OFF UNIT PARKING	Exterior Car Pad

2018 British Columbia Building Code
Part 9
Group C
470 m²
3
No
Permitted



FIRE FIGHTER ACCESS PATH- Calculation Clarification

A new fire hydrant will be installed somewhere on the boulevard along the front property line.
 The final location has not been determined yet.
 For the purpose of calculating the maximum clearance of the fire fighter access path we assumed the location to be in front of the south-west corner of the site (furthest possible distance to the entry).
 38.1m -> distance from hydrant to site entry fire truck location
 44.5m -> distance from the truck to furnace entry (unit 801)



PARKING & BICYCLE DATA

Residential 2 car/Unit	22
Visitor 0.2 car/Unit	3
Total Required	25
Parking Provided	17
Standard Stall	5
Small Stall	3
Visitor Provided	25
Zoning Variance	5 Small Cars 1 Corner Stall (for Lock-off Unit)

On-site Bicycle Parking Requirements

Class 1: 1.25 stall/Unit	14
max. 35% Vertical Stalls	4
Class 2: 0.2 stall/Unit	3
Total Class 1 Stalls Required	14
Total Class 1 Stalls Provided	15
Total Class 2 Stalls Required	3
Total Class 2 Stalls Provided	3
Horizontal Stalls Provided	14
Vertical Stalls Provided	1



9391 - 9411
 No 2 ROAD
 for
 Citimark Projects Corp.

LEGEND

- STANDARD CAR STALL
SIZE: 2.5m x 5.5m
- SMALL CAR STALL
SIZE: 2.3m x 4.6m
- IMPASSIBLE CAR STALL
SIZE: 2.7m x 5.5m
- CLASS 1 BIKE STALL
SIZE: 1.0m x 0.6m
- CLASS 2 BIKE STALL (Vertical)
SIZE: 1.0m x 0.6m
- LEVEL 2 Electric Vehicle Plug-ins
one for each parking space
- 6.7m Wide Driveway
Clearance: 4.6m Vertical
Clearance: 0.3m red-over curbs

PARKING PLAN

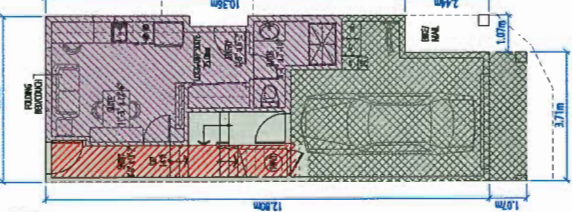
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FEBRUARY 12, 2019

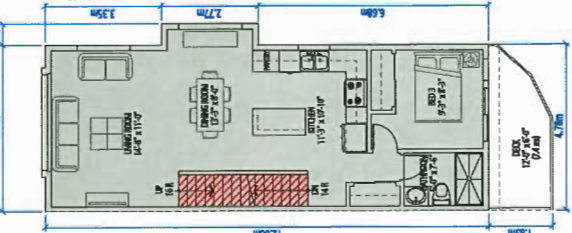


PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS:

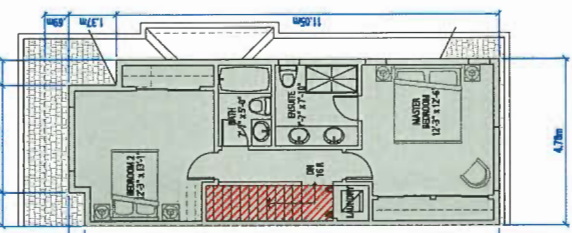
- Entry doors minimum 825 mm clear opening
- Bathrooms minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door space)
- Blending to bathrooms for installation of grab-bars (bathe, tub and shower)
- Provision of three door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



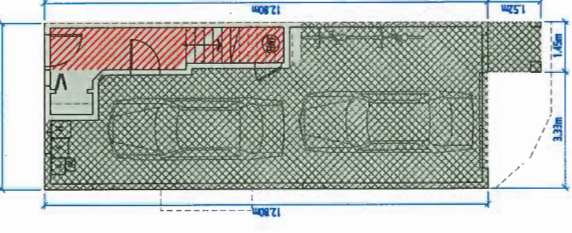
UNIT A1
GROUND FLOOR
(WITH LOCK-OFF)



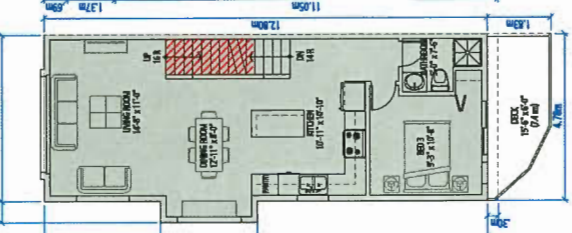
UNIT A1
MAIN FLOOR



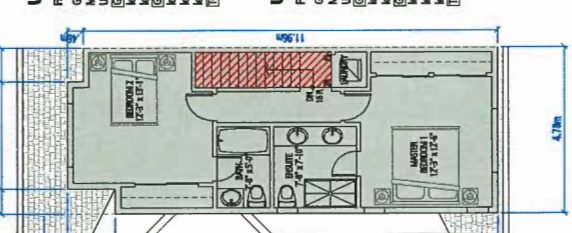
UNIT A1
UPPER FLOOR



UNIT A2
GROUND FLOOR



UNIT A2
MAIN FLOOR



UNIT A2
UPPER FLOOR

UNIT A1

FLOOR AREA CALCULATION

GROUND FLOOR	667.4
MAIN FLOOR	676.4
UPPER FLOOR	623.4
GROSS	1967.2
less garage	297.4
less covered area	52.4
less entry / stair	60.4
less Main floor stair	71.4
less Upper floor stair	46.4
TOTAL NET	1510.0

UNIT B1

FLOOR AREA CALCULATION

GROUND FLOOR	721.4
MAIN FLOOR	657.4
UPPER FLOOR	617.4
GROSS	1996.2
less garage	78.4
less covered area	78.4
less entry / stair	78.4
less Main floor stair	268.4
less Upper floor stair	43.4
TOTAL NET	1291.0

UNIT A2

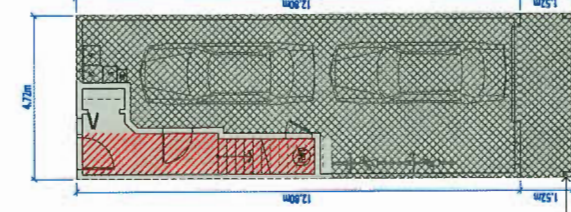
FLOOR AREA CALCULATION

GROUND FLOOR	682.4
MAIN FLOOR	676.4
UPPER FLOOR	623.4
GROSS	1982.2
less garage	297.4
less covered area	52.4
less entry / stair	60.4
less Main floor stair	71.4
less Upper floor stair	46.4
TOTAL NET	1758.0

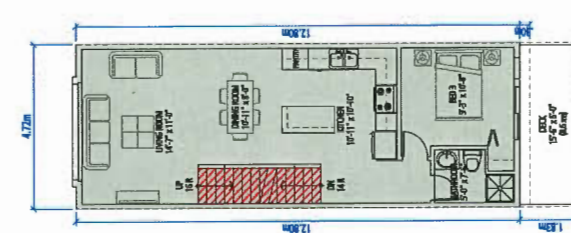
UNIT B2

FLOOR AREA CALCULATION

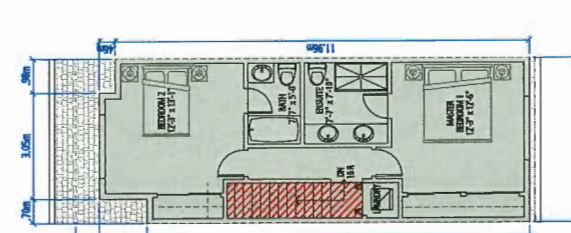
GROUND FLOOR	706.4
MAIN FLOOR	657.4
UPPER FLOOR	614.4
GROSS	1978.2
less garage	517.4
less covered area	54.4
less entry / stair	39.4
less Main floor stair	119.4
less Upper floor stair	36.4
TOTAL NET	1242.0



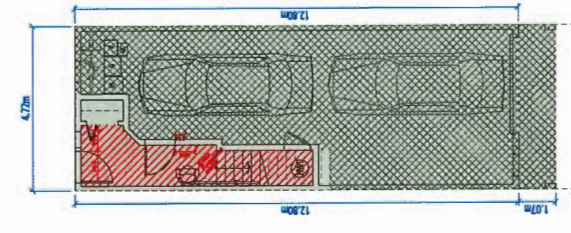
UNIT B1
GROUND FLOOR



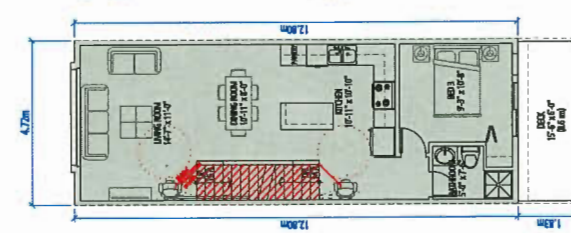
UNIT B1
MAIN FLOOR



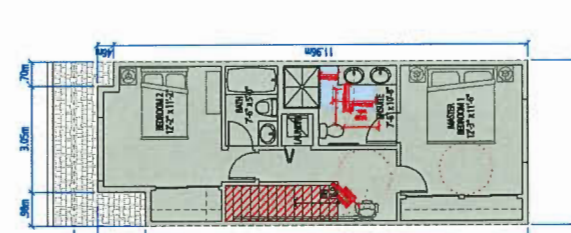
UNIT B1
UPPER FLOOR



UNIT B2
GROUND FLOOR



UNIT B2
MAIN FLOOR



UNIT B2
UPPER FLOOR

UNIT B1

FLOOR AREA CALCULATION

GROUND FLOOR	721.4
MAIN FLOOR	657.4
UPPER FLOOR	617.4
GROSS	1996.2
less garage	78.4
less covered area	78.4
less entry / stair	78.4
less Main floor stair	268.4
less Upper floor stair	43.4
TOTAL NET	1291.0

UNIT B2

FLOOR AREA CALCULATION

GROUND FLOOR	706.4
MAIN FLOOR	657.4
UPPER FLOOR	614.4
GROSS	1978.2
less garage	517.4
less covered area	54.4
less entry / stair	39.4
less Main floor stair	119.4
less Upper floor stair	36.4
TOTAL NET	1242.0

PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS:

- Entry does minimum 825 mm clear opening (2'-0" - see door spec.)
- Thresholds maximum 15 mm high
- Ramps maximum 1:12 slope
- Grab bars in living area minimum 2'-10"
- Grab bars in bathroom (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 B3

FLOOR AREA CALCULATION

GROUND FLOOR	658.4
MAIN FLOOR	658.4
UPPER FLOOR	617.4
GROSS	1,934.2
less passage	384.4
less covered area	0.0
GFA	1,549.8
less entry / stair	17.8
less floor slab	24.4
less floor floor slab	28.4
less upper floor slab	4.8
TOTAL NET	1,469.2

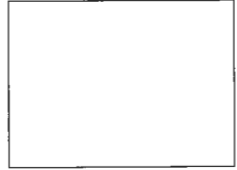
UNIT C

FLOOR AREA CALCULATION

GROUND FLOOR	958.4
UPPER FLOOR	958.4
UPPER FLOOR	581.4
GROSS	2,500.2
less passage	384.4
less covered area	0.0
GFA	2,115.8
less entry / stair	17.8
less floor slab	24.4
less floor floor slab	28.4
less upper floor slab	4.8
TOTAL NET	1,839.2

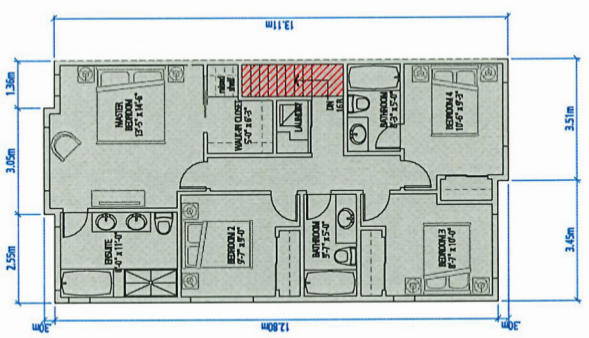
CNCL - 230

9391 - 9411
No 2 ROAD
 for
 Clitmark Projects Corp.

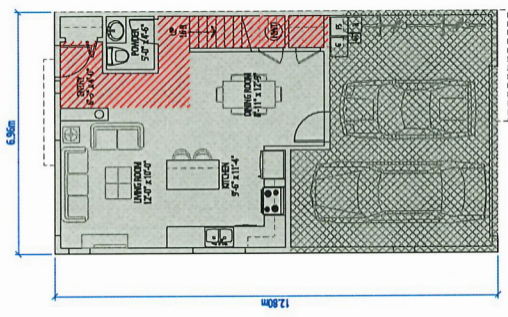


FLOOR PLANS
 SCALE: 3/16" = 1'-0"
 0 5' 10' 15'

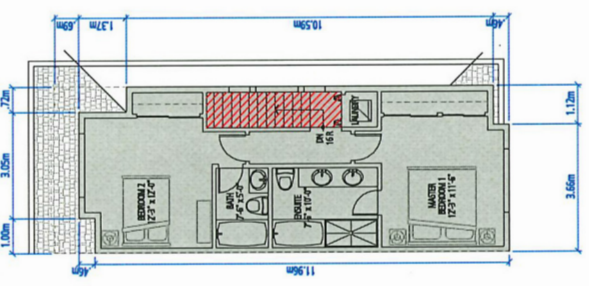
FEBRUARY 12, 2019
FOUGERE
 architecture inc.
 4070 COLUMBIA AVENUE, VANCOUVER
 BRITISH COLUMBIA, CANADA V6J 4A8
 TEL: 604.271.1111 FAX: 604.271.1112
 www.fougerearchitecture.ca



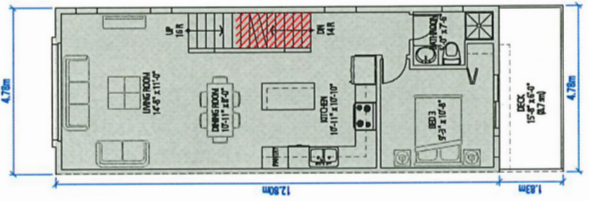
MAIN FLOOR



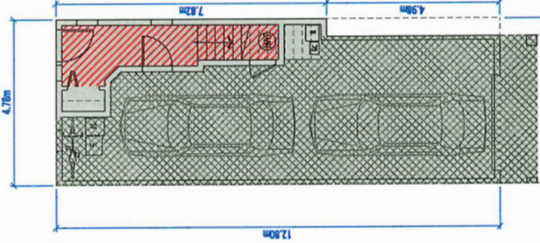
GROUND FLOOR



UPPER FLOOR



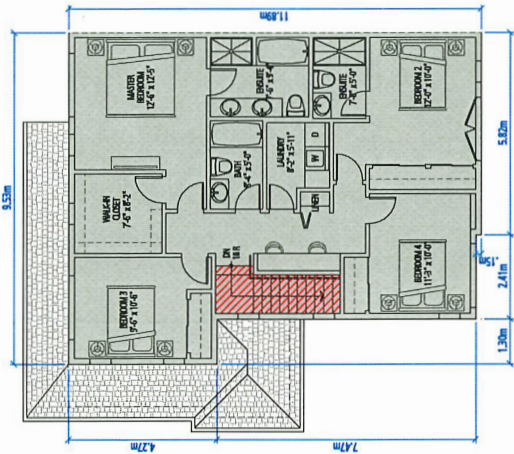
MAIN FLOOR



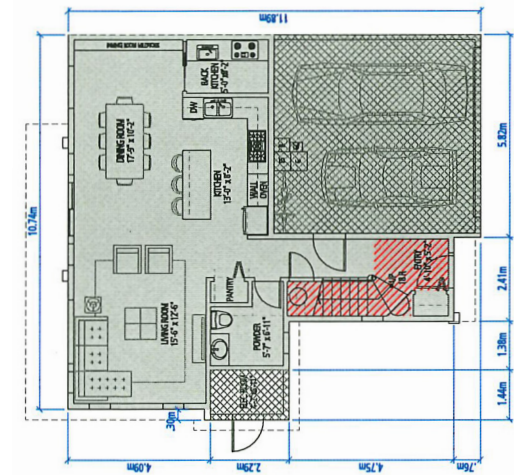
GROUND FLOOR

- PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS:**
- Entry doors minimum 855 mm clear opening (2'-9" swinging door spec)
 - Hallways minimum 900 mm width (swinging door spec)
 - Door from garage to living area minimum 2'-10" (swinging door spec)
 - Sticking to bathrooms for installation of grab-bars
 - Removal of floor cover handles
 - One window that can be opened with a single hand in the living room
 - One window that can be opened with a single hand in one bedroom

UNIT D1		UNIT D2	
FLOOR AREA CALCULATION			
GROUND FLOOR	1,176.4	GROUND FLOOR	1,026.4
UPPER FLOOR	1,109.4	UPPER FLOOR	1,068.4
GROSS	2,285.8	GROSS	2,094.8
Less garage	366.5	Less garage	366.5
Less covered area	0.0	Less covered area	0.0
GPA	1,919.3	GPA	1,712.3
Less 100% floor covr	46.6	Less 100% floor covr	51.0
Less 100% floor covr	46.6	Less 100% floor covr	51.0
TOTAL NET	1,865.8	TOTAL NET	1,591.2

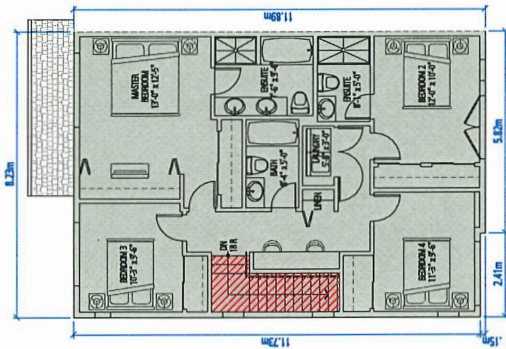


MAIN FLOOR

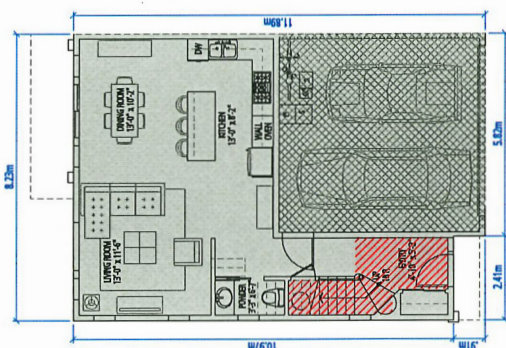


GROUND FLOOR

UNIT D1



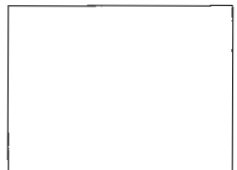
MAIN FLOOR



GROUND FLOOR

UNIT D2

9391 - 9411
No 2 ROAD
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Citimark Projects Corp.



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

FEBRUARY 12, 2019

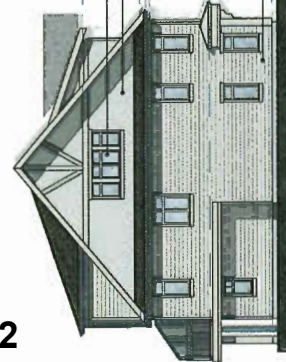
FOUGERE
architecture inc.
200 QUÉBEC AVE. - 4th FLOOR - MONTRÉAL, QUÉBEC H3C 2G9
514-342-2222 - www.fougere.com
5 Westmore, N.C. - Winston-Salem, N.C. - 27103 - 703-433-8888



EAST ELEVATION

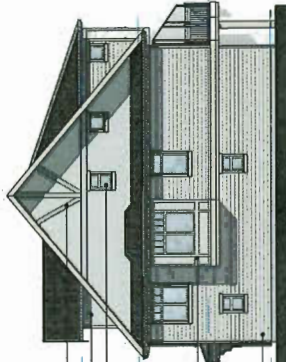


WEST ELEVATION

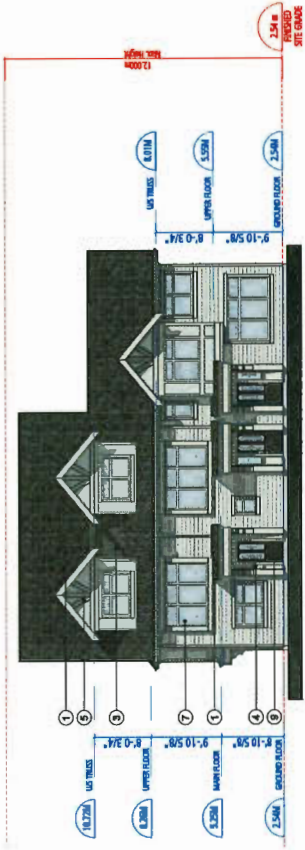


SOUTH ELEVATION

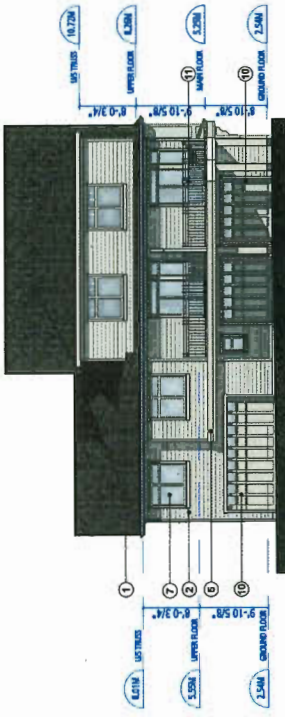
BUILDING 4



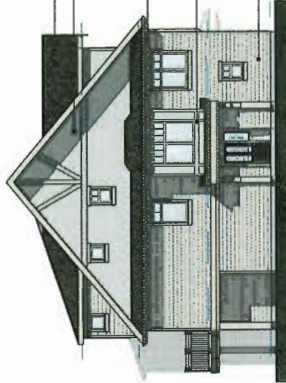
NORTH ELEVATION



EAST ELEVATION

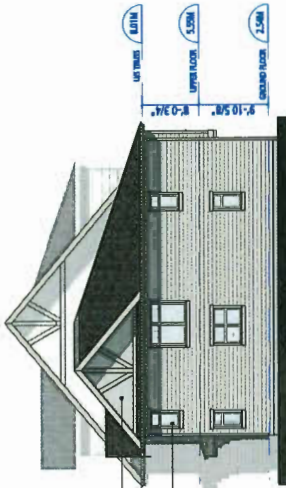


WEST ELEVATION



SOUTH ELEVATION

BUILDING 1



NORTH ELEVATION

9391 - 9411
for
No 2 ROAD
for
Citimark Projects Corp.

BUILDING 1, 4
ELEVATIONS

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



EXTERIOR FINISHES SCHEDULE

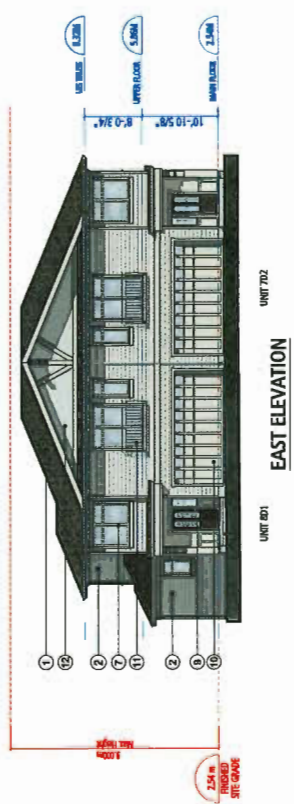
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FEBRUARY 12, 2019

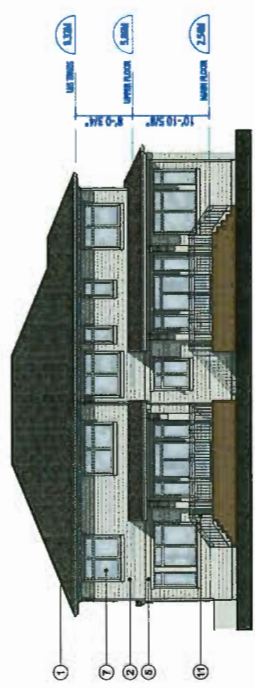


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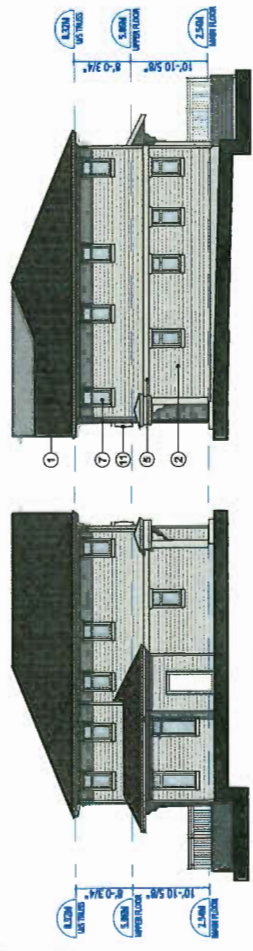
CNCL - 233



UNIT 702 EAST ELEVATION

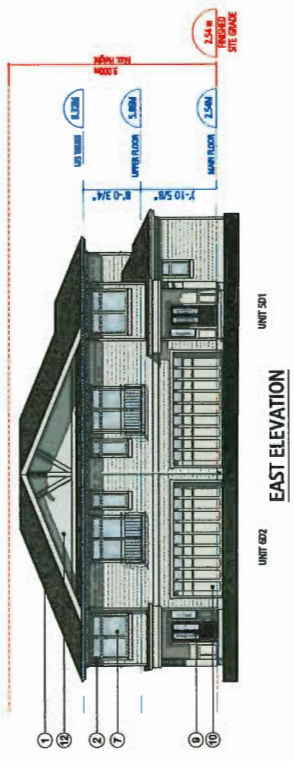


UNIT 702 WEST ELEVATION

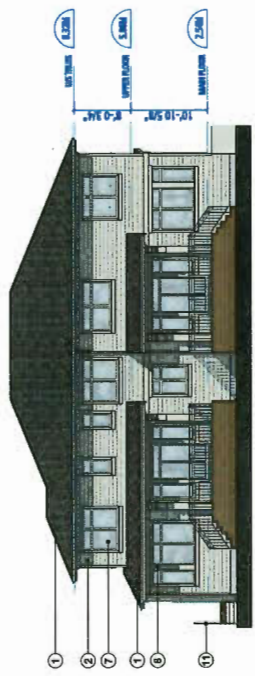


UNIT 702 NORTH ELEVATION

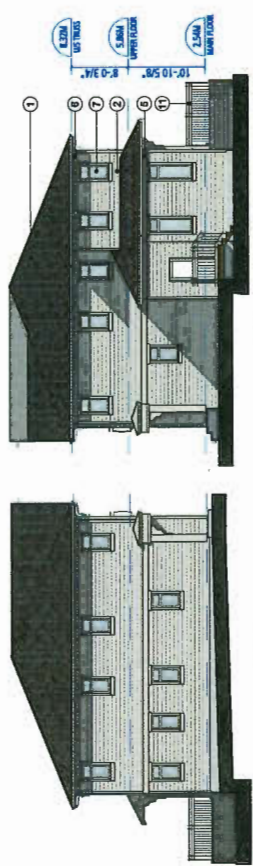
UNIT 701 SOUTH ELEVATION
BUILDING 3



UNIT 501 EAST ELEVATION



UNIT 501 WEST ELEVATION



UNIT 501 NORTH ELEVATION

UNIT 602 SOUTH ELEVATION
BUILDING 2

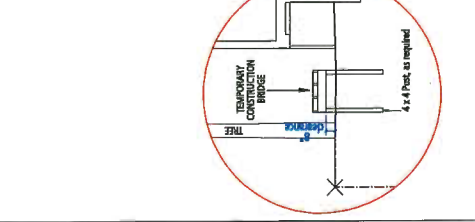
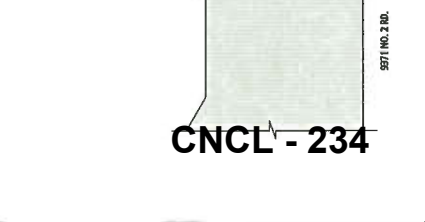
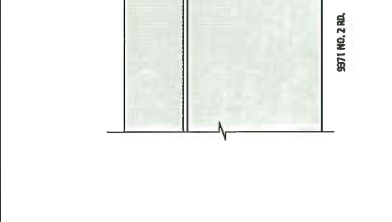
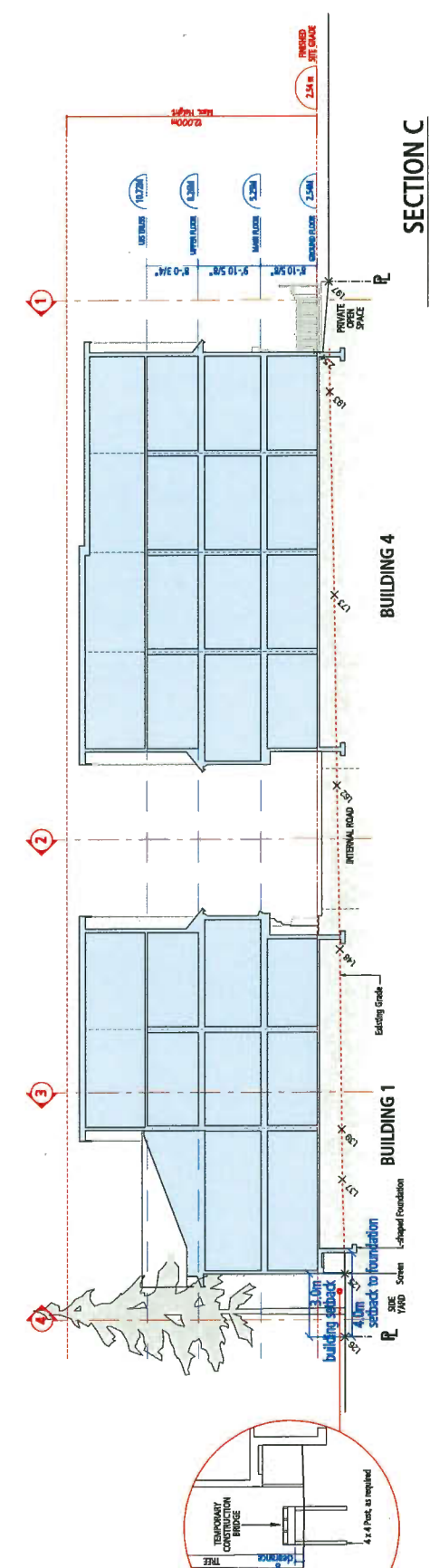
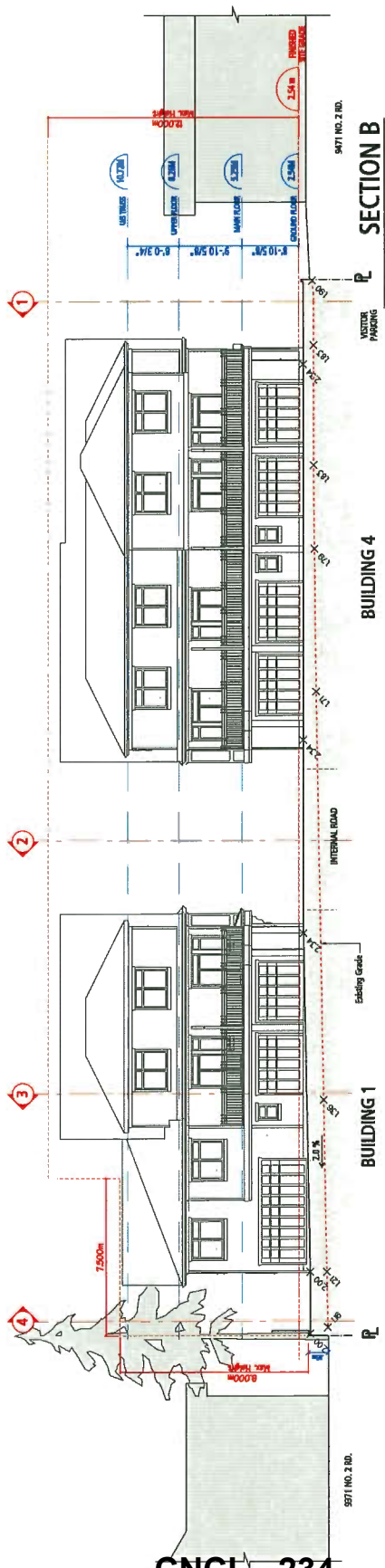
9391 - 9411
No 2 ROAD
for
Citimark Projects Corp.

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

EXTERIOR FINISHES SCHEDULE

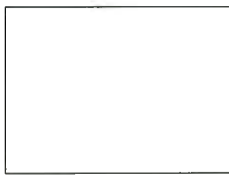
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12	SHOWN WALLS - SHOWN ALUMINUM

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architecture inc.
1000 COLLEGE AVENUE - SUITE 200
VANCOUVER, BC V6E 4B5
7



CNCL - 234

9391 - 9411
NO. 2 ROAD
for
Citimark Projects Corp.



SECTIONS

SCALE: 1/8" = 1'-0"
0 5' 10' 20'

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FOUGERE
 architecture inc.
 200-2425 Quebec Street
 Montreal, QC H3T 2G7

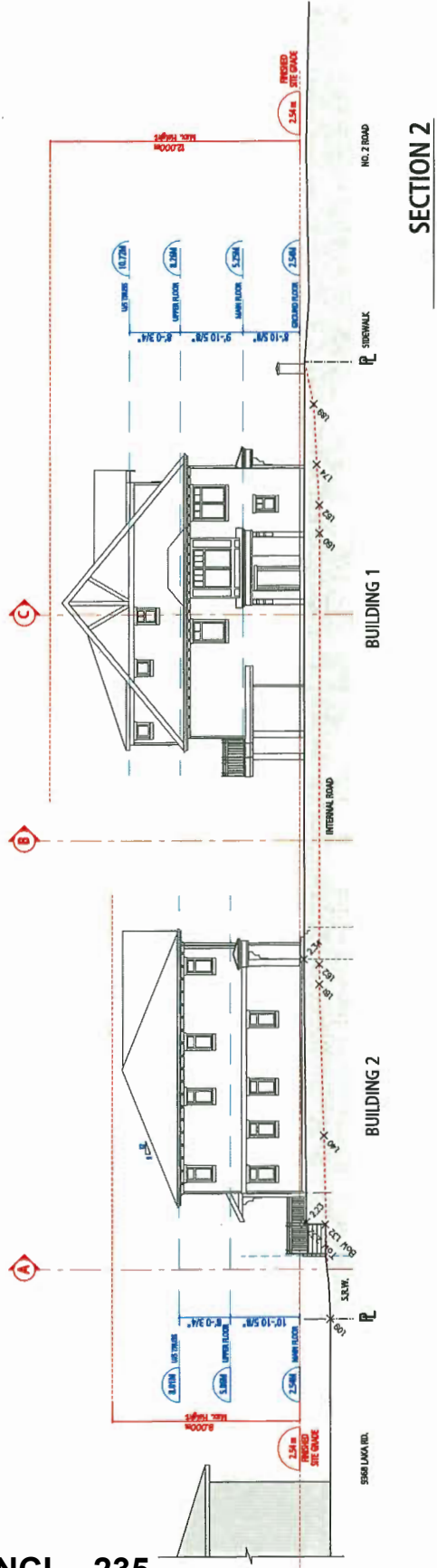
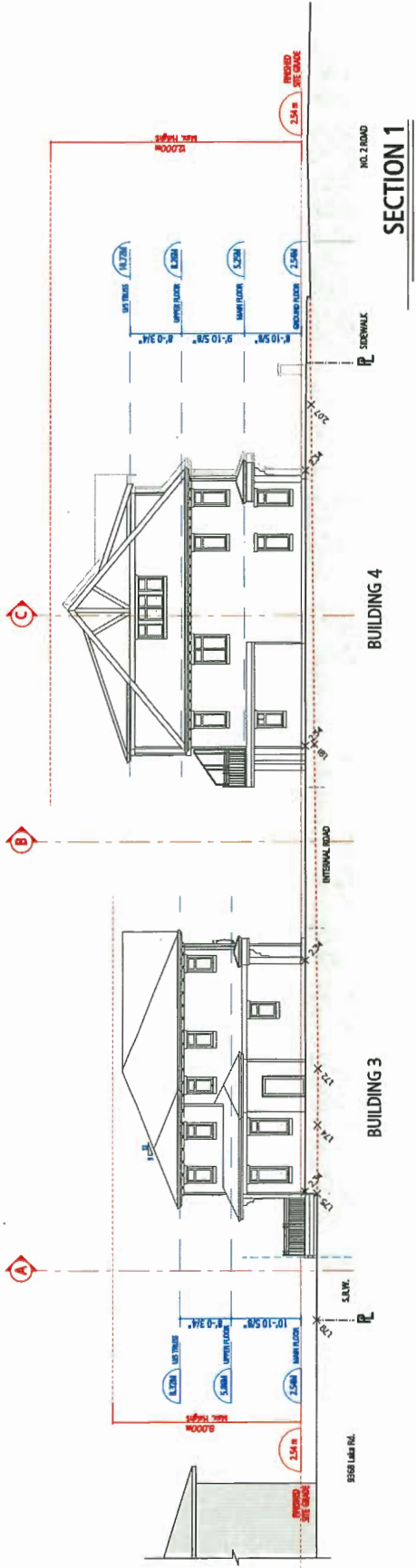
SECTION C

BUILDING 4

BUILDING 1

BUILDING 2

BUILDING 3



CNCL - 235

9391 - 9411
NO. 2 ROAD
for
Citimark Projects Corp.

SECTIONS

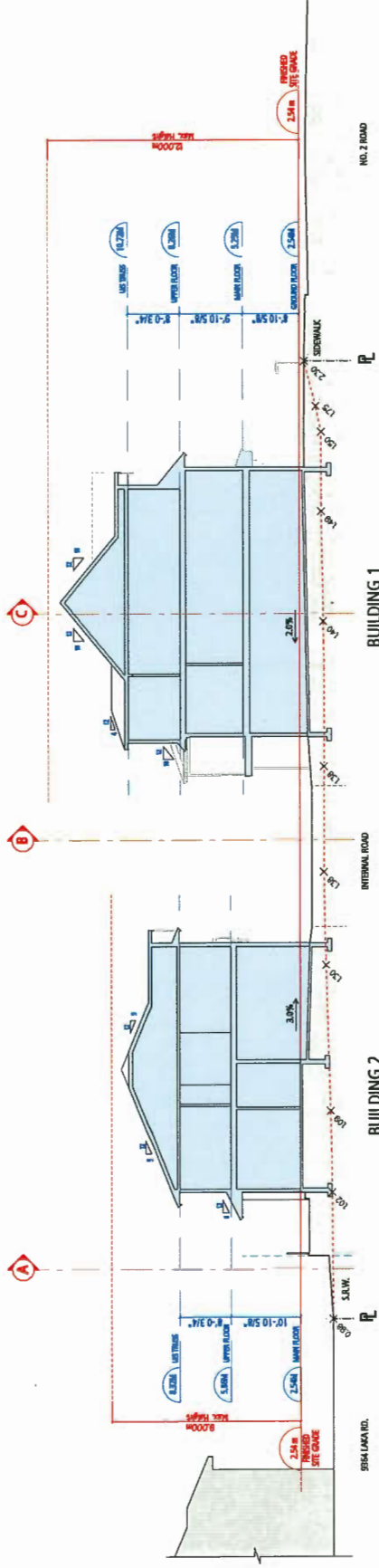


FEBRUARY 12, 2019

FOUGERE
architecture inc.

1000 COLUMBIA AVENUE - SUITE 100
WILMINGTON, DE 19801
TEL: 302.478.8888
WWW.FOUGEREARCHITECTURE.COM

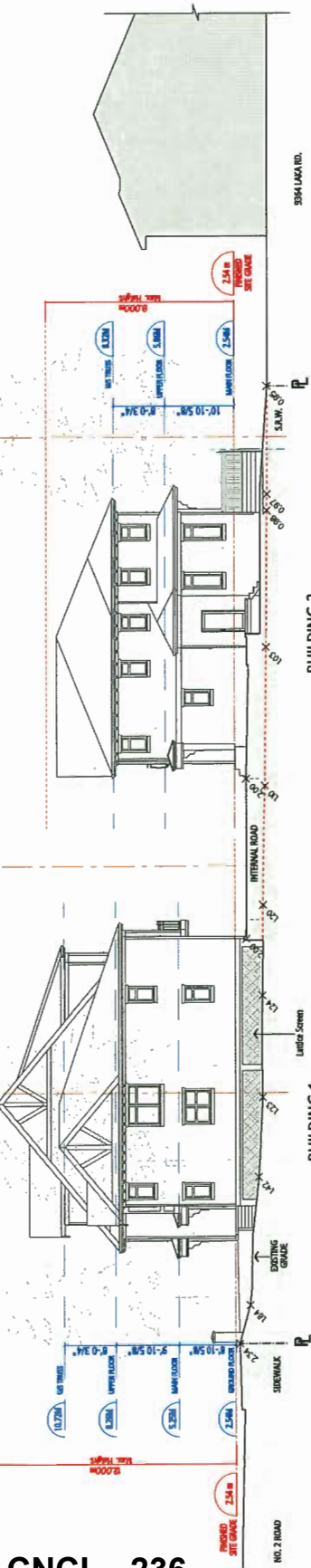
9



SECTION 3

BUILDING 1

BUILDING 2

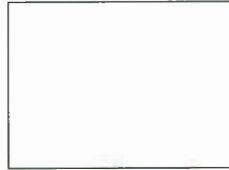


SECTION 4

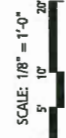
BUILDING 2

BUILDING 1

9391 - 9411
NO. 2 ROAD
for
Clitmark Projects Corp.



SECTIONS



FEBRUARY 12, 2019



CNCL - 236



9471 No 2 Road

RL

PROPOSED DEVELOPMENT

RL

9371 No 2 Road

STREETSCAPE

9391 - 9411
No 2 Road
for
Citimark Projects Corp.



9471 No 2 Road

RL

PROPOSED DEVELOPMENT

RL

9471 No 2 Road

YARDSCAPE

STREETSCAPE
YARDSCAPE

SCALE: 3/32" = 1'-0"
0 10' 20' 30'

FEBRUARY 12, 2019

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architecture inc.
BRISBANE, AUSTRALIA • WASHINGTON
STATE, USA
11



No.	By	Description	Date
3	TM	Issued for Planning	May 17 2018
4	TM	Issued for Planning	May 24 2018
5	TM	Issued for Planning	May 24 2018
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50	TM	Issued for Planning	May 24 2018

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 (LD-07)	CONCRETE SLAB (permeable)
	6 (LD-07)	PERMEABLE PAVING
	8 (LD-07)	ALLAN BLOCK RETAINING WALL (see detail)
	5 (LD-07)	HYDROPLASTIC SEAL
	3 (LD-07)	GRASS
	4 (LD-07)	GRAVEL
	2 (LD-07)	ASPHALT

FENCING

KEY	REF.	DESCRIPTION
	1 (LD-07)	2.5M HORIZONTAL SCREEN FENCE
	2 (LD-07)	WOOD RAIL FENCE
	3 (LD-07)	MAGICAL ORNAMENTAL FENCE
	4 (LD-07)	PRIVACY FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 (LD-07)	PROPOSED TREE
	2 (LD-07)	EXISTING TREE
	3 (LD-07)	GRASS
	4 (LD-07)	GRAVEL
	5 (LD-07)	ASPHALT
	6 (LD-07)	CONCRETE SLAB
	7 (LD-07)	PERMEABLE PAVING

PLANT SCHEDULE

TREEID	BOTANICAL NAME / COMMON NAME	CONT.	CA.	SIZE	CITY.
1	Corymbium japonicum / Medium Tree	8.0.0	Reveal	1.5 m tall	7
2	Betula pumila / Japanese Birch	0.0.0	Reveal	1.8 m tall	8





V&P Associates Inc.
 1000 West 10th Street
 Suite 100
 Regina, Saskatchewan
 S4P 0K6
 Tel: 306-771-1111
 Fax: 306-771-1112
 Email: info@vp.ca

AMENITY AREA



DP2018-35

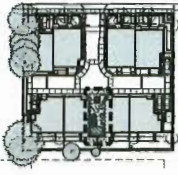
L-02B

Drawing Title:

VDZ Project #:

Drawing #:

Key Map (NTH)



No.	By	Description	Date
1	VDZ	Issue for the Client	Feb. 13, 2018
2	VDZ	Issue for the Client	Feb. 20, 2018
3	VDZ	Issue for the Client	Feb. 22, 2018
4	VDZ	Issue for the Client	Feb. 22, 2018
5	VDZ	Issue for the Client	Feb. 22, 2018
6	VDZ	Issue for the Client	Feb. 22, 2018
7	VDZ	Issue for the Client	Feb. 22, 2018
8	VDZ	Issue for the Client	Feb. 22, 2018

Project:
 829th - 8411 No. 2 Road
 City File No. RZ. 17-78742
 Location:
 829th - 8411 No. 2 Road,
 Regina, S. S.

Drawn:	DM	Checked:	DM
Approved:	MWZ	Original Sheet Size:	24" x 36"
Scale:	1:50	<small>THIS DRAWING IS THE PROPERTY OF V&P ASSOCIATES INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF V&P ASSOCIATES INC.</small>	

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 (LD-07)	CONCRETE SLAB (seamless)
	8 (LD-08)	ALUMINUM RETAINING WALL
	5 (LD-05)	CUSTOM HARDSCAPE

FENCING

KEY	REF.	DESCRIPTION
	6 (LD-06)	PRIVACY FENCE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 (LD-01)	PROPOSED TREE
	2 (LD-02)	WOOD CHIPS
	3 (LD-03)	SAND
	2.1 (LD-02.1)	SPRINKLING PLANTS
	2.2 (LD-02.2)	HEDGE PLANTING
	2.3 (LD-02.3)	PERENNIAL PLANTING



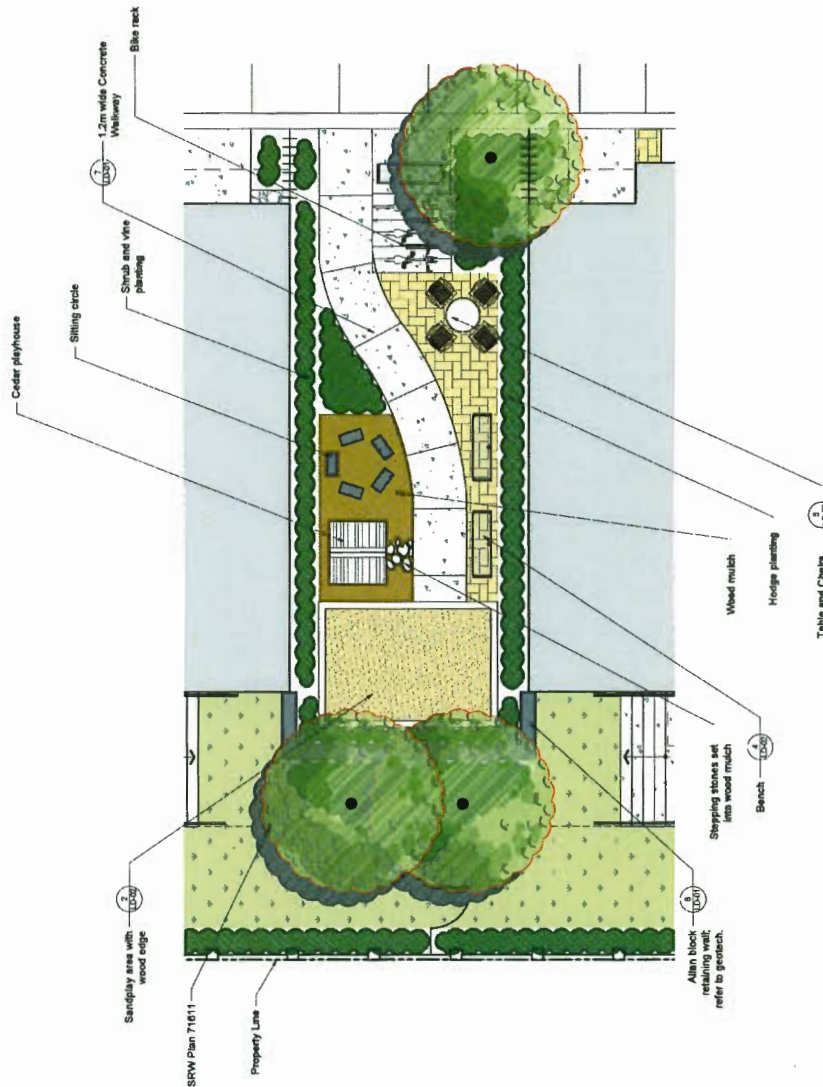
Stiling circle



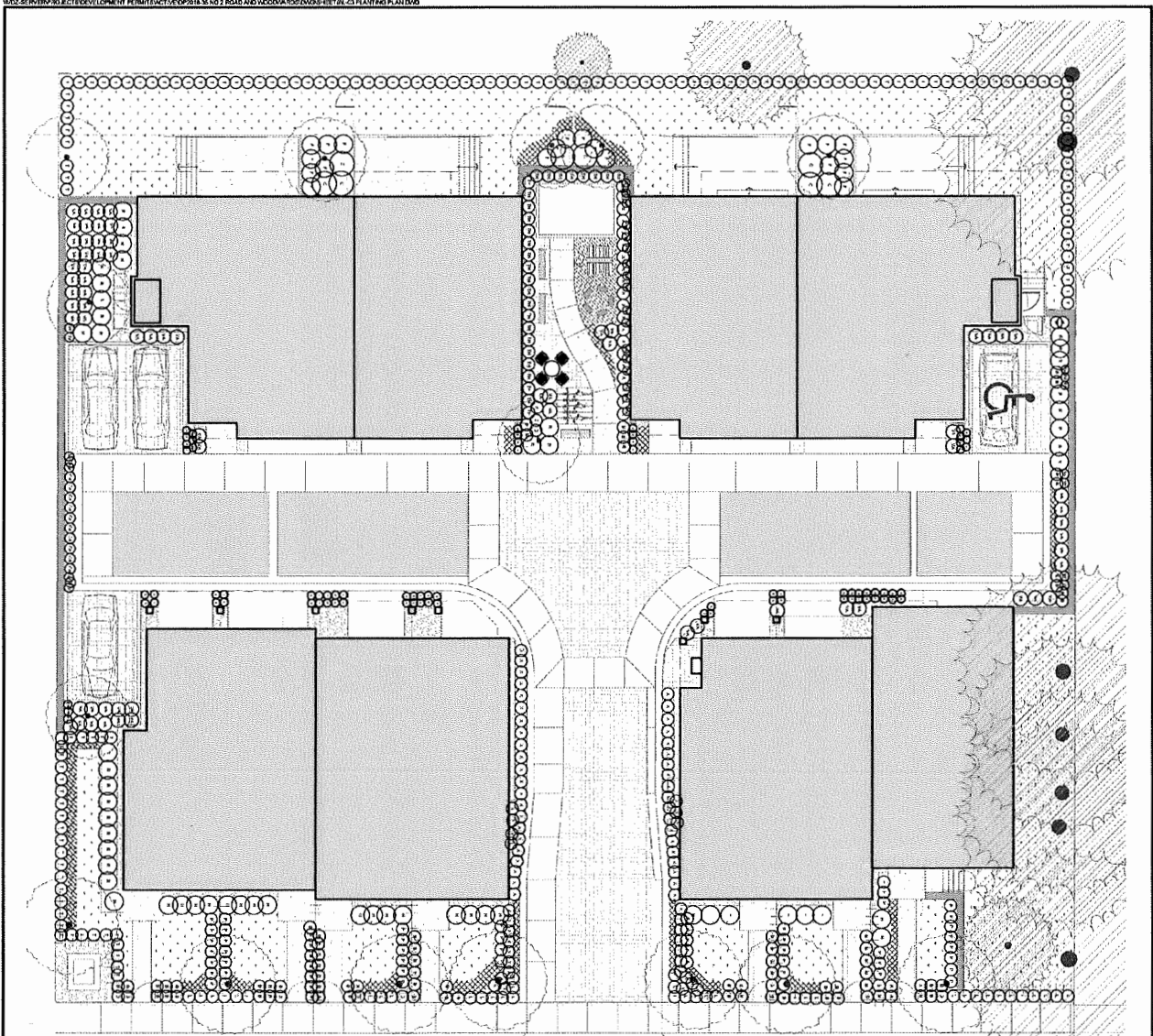
Cedar playhouse



Sandpit



1:50 0 1m 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7



No. 2 Road



NO.	PLANT	QUANTITY	LOCATION	DATE
1
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REVISIONS TABLE FOR DRAWINGS

No.	Description	Date
1	Issued for Review	Jan 11, 2018
2	Issued for Review	Jan 11, 2018
3	Issued for Review	Jan 11, 2018
4	Issued for Review	Jan 11, 2018
5	Issued for Review	Jan 11, 2018
6	Issued for Review	Jan 11, 2018
7	Issued for Review	Jan 11, 2018
8	Issued for Review	Jan 11, 2018
9	Issued for Review	Jan 11, 2018
10	Issued for Review	Jan 11, 2018
11	Issued for Review	Jan 11, 2018
12	Issued for Review	Jan 11, 2018
13	Issued for Review	Jan 11, 2018
14	Issued for Review	Jan 11, 2018
15	Issued for Review	Jan 11, 2018
16	Issued for Review	Jan 11, 2018
17	Issued for Review	Jan 11, 2018
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19	Issued for Review	Jan 11, 2018
20	Issued for Review	Jan 11, 2018

REVISIONS TABLE FOR SHEET

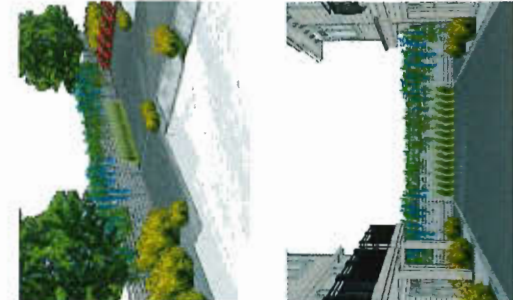
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3	Issued for Review	Jan 11, 2018
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6	Issued for Review	Jan 11, 2018
7	Issued for Review	Jan 11, 2018
8	Issued for Review	Jan 11, 2018
9	Issued for Review	Jan 11, 2018
10	Issued for Review	Jan 11, 2018
11	Issued for Review	Jan 11, 2018
12	Issued for Review	Jan 11, 2018
13	Issued for Review	Jan 11, 2018
14	Issued for Review	Jan 11, 2018
15	Issued for Review	Jan 11, 2018
16	Issued for Review	Jan 11, 2018
17	Issued for Review	Jan 11, 2018
18	Issued for Review	Jan 11, 2018
19	Issued for Review	Jan 11, 2018
20	Issued for Review	Jan 11, 2018

Project: 8291 - 8411 No. 2 Road
 019 798 N/R RZ 17185742

Location: 8291 - 8411 No. 2 Road,
 Richmond, B.C.

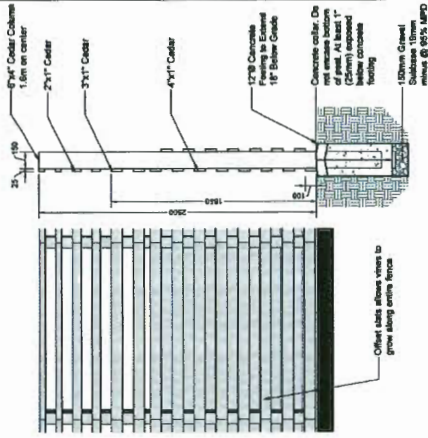
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Checked: [Signature]
Approved: [Signature]
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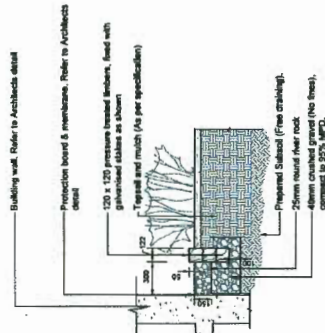


1 2.5M HORIZONTAL FENCE
Scale 1:25

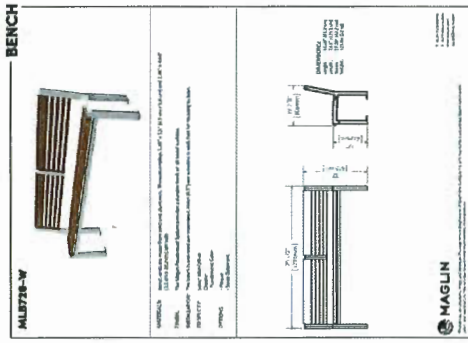
- Note:
1. Covers all fixtures exposed to weather and not-dipped galvanized to prevent rusting.
 2. Apply Silencers Coat (SFD) to all Cedar elements. Cedar, White, white to building wall.



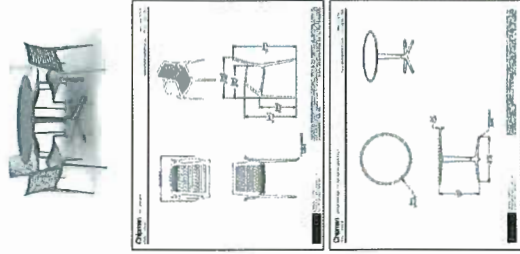
3 DRAIN STRIP
Scale 1:25



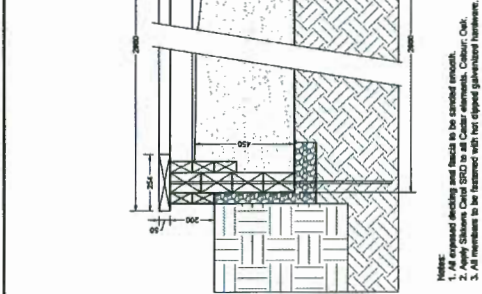
4 BENCH
MFS



5 TABLE AND CHAIRS
MFS

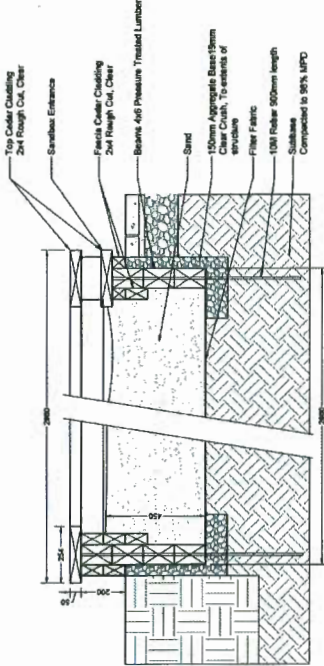


6 PRIVACY FENCE (1.8m Height)
MFS



- Note:
1. All exposed decking and fence to be sprayed annually.
 2. Apply Silencers Coat (SFD) to all Cedar elements. Cedar, White, white to building wall.
 3. All materials to be treated with not-dipped galvanized hardware.

2 SAND PIT EDGE
Scale 1:25



No.	Description	Date
1	Issue for Permits	Nov. 12, 2018
2	Issue for No-Dipped Galvanized	Nov. 12, 2018
3	Issue for No-Dipped Galvanized	Nov. 12, 2018
4	Issue for No-Dipped Galvanized	Nov. 12, 2018

REVISIONS TABLE FOR DRAWINGS

Project:
B394 - 8411 No. 2 Road
City File No: R2-17-1807-02

Location:
B394 - 8411 No. 2 Road,
Richmond, B.C.

Drawn: DV
Checked: TM
Approved: MWZ
Scale: AS SHOWN

Original Sheet Size:
24"x36"



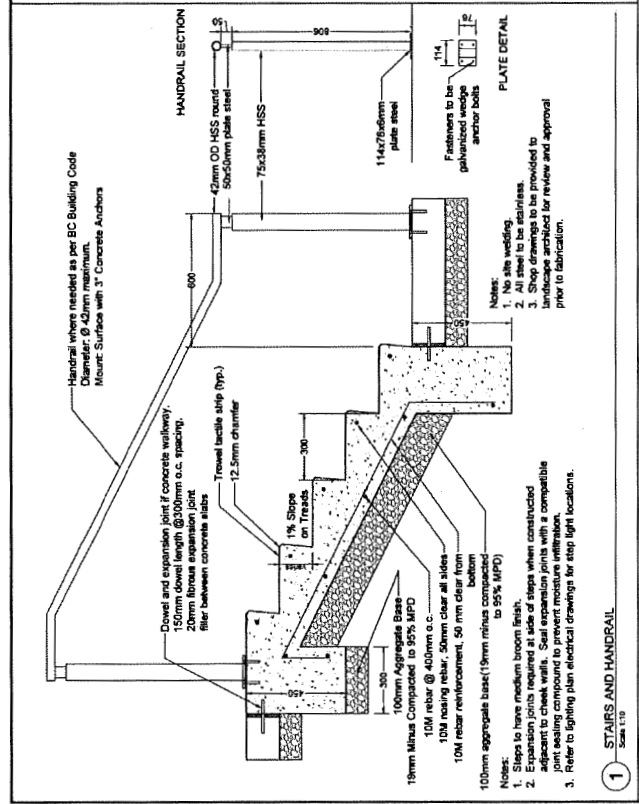
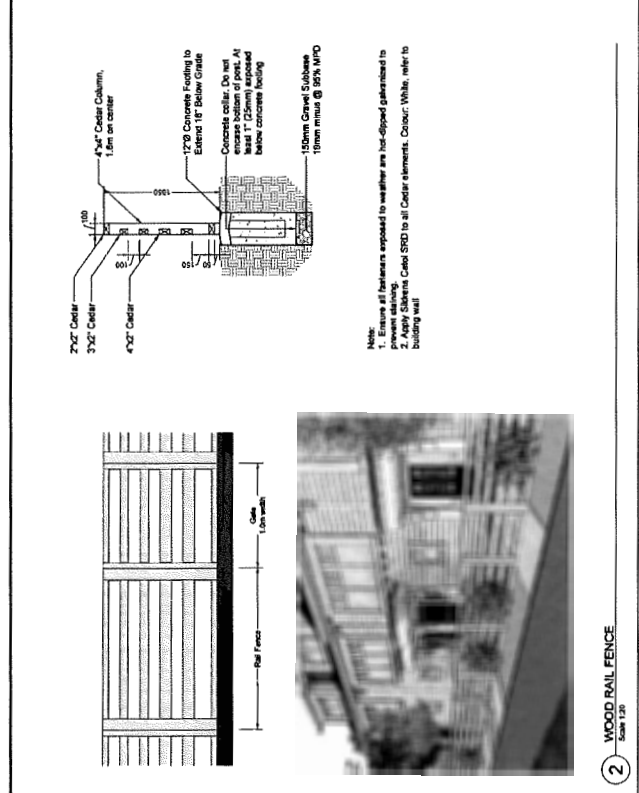
Project:
 9391 - 9411 No. 2 Road
 City File No. RZ-17-785742


Location:
 9391 - 9411 No. 2 Road,
 Richmond, B.C.

Drawn: DV PW	Stamp:
Checked: TM	
Approved: MVCZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

No.	By	Description	Date
1	TM	Issued for Per. Drawing	Aug. 12, 2019
2	TM	Issued for Per. Drawing	Aug. 14, 2019
3	TM	Issued for Per. Drawing	Nov. 02, 2019
4	TM	Issued for Per. Drawing	Oct. 2, 2019
5	TM	Issued for Per. Drawing	June 8, 2019

REVISIONS TABLE FOR DRAWINGS
 * For the latest revision, refer to the revision table of the drawing.
 ** For the latest revision, refer to the revision table of the drawing.





von der Zehn + associates, Inc.
 1000 West 10th Street • Lincoln, NE 68501
 Phone: (402) 441-1111 • Fax: (402) 441-1112
 www.vdz.com

LS-01 Drawing #
DP2018-35 VZD Project #
SECTIONS Drawing Title
 NORTH

No.	Rev.	Description	Date
1	1	Issue for Permits	Feb 12, 2019
2	1	Issue for Permits	Feb 20, 2019
3	1	Issue for Permits	Mar 12, 2019
4	1	Issue for Permits	Mar 22, 2019
5	1	Issue for Permits	Apr 12, 2019
6	1	Issue for Permits	Apr 22, 2019
7	1	Issue for Permits	May 12, 2019
8	1	Issue for Permits	May 22, 2019
9	1	Issue for Permits	Jun 12, 2019
10	1	Issue for Permits	Jun 22, 2019
11	1	Issue for Permits	Jul 12, 2019
12	1	Issue for Permits	Jul 22, 2019
13	1	Issue for Permits	Aug 12, 2019
14	1	Issue for Permits	Aug 22, 2019
15	1	Issue for Permits	Sep 12, 2019
16	1	Issue for Permits	Sep 22, 2019
17	1	Issue for Permits	Oct 12, 2019
18	1	Issue for Permits	Oct 22, 2019
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20	1	Issue for Permits	Nov 22, 2019
21	1	Issue for Permits	Dec 12, 2019
22	1	Issue for Permits	Dec 22, 2019

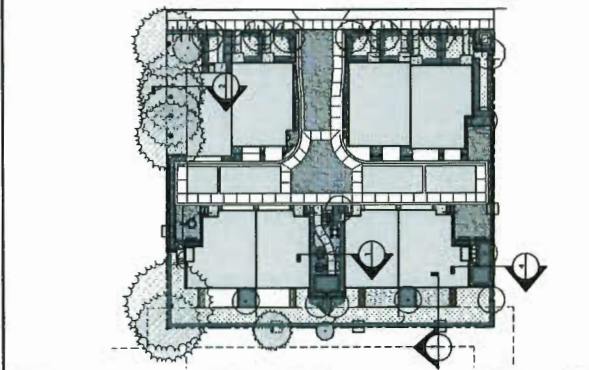
REVISIONS TABLE FOR DRAWINGS
 All revisions shall be made by the Designer.
 All revisions shall be made by the Designer.
 All revisions shall be made by the Designer.

Project:
 5281 - 9411 No. 2 Road
 City File No. RZ.17767/2

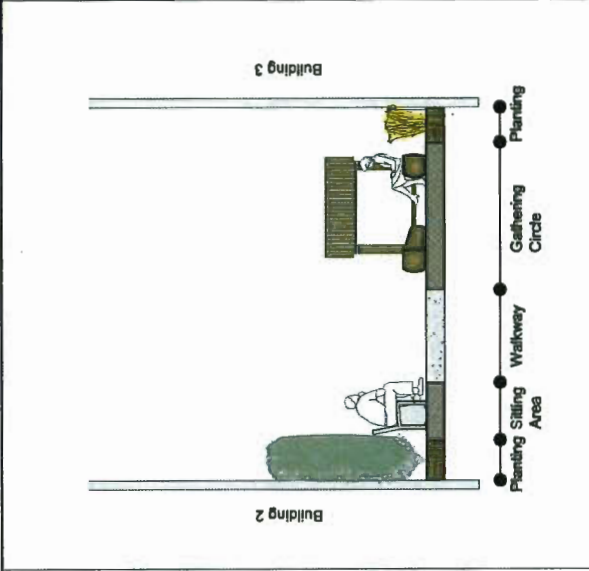
Location:
 5281 - 9411 No. 2 Road,
 Richmond, E.C.

Drawn: DV
Checked: TM
Approved: MWZ
Scale: AS SHOWN
Stamp:

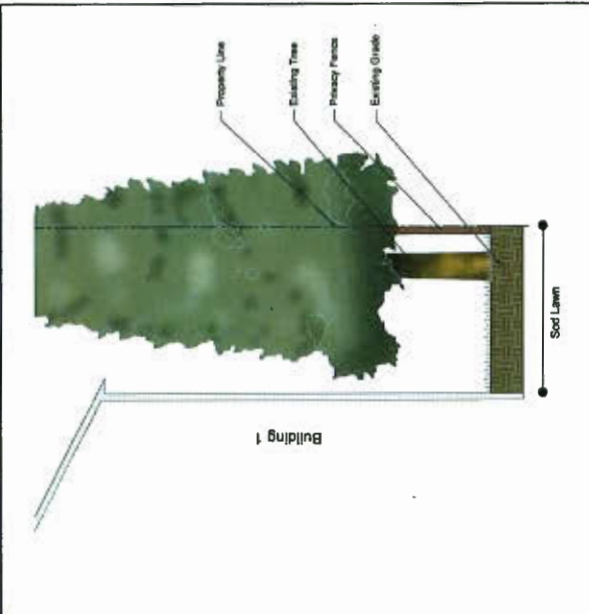
0 Key plan
Scale 1:20



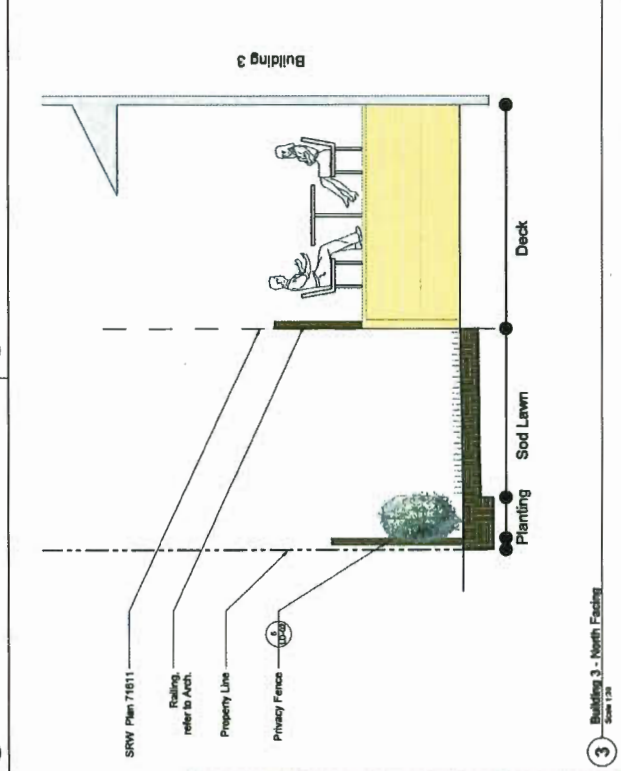
1 Assembly Area - West Facing
Scale 1:20



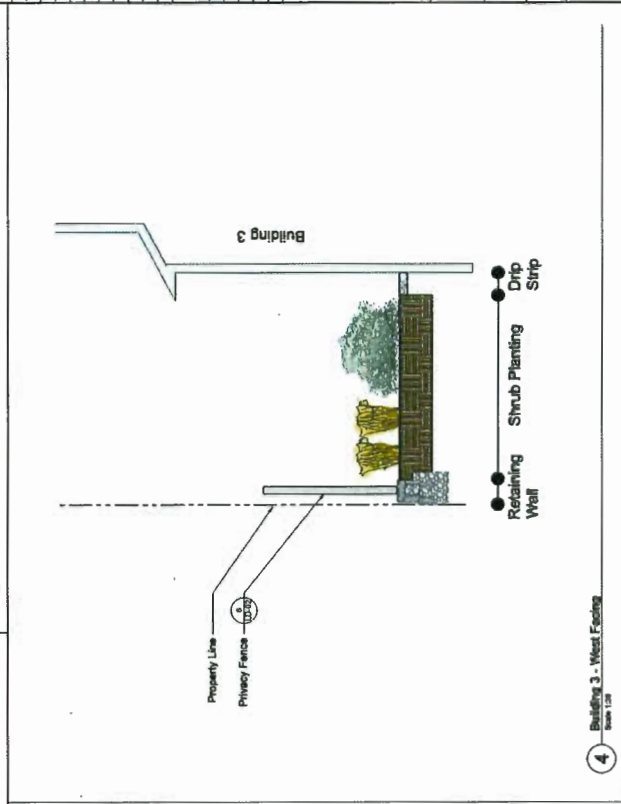
2 Building 1 - West Facing
Scale 1:48



3 Building 3 - North Facing
Scale 1:24



4 Building 3 - West Facing
Scale 1:24





RZ 17-785742

Attachment 3

Address: 9391, 9393, and 9411 No. 2 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): Blundell Plan Area

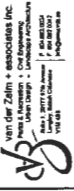
	Existing	Proposed
Owner:	Citimark No. 2 Road Project Inc.	No change
Site Size (m²):	2,297.3	2,290
Land Uses:	Single Family and Duplex	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
Number of Units:	3	11
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 FAR	0.65 FAR	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live landscape: Min. 25%	Building: Max. 39.1% Non-porous Surfaces: 61.4% Live landscape: 25%	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 50.25 m Depth: 45.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 6.0 m	Front: 5.05 m Rear: 6.0 m Side: 3.0 m	Variance to front yard setback
Height (m):	3 storeys or 12.0 m	11.5 m	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
Off-street Parking Spaces – Total:	22 (R) and 3 (V)	22 (R) and 3 (V)	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	5	Variance to allow 5 small car stalls
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	10 tandem stalls	none
Handicap Parking Spaces	Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space)	1	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Secondary Suite Parking Spaces	When parking provided in side-by-side, non-tandem arrangement, no additional stall needed	Parking provided in non-tandem arrangement, but not side-by-side	Variance to allow suite parking in non-tandem but not side-by-side arrangement
Bicycle Parking Spaces	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Total Bike Parking Spaces	14 (Class 1) and 3 (Class 2)	14 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit	71 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.

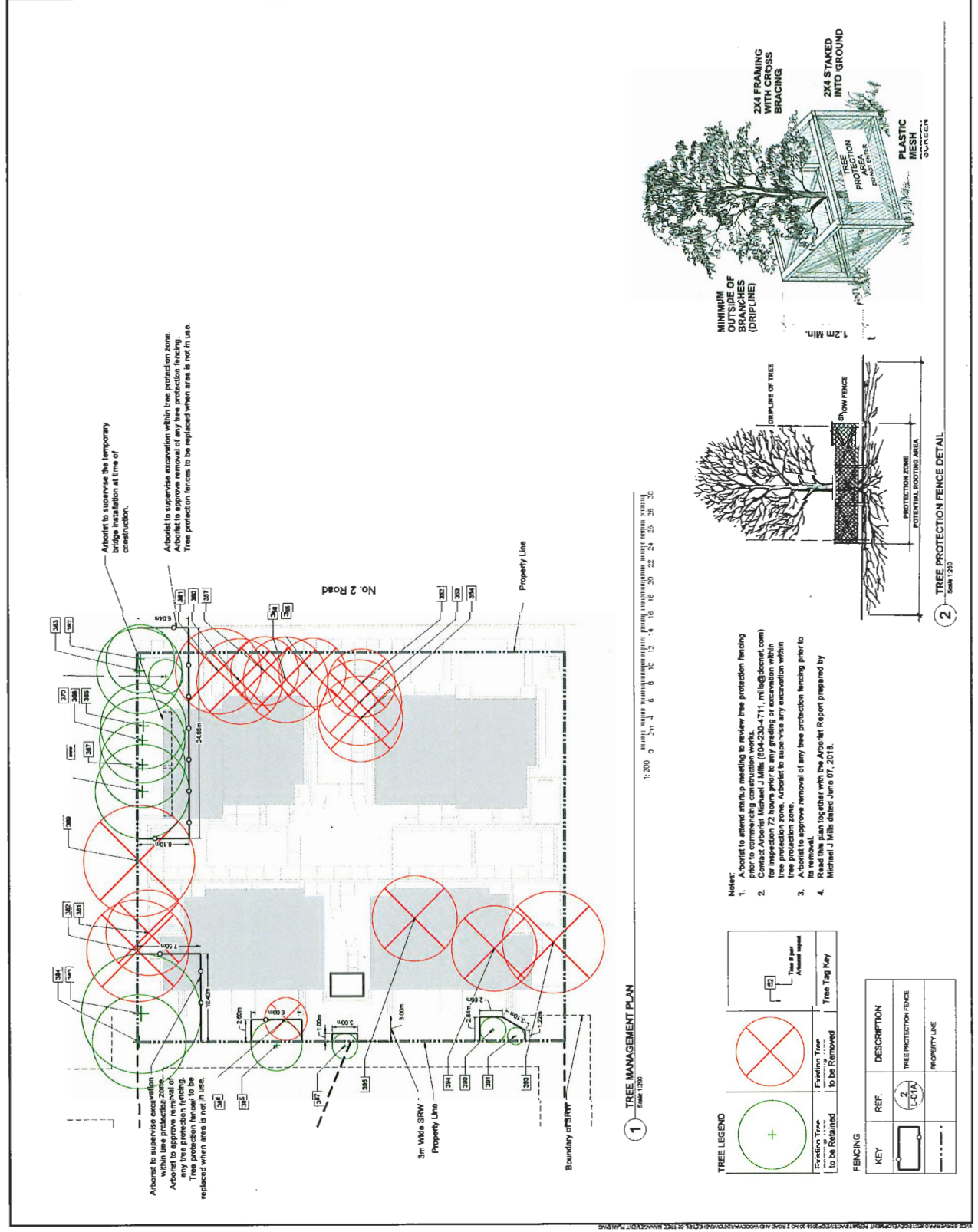


REVISIONS TABLE FOR DRAWINGS		
No.	Description	Date
1	Issued for Pre-Design	June 8, 2018
2	Issued for Pre-Design	June 12, 2018
3	Issued for Pre-Design	June 14, 2018
4	Issued for Pre-Design	June 15, 2018
5	Issued for Pre-Design	June 17, 2018

REVISIONS TABLE FOR SHEET		
No.	Description	Date
1	Revised for the Drawing	Feb. 27, 2019
2	Revised for the Drawing	Feb. 28, 2019
3	Revised for the Drawing	Feb. 28, 2019

Project: 9391 - 8411 No. 2 Road
 City Job No.: RL 17-75142
 Location: 9391 - 8411 No. 2 Road, Richmond, B.C.

Client: Enmap
 Designer: TM
 Checker: TM
 Approver: TM
 Scale: 1:100
 Original Sheet Size: 24"x36"





Address: 9391, 9393, and 9411 No. 2 Road

File No.: RZ 17-785742

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, the developer is required to complete the following:

1. 0.14 m road dedication along the entire No. 2 Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. City acceptance of the developer's offer to voluntarily contribute \$500 per on-site tree (a total of \$8,500) to the City's Tree Compensation Fund for the planting of replacement trees within the city (based on the landscape plan demonstrating that 15 trees can be accommodated on site). If additional trees can be accommodated on site, the contribution may be reduced by \$500 per tree.
4. 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: pruning trees on the neighbouring property, the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$110,000 for the 11 trees to be retained.
6. The registration of a SRW (Statutory Right-of-Way) PROP (Property Right-of-Passage) on Title to provide legal means of public/vehicle access to future developments located to the north and south of the subject development. The SRW PROP is to cover the development driveway on No. 2 Road and the entire length of all on-site drive aisles. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that no permanent structures, including concrete curbs, are to be constructed at the north and south ends of the on-site north-south drive aisle.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection granting occupancy will be completed until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) One surface parking stall is assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of that unit.
 - c) The secondary suite cannot be stratified or otherwise held under separate title.
9. Registration of a legal agreement on Title, prohibiting the conversion of all tandem parking stalls into habitable space.
10. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$13,297) to the City's public art fund.
11. Contribution of \$1,600 per dwelling unit (e.g. \$17,600) in-lieu of on-site indoor amenity space.
12. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$136,170) to the City's affordable housing fund.
13. Discharge of existing covenant RD150386 registered on title, which restricts the use of the property to a duplex.
14. The City's acceptance of the developer's offer to voluntarily contribute \$30,000 for the purchase and installation of a City standard bus shelter.

15. 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:

- Using the OCP Model, there is 320.0 L/s of water available at a 20 psi residual at the No. 2 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - 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 designs.
 - Provide a right-of-way for the proposed water meter, at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- At Developer's cost, the City is to:
 - Install one new water service connection, complete with meter and meter box. Connection to be made to the 200 mm water main along No. 2 Road. Meter to be located onsite in a right-of-way.
 - Install a new fire hydrant south of the proposed driveway entrance for the development site to meet City hydrant spacing requirements for multi-family areas.
 - Cut and cap all existing water service connections to the development site, and remove meters.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap all existing storm service connections to the development site and remove inspection chambers.
 - Install one new storm service connection, complete with inspection chamber, to serve the proposed development. An existing opening into the box culvert is to be reused if possible.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Cut, cap, and remove all existing sanitary connections and inspection chambers serving the development site.
 - Install one new sanitary service connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

- The Developer is required to:
 - Complete frontage improvements including:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
 - Construct a new 1.5 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
 - Close all existing driveways along No.2 road frontage 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 above.
 - Review street lighting levels on the No. 2 Road frontage and upgrade as required.
 - Relocate the existing street lights to the ultimate location as required by the proposed frontage improvements.
 - Upgrade the existing northbound bus stop on No. 2 Road far-side Woodward's Road to provide a 2.9 m x 9.0 m concrete bus pad. 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'.

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To relocate or underground the overhead lines and poles as required by the proposed frontage improvements.
 - To locate/relocate all above-ground utility cabinets and kiosks within the development 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 requirements (e.g., statutory right-of-way dimensions) and the locations for the above-ground structures. If a private utility company does not require an above-ground 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 in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan

- 16. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code.
- 17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. 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 15 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	9 cm		5 m
4	10 cm		5.5 m
6	11 cm		6 m

- 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. 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. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10001 (RZ 17-785742)
9391, 9393 and 9411 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 "Medium Density Townhouses (RTM2)":

P.I.D. 001-930-036

Strata Lot 1 Section 25 Block 4 North Range 7 West New Westminster District Strata Plan NW1729 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

P.I.D. 001-930-044

Strata Lot 2 Section 25 Block 4 North Range 7 West New Westminster District Strata Plan NW1729 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; and

P.I.D. 003-286-258

Lot 250 Except: Part Subdivided by Plan 71225, Section 25 Block 4 North Range 7 West New Westminster District Plan 57906.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10001".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

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

MAYOR

CORPORATE OFFICER