



To: Planning Committee
From: Joshua Reis
Director, Development

Date: October 3, 2024
File: RZ 22-021743

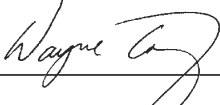
Re: Application by L-Squared Design Ltd. for Rezoning at 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10613 to create the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, and to rezone 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone, be introduced and given first, second and third readings.

Joshua Reis, RPP, MCIP, ACIP
Director, Development
(604-247-4625)

JR:ta
Att. 6

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

Staff Report

Origin

L-Squared Design Ltd. has applied on behalf of the owner, 1306125 B.C. LTD. (Director: Jacke K. Li), to the City of Richmond to rezone seven properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to a new site-specific zone, “Town Housing (ZT106) – No. 3 Road (Broadmoor)”, to facilitate the development of a mixed-tenure development comprising of 40 townhouse units with vehicle access from No. 3 Road. The project consists of 30 strata townhouse units and ten stacked townhouse market rental units. A location map and aerial photograph are provided in Attachment 1.

A Development Permit application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement will be required for this development prior to rezoning bylaw adoption for frontage improvements along the site’s frontage and new service connections to the site.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of seven lots each containing single-family dwellings. All dwellings are currently tenanted. The applicant has indicated that there are two units at 8080 No. 3 Road which are both tenanted. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. All existing dwellings are proposed to be demolished.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: An Apartment building on a property zoned “Medium Density Low Rise Apartments (RAM1)” with access from Blundell Road.

To the South: A single-family dwelling on a property zoned “Small-Scale Multi-Unit Housing (RSM/L)” with access from No. 3 Road.

To the East: Single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/L)” with access from Luton Road.

To the West: Across No. 3 Road and a lane, several single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/L)” and “Small-Scale Multi-Unit Housing (RSM/S)” with access via a rear lane.

Related Policies & Studies

Official Community Plan and Broadmoor Planning Area

The Official Community Plan (OCP) identifies that the subject site is located in the Broadmoor planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). The “Neighbourhood Residential” designation accommodates single-family, two-unit and multiple-family housing (specifically townhouses). Additionally, the Broadmoor planning area envisions new townhouse development along No. 3 Road. The proposed redevelopment proposal is consistent with this designation and area plan.

Arterial Road Land Use Policy

Land Use Designation

The Arterial Road Land Use Policy designation for the subject property is “Arterial Road Townhouse”. This proposal to develop 40 townhouse units is consistent with this designation.

Lot Width and Residual Lots

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 50.0 m lot frontage on a major arterial road, avoiding the creation of residual sites that have less than a 50.0 m lot frontage. The proposed development has a 146.0 m frontage along No. 3 Road, which exceeds the 50.0 m minimum development site frontage on major arterial roads, however, the proposal leaves a residual site at 8220 No. 3 Road with lot frontage less than 50.0 m on No. 3 Road (i.e., approximately 20.0 m frontage).

In certain circumstances, the Arterial Road Land Use Policy provides flexibility in the minimum frontage of the residual lot if it can be demonstrated that the guiding principles of the Arterial Road Policy could be achieved. Although the frontage of the residual site (8220 No. 3 Road) will be less than 50.0 m on No. 3 Road, Staff are supportive of the application for the following reasons:

- The applicant has submitted documentation (a copy of which is on file) indicating that efforts have been made to acquire the property at 8220 No. 3 Road and include it as part of the land assembly for the proposed development, however, the owner is not interested in redeveloping their property at this time.
- The applicant has submitted a preliminary concept plan (on file) to show how 8220 No. 3 Road could be redeveloped in the future with shared vehicle access through the subject site (Attachment 2).
- Prior to the final adoption of the rezoning bylaw, registration of a cross-access easement Statutory Right-of-Way (SRW) will be secured over the internal drive-aisle of the development in favour of 8220 No. 3 Road to provide access to this site should it redevelop in the future.

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. In response to the placement of the rezoning sign on the subject property, staff have received a phone call from a member of the public about the application. The enquirer identified themselves to be the owner of a property fronting Luton Road, adjacent to one of the subject properties. The enquirer declined to provide formal input but requested information on a number of topics which are summarized below along with the information provided by staff.

- Traffic and increased pedestrian activity:
Transportation staff have reviewed and support the Traffic Impact Assessment (TIA) provided by a registered Professional Transportation Engineer that demonstrates the proposed volumes, access, parking and operations are acceptable and in compliance with the City's standards and bylaw requirements.
- Status of a large tree on 8140 No. 3 Road that was "dried up" and cut off:
The applicant was requested to attend one of the lots on the subject site and provide images of the tree in question. The City's Tree Protection staff have also attended the site and confirmed that there does not appear to be any tree that has been cut.
- Opportunities for input:
The enquirer was informed that members of the public can provide comments regarding development applications if they choose to do so. No written submission has been received regarding this application.
- Privacy issues:
Design guidelines require the stepping-down of three-storey townhouses to two-storey developments that interface with adjacent single-family dwellings to minimize overlook. The units proposed at the rear of the subject site adjacent to the single-family dwellings fronting Luton Road are proposed to be two storeys. Likewise, the units proposed at the south of the subject site adjacent to the single-family dwellings fronting No. 3 Road are proposed to be two storeys. The form of the development will be further reviewed at the Development Permit stage.

The Province granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023, which came into force on December 7, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, Council may not hold a Public Hearing on the proposed rezoning.

Analysis

This application is to allow for the development of a mixed-tenure, 40-unit townhouse development with access from No. 3 Road. The project contains a mix of 30 market strata units and 10 market rental units. The applicant proposes to consolidate the seven existing properties into one development parcel with a total net site area of 6,087.0 m² after the required 0.89 m wide road dedication along No. 3 Road.

Built Form and Architectural Character

The proposed townhouse units are distributed in twelve buildings arranged in two, three, five and six-unit clusters along a central north-south drive aisle with driveway access from No. 3 Road on the west. The townhouse units fronting No. 3 Road are proposed to be three storeys in height, while the townhouse units proposed adjacent to the single-family dwelling to the south at 8220 No. 3 Road and in the rear portion of the site adjacent to the single-family dwelling lots fronting Luton Road, are proposed to be two storeys in height.

Buildings A to B and D to M will contain 30 strata-titled townhouse units in the traditional townhouse format. Building C is designed as a stacked townhouse containing ten market rental units.

Main pedestrian entries to Buildings A to D front onto No. 3 Road, while the pedestrian entries for Buildings E to M are from the north-south internal drive aisle.

Private outdoor spaces for units are proposed at grade in either the yards fronting No. 3 Road or the rear yards, and small secondary outdoor spaces are also proposed as balconies on the second levels overlooking either No. 3 Road and the drive-aisle. Further review of the balconies and private outdoor spaces will be reviewed at the Development Permit stage. Some of the units fronting No. 3 Road also have additional secondary outdoor spaces that are stepped back and located on the third level.

The common outdoor amenity space is provided in two separate areas across the site and specifically organized in a manner to facilitate the retention of existing trees. The provision of the outdoor amenity spaces in these two areas both supports the retention of trees on the site and provides better distribution of amenity space in the development. Both amenity spaces will be available for use by all residents in the development. A more detailed review will be conducted at the Development Permit stage.

Proposed Site-Specific Zone

The proposed site-specific zone is drafted based on the existing standard Medium Density Townhouse zones. To accommodate the site-specific conditions, the proposed “Town Housing (ZT106) – No. 3 Road (Broadmoor)” zone includes:

- Maximum density: 0.80 Floor Area Ratio (FAR), of which a 0.10 floor area ratio must be used exclusively for market rental units and 0.10 FAR density used exclusively for common indoor amenity space.

The proposal is to construct 0.70 FAR of residential uses on-site with 0.10 FAR available only if the applicant wishes to provide indoor amenity space on site. This would be reviewed at the Development Permit stage.

- Provision that a minimum of 10 units shall be used only for residential rental tenure.
- Maximum lot coverage and minimum setbacks which are generally consistent with other standard townhouse zones.
- Specific parking provisions based on the Traffic Impact Assessment accepted by the Transportation Department.

Staff support the proposed use, density, building height and setbacks of this new zone based on the following:

- The proposed density is in keeping with the policies of the OCP and Arterial Road Guidelines.
- A 0.89 m wide road dedication along No. 3 Road will be provided prior to rezoning adoption to facilitate frontage improvements to be secured through a Servicing Agreement.
- The SRW to secure access to 8220 No. 3 Road facilitates the future development of this remnant property.

Existing Legal Encumbrances

There is an existing City utilities SRW H127464 [Plan 42921] along both the north and the east property lines. Discharge of the existing city utilities SRW agreement is required and registration of a new city utilities SRW on Title for the sanitary sewer works will be required prior rezoning bylaw adoption.

Housing Type and Tenure

This proposal is for a mixed-tenure 40-unit townhouse development, of which 30 townhouse units are intended to be strata-titled and 10 townhouse units are to be market rental units.

For the 10 market rental townhouse units the applicant is required to enter into a Housing Agreement with the City and registration of a Restrictive Covenant on Title is required to secure the 10 market rental units, the combined habitable floor area which shall comprise of at least 10 per cent of the subject development's total residential building area. This includes ensuring the occupants of these units have unlimited access to any indoor and all proposed outdoor amenity spaces. Prior to rezoning bylaw adoption, the applicant shall enter into an agreement registered on Title prohibiting the stratification of individual market rental housing units.

Consistent with OCP policy respecting townhouse development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a Restrictive Covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of for a total contribution of \$128,090.0 in-lieu-of providing common indoor amenity space on-site.

If the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 294.0 m² exceeds the minimum requirement (6.0 m² of outdoor space per unit for a total of 240.0 m²) of the OCP and is purposely structured to support the retention of trees on site. Staff will work with the applicant at the Development Permit stage to ensure the configurations and the design of the common outdoor amenity space meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

A minimum 0.89 m wide road dedication for frontage improvement will be required along the entire No. 3 Road frontage. Frontage improvements will be provided through the Servicing Agreement for the project. The road functional plan will be further reviewed through the Service Agreement.

Access to the site will be from No. 3 Road. By providing one access point, this application complies with the Arterial Road Land Use Policy which encourages densification along major arterial roads that minimizes traffic disruption by eliminating driveways along arterial roads. The conceptual plans (Attachment 2) provide for 76 parking spaces (with six vehicle parking spaces reserved for visitors).

The applicant submitted a comprehensive Traffic Impact Assessment for the development prepared by a registered Professional Transportation Engineer which has been reviewed and supported by City Transportation staff.

Prior to rezoning bylaw adoption, registration of a legal agreement on Title will be required to secure the applicant's offer to voluntarily contribute towards various transportation related improvements and to secure parking for various uses in compliance with the zoning bylaw requirements and transportation demand management (TDM) parking reductions. Key transportation improvements to be provided by the applicant include:

- Transit Pass Program: Provision of monthly, two-zone transit passes (currently \$143.50 per month) for the five studio-sized market rental townhouse units for a period of two years. The availability of the transit pass program will be clearly identified in the tenancy agreement and any rental materials.
- Enhanced bicycle facilities: Provision of a bicycle maintenance station for resident use to include a bicycle repair stand (with repair tools) and a bicycle washing area.

- Additional Class 1 Bike Parking: 13 additional Class 1 bicycle parking spaces are to be provided onsite. They are to be located near the site entrance by the shared outdoor amenity area and adjacent to the second outdoor amenity area in the south portion of the site.
- Prior to rezoning bylaw adoption, a Letter of Credit (\$17,220.00) is to be provided to the City to secure 100 per cent of the transit pass program value for the 10 market rental townhouse units.

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 36 bylaw-sized trees on the subject property, one tree (tag# 231) located on a neighbouring property to the north and two hedges located off-site. The City shares ownership of one tree (tag#198) that is also located on the subject site.

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

- Two trees, specifically tag# 206 (Western red cedar - 71 cm DBH) and # 221(Cypress - 65 cm DBH) located on site adjacent to the west property line are proposed to be retained, and protected. Significant efforts were made by staff and the applicant early in the design development process to identify these assets and organize the site plan in a manner that incorporated the retained trees into the location and design of the on-site common outdoor amenity space. A Tree Survival Security of \$20,480.00 (\$10,240 for each tree) will be required for the retention and protection of the two on-site trees (tag# 206 and # 221). Tree protection is to be provided as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- One tree, specifically tag# 231 (Mountain Ash - 35 cm DBH) located on 8040 Blundell Road, in fair condition is to be retained and protected.
- One shared ownership tree, specifically tag# 198 (Cypress - 78 cm DBH) located along the No. 3 Road frontage of the site is in good condition but cannot be retained due to frontage improvement requirements. The compensation amount for the removal of the City tree is \$1,536.00.
- Two trees, specifically tag# 202 (Cherry - 35 cm DBH) and # 227 (English oak - 60 cm DBH) located on site are in good condition but cannot be retained due to conflicts with the required frontage improvement requirements.
- One tree, specifically tag# 211 (Maple - 27 cm DBH) is in good condition but is located in the middle of the development site such that is cannot be retained.
- Six trees, located on site, specifically tag# 192 (Cherry – 50 cm DBH), # 193 (Pear – 23 cm DBH), #194 (Plum – 30 cm DBH), # 195 (Fig – 45 cm DBH), # 204 (Laurel – 47 cm DBH) and # 214 (Birch – 22 cm DBH) are of low value and not recommended for retention.
- 23 trees (tag# 196, 197, 199, 200, 201, 203, 207, 208, 209, 210, 212, 213, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225 and 226) located on the development site are all in poor condition - either dying (sparse canopy foliage), have been historically topped and as a result

exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

- 2 hedges (no tag) located off-site adjacent to the north and east property lines are to be removed as per Arborist report recommendation.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 33 on-site trees (tag # 192, 193, 194, 195, 196, 197, 199, 200, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226 and 227). The 2:1 replacement ratio would require a total of 66 replacement trees. The applicant has agreed to plant 38 trees on the proposed 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	or	Minimum Height of Coniferous Replacement Tree
38	8.0 cm		4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$21,504.00 (\$768/tree) to the City’s Tree Compensation Fund in lieu of the remaining 28 trees that cannot be accommodated on the subject property after redevelopment. Tree planting will be further reviewed at the DP stage to seek additional opportunities to plant replacement trees on-site.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Early design development was undertaken to ensure the retention of two on-site trees (tag# 206 and # 221) which have been incorporated into the proposed on-site common outdoor amenity spaces. These two on-site trees and one tree (tag #231) on a neighbouring property (8040 Blundell Road) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security of \$20,480.00 for the retention and protection of the two on-site trees (tag# 206 and # 221).

- 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 are completed.

Public Art

Based on a maximum buildable floor area of approximately 3,652.20 m² (39,311.95 ft²) residential floor area for the strata-titled townhouse units, the recommended voluntary public art contribution based on Administrative Guidelines of \$1.02/ft² (2024 rate) is approximately \$40,098.19. As this project will generate a recommended public art contribution of less than or close to \$40,000.00 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

Affordable Housing Strategy

The City's Affordable Housing Strategy seeks a voluntary Cash-In-Lieu (CIL) contributions to the City's Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units; the contributions are sought in lieu of built low-end-of-market housing units. In this case, the rezoning application proposes a 40-unit townhouse development.

The applicant has agreed to voluntarily provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Town Housing (ZT106) – No. 3 Road (Broadmoor)" zone outside the City Centre.

The lands subject to this application are 65,519.92 ft² in area. The site-specific (ZT106) zone establishes a floor area ratio of 0.60 for market ownership units, therefore the maximum floor area available to the property, if the rezoning is approved, is 39,311.95 ft². The affordable housing CIL requirement applicable to this application is \$471,743.42 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City of Richmond's OCP establishes a policy framework for the acquisition of market rental housing. Smaller-scaled projects including townhome proposals with more than five units may provide purpose-built market rental or provide a CIL contribution which is deposited into the

City's Affordable Housing Reserve Fund. This project proposes ten market rental townhouse units.

In keeping with Section 3.3 (Diverse Range of Housing Types, Tenures and Affordability) of the OCP which encourages the development of new purpose-built market rental housing units, the application includes the following:

- On the proposed site, 0.10 FAR is to be exclusively used for market rental housing.
- 50 per cent (five townhouse units) of the market rental housing units in the development include units with two or more bedrooms that are suitable for families with children.
- 50 per cent (five townhouse units) of the market rental housing units are proposed to incorporate basic universal housing features.
- A covenant will be registered on Title prohibiting the stratification of individual market rental housing units.
- Parking rate reductions for the market rental housing units and exemptions from public art, community planning and affordable housing contributions.

The proposed site-specific "Town Housing (ZT106) – No. 3 Road (Broadmoor)" zone permits residential uses and provides a restriction requiring that market rental tenure be provided in ten units on the site as agreed to by the applicant. Prior to zoning bylaw adoption, a Housing Agreement will be registered on Title to secure the market rental units proposed on the lot in perpetuity.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units in Building D located in the southwest portion of the site. Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with maximum Emission Level 4 which is in line with current requirements.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit application review processes.

Development Permit Application

Submission and processing of a DP application, to a level deemed acceptable by the Director, Development, is required prior to final adoption of the rezoning bylaw.

At DP stage, additional design development will be reviewed with respect to the following items:

- Site plan: Refinement of the site plan to finalize the drive-aisle design, on-site parking (vehicle and bicycle) and pedestrian circulation.
- Landscape plan: Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent north apartment building and the single-family dwellings east and south of the subject site.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place, basic universal housing and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of CPTED.
- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Site Servicing and Frontage Improvements

Prior to Rezoning Bylaw adoption, the applicant is required to enter into a Servicing Agreement, secured with a Letter of Credit, for the design and construction of the following, including (but not limited to):

- Frontage improvement work on the site's No. 3 Road frontage, including a new sidewalk to be connected directly to the existing sidewalks to the north and south of the subject site.
- Relocation, modification, upgrade or installation of City-owned and third-party assets along the western frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage,
- A new water service connection off the existing watermain at No. 3 Road frontage, complete with meter and meter chamber,
- Storm service connections at the same alignment as the existing service connections,
- Upgrades to the existing sanitary line along the north property line and the east property line of the proposed site to 200 mm diameter as per the City's Engineering specifications
- Provide other public and private utility improvements as specified.

Detailed site servicing and frontage improvement requirements are identified in Attachment 6.

Financial Impact or Economic Impact


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

Conclusion

L-Squared Design Ltd. has applied to the City of Richmond for permission to rezone seven properties at 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to a new site-specific zone, “Town Housing (ZT106) – No. 3 Road (Broadmoor)”. This application is to facilitate the development of 40 townhouse units with vehicle access from No. 3 Road.

Frontage and engineering improvement works required with respect to the subject development will be secured through the City’s standard Servicing Agreement. The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

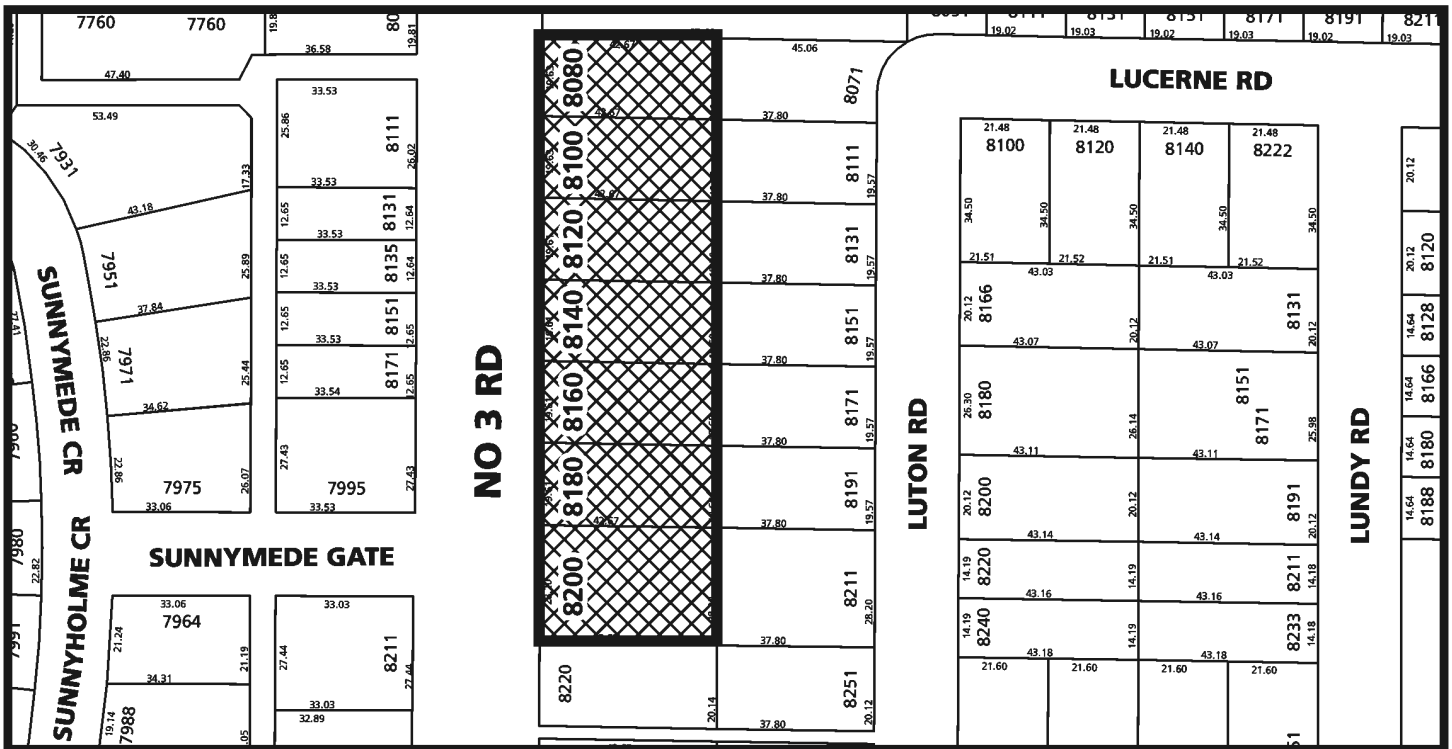
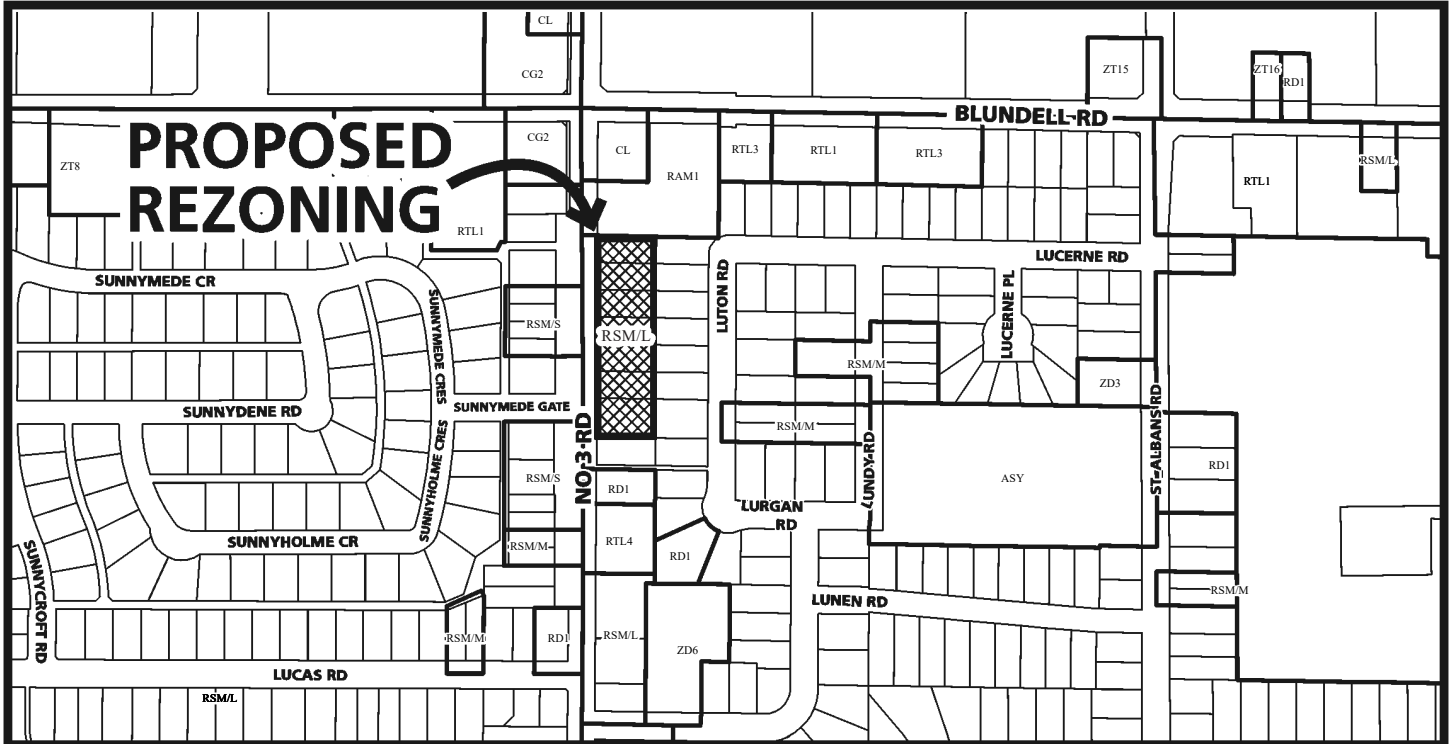
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10613 be introduced and given first reading, second and third reading



Tolu Alabi
Planner 2
(604-276-4092)

TA:js

- Att. 1: Location Map
2: Conceptual Development Plans
3: Development Application Data Sheet
4: Broadmoor Area Plan
5: Tree Management Plan
6: Rezoning Considerations



RZ 22-021743

PLN - 42

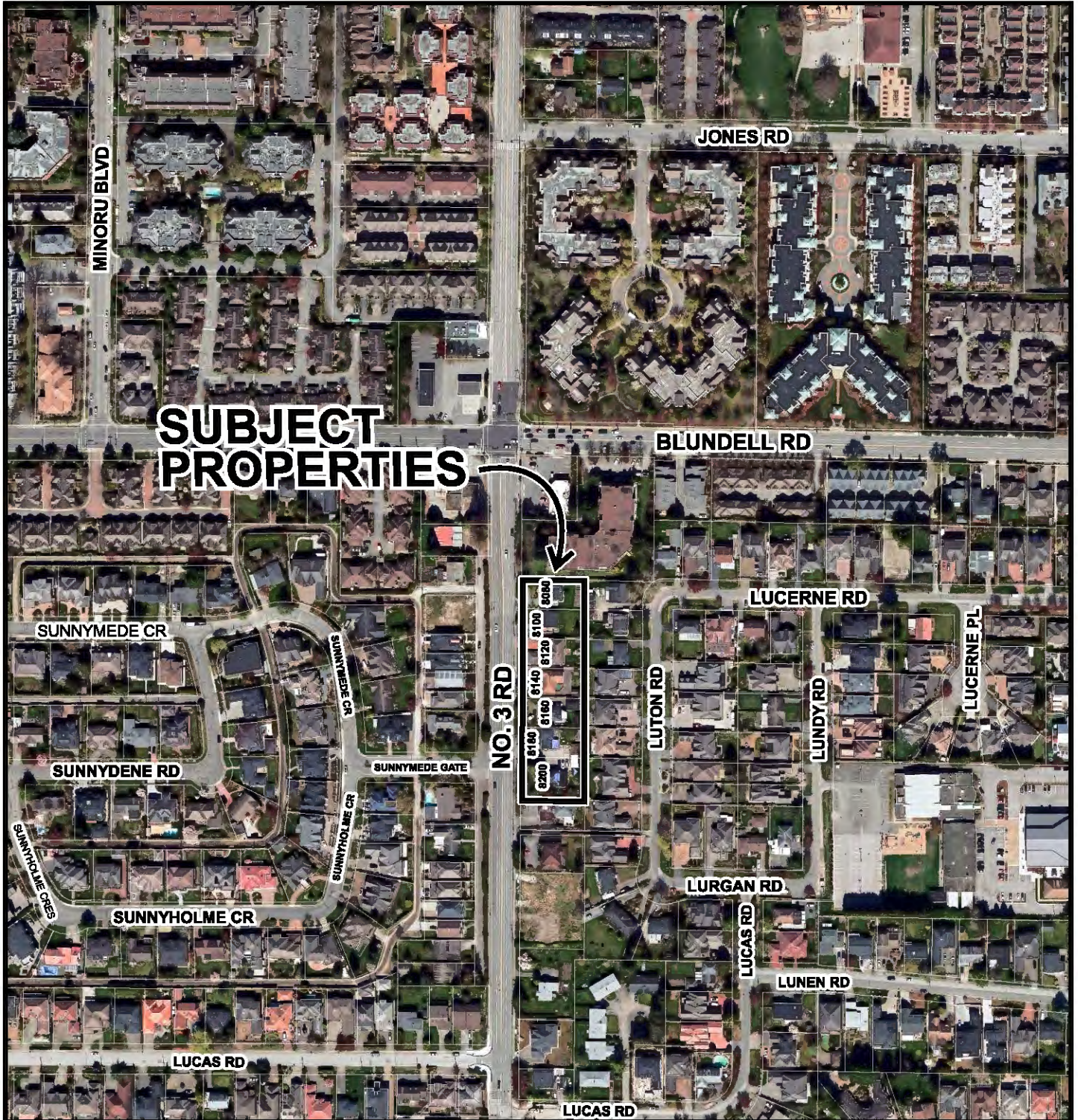
Original Date: 10/32/22

Revision Date: 09/10/24

Note: Dimensions are in METRES



City of Richmond



RZ 22-021743

PLN - 43

Original Date: 10/25/22

Revision Date:

Note: Dimensions are in METRES

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT FOR CONSTRUCTION DATE. AUTHORIZED BY WRITING BY CONSULTANT.

NO.	DATE	DESCRIPTION
1	2024.08.12	ISSUED FOR REZONING
2	2024.08.08	IN PROGRESS
3	2023.11.22	IN PROGRESS
4	2024.07.26	ISSUED FOR REZONING R3
5	2024.07.26	ISSUED FOR REZONING R3
6	2024.07.26	ISSUED FOR REZONING R3
7	2024.10.01	ISSUED FOR REZONING R4

B+H
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- SCALE:
- Vector Engineering Services Ltd.
 1100 West Broadway
 Vancouver, BC V6H 1T4
 Tel: 604.681.3333
 - Burnt & Associates Engineering Ltd.
 307, 1000 West 8th Avenue
 Vancouver, BC V6H 1Y6
 Tel: 604.683.8238
 - Forrests Creek Tree Consultants Ltd.
 770 Richmond Avenue
 Richmond, BC V6V 1H4
 Tel: 604.271.8007
 - Green Leaf Group
 83 W. Avenue, Suite 200
 Vancouver, BC V6V 1Y2
 Tel: 604.273.4191
 - West Land Surveying (WLS) Ltd.
 1000 West Broadway
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 Tel: 604.681.3333
 - CSR Environmental
 2000 West Broadway
 Vancouver, BC V6H 1Y6
 Tel: 604.681.3333

OWNER:
 1308125 BC Ltd.

PROJECT:
 NO. 3 ROAD TOWNHOUSES

8000 - 8200 NO. 3 ROAD,
 RICHMOND, B.C.

SHEET CONTENT:
 COVER SHEET

PROJECT NUMBER:
 2214042

ISSUED BY:
 Y.M.

DATE:
 25.08.2024

SHEET NO. 7

A00-00

NO. 3 ROAD TOWNHOUSES

8000 - 8200 NO. 3 ROAD, RICHMOND, B.C.
 LOT A SECTION 21 BLOCK 4 NORTH RANGE 9 WEST NEW WESTMINSTER DISTRICT



PLN - 44

ISSUED FOR REZONING R3
 JULY 25, 2024

- ARCHITECTURAL DRAWING SHEET LIST
- SHEET NUMBER
 - SHEET NAME
 - NO. 01 SITE STATISTIC
 - NO. 02 SURVEY PLAN
 - NO. 03 REZONING
 - NO. 04 SITE PLAN
 - NO. 05 LEVEL 1
 - NO. 06 LEVEL 2 AND LEVEL 3
 - NO. 07 FINISH FLOOR AREA
 - NO. 08 GROSS FLOOR AREA
 - NO. 09 FSR EXCLUSION AREA
 - NO. 10 FSR EXCLUSION AREA
 - NO. 11 FSR EXCLUSION AREA
 - NO. 12 FSR EXCLUSION AREA
 - NO. 13 SECTIONS

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CONSTRUCTION UNITS AUTHORIZED BY WRITING BY COUNCIL UNIT.



NO.	DATE	REVISION	DESCRIPTION
1	2024.08.12	ISSUED FOR REZONING	
2	2024.08.08	IN PROGRESS	
3	2024.11.22	IN PROGRESS	
4	2024.07.28	ISSUED FOR REZONING R2	
5	2024.07.28	ISSUED FOR REZONING R2	
6	2024.07.28	ISSUED FOR REZONING R2	
7	2024.10.01	ISSUED FOR REZONING R4	

B+H
 B+H Architects
 5011
 Westside Drive
 Vancouver, BC V6P 4G6
 TEL: 604.273.8888

Vector Engineering Services Ltd.
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

Burn & Associates Engineering Ltd.
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

Proberts
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

Proberts Group
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

Land Surveying (NW) Ltd.
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

ENVIRONMENTAL ENGINEER:
 CSR Environmental
 1000 West Broadway
 Vancouver, BC V6H 4G6
 TEL: 604.273.8888

OWNER:
 1306125 BC Ltd.

NO. 3 ROAD TOWNHOUSES

8000 - 5000 NO. 3 ROAD,
 RICHMOND, B.C.

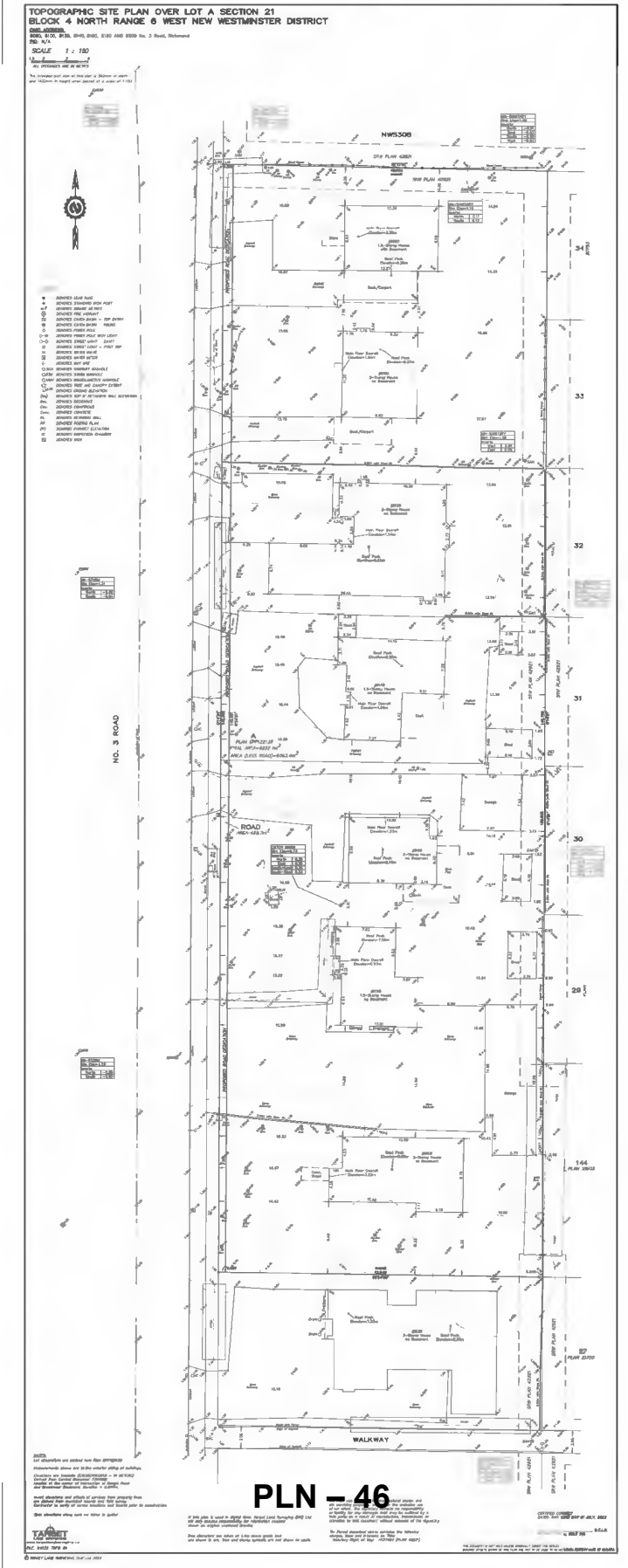
SURVEY PLAN

PROJECT NUMBER:
 2214042

NOT TO SCALE

DATE:
 25.09.2024

A00-02 7



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT FOR CONSTRUCTION UNIT AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
1	2024.06.12	ISSUED FOR PERMITS	
2	2024.06.06	IN PROGRESS	
3	2024.07.26	ISSUED FOR PERMITS R3	
4	2024.10.01	ISSUED FOR PERMITS R4	

B+H Architects
 5011 Kingsway
 Vancouver, BC V6P 4G8
 TEL: 604.273.8888

SCALE:

REGISTERED PROFESSIONAL ENGINEER:
Vector Engineering Services Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 1T1
 TEL: 604.273.8888

REGISTERED PROFESSIONAL ENGINEER:
Burnt & Associates Engineering Ltd.
 307, 1000 West 10th Street #1106
 Vancouver, BC V6H 1T1
 TEL: 604.273.8888

REGISTERED PROFESSIONAL ENGINEER:
Froese Creek Tree Consultants Ltd.
 770 West 10th Street
 Vancouver, BC V6H 1T1
 TEL: 604.273.8888

REGISTERED PROFESSIONAL ENGINEER:
Green Group
 63 West Avenue, Suite 400
 Vancouver, BC V6P 1K1
 TEL: 604.273.8888

REGISTERED PROFESSIONAL ENGINEER:
Target Land Surveying (NW) Ltd.
 100 West 10th Street
 Vancouver, BC V6H 1T1
 TEL: 604.273.8888

REGISTERED PROFESSIONAL ENGINEER:
CSR Environmental
 100 West 10th Street
 Vancouver, BC V6H 1T1
 TEL: 604.273.8888

OWNER:

1306125 BC Ltd.

Client Address
 PROJECT:
NO. 3 ROAD TOWNHOUSES

8080 - 8200 NO. 3 ROAD,
 RICHMOND, B.C.

SHEET CONTENTS:
RENDERINGS

PROJECT NUMBER:
2214042

DRAWING SCALE:

DRAWN BY: **M.S.** CHECKED BY: DATE: **25.09.2024**

PROJECT: **A00-03** SHEET: **4**



2 / VIEW FROM NO. 3 ROAD LOOKING AT AMENITY SPACE AND VEHICULAR DRIVEWAY TO SITE



4 / VIEW FROM NO.3 ROAD LOOKING NORTH



1 / VIEW FROM NO.3 ROAD LOOKING SOUTH



3 / VIEW FROM DRIVEWAY ENTRANCE LOOKING SOUTH

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT FOR CONSTRUCTION UNIT AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
1	2024.06.12	ISSUED FOR PERMITTING	
2	2024.06.06	IN PROGRESS	
3	2024.07.26	ISSUED FOR PERMITTING R3	
4	2024.10.01	ISSUED FOR PERMITTING R4	

B+H Architects
 8411 Macmillan
 Vancouver, BC V6P 6A6
 TEL: 604.273.8888

SCALE:

BY THE MECHANICAL ENGINEER:

Vector Engineering Services Ltd.
 11000 151st Street
 Surrey, BC V4N 1V1
 TEL: 604.595.8888

Burnt & Associates Engineering Ltd.
 307, 1000 Alouette Rd #1156
 Burnaby, BC V5A 1K9
 TEL: 604.463.8423

Froese Creek Tree Consultants Ltd.
 7700 Louisa Avenue
 Delta, BC V4L 1H4
 TEL: 604.271.4000

Green Group
 2780 Louisa Avenue
 Delta, BC V4L 1H4
 TEL: 604.271.4000

Target Land Surveying (NW) Ltd.
 10000 151st Street
 Surrey, BC V4N 1V1
 TEL: 604.595.8888

CSR Environmental
 10000 151st Street
 Surrey, BC V4N 1V1
 TEL: 604.595.8888

OWNER:

1306125 BC Ltd.

Site Address
 PROJECT:

NO. 3 ROAD TOWNHOUSES

8980 - 8200 NO. 3 ROAD,
 RICHMOND, B.C.

SHEET CONTENTS:
 RENDERINGS

PROJECT NUMBER:
 2214042

DRAWING SCALE:

DRAWN BY: Y.M. CHECKED BY: W.S. DATE: 25.09.2024

PROJECT: A00-04

4



5/ VIEW FROM DRIVEWAY ENTRANCE LOOKING AT AMENITY SPACE AND INTERNAL ROAD



6/ VIEW FROM INTERNAL ROAD LOOKING NORTH

PLN - 48

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THIS REPORT.



KEY PLAN

NO.	DATE	REVISION
1	2024.07.26	ISSUED FOR REVISION R1
2	2024.07.26	ISSUED FOR REVISION R2
3	2024.07.26	ISSUED FOR REVISION R3
4	2024.07.26	ISSUED FOR REVISION R4
5	2024.07.26	ISSUED FOR REVISION R5
6	2024.07.26	ISSUED FOR REVISION R6
7	2024.07.26	ISSUED FOR REVISION R7
8	2024.07.26	ISSUED FOR REVISION R8
9	2024.07.26	ISSUED FOR REVISION R9

B+H
 B+H Architects
 1000 West Broadway
 Vancouver, BC V6C 2K6
 TEL: 604.681.1111

Vector Engineering Services Ltd.
 1000 West Broadway
 Vancouver, BC V6C 2K6
 TEL: 604.681.1111

Stantec
 1000 West Broadway
 Vancouver, BC V6C 2K6
 TEL: 604.681.1111

Pro Concepts Ltd.
 1000 West Broadway
 Vancouver, BC V6C 2K6
 TEL: 604.681.1111

1306125 BC Ltd.

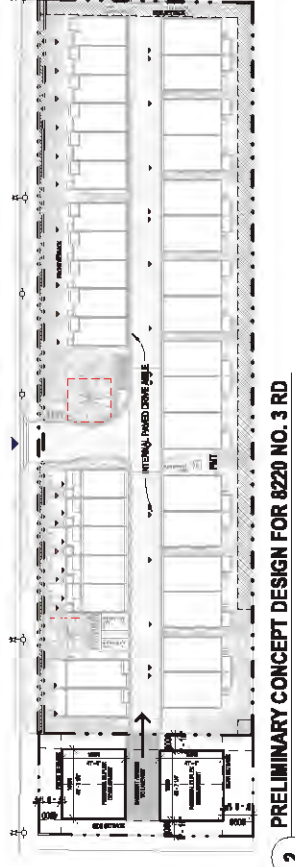
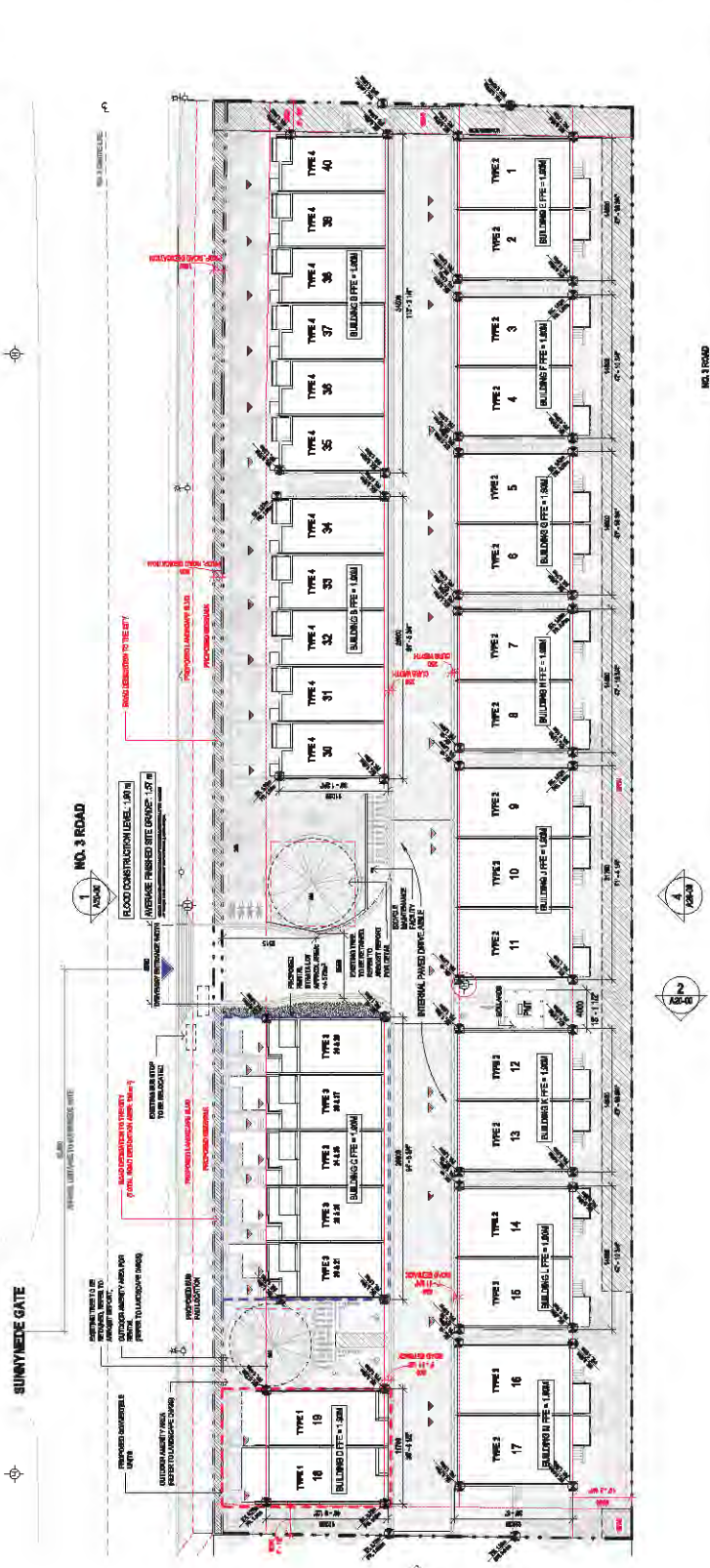
NO. 3 ROAD TOWNHOUSES

8820 - 8220 NO. 3 ROAD,
 RICHMOND, B.C.
 SITE PLAN

PROJECT NO.: 2214042
 DRAWING NO.: As Indicated
 DATE: 25.09.2024
 DRAWN BY: T.M.S.
 CHECKED BY: T.M.S.
 SCALE: 1:100

A10-00

- LEGEND**
- Tree canopy (refer to landscape report)
 - Provision zone area (refer to ambient report)
 - Protection fence (refer to ambient report)
 - Vegetation entrance
 - Residential entrance
 - Landscape area
 - Private yard area
 - Amenity area
 - Existing light and tower pole
 - Existing tower pole
 - M.L. setback line
 - Existing fire hydrant



2 PRELIMINARY CONCEPT DESIGN FOR 8220 NO. 3 RD

VEHICLE PARKING SCHEDULE

PARKING TYPE	QUANTITY
RICHMOND ACCESSIBLE STALL (800 x 2600mm)	1
RICHMOND ACCESSIBLE STALL (800 x 2600mm)	1
RICHMOND TYPICAL STALL (800 x 2600mm)	2
RICHMOND TYPICAL STALL (800 x 2600mm)	2
RICHMOND TYPICAL STALL BY WALL (800 x 2600mm)	6
PROVIDED TOTAL	12

BICYCLE PARKING SCHEDULE - CLASS 2

PARKING TYPE	QUANTITY
BIKE RACK	8
PROVIDED TOTAL	8

RESIDENTIAL PARKING SCHEDULE

UNIT	PARKING TYPE	QUANTITY
MARKET	IN-COURT SMALL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
MARKET	IN-COURT TYPICAL STALL BY WALL (800 x 2600mm)	70
PROVIDED TOTAL	420	420

BICYCLE PARKING SCHEDULE - CLASS 1

PARKING TYPE	QUANTITY
BIKE RACK	24
BIKE RACK	24
PROVIDED TOTAL	48

PLN - 49

CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT FOR THE WORK IMMEDIATELY UPON DISCOVERY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK.



NO.	DATE	REVISION
1		CONSTRUCTION
2		PROVIDED (BASED FOR REGIONAL)
3		ADDITIONS IN PROGRESS
4		ASSET TAG IN PROGRESS
5		REVISIONS FOR REGIONAL
6		REVISIONS FOR REGIONAL
7		REVISIONS FOR REGIONAL
8		REVISIONS FOR REGIONAL
9		REVISIONS FOR REGIONAL
10		REVISIONS FOR REGIONAL

B+H
 B+H Architects
 1011 West Broadway
 Vancouver, BC V6C 2M5
 TEL: 604.681.1111
 WWW.BHARCHITECTS.COM

Vector Engineering Services Ltd.
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.VES-INC.COM

Stantec
 Stantec Architecture Ltd.
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.STANTEC.COM

Project Group
 Project Group
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.PROJECTGROUP.COM

Level 01 Surveying (P) Inc.
 Level 01 Surveying (P) Inc.
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.LEVEL01.COM

1001225 BC Ltd.
 1001225 BC Ltd.
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.1001225BC.COM

NO. 3 ROAD TOWNHOUSES
 NO. 3 ROAD TOWNHOUSES
 1000 West 10th St
 Vancouver, BC V6H 2K6
 TEL: 604.681.1111
 WWW.NO3ROADTOWNHOUSES.COM

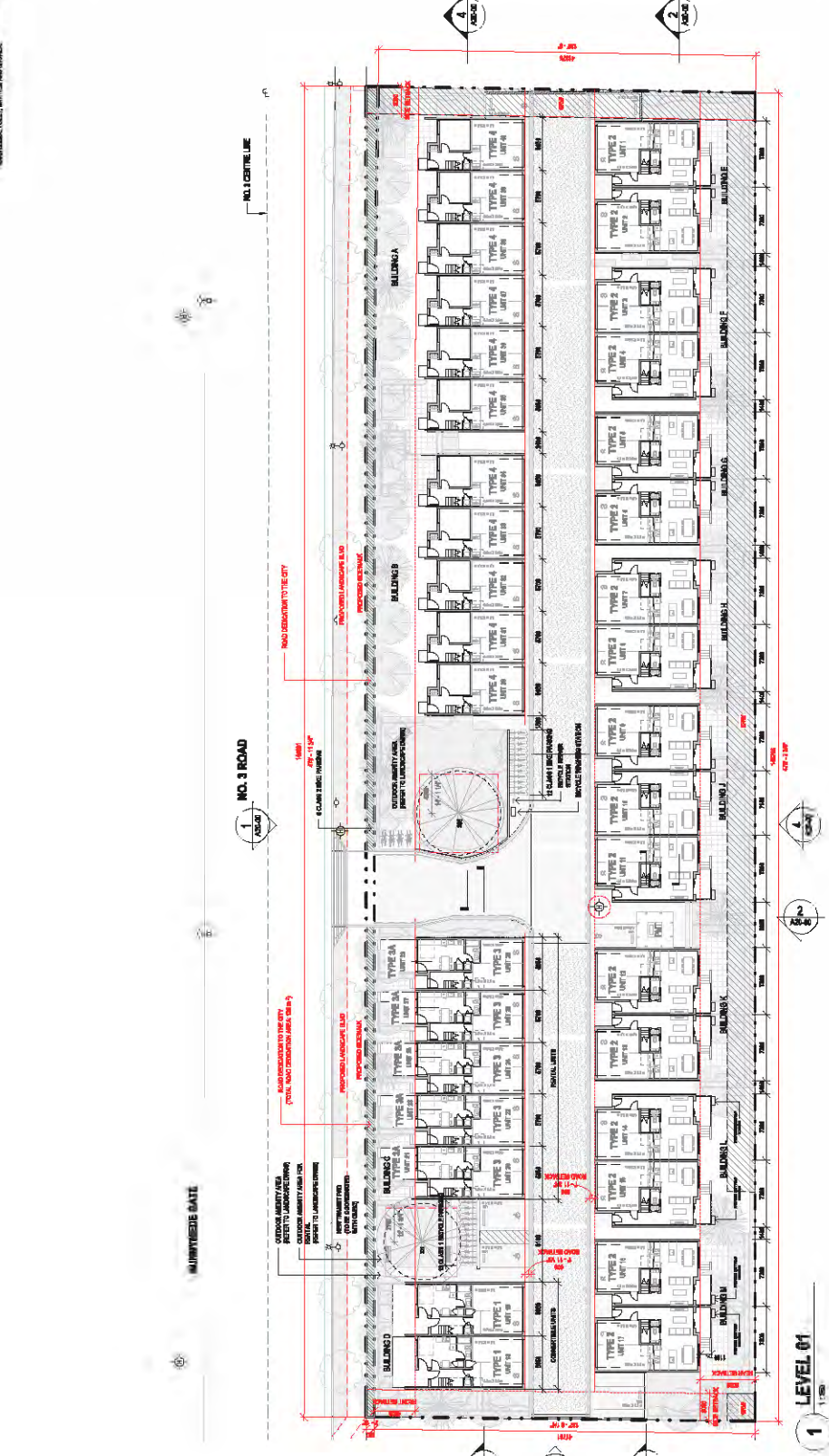
6000 - 6000 NO. 3 ROAD, RICHMOND, B.C.
 6000 - 6000 NO. 3 ROAD, RICHMOND, B.C.
 TEL: 604.681.1111
 WWW.6000-6000.COM

LEVEL 1
 LEVEL 1
 TEL: 604.681.1111
 WWW.LEVEL1.COM

PROJECT NUMBER: 2214042
 PROJECT NUMBER: 2214042
 DATE: 25.06.2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A10-01
 A10-01
 SHEET NO. 7

NOTES:
 TOTAL UNITS: 140 UNITS
 TOTAL UNITS: 140 UNITS
 TOTAL UNITS: 140 UNITS
 TOTAL UNITS: 140 UNITS
 TOTAL UNITS: 140 UNITS



UNIT TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
TYPE 1	1000	10	10000
TYPE 2	1200	12	14400
TYPE 3	1500	15	22500
TYPE 4	2000	20	40000
TOTAL			77000

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

STALL TYPE	AREA (SQ FT)	QUANTITY	TOTAL AREA (SQ FT)
STANDARD	1000	10	10000
ACCESSIBLE	1200	12	14400
TOTAL			24400

PLN - 50

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.



KEY PLAN

NO.	DATE	REVISION
1	2024.05.19	ISSUED FOR PERMITS
2	2024.05.20	ISSUED FOR PERMITS
3	2024.11.29	IN PROGRESS
4	2024.07.26	ISSUED FOR PERMITS
5	2024.07.26	ISSUED FOR PERMITS
6	2024.07.26	ISSUED FOR PERMITS
7	2024.10.01	ISSUED FOR PERMITS

B+H
 B+H Architects
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.BHARCHITECTS.COM

PROJECT: Vector Engineering Services Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.VECTOR-ENG.COM

CLIENT: Burt & Associates Engineering Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.BURT-ASSOCIATES.COM

PROJECT: Pacific Coast Tree Consultants Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.PACIFIC-COAST-TREE.COM

CLIENT: Pacific Coast Tree Consultants Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.PACIFIC-COAST-TREE.COM

CLIENT: 1308125 BC Ltd.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.1308125BC.COM

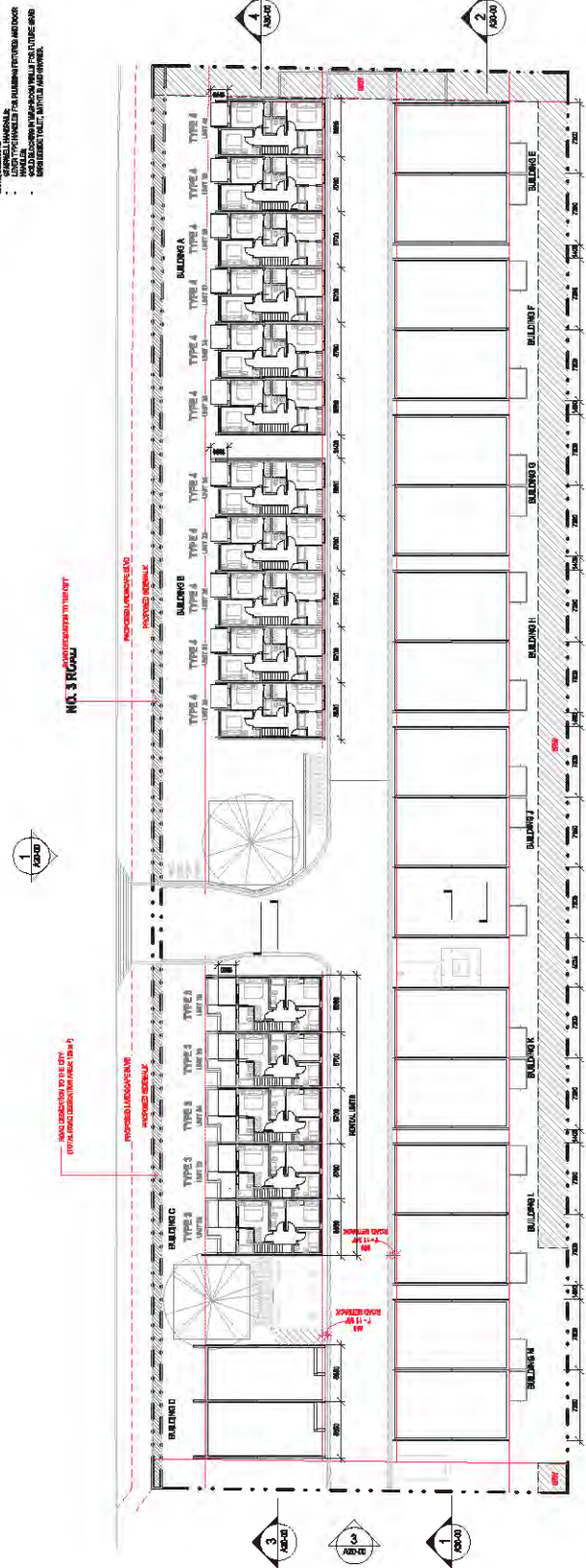
PROJECT: NO. 3 ROAD TOWNHOUSES
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.NO3ROADTOWNHOUSES.COM

CLIENT: 8000 - 8000 NO. 3 ROAD,
 RICHMOND, B.C.
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.8000-8000.COM

PROJECT: LEVEL 2 AND LEVEL 3
 1000 West 10th Street
 Vancouver, BC V6H 3G9
 TEL: 604.681.1111
 WWW.LEVEL2ANDLEVEL3.COM

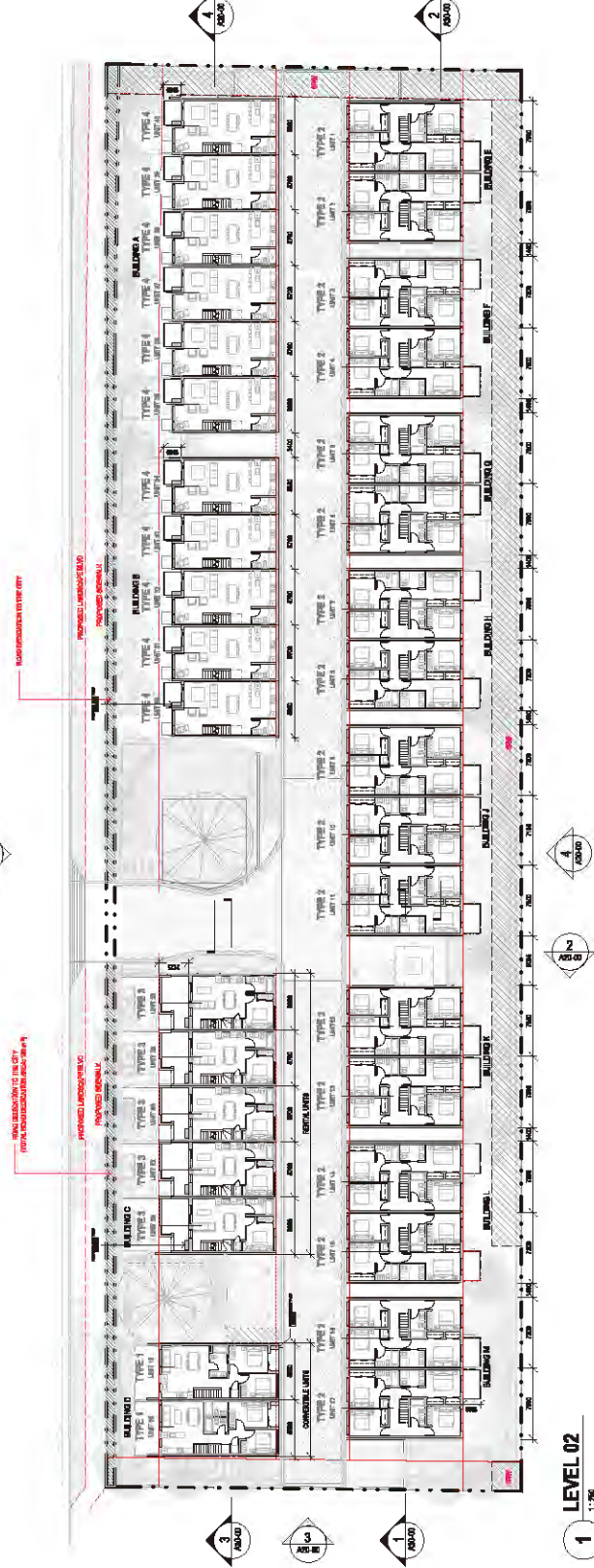
PROJECT NO: 2214042
 DRAWING SCALE: 1:250
 DRAWN BY: T.M.
 CHECKED BY: W.S.
 DATE: 25.09.2024
 SHEET NO: A10-02
 TOTAL SHEETS: 7

NOTES:
 - TYPICAL WALLS UNDETERMINED AS PER INFORMATION IN ALL
 - TYPICAL WALLS UNDETERMINED AS PER INFORMATION IN ALL
 - TYPICAL WALLS UNDETERMINED AS PER INFORMATION IN ALL



LEVEL 03
 1:250

PLN - 51



LEVEL 02
 1:250

CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK, AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY UPON DISCOVERY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY IN THE WORK, UNLESS IT IS CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR CARELESSNESS.



NO.	DATE	REVISION
1	2024.03.28	ISSUED FOR PERMITTING
2	2024.04.01	AMENDMENT FOR PERMITTING

B+H
 B+H Architects
 2011 Northpark Drive
 Toronto, ON M2N 6L2
 Telephone: (416) 291-1111
 Fax: (416) 291-1112

Vector Engineering Services Ltd.
 1000 Midland Ave. Suite 200
 Scarborough, ON M1V 4Y7
 Telephone: (416) 291-1111
 Fax: (416) 291-1112

Brand & Associates Engineering Ltd.
 1000 Midland Ave. Suite 200
 Scarborough, ON M1V 4Y7
 Telephone: (416) 291-1111
 Fax: (416) 291-1112

Proton Group Inc.
 2700 Bayview Ave. Suite 100
 North York, ON M2H 3L9
 Telephone: (416) 491-1111
 Fax: (416) 491-1112

Vertical Level Surveying (1987) Ltd.
 1000 Midland Ave. Suite 200
 Scarborough, ON M1V 4Y7
 Telephone: (416) 291-1111
 Fax: (416) 291-1112

Environmental Concepts Ltd.
 1000 Midland Ave. Suite 200
 Scarborough, ON M1V 4Y7
 Telephone: (416) 291-1111
 Fax: (416) 291-1112

PROJECT: NO. 3 ROAD TOWNHOUSES

1805125 BC Ltd.

Client Address

PROJECT: NO. 3 ROAD TOWNHOUSES

8000 - 8000 NO. 3 ROAD,
 RICHMOND, B.C.

CLIENT COMMENTS

CONVERTIBLE UNIT PLAN

PROJECT NUMBER:
 2214042

DATE:
 25.09.2024

ISSUED BY:
 T.M.

DATE:
 25.09.2024

PROJECT:
 NO. 3 ROAD TOWNHOUSES

A10-07



1 LEVEL 01 - CONVERTIBLE UNIT 1:20

2 LEVEL 01 - TYPICAL UNIT 1:20

3 LEVEL 02 - CONVERTIBLE UNIT 1:20

4 LEVEL 02 - TYPICAL UNIT 1:20

PLAN - 52

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT FOR CONSTRUCTION UNIT. AUTHORIZED IN WRITING BY CONSULTANT.

KEY PLAN

NO.	DATE	REVISION	DESCRIPTION
1	2024.08.12	ISSUED FOR PERMITS	
2	2024.08.06	IN PROGRESS	ISSUED FOR PERMITS R2
3	2024.02.07	ISSUED FOR PERMITS R2	
4	2024.02.07	ISSUED FOR PERMITS R2	
5	2024.10.17	ISSUED FOR PERMITS R4	

B+H
 B+H Architects
 2500 West Broadway
 Vancouver, BC V6K 3K6
 TEL: 604.681.1111

Vector Engineering Services Ltd.
 1700 West Broadway
 Vancouver, BC V6K 2E1
 TEL: 604.681.1111

Burnt & Associates Engineering Ltd.
 307 - 1000 West 41st Ave.
 Vancouver, BC V6M 2K8
 TEL: 604.681.1111

Froese Creek Tree Consultants Ltd.
 7700 Keefer Avenue
 Burnaby, BC V5A 1Y4
 TEL: 604.437.7777

Target Land Surveying (NW) Ltd.
 1000 West Broadway
 Vancouver, BC V6K 2E1
 TEL: 604.681.1111

ENVIRONMENTAL ENGINEERS
 2000 West Broadway
 Vancouver, BC V6K 2E1
 TEL: 604.681.1111

OWNER:

1306125 BC Ltd.

NO. 3 ROAD TOWNHOUSES

8000 - 8000 NO. 3 ROAD,
 RICHMOND, B.C.

SHEET CONTAINS:
 ELEVATIONS

PROJECT NUMBER:
 2214042

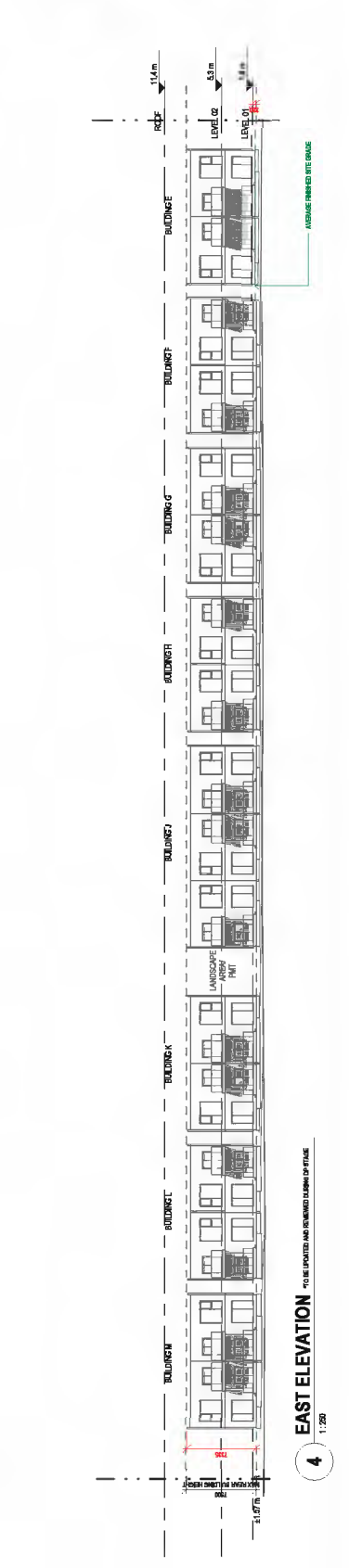
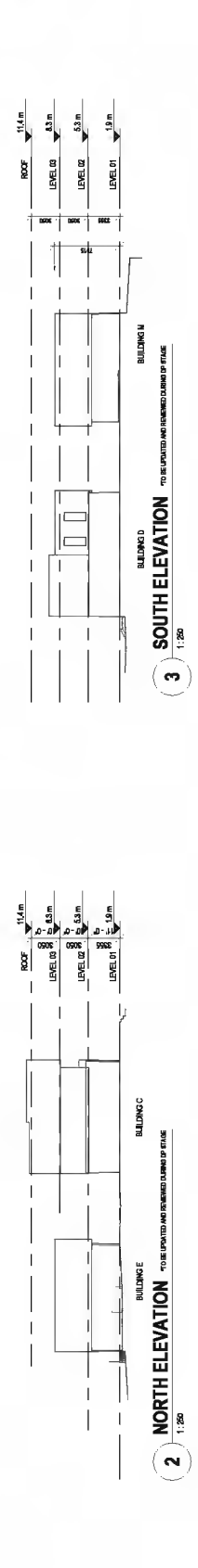
ISSUANCE DATE:
 1:250

DATE:
 25.09.2024

A20-00



PLN - 53



CONTRACTOR SHALL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY THAT MAY OCCUR AFTER THE CONTRACTOR HAS TAKEN POSSESSION OF THE WORK.

NO.	DATE	REVISION
1	2024/01/09	ISSUED FOR PERMITTING
2	2024/01/09	ISSUED FOR PERMITTING
3	2024/01/09	ISSUED FOR PERMITTING
4	2024/01/09	ISSUED FOR PERMITTING
5	2024/01/09	ISSUED FOR PERMITTING
6	2024/01/09	ISSUED FOR PERMITTING

B+H
 B+H Architects
 2700 West Broadway
 Vancouver, BC V6K 2W5
 Telephone: 604-278-1111
 Fax: 604-278-1112

PREPARED BY:
 Vector Engineering Services Ltd.
 1000 West Broadway
 Vancouver, BC V6K 2W5
 Telephone: 604-278-1111
 Fax: 604-278-1112

DESIGNED BY:
 Burt & Associates Engineering Ltd.
 1000 West Broadway
 Vancouver, BC V6K 2W5
 Telephone: 604-278-1111
 Fax: 604-278-1112

PROJECT:
 Project: 2214042
 2214042
 2700 West Broadway
 Vancouver, BC V6K 2W5
 Telephone: 604-278-1111
 Fax: 604-278-1112

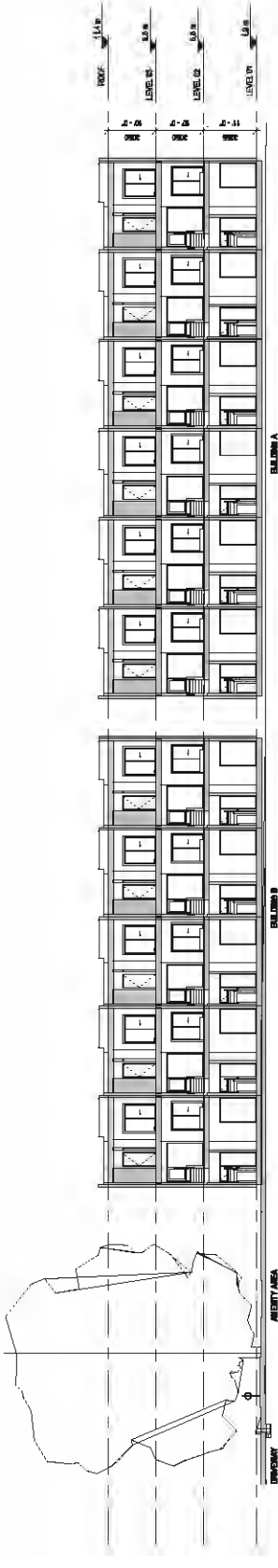
CLIENT:
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.

PROJECT:
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.

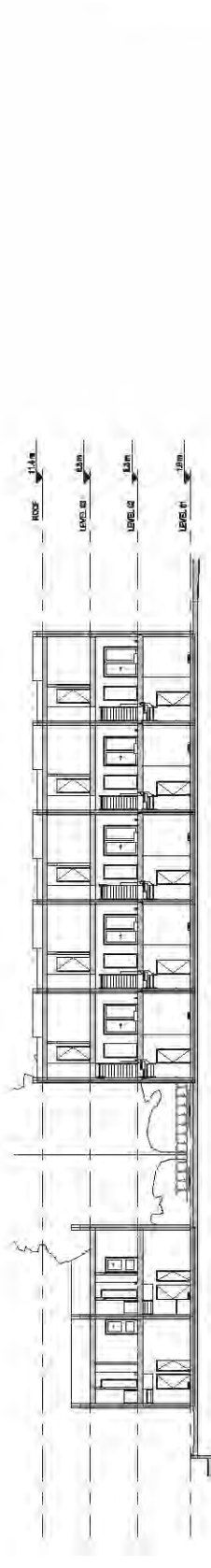
CLIENT:
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.

PROJECT:
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.
 1306125 BC Ltd.

PROJECT:
 1306125 BC Ltd.
 1306125 BC Ltd.
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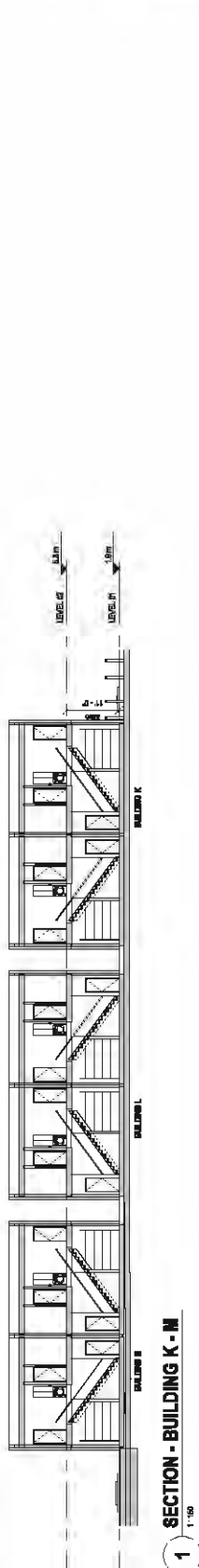
4 SECTION - BUILDING A - B
 1:100



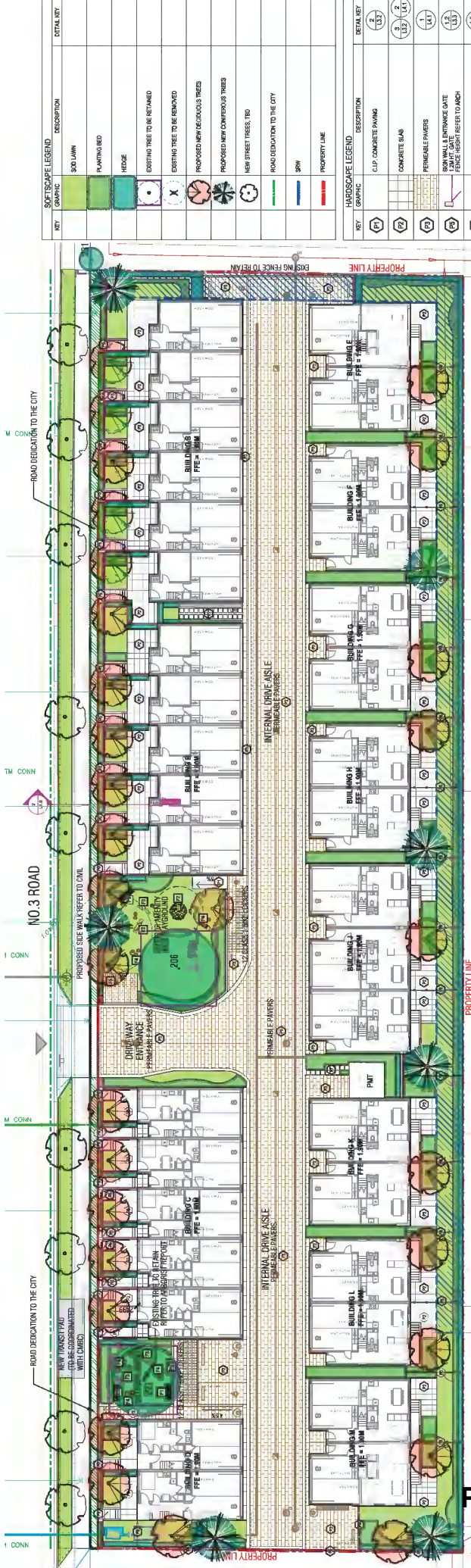
3 SECTION - BUILDING C - D
 1:100



2 SECTION - BUILDING E - J
 1:100



1 SECTION - BUILDING K - M
 1:100



PLAN - 55
LANDSCAPE SITE PLAN
 SCALE 1:200



2
TYPICAL NO.3 ROAD FRONT YARD SECTION
 SCALE 1:50



KEY	SYMBOL	DESCRIPTION
1	[Symbol]	SOFTSCAPE LEGEND
2	[Symbol]	PLANTING BED
3	[Symbol]	HERDAGE
4	[Symbol]	EXISTING TREE TO BE RETAINED
5	[Symbol]	EXISTING TREE TO BE REMOVED
6	[Symbol]	PROPOSED NEW DECIDUOUS TREES
7	[Symbol]	PROPOSED NEW CONIFEROUS TREES
8	[Symbol]	NEW STREET TREES, TBD
9	[Symbol]	ROAD DEDICATION TO THE CITY
10	[Symbol]	SPW
11	[Symbol]	PROPERTY LINE

KEY	SYMBOL	DESCRIPTION
12	[Symbol]	CLIP CONCRETE PAVING
13	[Symbol]	CONCRETE SLAB
14	[Symbol]	PERMEABLE PAVERS
15	[Symbol]	80CM WALL ENTRANCE GATE
16	[Symbol]	1.8M HIGH VERTICAL WOOD FENCE
17	[Symbol]	18" x 18" PRECAST CONCRETE SLAB
18	[Symbol]	NEW FENCE HEIGHT REFER TO ARCH

KEY	SYMBOL	DESCRIPTION
19	[Symbol]	BENCH
20	[Symbol]	COZY CUBE
21	[Symbol]	SALVAGED CORNA LOG
22	[Symbol]	UPRIGHT SALVAGED CORNA LOGS
23	[Symbol]	BRICK BOX (SURFACE-MOUNTED) SUPPLIER: MACKIN

RPL PROJECTS
 www.rpl-projects.com
 604-336-5035
 info@rplprojects.com

L1.0

TOWNHOUSE
 8080-8200 NO3 RD
 RICHMOND, BC

LANDSCAPE
SITE PLAN

PROJECT: TOWNHOUSE 8080-8200 NO3 RD RICHMOND, BC

DRAWING TITLE: LANDSCAPE SITE PLAN

SCALE & EPA: 1:200

DATE: 11/2023

SCALE: 1:200

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/2023	ISSUED FOR PERMIT
2	11/2023	ISSUED FOR PERMIT
3	11/2023	ISSUED FOR PERMIT
4	11/2023	ISSUED FOR PERMIT
5	11/2023	ISSUED FOR PERMIT
6	11/2023	ISSUED FOR PERMIT
7	11/2023	ISSUED FOR PERMIT
8	11/2023	ISSUED FOR PERMIT
9	11/2023	ISSUED FOR PERMIT
10	11/2023	ISSUED FOR PERMIT

PROJECT NUMBER: 103

DATE: 11/2023

SCALE: 1:200



RZ 22-021743

Attachment 3

Address: 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road

Applicant: David Lin

Planning Area(s): Broadmoor Area Plan

	Existing	Proposed
Owner	1306125 BC Ltd	No change
Site Size	6,222.1 m ²	6,087.0 m ²
Land Uses	Single Family Residential	Multiple-family residential
OCP Designation	Neighbourhood Residential	No change
Zoning	Small-Scale Multi-Unit Housing (RSM/L)	Town Housing (ZT106) – No. 3 Road (Broadmoor)
Number of Units	7	30 Market Units + 10 Rental Units

	OCP Requirement	Proposed
Indoor Amenity Space	Min. 70.0 m ² / Cash-in-lieu	Cash-in-lieu
Outdoor Amenity Space	Min. 6.0 m ² /unit Total: 240.0 m ²	294.0 m ²

On Future Lot		Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Town Housing Units	Max. 0.60	0.60	None permitted
	Market Rental Units	Max. 0.10	0.10	
	Amenity Space*	Max. 0.10	0.00	
Buildable Floor Area**		Max. 4,260.9 m ²	4,260.0 m ²	None permitted
Lot Coverage – Building		Max. 40.0 %	40 %	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces		Max. 65.0 %	65 %	None
Lot Coverage – Live Landscaping		Max. 20.0 %	24.65 %	None
Setback – Front Yard (No. 3 Road)		Min. 4.5 m	4.5 m	None
Setback – North Side Yard		Min. 3.0 m	3.0 m	None
Setback – South Side Yard		Min. 3.0 m	3.0 m	None

On Future Lot	Bylaw Requirement		Proposed		Variance
Setback – Rear Yard	Min. 3.0 m		6.0 m		None
Building Height	3 storeys at Max. 12.0 m		Street-fronting (A - C): 10.5 m Rear (E - H, J-M) & D: 7.4 m		None
Parking	With TDMs		With TDMs		None
	Resident	Min. 70	Resident	70	
	Visitor	Min. 6	Visitor	6	
Parking Spaces - Total	Min. 76		76		None
Parking Spaces – Accessible	Min. 2.0 % (2 spaces)		2		None
Small Car Parking Spaces	Max. of 50% (38 spaces)		37		None
Bicycle Parking	With TDMs		With TDMs		None
	Class 1	Min. 63	Class 1	Min. 63	
	Class 2	Min. 8	Class 2	Min. 8	

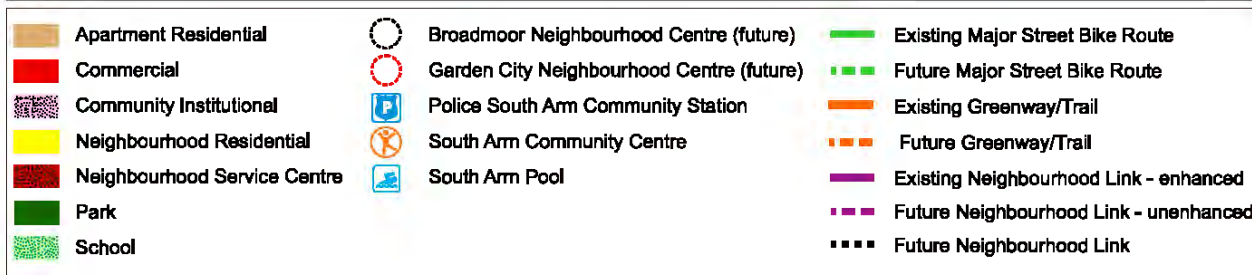
* To be reviewed further at the Development Permit stage.

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



6. Broadmoor

Attachment 4



SCALED TO FIT
 2.5 0 5 10
 ALL DISTANCES ARE IN METRES

TREE INVENTORY

#	Type	Action	DBH	MPZ
192	Cherry	Remove	25/25cm	2.0m
193	Pear	Remove	23cm	1.4m
194	Plum	Remove	18/12cm	1.8m
195	Fig	Remove	15/15/15cm	2.0m
196	Plum	Remove	21cm	1.3m
197	Mountain ash	Remove	15/15/15cm	2.0m
198	Cypress	Remove	28/25/25cm	3.0m
199	Weeping birch	Remove	25cm	1.5m
200	Fig	Remove	30cm	1.8m
201	Fig	Remove	30cm	1.8m
202	Cherry	Remove	35cm	2.1m
203	Plum	Remove	10/9/8cm	1.6m
204	European Laurel	Remove	29/18cm	2.4m
205	Western Redcedar	Remove	87cm	5.2m
206	Western Redcedar	Retain	71cm	4.3m
207	Western Redcedar	Remove	25/25/25cm	3.7m
208	Western Redcedar	Remove	27/25/25cm	3.7m
209	Western Redcedar	Remove	27/25/25cm	3.7m
210	Hawthorn	Remove	35/33cm	3.2m
211	Norway maple	Remove	27cm	1.6m
212	Holly	Remove	20cm	1.2m
213	Plum	Remove	20/18/10cm	2.0m
214	Birch	Remove	12/10cm	1.3m
215	Plum	Remove	25/20/20cm	2.2m
216	Plum	Remove	25cm	1.5m
217	Bay laurel	Remove	8/7/5cm	1.2m
218	Plum	Remove	20/20/15cm	2.0m
219	Cypress	Remove	53cm	3.2m
220	Cypress	Remove	49cm	2.9m
221	Cypress	Retain	65cm	3.9m
222	English Oak	Remove	65cm	3.9m
223	Holly	Remove	18/16cm	2.0m
224	Plum	Remove	20/18/18cm	2.4m
225	Holly	Remove	16/16/8cm	2.0m
226	English Oak	Remove	45cm	2.7m
227	English Oak	Remove	60cm	3.6m
	East Cedar hedge	Remove	20-30cm	1.8m
	North Cedar hedge	Remove	20-25cm	1.2m
231	Mountain ash	Retain	14/13/8cm	1.6m

DBH-diameter, MPZ- protection zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
206	Western Redcedar	71cm	4.3m	14.0ft
221	Cypress	65cm	3.9m	12.8ft
231	Mountain ash	14/13/8cm	1.6m	5.2ft

LEGEND

TREE PROPOSED FOR RETENTION TREE PROPOSED FOR REMOVAL



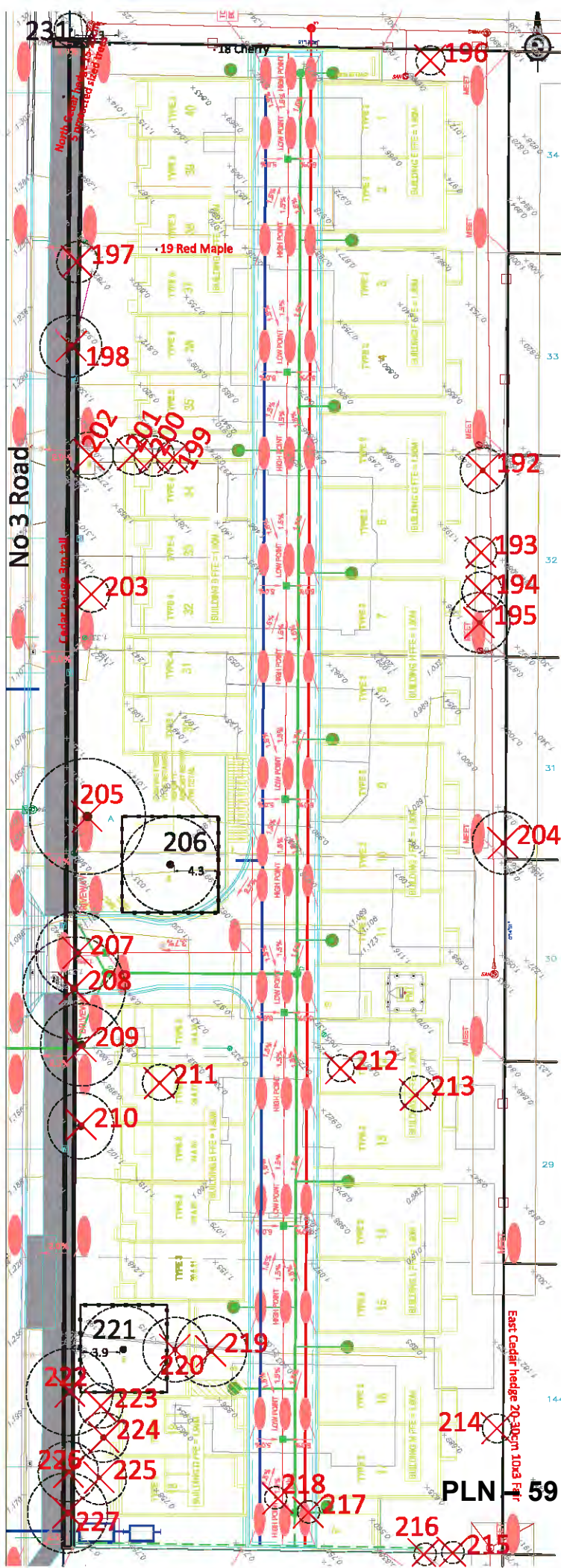
NOTES:
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd
 7763 McGregor Avenue Burnaby BC V5J 4H4
 Telephone: 604-721-6002 Fax: 604-437-0970
 8080-8200 No. 3 Rd, Richmond BC

TREE PROTECTION DRAWING
 THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
 October 2, 2024





Address: 8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road

File No.: RZ 22-021743

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10613, the developer is required to complete the following:

1. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. **(Road Dedication)** A minimum 0.89 m wide road dedication along the entire No. 3 Road frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area. Additional road may be required as a statutory right-of way (SRW) based on finalization of the design at the Servicing Agreement (SA) stage.
3. **(Arborists Contract)** Submission of a Contract entered into between the Developer 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.
4. **(Tree Survival Security - Onsite)** Submission of a Tree Survival Security to the City in the amount of \$20,480.0 for the two trees (tag# 206 and 221) to be retained.
5. **(Voluntary Tree Contribution - Onsite)** City acceptance of the developer's offer to voluntarily contribute \$21,504.0 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (28 trees) of required replacement trees on-site.
6. **(Voluntary Tree Contribution - City)** City acceptance of the developer's offer to voluntarily contribute \$1,536.0 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of replacing a city-owned tree (tag# 198) removed by the developer from the existing or proposed dedicated road.
7. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all three trees [two on-site trees (tag# 206 and 221) and one tree (tag#231) located on a neighbouring property] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
8. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
9. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
10. **(Housing Agreement)** Enter into a Housing Agreement with the City and registration of a restrictive covenant to secure the 10 market rental units, the combined habitable floor area of which shall comprise at least 10% of the subject development's total residential building area. To the satisfaction of the City, the terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
 - (a) Occupants of the market rental housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided on the lot as per OCP and Development Permit* requirements, at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - (b) The terms of the housing agreement shall indicate that it applies in perpetuity and provides for the following Unit Types and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Market Rental (number of units) ⁽¹⁾
Studio	5 (50 %)
2-Bedroom +	5 (50 %)
Total	10

⁽¹⁾ Min. 50% of market rental units shall meet City of Richmond Basic Universal Housing (BUH) standards outlined in the zoning bylaw.

Initial: _____

11. **(Market Rental Units)** Registration on title of a restrictive covenant and/or alternative legal agreement prohibiting the subdivision of individual market rental units by way of stratification or air space parcel.
12. **(Parking Reduction Strategy)** Registration of a legal agreement on title securing the applicant's offer to voluntarily contribute towards various transportation related improvements and secure parking for various uses in compliance with the zoning bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
 - a) Providing 76 vehicle parking spaces (with six vehicle parking spaces reserved for visitors).
 - b) Provide 63 Class-1 bicycle parking spaces and 8 Class-2 bicycle parking spaces.
 - c) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
 - (i) Provide 120 two-zone monthly transit passes (equivalent to one year supply of two-zone monthly transit passes for the five studio-sized market rental townhouse units at a rate of \$143.50 per pass) for the residents of the five studio-sized market rental townhouse units for a period of two-years until the passes are exhausted. The approximate value is \$17,220.0.
 - (ii) Letter of Credit (\$17,220.0) provided to the City for 100% of the transit pass program value.
 - (iii) Provide a Letter of Commitment from the Owner/Property Manager committing to provide 120 two-zone monthly passes (equivalent to a two-year supply of the two-zone monthly transit passes for the five studio-sized market rental townhouse units) to the residents until the passes are exhausted.
 - (iv) The Owner/Property Manager is to advise the City when all the passes are exhausted and provide documentation on unit types provided with passes.
 - (v) If the transit pass program is not fully subscribed within one years, the program is to be extended until the equivalence of the cost of the full one-year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation initiatives at the City's discretion.
 - (vi) The availability and method of accessing the two-zone transit passes are to be clearly explained in the tenancy agreements and any rental materials.
 - d) Enhanced Bicycle Facilities: The applicant shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
 - (i) Bicycle maintenance and repair station: one station for the shared use of all the residents, including bicycle repair stand (with repair tools); bicycle pump, wrenches/spoke wrenches, a chain tool, lubricants, tire levers, hex keys/allen wrenches, torx keys, and screwdrivers and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - (ii) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the applicant provides for the required enhanced bicycle facilities.
 - (iii) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the applicant provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
 - (iv) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
13. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$471,743.42) to the City's affordable housing fund.
14. **(Contribution – Indoor Amenity Space)** Contribution of \$128,090.00 in-lieu of on-site indoor amenity space.
15. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft ²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	39,311.95 ft ²	\$40,098.19

b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

16. **(Access to Future Development Site)** Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 8220 No. 3 Road including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
17. **(SRW – City Utilities)** Discharge of the existing city utilities statutory right-of-way agreement [H127464 - Plan 42921] from Title and the registration of a new statutory right-of-way agreement on Title for city utilities.
18. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
19. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.
20. **(Servicing Agreement)** 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,

I. Water Works

- (a) Using the OCP Model, there is 993 L/s of water available at a 20 psi residual at the No. 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (b) At Developer’s costs, the Developer is required to:
 - (i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (ii) Provide a fire hydrant at the frontage at the east side of No. 3 Road to meet the City’s hydrant spacing requirements for multi-family land use. Consultation with the City’s Fire department is required to confirm location/positioning of required fire hydrant.
 - (iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the Servicing Agreement process.
- (c) At Developer’s cost, the City is to:
 - (i) Cut, cap at main and remove the existing water service meters and connections to the development site.
 - (ii) Install a new water service connection off the existing watermain at No. 3 Road frontage, complete with meter and meter chamber. Meter to be located onsite in a right of way. The details of the water service connection shall be finalized via the Servicing Agreement review.

II. Storm Sewer Works

- (a) At the Developer’s costs, the Developer is required to:
 - (i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the Servicing Agreement design.
 - (ii) Minimize impact of the required gravity storm service connection to the existing 400 mm diameter AC watermain that conflicts with the required storm connection to service the proposed site. To minimize the impact, the City requires the Developer to install the required storm service connections at the same alignment as the existing service connections via trenchless methods. The City will allow two drainage

service connections for this project to avoid undermining the existing 400 mm diameter AC watermain and also to avoid new holes to the existing box culvert. The Developer is required to video inspect the existing connections and confirm its diameter and inverts for their civil consultant's use in designing the onsite drainage system and the offsite drainage connections. The Developer's consultant shall investigate and propose the appropriate trenchless method and provide details via the Servicing Agreement review.

- (iii) Provide a right-of-way for the proposed inspection chamber. Exact right of way dimensions to be finalized in the Servicing Agreement review process.
- (b) At Developer's cost, the City is to:
 - (i) Cut, cap, and remove the existing storm service connections that are not going to be re-used.

III. Sanitary Sewer Works

- (a) At the Developer's costs, the Developer is required to:
 - (i) Not start on-site excavation or building construction prior to completion of rear-yard sanitary works by City crews.
 - (ii) Not encroach into the City's sanitary sewer right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
 - (iii) Upgrade the existing 150 mm diameter sanitary line along the north property line of 8080 No. 3 Road to 200 mm diameter as per the City's Engineering specifications.
 - (iv) Upgrade the existing 150 mm diameter sanitary sewer along the east property line of the proposed site to 200 mm diameter as per City Engineering specifications. The following servicing strategies are acceptable to the City.
 - (1) Connect the proposed development to the existing 150 mm diameter sanitary lines along the east property line of the proposed site. The City requires the existing 150 mm sanitary pipes along the east property lines of 8080, 8100, 8120, 8140, 8160 and 8180 No. 3 Road to be upgraded to 200 mm diameter if the proposed site will connect to this system. Additionally, capacity analyses will be required to confirm whether the downstream 150 mm diameter sanitary main along the south property line of 8040 Blundell Road are adequate. Additional downstream upgrades may be required along Luton Rd subject to the capacity analyses results in the servicing agreement. The Developer shall provide written notifications and obtain written consent from the affected downstream owners for the proposed works in private rear yards (if downstream upgrade is required) prior to entering into the preliminary Servicing Agreement.
 - (2) Connect the proposed development to the existing sanitary system located at the southeast corner of 8200 No. 3 Road. This servicing strategy will require replacement of the existing sanitary lateral system along the common property line of 8220 No. 3 Road and 8251 Luton Road to a 200 mm sanitary gravity main and the upgrade of the existing 150 mm diameter sanitary sewer in the walkway along the south property line of 8251 Luton Road to a 200 mm diameter sanitary sewer, approximately 50 m long, from manhole SMH2398 to manhole SMH2396. The Developer shall provide written notifications and obtain written consent from the owners of 8220 No. 3 Road and 8251 Luton Road for the proposed works in private property prior to entering into the preliminary Servicing Agreement.
 - (v) The Developer is required to confirm the sanitary servicing strategy they prefer and obtain written consent from the adjacent property owners for any required sanitary works that may impact access to their site, landscaping features, fences and other private improvements. Each property must be sent a letter via registered mail that includes the scope of work, the potentially effected items (i.e. landscaping, driveways, fences, private trees, etc.), and the proposed impact mitigation strategy. Prior to sending the letters to the property owners, each letter must be submitted to the City for review and approval. Once the letters are received by the property owners and they have been given sufficient time for review (at least one week), the Developer is required to obtain signed consent from each property owner and submit to the City prior to entering into a preliminary servicing agreement with the City. Confirmation of the preferred strategy is required early in the process because the sanitary servicing works need to be included in the SA security bond.
 - (vi) Retaining walls and tie backs to facilitate site raising at the existing rights of ways that contains the existing sanitary lines in the rear yards are not permitted because these will obstruct maintenance access to the sanitary lines. An encroachment agreement may be required to facilitate removal of any obstruction

to City's access to the rear yard sanitary system (at the developer's or future Strata's cost) if the development chooses to connect to the City's rear yard sanitary.

- (vii) Discharge the existing right of way at the southeast corner of 8200 No. 3 Road, if required via the servicing agreement design review process.
- (b) At Developer's cost, the City is to:
 - (i) Cut and cap all existing service connections to the development site and remove inspection chambers.
 - (ii) Complete all tie-ins for the proposed works to existing City infrastructure including re-connections of existing services to the new mains.

IV. Frontage Improvements (General)

- (a) The Developer is required to:
 - (i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (2) To underground overhead service lines.
 - (3) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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 rights-of-way that shall be shown on the architectural plans/functional plan, the Servicing Agreement drawings, and registered prior to Servicing Agreement design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - (ii) Review street lighting levels along the No. 3 Road frontage and upgrade as required.

V. Frontage Improvements (No. 3 Road)

Frontage improvements to be completed to the discretion and satisfaction of the Director of Transportation. No. 3 Road frontage improvements generally to be completed as identified below:

- (a) From east to west, at the western frontage, the Developer will be responsible for:
 - (i) A 3.0 m wide concrete sidewalk along the frontage that ties into the existing sidewalk to the north and south of the proposed development site.
 - (ii) A minimum 1.5 m wide landscaped boulevard with street trees extending to the existing east curb along No. 3 Road.
 - (iii) 0.15 m wide concrete curb and gutter.
 - (iv) Relocation, modification, upgrade, or installation of City-owned and third-party assets along the western frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (b) The Developer will upgrade the existing 403 bus stop on the western frontage to a universally accessible 3.0 m by 9.0 m bus pad with pre-ducting to allow for future bus shelter construction. The Developer will consult and receive permission from Coast Mountain Bus Company ("CMBC") prior to commencing work.
- (c) Should the development footprint extend to include the south property, currently 8220 No. 3 Road, upgrades to the pedestrian footpath along the south frontage may be required by the Developer.

Note:

- A 0.89 m road dedication along the entire No. 3 frontage is to be provided to support the required frontage improvements. The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.
- Additional road may be required as a statutory right-of way (SRW) based on finalization of the design at the SA stage.

VI. General Items

- (a) The Developer is required to:
- (i) Not encroach into City rights-of-ways with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
 - (ii) 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 (i.e., sanitary lines in the rear yards) fronting the development site and provide mitigation recommendations.
 - (iii) Provide a video inspection report of the existing sanitary sewer along the east property line prior to start of site preparation works or within the first Servicing Agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer’s signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer’s cost.
 - (iv) 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.
 - (v) 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, dewatering, drilling, shoring, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. **(Landscape Plan and Security)** 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 and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City’s Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** 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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Construction Hoarding)** 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 10613 (RZ 22-021743)
8080, 8100, 8120, 8140, 8160, 8180 and 8200 No. 3 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting into Section 17 Site Specific Residential (Town Housing) Zones in numerical order:

17.106 Town Housing (ZT106) – No. 3 Road (Broadmoor)

17.106.1 Purpose

The zone provides for town housing, along with other compatible uses.

17.106.2 Permitted Uses

- child care
• housing, town

17.106.3 Secondary Uses

- boarding and lodging
• home business
• community care facility, minor

17.106.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.80, of which:
a) 0.10 floor area ratio must be used exclusively for market rental units; and
b) all floor area ratio between 0.70 and 0.80 must be used exclusively to accommodate amenity space.

17.106.5 Residential Rental Tenure

- 1. A minimum of 10 dwelling units shall be used only for residential rental tenure.

17.106.6 Permitted Lot Coverage

- 1. The maximum lot coverage is 40% for buildings.
2. No more than 65% of the lot may be occupied by buildings, structures and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

17.106.7 Yards & Setbacks

1. The minimum **setback** from a public **road** is 4.5 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.106.8 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.106.9 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 6,000 m².

17.106.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.106.11 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation, the minimum requirements are to be as follows:
 - a) Basic requirement of 70 **vehicle parking spaces**;
 - b) Visitor parking requirement of 6 **vehicle parking spaces**; and
 - c) 63 **Class 1** bicycle parking spaces and 8 **Class 2** bicycle parking spaces

17.106.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. 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 as “**TOWN HOUSING (ZT106) – NO. 3 ROAD (BROADMOOR)**”.

P.I.D. 004-175-930
Lot 83 Section 21 Block 4 North Range 6 West New Westminster District Plan 21078

P.I.D. 010-249-133
Lot 84 Section 21 Block 4 North Range 6 West New Westminster District Plan 21078

P.I.D. 004-694-538
North Half Lot 12 Except: Part Subdivided By Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 010-900-578
South Half Lot 12 Except: Part Subdivided By Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 003-580-067
North Half Lot 13 Except: Part Subdivided By Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 001-959-107
South Half Lot 13 Except: Part Subdivided By Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 001-959-093
Lot 143 Section 21 Block 4 North Range 6 West New Westminster District Plan 28603

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10613**”.

FIRST, SECOND AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER