



To: Mayor and Councillors
From: Wayne Craig,
Director of Development
Date: February 23, 2017
File: RZ15-713048
Re: **Kaimanson Investments Ltd.**
4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road
Revised Rezoning Considerations - Affordable and Accessible Housing

This memorandum provides Mayor and Councillors with an update on the above-noted application for the subject 120-unit townhouse development as directed at the February 21, 2017 Planning Committee meeting. The Rezoning considerations for the development included a cash contribution of \$573,520 consistent with the City's Affordable Housing Strategy which requires a cash contribution of \$4.00 per square foot for townhouse projects. Notwithstanding the Strategy, Committee directed staff to enter into discussions with the applicant, Kaimanson Investments Ltd., to determine if there was an ability to provide affordable housing and accessible housing units in the proposed development.

Staff had focused discussions with applicant regarding the provision of affordable and accessible housing units within the development. An agreement has been reached whereby the developer would be willing to provide some accessible housing, adaptable housing and affordable housing units in lieu of the affordable housing cash contribution currently identified in the rezoning Staff Report. The revised Rezoning considerations agreed to by the applicant include:

- Registration of the City's standard Affordable Housing Agreement to secure a minimum of six (6) 3-bedroom units within the development in lieu of providing the currently required affordable housing cash contribution.
- The Housing Agreement would require that the six (6) affordable housing units will have a total combined floor area of at least 665 m² (7,158 ft²) which is five (5) percent of the development's total net residential floor area. The proposed units will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy.
- Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measure to allow for ease of conversion.
- The legal agreement would also require one (1) unit be built with all accessibility measures and an elevator being installed to ensure that the unit is fully accessible.

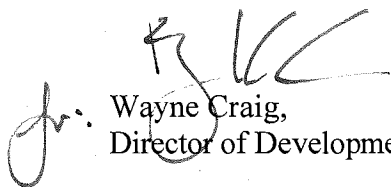
For Council's consideration of First Reading, the following are provided:

- The original Bylaw 9681 with the affordable housing cash contribution requirement (Attachment 1); and
- A revised Bylaw 9681 with the requirement to provide affordable housing units (Attachment 2).

The Rezoning considerations are provided as follows:

- The original Rezoning considerations with the proposed changes to include the accessible and affordable housing conditions as highlighted and underlined (Attachment 3).
- The revised Rezoning considerations, with the revised accessible and affordable housing conditions, as signed by the applicant (Attachment 4).

Should Council wish to proceed with requiring the accessible and affordable housing, the revised Bylaw 9681 (Attachment 2) should be given First Reading, with the revised Rezoning considerations (Attachment 4) being applicable to the development.


Wayne Craig,
Director of Development

cc: Senior Management Team
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1 Original Zoning Amendment Bylaw 9681
Attachment 2 Revised Zoning Amendment Bylaw 9681
Attachment 3 Original Zoning Considerations (With Proposed Changes Highlighted)
Attachment 4 Revised Rezoning Considerations (Signed Copy)

WC/mm



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9681 (RZ 15-713048)
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &
4451 Boundary 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:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

“Hamilton	means the area included in the Hamilton Area Plan.
Hamilton Area Plan community amenity capital reserve	means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

“8.8.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
 - a) “0.75” in the RTH1 **zone**;
 - b) “0.80” in the RTH2 **zone**;
 - c) “0.85” in the RTH3 **zone**; and
 - d) “0.90” in the RTH4 **zone**,if the following conditions occur:

- e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and
- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor <i>Jof</i>

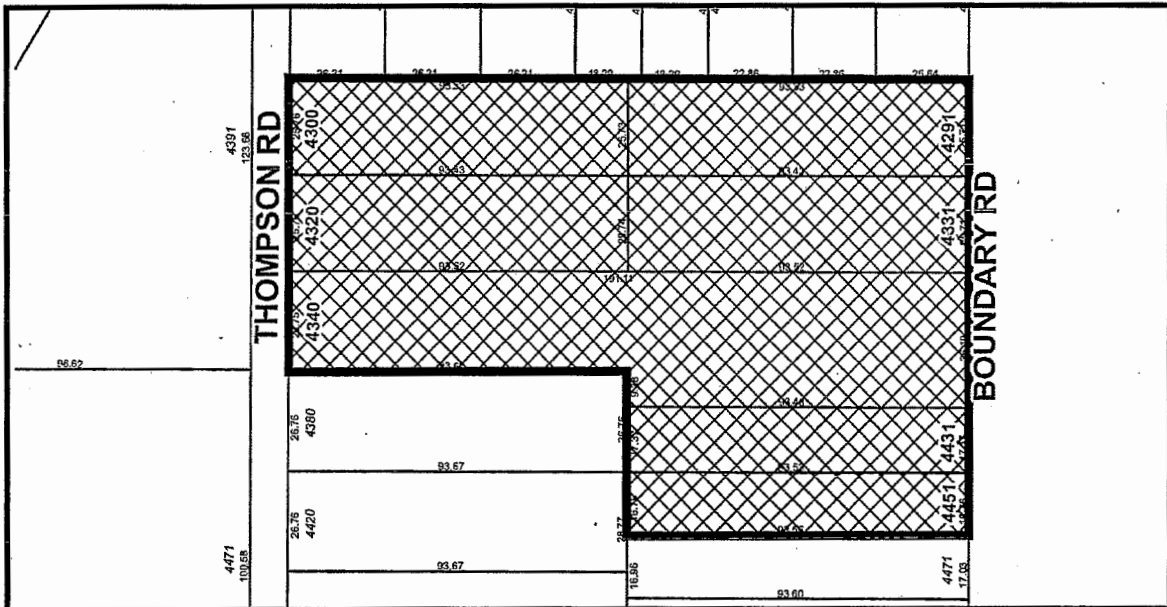
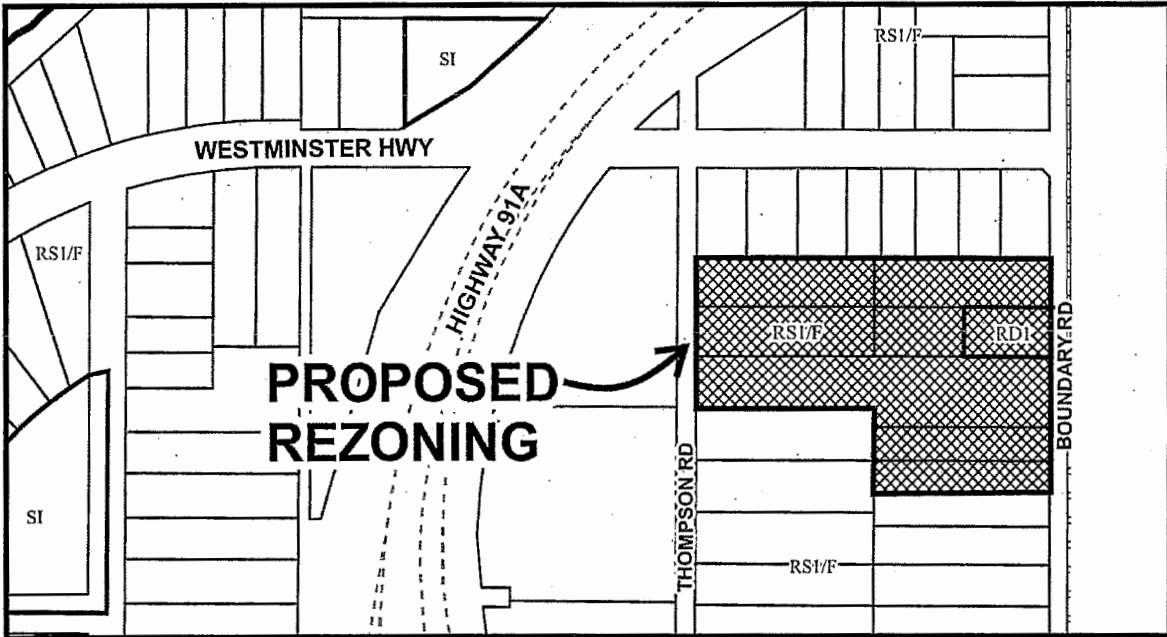
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of
Richmond



RZ 15-713048

Original Date: 01/05/16

Revision Date: 01/07/16

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9681 (RZ 15-713048)
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &
4451 Boundary Road**

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- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
 - a) “0.75” in the RTH1 **zone**;
 - b) “0.80” in the RTH2 **zone**;
 - c) “0.85” in the RTH3 **zone**; and
 - d) “0.90” in the RTH4 **zone**,
 if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
- (ii) prior to first occupancy of any **building**, the **owner**:
 - (A) has constructed on the **lot** to the satisfaction of the **City affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; and
 - (B) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

FEB 27 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>JH</i>

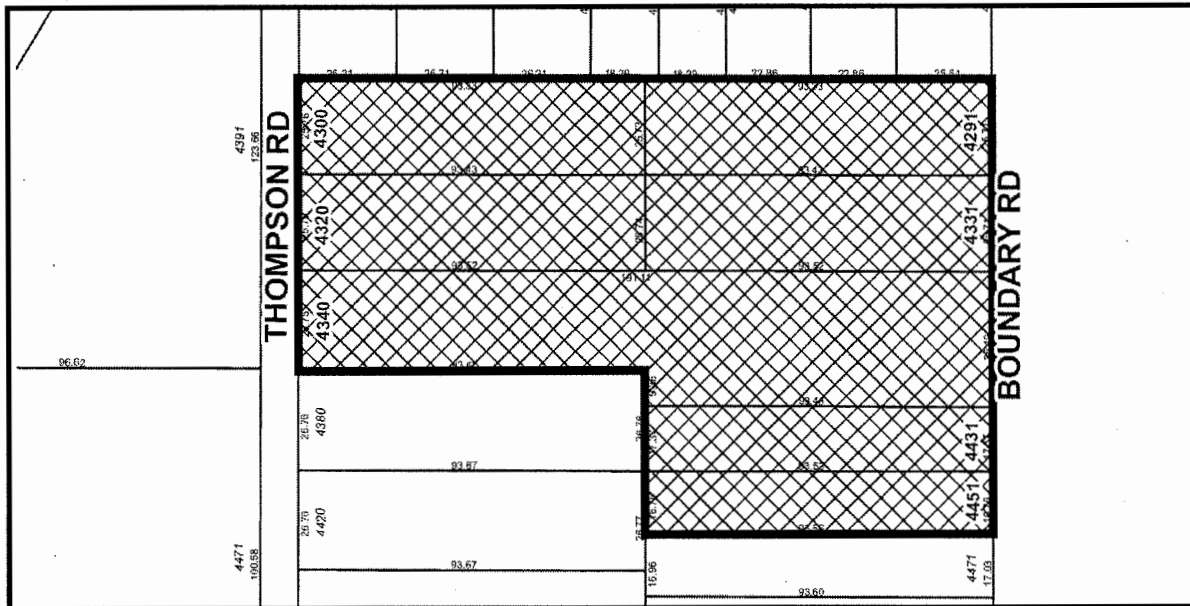
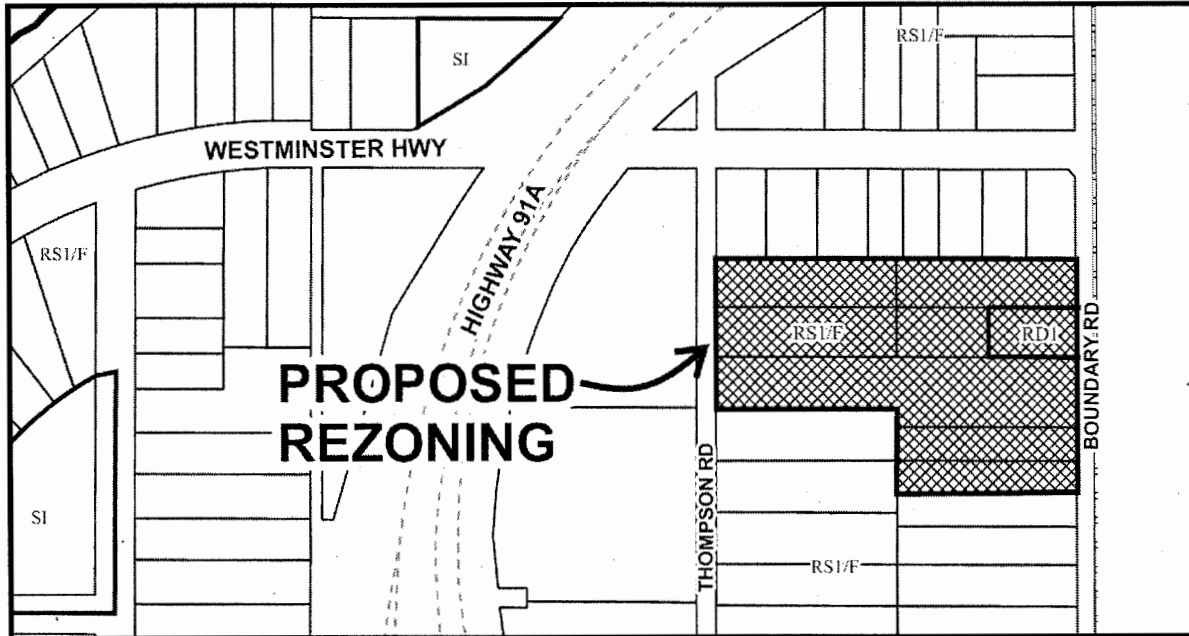
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of Richmond



RZ 15-713048

Original Date: 01/05/16

Revision Date: 01/07/16

Note: Dimensions are in METRES



Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m² (5%) of the subject development's total residential building area. Occupants of the affordable 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.

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The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Minimum Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3-Bedroom	6	102 m ² (1,100 ft ²)	\$1,437	\$57,500 of less

** May be adjusted periodically as provided for under adopted City policy.

14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as “Convertible Housing” with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
15. City acceptance of the developer’s offer to voluntarily contribute \$113,270 to the City’s Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City’s acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City’s construction of a Pressure Reducing Valve (PRV) station.
18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 – Servicing Works.

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

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled “Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC”, Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled “Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development” prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are

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to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.

2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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 developer but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

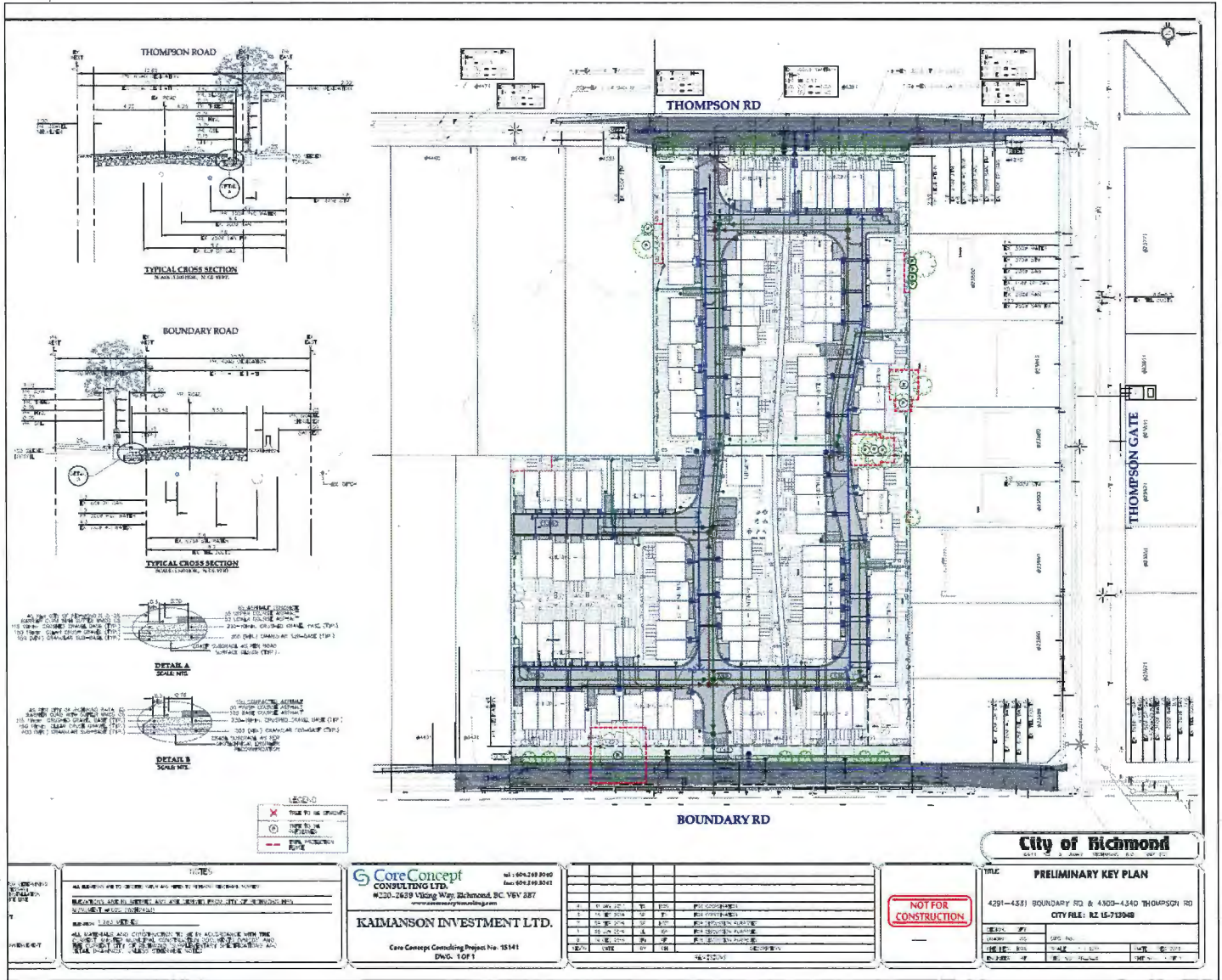
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

Signed _____

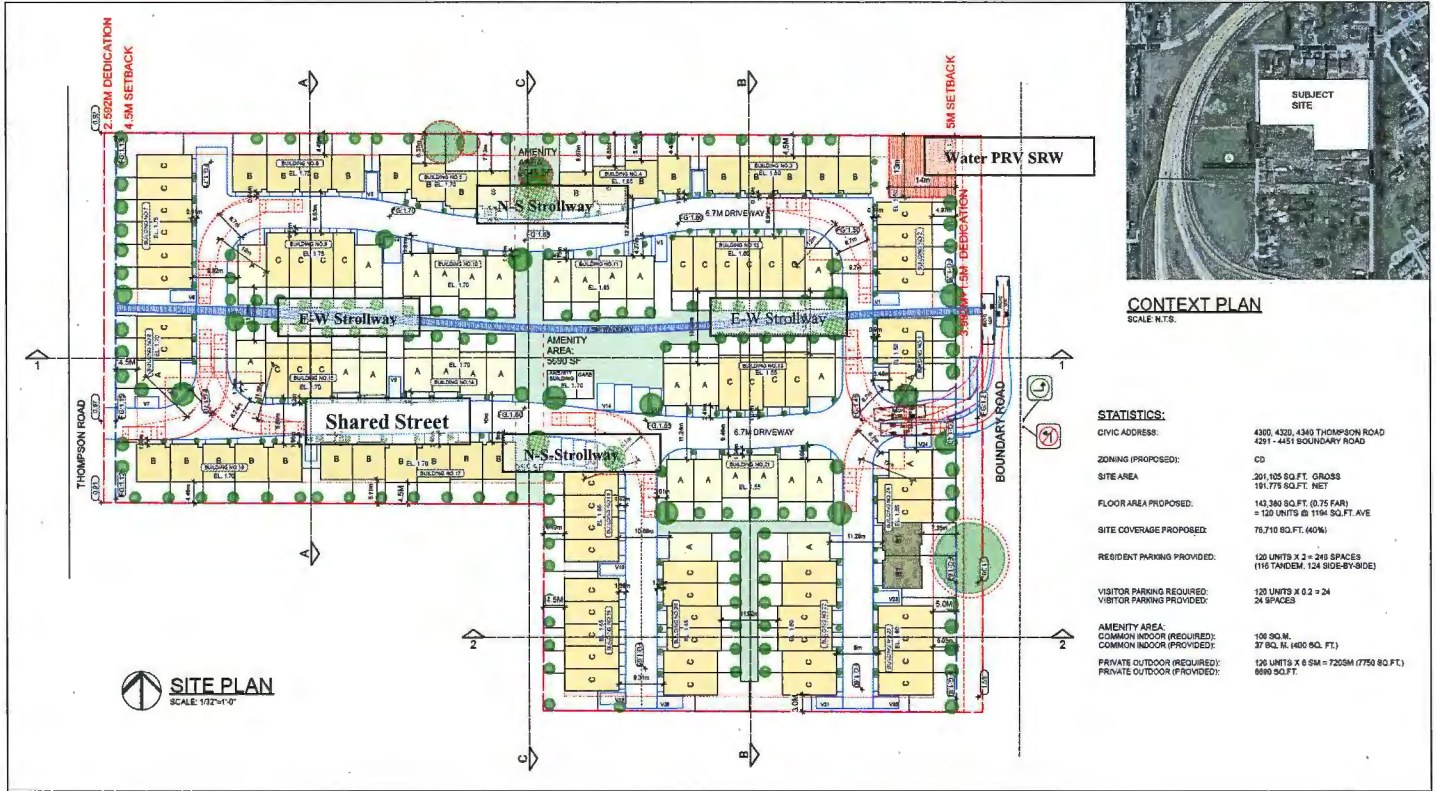
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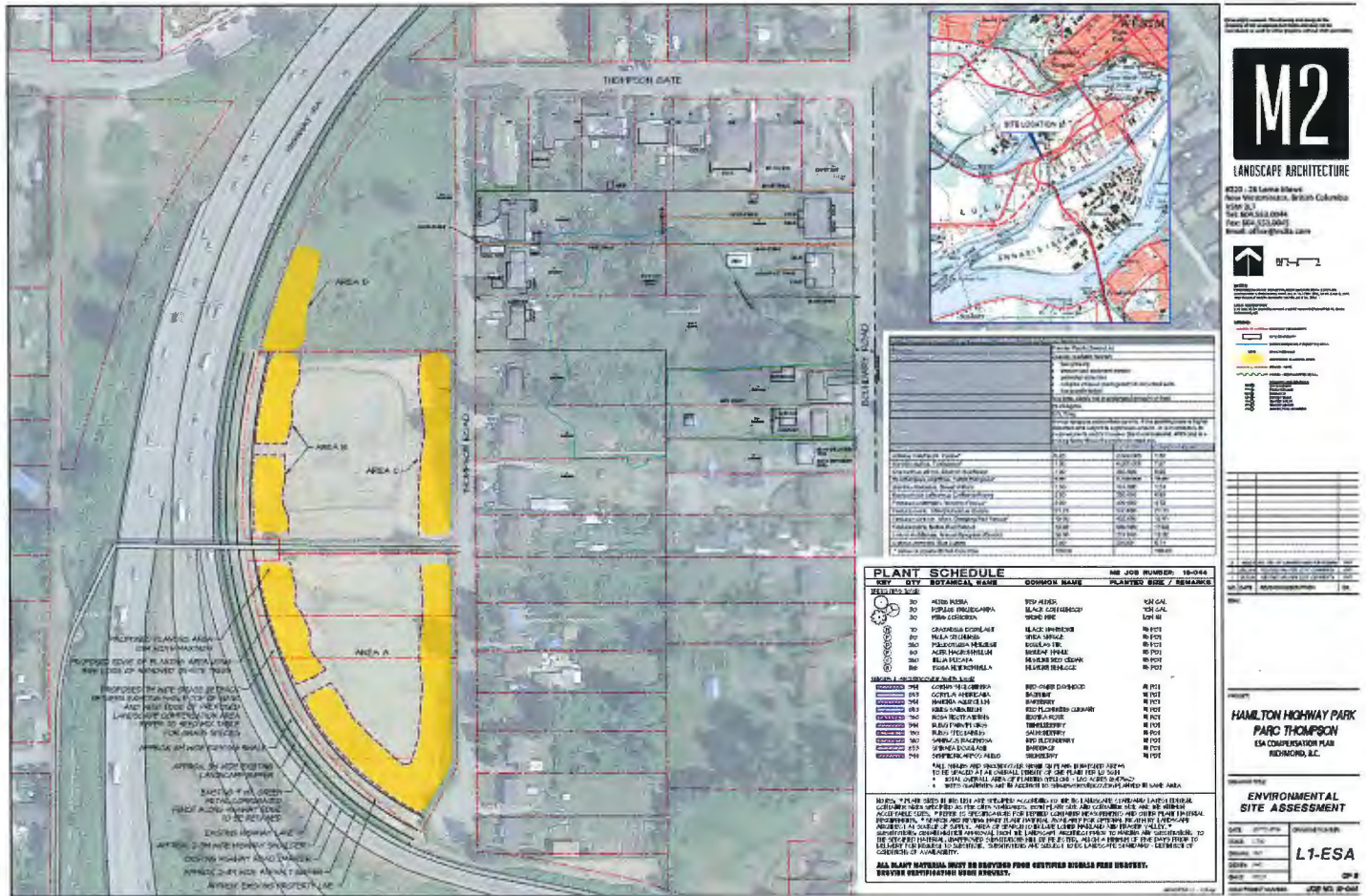
Attachment 1 – Civil Key Plan with Functional Road & Lot Consolidation



Attachment 2 – Site Development Plan with SRWs



Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

• Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statutory right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

• Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

Initial: _____

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
 - Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
- Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.
- **Sanitary Sewer Works:**
 - a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
 - b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.
- **Frontage Improvements:**
 - a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 2mW X 1.5m (deep)
 5. Traffic signal UPS – 1mW X 1m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - b. Other frontage improvements as per Transportation's requirements.

- **General Items:**

a. The Developer is required to:

- Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
- Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (NOTE: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)

- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- 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, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
- Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
- Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

Initial: _____

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
 - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
 - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
 - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
 - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Attachment 5 – Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: _____



Address: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thompson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
13. Registration of a City Housing Agreement and Covenant to identify and secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 665 m² (5%) of the subject development's total residential building area. Occupants of the affordable 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. The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for the following:

Initial: ML

Unit Type	Minimum Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
3-Bedroom	6	102 m ² (1,100 ft ²)	\$1,437	\$57,500 of less

** May be adjusted periodically as provided for under adopted City policy.

14. Registration of a legal agreement on title requiring that 27 of the units (including all Affordable Housing units) are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 5, and requiring one (1) additional unit with all such accessibility measures and a lift /elevator installed; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.
15. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.
16. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
17. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
18. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
19. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 – Servicing Works.

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

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.

Initial: MM

2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
4. Accessible Adaptable Units: The Development Permit plans are to identify 27 of the units (including all Affordable Housing units) as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 5, and to identify one (1) additional unit with all such accessibility measures and a lift /elevator installed.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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:

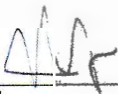
- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

Signed

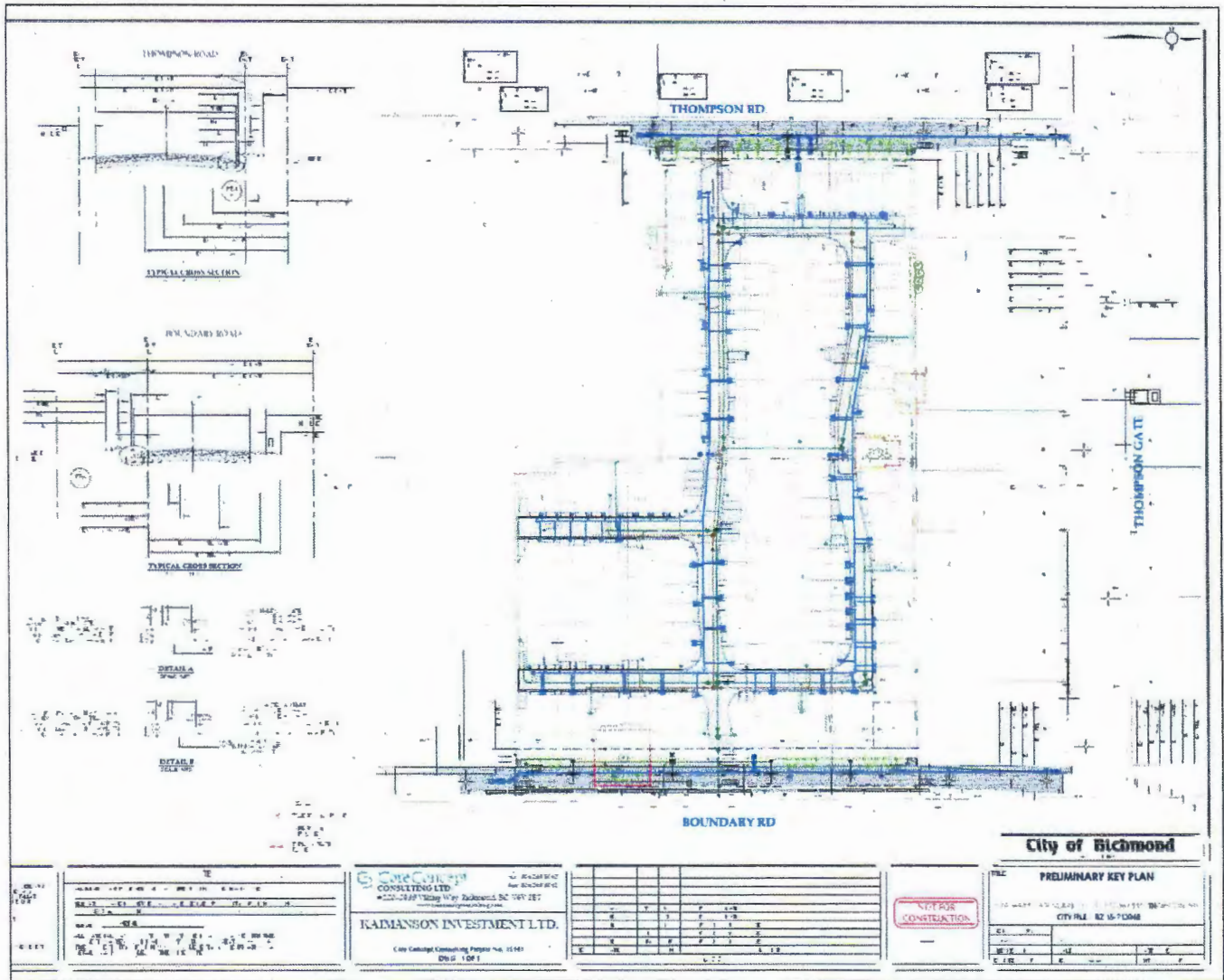


Date

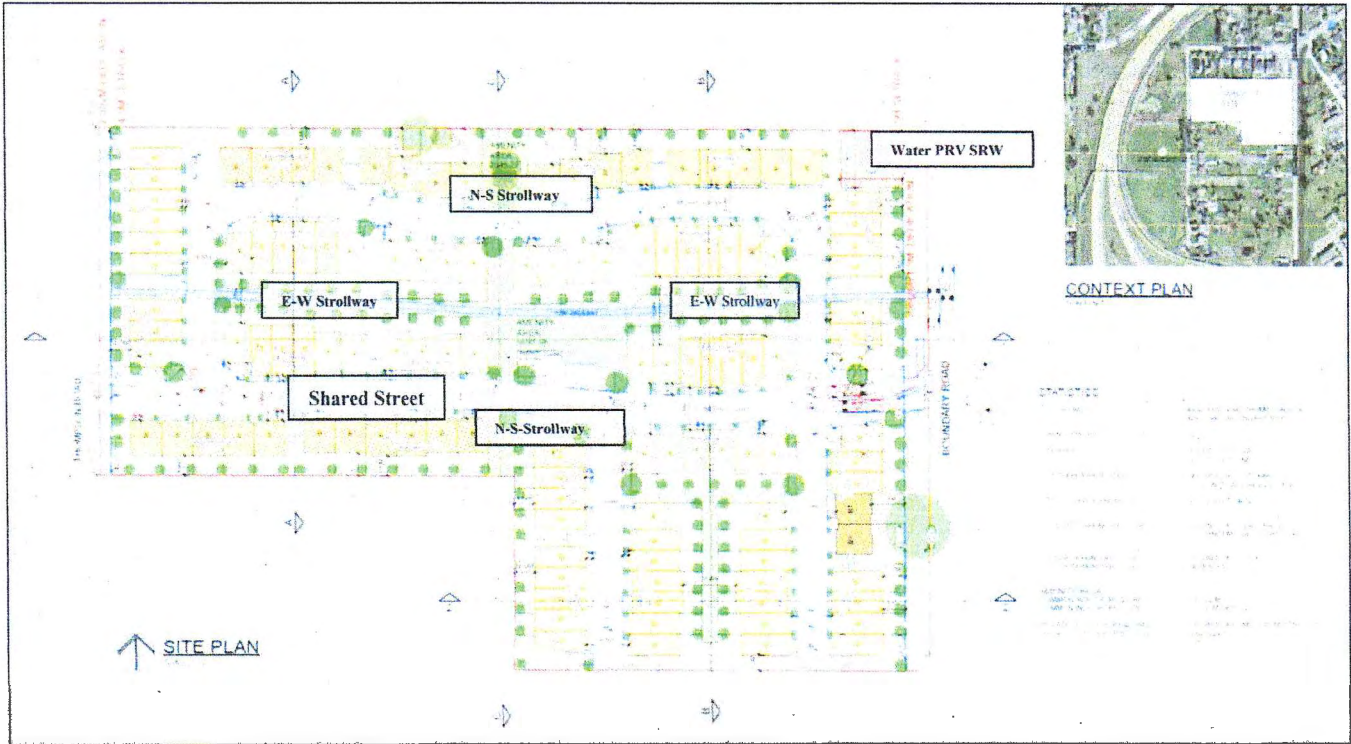
February 22, 2017

Initial: MY

Attachment 1 – Civil Key Plan with Functional Road & Lot Consolidation

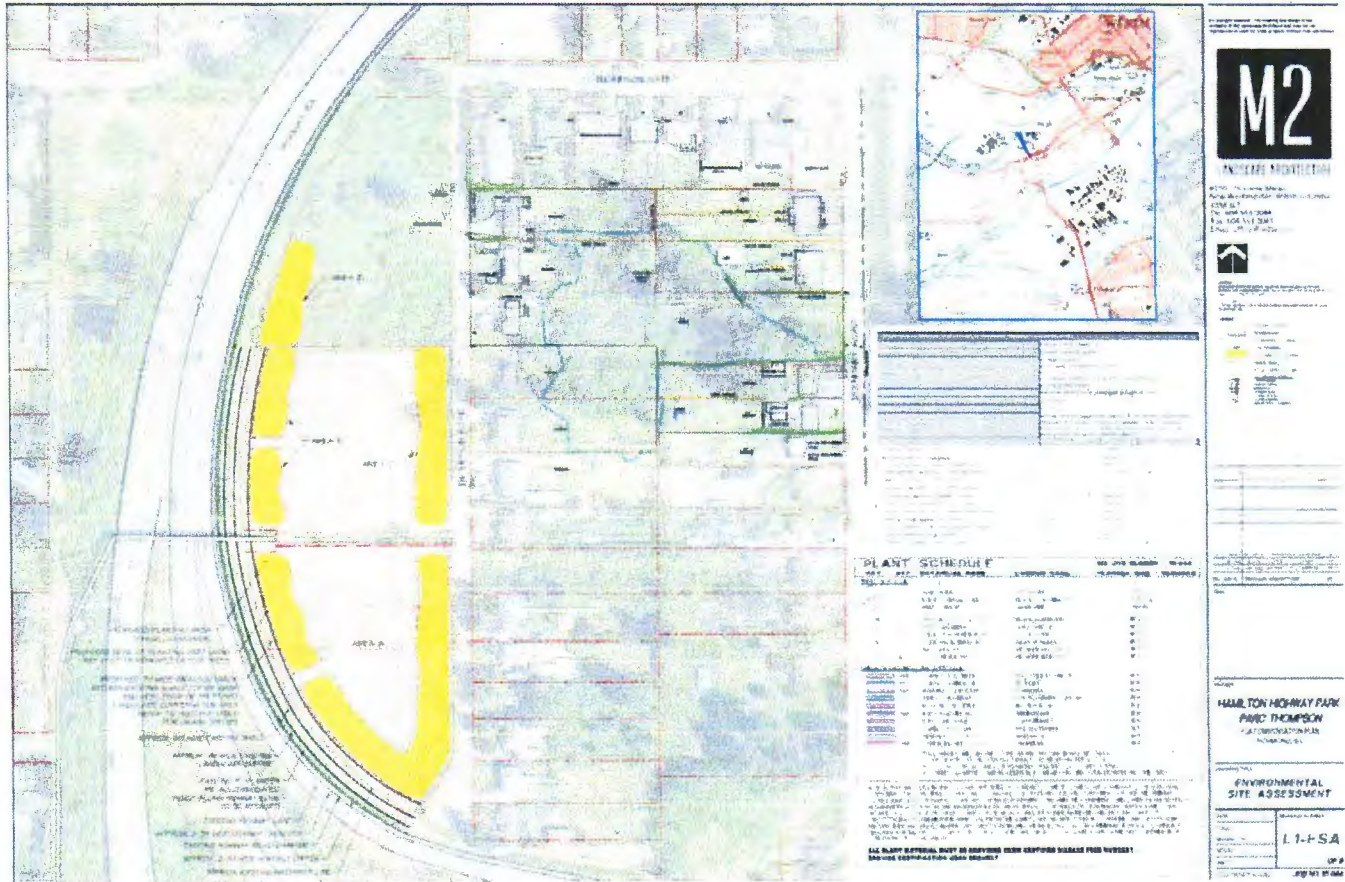


Attachment 2 – Site Development Plan with SRWs



Initial: MZ

Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

• Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statutory right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

• Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

Initial: MZ

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
 - Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.
- c. At the Developers cost, the City is to:
- Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.
- **Sanitary Sewer Works:**
 - a. The Developer is required to
 - Install a new sanitary service connection complete with IC at the Thompson Road frontage.
 - b. At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.
- **Frontage Improvements:**
 - a. The Developer is required to:
 - Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
 - Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 2mW X 1.5m (deep)
 5. Traffic signal UPS – 1mW X 1m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - b. Other frontage improvements as per Transportation's requirements.

Initial: MY

• **General Items:**

a. The Developer is required to:

- Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
- Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

Thompson Road (East side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

Boundary Road (West side of street)

- Pole colour: Grey
- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (NOTE: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)

- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
- 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, 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.

2. Transportation Works

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
- b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

Initial: MS

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
- Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:

- a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
- b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
- c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
- d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).

2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial: MM

Attachment 5 – Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: ML



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 14, 2017
File: RZ 15-713048

Re: Application by Kaimanson Investments Ltd. for Rezoning at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)"

Staff Recommendations

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 to:


1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
2. Rezone 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.



Wayne Craig
Director, Development

MM:blg
Att.7

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

Staff Report

Origin

Kaimanson Investments Ltd. has applied to rezone a 1.781 ha. (4.40 acre) site located at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 and 4451 Boundary Road from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “High Density Townhouses (RTH1)” (Attachment 1). There is an additional amendment to include the Hamilton Area Plan’s density bonus and community amenity contribution provisions within the “High Density Townhouses (RTH1)” zone. The proposed townhouse development includes 120 units within 24 three-storey buildings (Attachment 2).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Single-family properties zoned “Single Detached (RS1/F)” and designated “Neighbourhood Residential (Townhouse 0.75 FAR)” within the Hamilton Area Plan.
- To the South: Single-family properties zoned “Single Detached (RS1/F)” and designated “Neighbourhood Residential (Townhouse 0.75 FAR)” within the Hamilton Area Plan.
- To the East: Boundary Road and Boundary Canal within the City of New Westminster.
- To the West: Thompson Road and Hamilton Highway Park which is zoned “Single Detached (RS1/F)”.

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as “Neighbourhood Residential (NRES)” and the Hamilton Area Plan designates the site as “Neighbourhood Residential (Townhouse 0.75 FAR)” which allows for three-storey, ground-oriented townhouses (Attachment 4). The development’s main east-west driveway will connect to both Boundary Road and Thompson Road to allow for public access via a statutory-right-of-way (SRW) to be registered for the “Shared Street” designated within the Hamilton Area Plan (shown on Site Plan in Attachment 7). There also is a proposed north-south pathway secured through registration of a SRW for public pedestrian access. This pathway will be part of the “Strollway” route designated within the Hamilton Area Plan that will connect Thompson Gate to future developments to the south.

The applicant is also required ensure that the engineering and servicing provisions in the “Construction, Phasing and Interim Design Measures” in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

Environmentally Sensitive Area (ESA)

The development site includes approximately 1.2 ha. (2.96 acres) of ESA which is part of a larger contiguous 1.87 (4.62 acre) ESA that extends south of the development site (Attachment 5). The applicant’s Qualified Environmental Professional (QEP) has completed an assessment of the habitat value of the ESA and made recommendations for habitat compensation in accordance with the OCP ESA Development Permit Guidelines. A Development Permit will be required to be considered by the Development Permit Panel prior to consideration of adoption of the zoning bylaw amendment. In summary, the QEP report concludes that:

- 35% of the ESA is non-contiguous “upland forest” with the majority of the trees (Cottonwood and Alder) nearing their end of life and being subject to blow down.
- 65% of the ESA encompasses “old field habitat” which evolved after residential development of the area in the 1960’s. Most of the existing small plants consist of invasive species (mainly introduced Red Canary grass) characteristic of overgrown rural lots.

Due to the relatively low habitat value of the ESA and the site grading requirements, the QEP recommended off-site habitat compensation. This compensation included a total of 100 native trees and shrubs to be planted within a small 320 m² (0.08 acre) area of Hamilton Highway Park.

In consultation with City Parks and Environmental Sustainability staff, off-site compensation habitat was pursued to improve the natural character of the adjacent Hamilton Area Park as part of the City’s *Ecological Network*. The ESA habitat compensation area includes:

- A total area of 6,300 m² (1.6 acres) of the currently open grass field is proposed to be replanted with trees in groves averaging 15.0 m (48 ft.) in width along the west side of Hamilton Highway Park adjacent to Highway 91, as well as smaller groves of trees along Thompson Road. These areas will be planted with native vegetation with a minimum of 1,188 trees and 6,475 shrubs/groundcover plants.
- Removal of the areas of invasive species (e.g. blackberries, broom and horsetail) from the southern 2.2 ha. (5.45 acres) of the park to encourage the successful establishment of the proposed native trees and under-storey plants in this portion of the park.

The proposed habitat compensation area will be of a higher habitat value than the existing ESA area within the development site.

In summary, the proposed ESA compensation areas will provide for well-developed, wind-firm, native forested areas that support the City’s *Ecological Network* goal of improving habitat in City parks and creating a public amenity.

In addition to the off-site habitat compensation, the development will include following native vegetation:

- Six (6) existing coniferous trees will be protected as described in the Tree Retention section below.
- There will be a minimum area of 1,100 m² (0.27 acres) fully planted with native shrubs and trees included within the landscape plans required within the Development Permit; the areas include the north amenity area, on either side of the east-west and north-south Strollways, and along the Boundary Road frontage of development.

Should the rezoning application proceed, the applicant will be required to complete the landscape plan for the habitat compensation in Hamilton Highway Park for the Servicing Agreement. The QEP will also prepare a follow-up report required for the ESA Development Permit on the landscape plans which include the finalized landscape restoration, native planting and invasive species removal specifications, and also include a monitoring and maintenance plan for the ESA compensation area.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received several inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property. These inquiries did not include concerns regarding the development itself and were related to development process for the subject development and adjacent properties should they be developed.

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

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

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 120 townhouse units and an amenity building (Attachment 2). The proposed development includes the following elements:

- There are 24 buildings comprised of seven (7) different modern buildings types designed and shaped to provide architectural variation and allow for tree protection.

- Units will have an average floor area of approximately of 111 m² (1,194 ft²).
- The typical building height is three (3) storeys with a maximum of building height of 11.65 m (38 ft.), consistent with the RTH1 zone.
- The two (2) main east-west driveways and one main east-west pathway include gentle curves to provide visual interest. The southern driveway is designated as a “Shared Street” under the Hamilton Area Plan and the pathway provides public pedestrian access between Thompson and Boundary Roads.
- There are also three (3) north-south driveways which connect the two (2) main east-west driveways. There is also a north-south pathway linking the outdoor amenity areas designated as a “Strollway” within the Hamilton Area Plan to provide additional public access to future developments to the north and south.
- The proposed project has 4.5 m (14.8 ft.) side yard setbacks to the adjacent single-family residential areas to the north and south of the development site.
- Setbacks to Boundary Road will be 5.0 m (16.5 ft.) and setbacks to Thompson Road will be 4.5 (15.0 ft.).
- There will be wide central, garden mews of 11 m (38.5 ft.) to 15 m (48. ft.) in width, with common pathways, located between the central rows of townhouse buildings.
- There will be 62 units with side-by-side double garages and 58 units with tandem double garages providing for more unit choice and variation in building forms.

At Development Permit stage, design elements to be addressed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Adding way-finding signage and lighting for the pathways and driveways.

Existing Legal Encumbrances

There is an existing City covenant (LTO No. BG386398) registered on the Title of 4311 Boundary Road, which restricts use of the lot to a two-dwelling building (duplex). This covenant will be required to be discharged prior to adoption of Bylaw 9681.

Transportation and Site Access

Vehicle and Pedestrian Access

As noted above, vehicle and pedestrian access will be provided by the proposed main east-west driveway which will connect to both Boundary Road and Thompson Road. This driveway will also provide mainly for public vehicle access via a statutory-right-of-way (SRW) to be registered on Title to secure it as a “Shared Street” as required within the Hamilton Area Plan. There will be an east-west central “Strollway” within a SRW to be registered on Title that provides the main public pedestrian connection between Thompson and Boundary Roads. There also is a requirement to provide a north-south pedestrian pathway within a SRW to be registered on Title that provides for a public pedestrian access as part of a “Strollway” within the Hamilton Area Plan. This north-west “Strollway” will connect Thompson Gate in the north to future

developments to the south. The developer and owner will be responsible for liability, construction and maintenance of the Shared Street, north-south Strollway and east-west Strollway.

Parking

The subject development complies with the parking requirements within Zoning Bylaw 8500. There are a total of 240 resident parking spaces within double garages within each of the 120 townhouse units and 24 surface visitor parking spaces. Of the resident spaces, 116 spaces (48.3%) are in 58 tandem garages and 124 spaces are within 62 side-by-side garages.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

LEED / Energy Efficiency and Renewable Energy Development

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwelling units will be pre-ducted for solar hot water heating, is required before zoning amendment bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) 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:

- 78 trees located on the development site to be removed and replaced.
- 11 trees located on adjacent neighbouring properties are identified to be retained and protected and to be provided tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

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

- Six (6) trees (labelled with tag nos. 5, 61, 63, 65, 66 and 67) are located on the development site are proposed to be retained and protected. The applicant will provide a \$60,000 tree survival security for these trees.
- A total of 156 replacement trees are required at a 2:1 ratio for the 78 trees to be removed. Tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

Tree Replacement

The applicant wishes to remove 78 on-site trees. The 2:1 replacement ratio would require a total of 156 replacement trees. The preliminary landscape plans include 165 trees on the development site. The off-site landscape plans for the ESA compensation area in Hamilton Highway Park also include 1,188 trees native tree species within the Servicing Agreement park landscape plans to be finalized as a condition of ESA Development Permit issuance.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. Based on the proposed development design, the developer will provide \$939,139 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund (with the final amount to be confirmed on the total residential floor area shown on the Development Permit plans).

Affordable Housing Strategy

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$573,520 to the City's Affordable Housing Fund.

Public Art Program

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.79 per buildable square foot or \$113,270 to the City's Public Art Program.

Amenity Space

The proposed project will include a 100 m² (1,076 ft²) common indoor amenity building located within main outdoor amenity space near the centre of the development site. There will also be 738 m² (7,944 ft²) of common outdoor amenity area located largely in two (2) outdoor amenity areas located near the centre and on the north side of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment and climbing rocks.
- Community BBQ.
- Large open air seating areas.
- Walking pathways.
- Garden planters.

The north amenity area includes three (3) retained trees and the north-south "Strollway", along with park benches.

Site Servicing and Frontage Improvements

The applicant will be undertaking a range of works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

Boundary Road Improvements

Road dedication along the site's entire road frontage to accommodate pavement widening, a 3.0 m (9.8 ft.) wide concrete multi-use pathway, boulevard with grass and street trees, and installation of street lights. The entire surface of Boundary Road will also be replaced and there will be an interim sidewalk built from the development's north property line to the intersection of the Thompson Gate and Boundary Road. The applicant will also upgrade the existing two-way stop at the Boundary Road and Thompson Gate intersection to a four-way stop configuration with marked pedestrian crosswalks.

Thompson Road Improvements

Road dedication taken from the property's entire road frontage will accommodate pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights. The entire surface of the road will also be replaced.

Water Servicing

The applicant is required to upgrade the existing 150 mm diameter watermains along the Boundary Road and Thompson Road frontages northward to Thompson Gate. The applicant will also make a voluntary contribution of \$99,500 for the City's construction of a Pressure Reducing Valve (PRV) station. The PRV will be built by the City within a 13 m (42.7 ft.) by 14 m (45.9 ft.) SRW to be registered on Title on the northwest corner of the site.

Storm Sewer Works

The applicant will install a storm main connection to Boundary Canal and make a voluntary contribution of a \$91,500 for the Boundary Road pump station upgrade being built by the City of New Westminster or alternative storm sewer works to be built by the City of Richmond.

Sanitary Sewer Works

The applicant will install a new sanitary service connection on the Thompson Road frontage.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets; such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$30,000. This will be considered as part of the 2018 Operating budget.

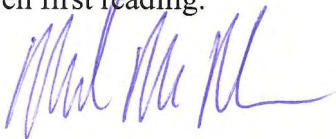
Conclusion

The proposed 120-unit townhouse development is the first townhouse rezoning application to be considered under the Hamilton Area Plan and the first new development east of Highway 91.

The development will provide a multi-use pathway on its Boundary Road frontage with pedestrian improvements to the Boundary Road/Thompson Gate intersection and the first leg of a public "Strollway" located between Thompson Road and Boundary Road.

This development will also provide major improvements to Hamilton Highway Park; with the planting of over 7,000 native trees and shrubs to create forested groves totalling over 0.65 ha. (1.6 acres), contributing to the City's *Ecological Network*.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9681, be introduced and given first reading.



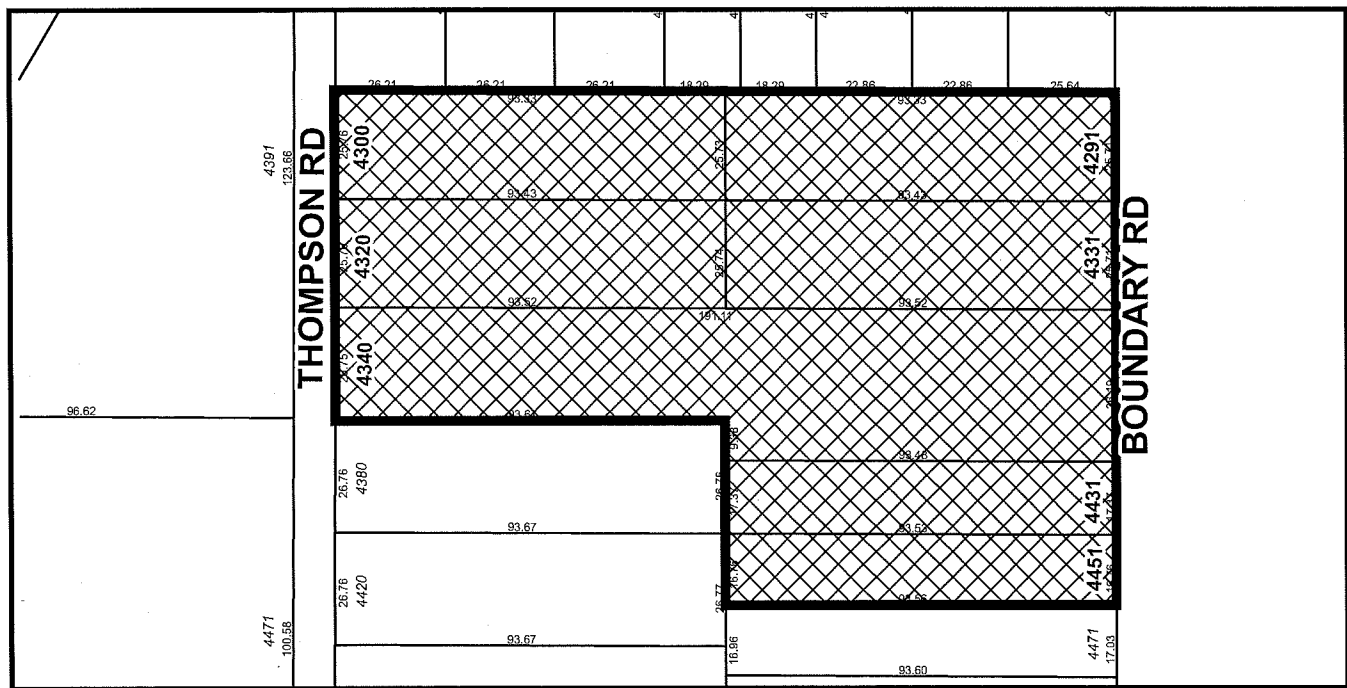
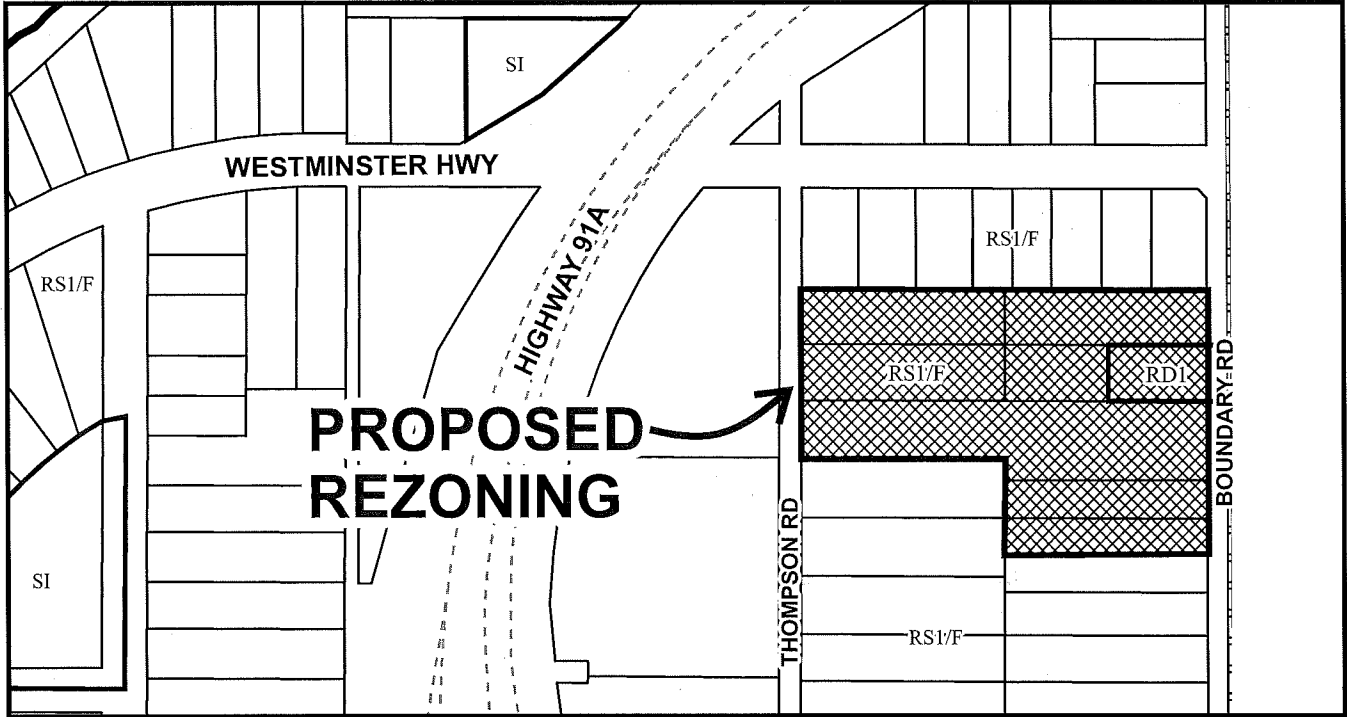
Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Hamilton Area Plan Land Use Map
- Attachment 5: Environmentally Sensitive Area Report and Map Excerpts
- Attachment 6: Tree Survey
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 15-713048

Original Date: 01/05/16

Revision Date: 02/06/17

Note: Dimensions are in METRES



City of
Richmond



RZ 15-713048

Original Date: 01/07/16

Revision Date:

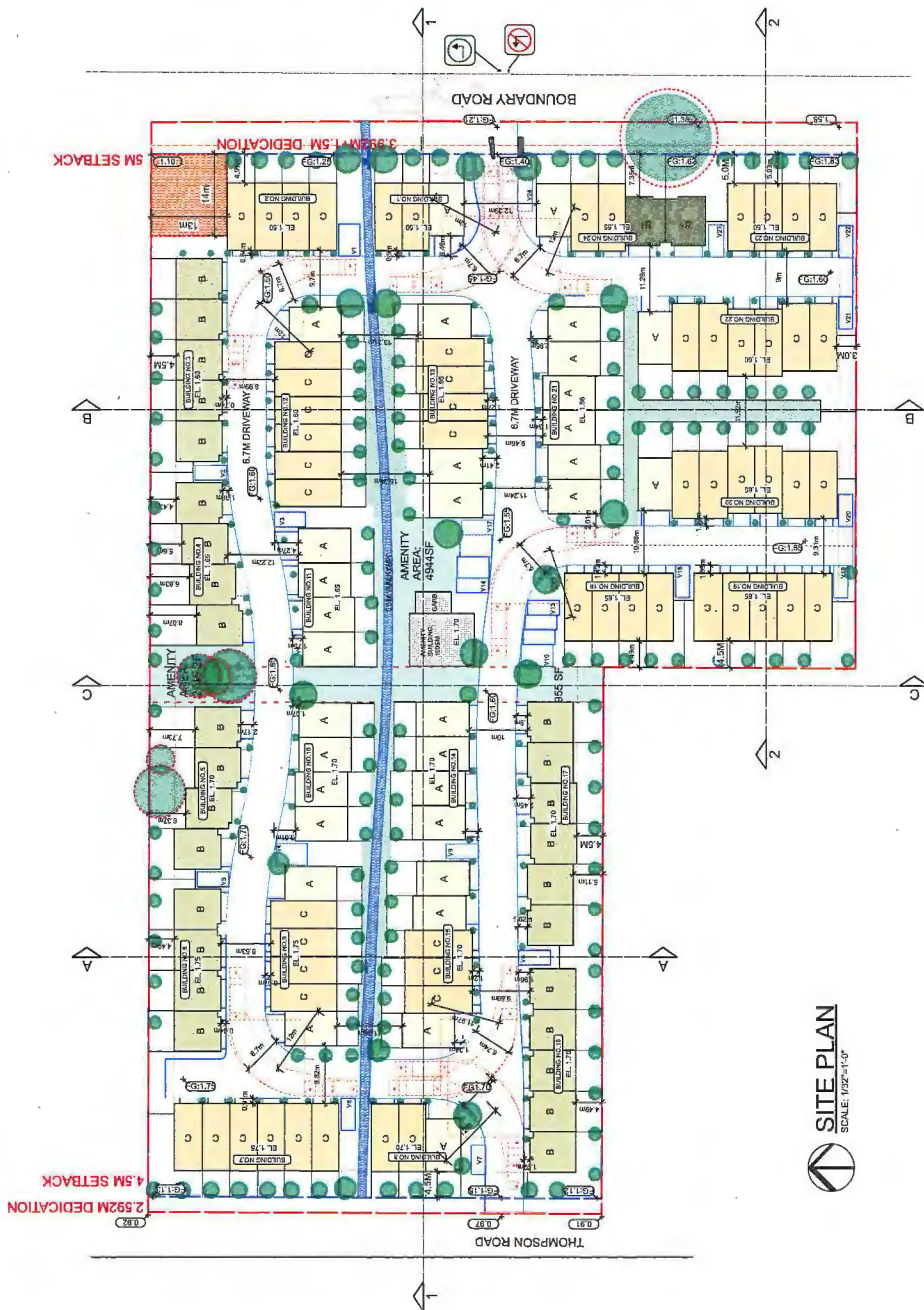
Note: Dimensions are in METRES



CONTEXT PLAN

SCALE: N.T.S.

STATISTICS:
 CIVIC ADDRESS: 4300, 4320, 4360 THOMPSON ROAD
 4291 - 4651 BOUNDARY ROAD
 ZONING (PROPOSED): CD
 SITE AREA: 201,105 SQ. FT. GROSS
 191,775 SQ. FT. NET
 FLOOR AREA PROPOSED: 143,390 SQ. FT. @ 75 FAN
 = 120 UNITS @ 1194 SQ. FT. AVE
 76,719 SQ. FT. (40%)
 RESIDENT PARKING PROVIDED: 120 UNITS X 2 = 240 SPACES
 (116 VANDEAN, 124 SIDE-BY-SIDE)
 VISITOR PARKING REQUIRED: 120 UNITS X 0.2 = 24
 VISITOR PARKING PROVIDED: 24 SPACES
 AMENITY AREA (REQUIRED): 100 SQ. M. (1076 SQ. FT.)
 COMMON INDOOR (PROVIDED): 150 UNITS X 8.8M = 1320SM (7150 SQ. FT.)
 PRIVATE OUTDOOR (PROVIDED): 228 SQ. M. (794 SQ. FT.)
 PRIVATE OUTDOOR (PROVIDED):



SITE PLAN
 SCALE: 1/32"=1'-0"

3	FEB. 3, 2017	RP PERMITS/ISSUANCE
2	JAN. 10, 2017	RP PERMITS/ISSUANCE
1	JAN. 10, 2017	RP PERMITS/ISSUANCE
REV	DATE	DESCRIPTION

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YAMAMOTO ARCHITECTURE
 204 - 318 East 4th Avenue
 Vancouver, BC V5Y 1S5
 T - 604.731.1137 F - 604.731.1927

PROJECT: 120 UNIT TOWNHOUSE DEVELOPMENT
 BOUNDARY ROAD
 RICHMOND, B.C.

ISSUED FOR: SITE PLAN
 SHEET NO.: 1/25 OF 1-07
 DATE: JUNE 24, 2016
 DRAWN BY: JP
 CHECKED BY: [Signature]



CONTEXT PLAN
SCALE: N.T.S.

STATISTICS:
 CIVIC ADDRESS: 4301, 4320, 4340 THOMPSON ROAD
 4291 - 4451 BOUNDARY ROAD

ZONING PROPOSED:
 CD

FLOOR AREA PROPOSED:
 201,105 SQ.FT. GROSS
 151,775 SQ.FT. NET

FLOOR AREA PROPOSED:
 143,340 SQ. FT. (5.81)
 = 120 UNITS @ 1194 SQ.FT./AVE

SITE COVERAGE PROPOSED:
 76,710 SQ. FT. (65%)

RESIDENT PARKING PROVIDED:
 193 UNITS X .5 = 96.5 SPACES
 (118 PARKING, 52A SIDE-9X5.50E)

VISITOR PARKING PROVIDED:
 120 UNITS X 0.2 = 24 SPACES

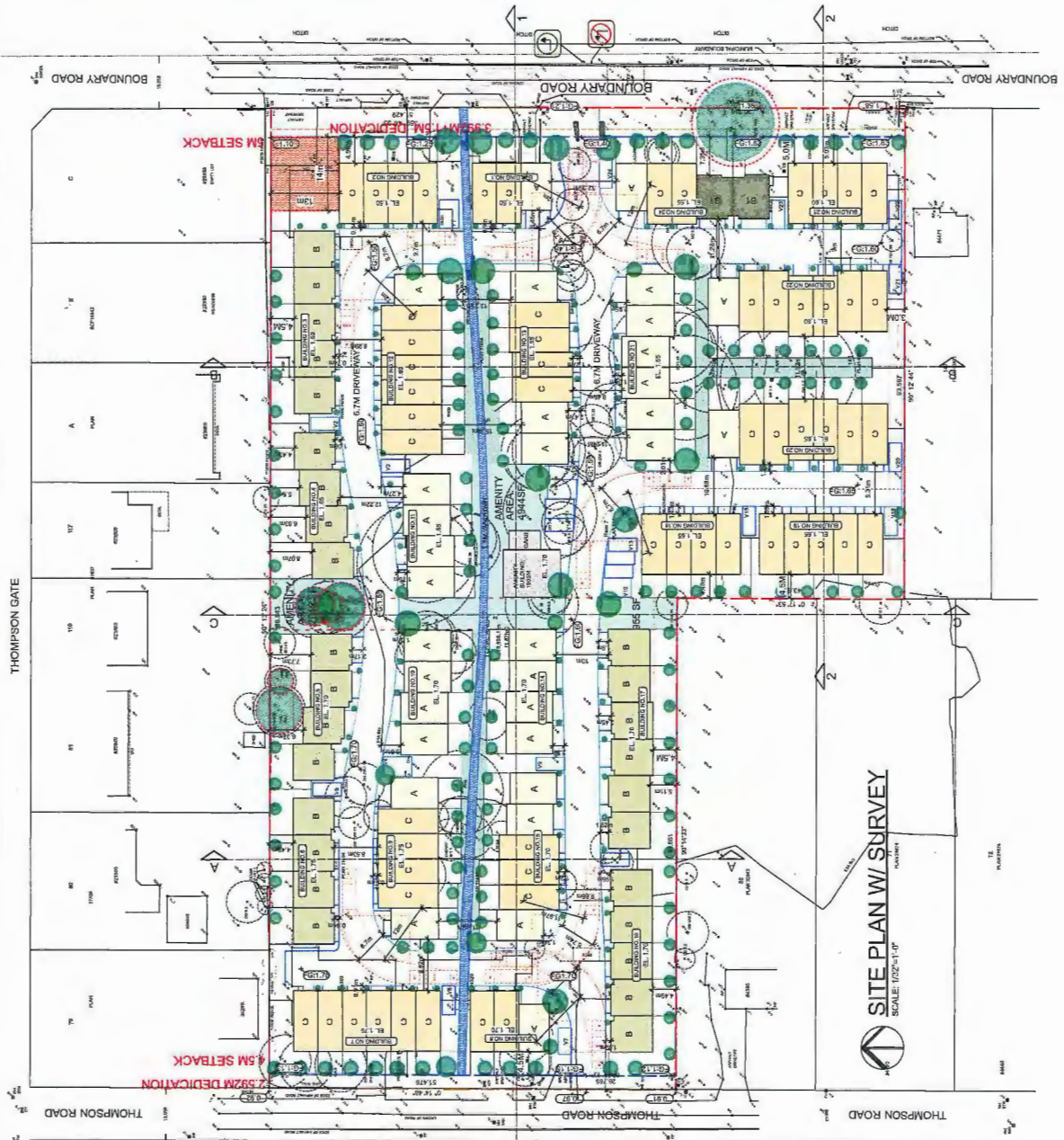
AMENITY AREA:
 100 SQ. FT.
 100 SQ. FT. (1076 SQ. FT.)
 20 UNITS X 5.00 = 200 SQ. FT. (7760 SQ. FT.)
 75 SQ. FT. (1945 SQ. FT.)

PREPARED BY: YAMAMOTO ARCHITECTURE
 100 UNIT TOWNHOUSE DEVELOPMENT
 BOUNDARY ROAD
 RICHMOND, B.C.

YAMAMOTO ARCHITECTURE
 100 UNIT TOWNHOUSE DEVELOPMENT
 BOUNDARY ROAD
 RICHMOND, B.C.

DATE: FEB. 3, 2017
 DATE: JAN. 15, 2017
 DATE: JAN. 15, 2017
 DATE: FEB. 3, 2017

PROJECT NO.: 100 UNIT TOWNHOUSE DEVELOPMENT
 SHEET NO.: A1.1
 DATE: JUNE 2016
 DRAWN BY: YF
 CHECKED BY: YF



SITE PLAN W/ SURVEY
 SCALE: 1/32"=1'-0"

THOMPSON GATE

THOMPSON ROAD

THOMPSON ROAD

THOMPSON ROAD

BOUNDARY ROAD

BOUNDARY ROAD

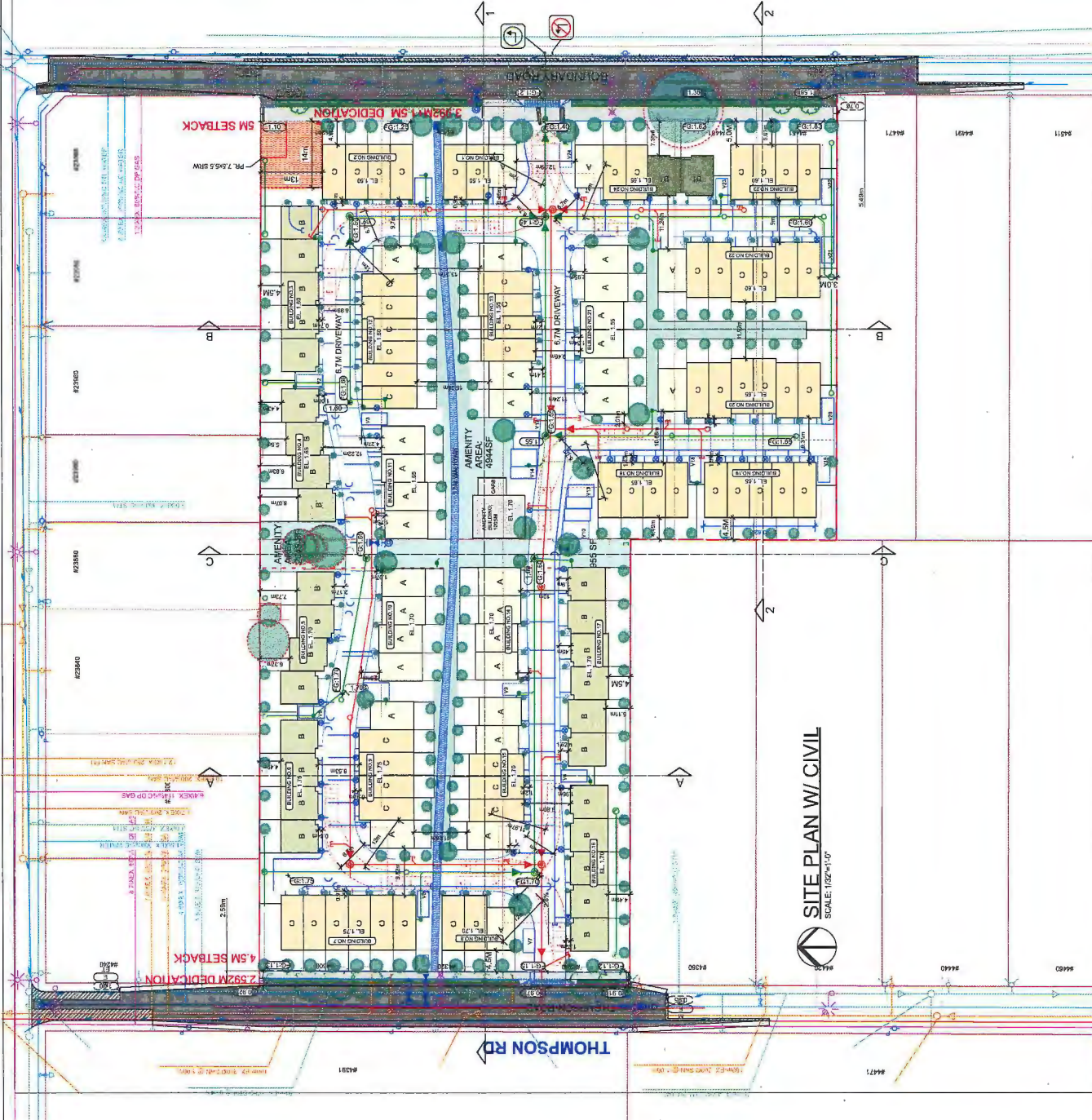


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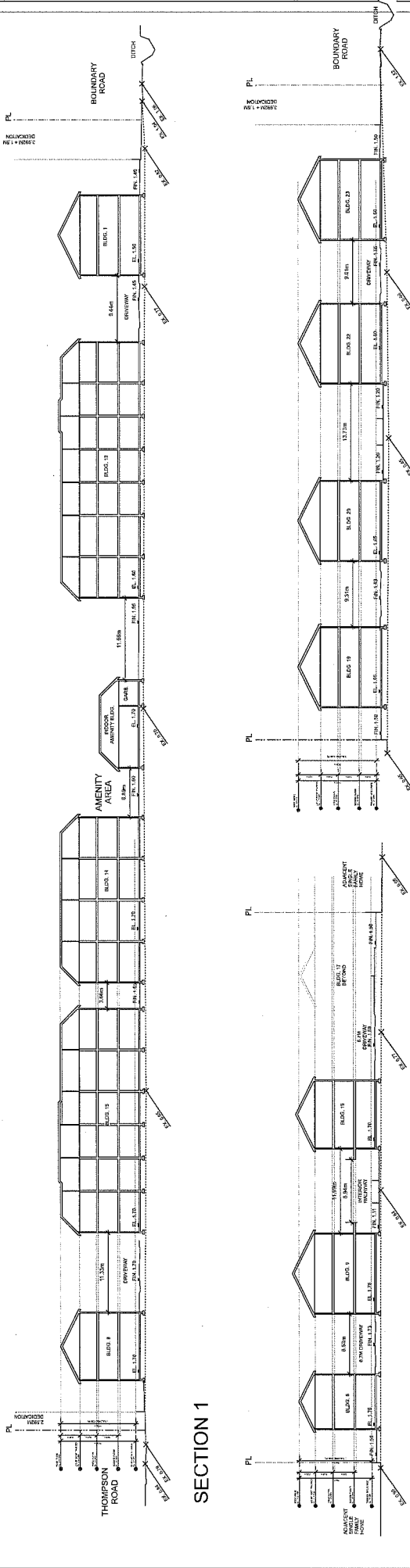
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 4281 - 4461 BOUNDARY ROAD
 ZONING (PROPOSED): CD
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 191,775 SQ.FT. NET
 FLOOR AREA PROPOSED: 143,300 SQ.FT. (0.78 FAN)
 = 120 UNITS @ 1195 SQ.FT./AVE
 76,710 SQ.FT. (40%)
 RESIDENT PARKING PROVIDED: 120 UNITS X 2 = 240 SPACES
 (110 UNDER, 130 SIDE-61'SIDE)
 VISITOR PARKING REQUIRED: 120 UNITS X 0.2 = 24
 VISITOR PARKING PROVIDED: 24 SPACES
 AMENITY AREA: 109 SQ.M.
 COMMON INDOOR (REQUIRED): 109 SQ.M. (1076 SQ. FT.)
 PRIVATE OUTDOOR (REQUIRED): 738 SQ.M. (7796 SQ.FT.)
 PRIVATE OUTDOOR (PROVIDED): 738 SQ.M. (7844 SQ.FT.)

YANAMOTO ARCHITECTURE
 200 - 202 East 8th Avenue
 Richmond, BC V6Y 1R7
 T - 604/731 1127 F - 604/731 1327

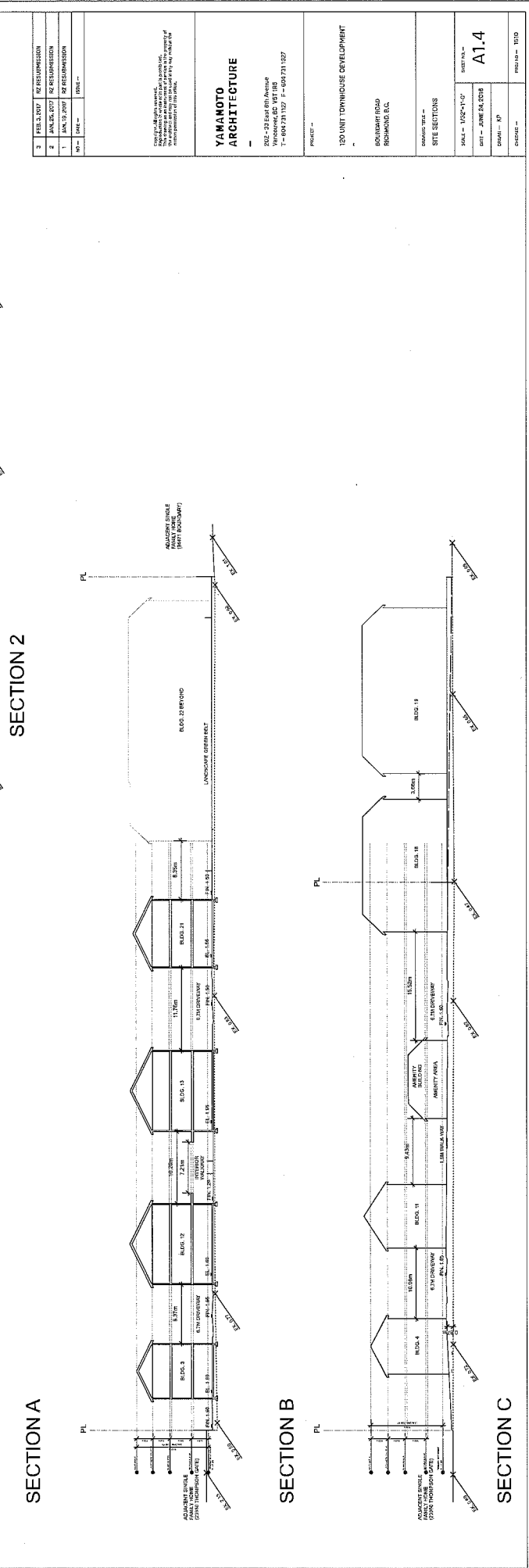
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PROJECT: A1.2



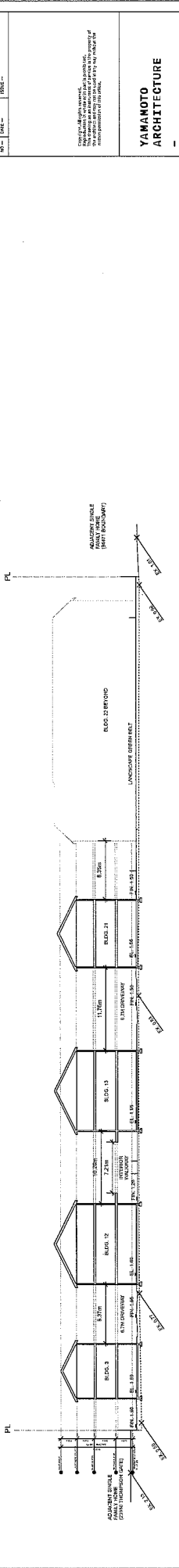
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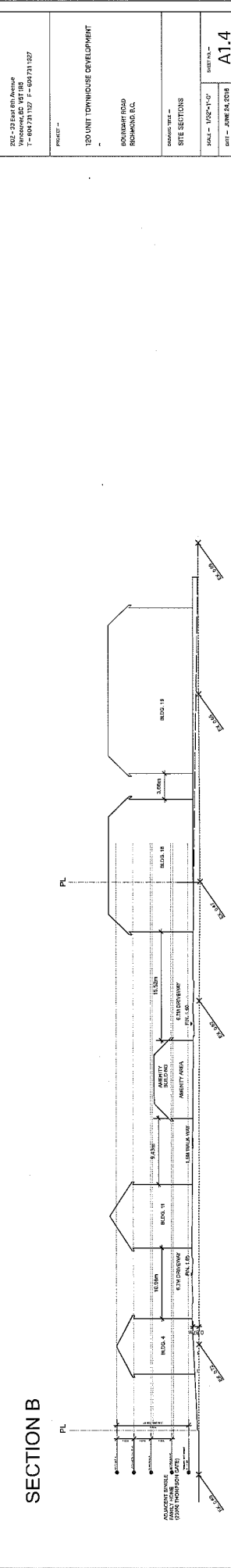
SECTION 1



SECTION 2



SECTION A



SECTION B



SECTION C

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2	JAN. 6, 2017	FOR SUBMISSION
1	JAN. 7, 2017	FOR PRE-APPROVAL
NO.	DATE	DESCRIPTION

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 T: 604.731.1127 F: 604.731.1327

PROJECT:
 120 UNIT TOWNHOUSE DEVELOPMENT
 600 HAMILTON ROAD
 VANCOUVER, BC

DRAWING TITLE:
 SITE SECTIONS

SCALE: 1/8" = 1'-0"
 SHEET: A1.4
 DATE: JUNE 24, 2016
 DRAWN: JSP
 CHECKED: JSP



BOUNDARY RD. STREETSCAPE
SCALE: 1/8"=1'-0"



BOUNDARY RD. STREETSCAPE CONT.'D
SCALE: 1/8"=1'-0"

3	FEB. 9, 2017	RE SUBMISSION
2	JULY 27, 2017	CE REVISIONS
1	JAN. 19, 2017	CE REVISIONS
REV	DATE	DESCRIPTION

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YAMAMOTO ARCHITECTURE

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TOWSON, MD 21286
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PROJECT: 120 UNIT TOWNHOUSE DEVELOPMENT

120 UNIT TOWNHOUSE DEVELOPMENT
120 UNIT TOWNHOUSE DEVELOPMENT
120 UNIT TOWNHOUSE DEVELOPMENT

DATE: 01/17/17
DRAWN BY: JG
CHECKED BY: JG
SCALE: 1/8"=1'-0"



THOMPSON RD. STREETSCAPE
SCALE: 1/8"=1'-0"



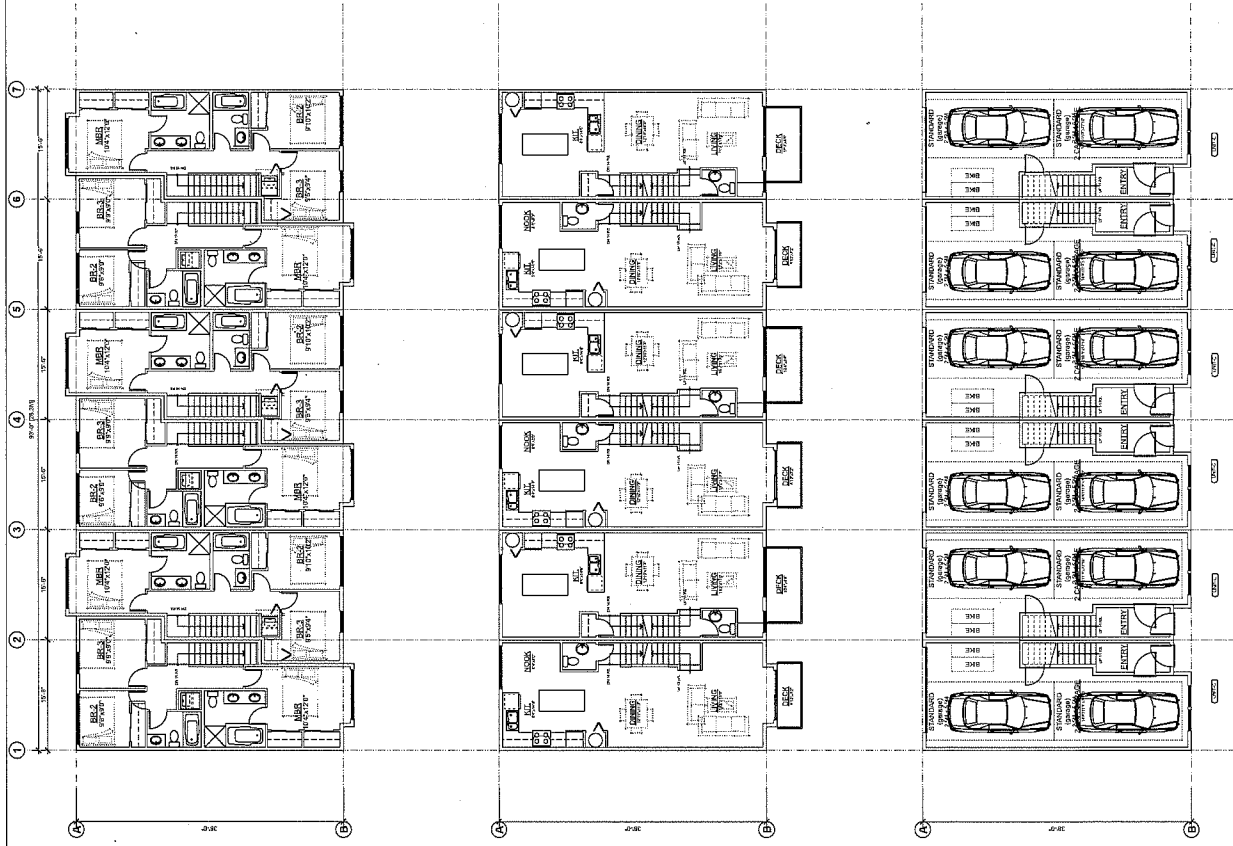
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0	DATE	BY

YAMANOTO ARCHITECTURE
 200 - 33 88TH AVE. #1000
 SCARBOROUGH, ONTARIO M1V 4Y7
 TEL: 416-291-1107 FAX: 416-291-1337

100 UNIT TOWNHOUSE DEVELOPMENT
 BOUNDARY ROAD
 RICHMOND HILL, ONT.

SHEET NO. A4.2
 DATE: JAN. 18, 2017
 DRAWN BY: YP
 CHECKED BY: YP



THIRD FLOOR PLAN

SECOND FLOOR PLAN

GROUND FLOOR PLAN

BOUNDARY RD. FLOORPLANS
SCALE: 1/8"=1'-0"

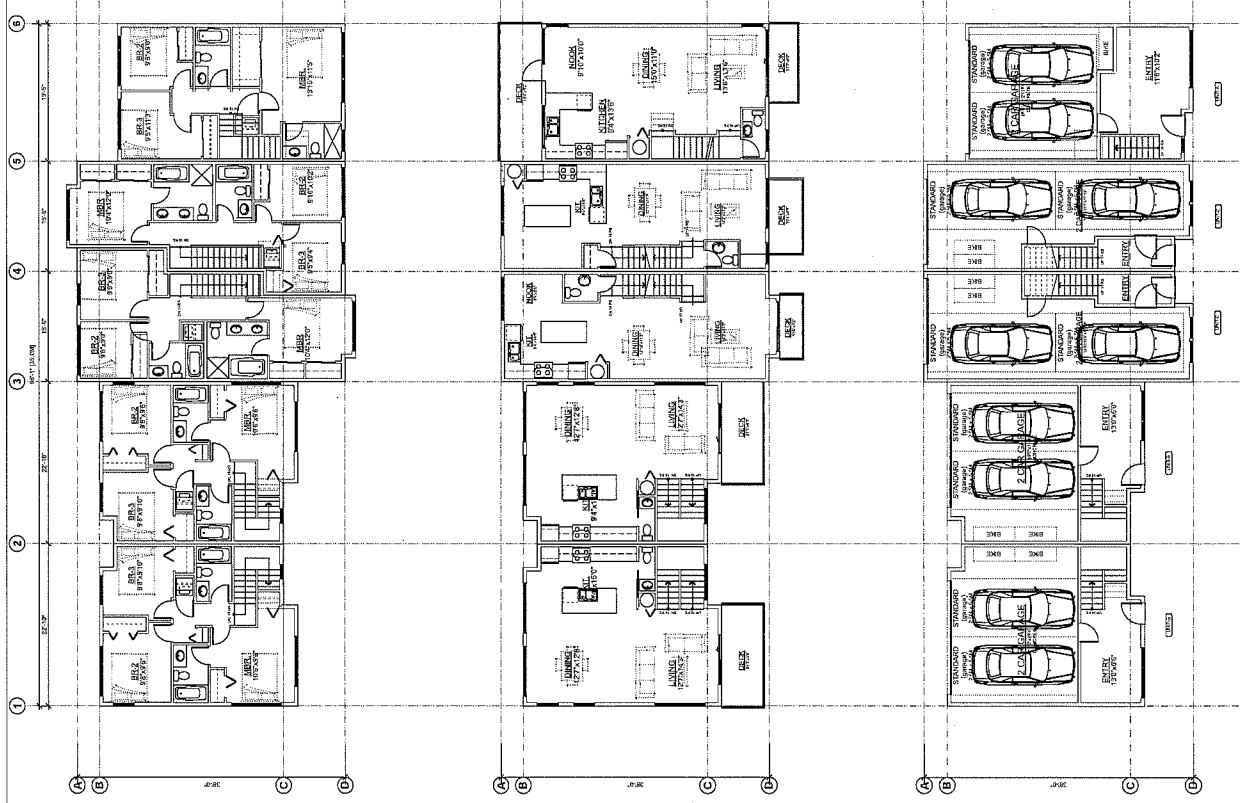
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1	JAN. 19, 2017	RE: REVISIONS
NO.	DATE	REVISION

YAMAMOTO ARCHITECTURE
 202 - 28 Park Park Avenue
 Vancouver, BC V6T 1K5
 T - 604 311 1127 F - 604 311 1327

PROJECT -
 150 UNIT TOWNHOUSE DEVELOPMENT
 BOUNDARY ROAD
 RICHMOND, B.C.

DRAWING TITLE -
 FLOORPLANS

SCALE -
 SHEET NO. -
A5.1
 DATE - JAN. 19, 2017
 DRAWN - RP
 CHECKED -
 DESIGNED -



THIRD FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

BOUNDARY RD. FLOORPLANS CONT'D

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

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1	MAY 15, 2017	BY PERMITS
NO.	DATE	BY

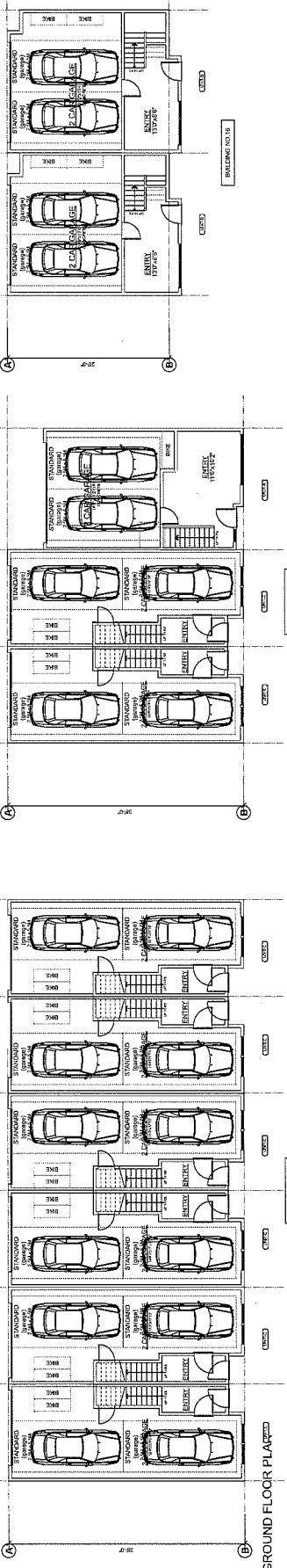
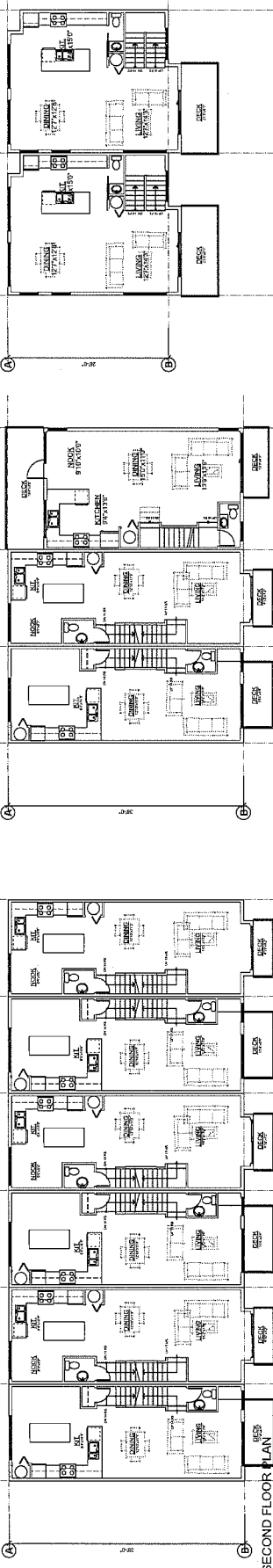
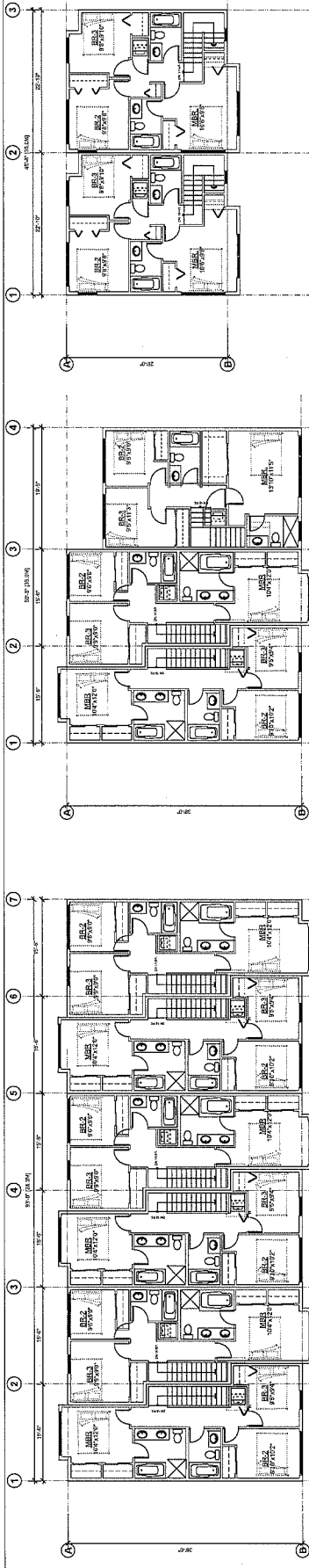
YAMAMOTO ARCHITECTURE
 202 - 23 South 10th Avenue
 T-604 731 1127 F-604 731 1327
 120 UNIT TOWNHOUSE DEVELOPMENT
 100 SOUTHWEST ROAD
 RICHMOND, VA

SHEET NO. 1010
 SHEET TOTAL 1010

REGISTERED ARCHITECT
 THE ARCHITECTS FIRM HAS BEEN LICENSED BY THE BOARD OF ARCHITECTS OF THE COMMONWEALTH OF VIRGINIA.

FLOORPLANS
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 DATE: JUN 15, 2017
 DRAWN BY: JP
 CHECKED BY:

A5.2
 PROJECT NO. 1010



3	FEB. 1, 2017	20' RESUBMISSION
2	JAN. 25, 2017	20' RESUBMISSION
1	JAN. 11, 2017	20' RESUBMISSION

REVISIONS

YAMAMOTO ARCHITECTURE
 302 - 24 5th Ave. S.W.
 Vancouver, BC V6T 1S5
 T: 604.231.1127 F: 604.231.3327

PROJECT -
 120 UNIT TOWNHOUSE DEVELOPMENT
 BRIMLEY ROAD
 RICHMOND, B.C.

DRAWN BY -
 JAN. 17, 2017
 SCALE -
 1/8" = 1'-0"

SHEET NO. -
A5.3

PROJECT NO. -
 1210

THOMPSON RD. FLOORPLANS
 SCALE: 1/8"=1'-0"

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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0005
 Email: office@m2la.com

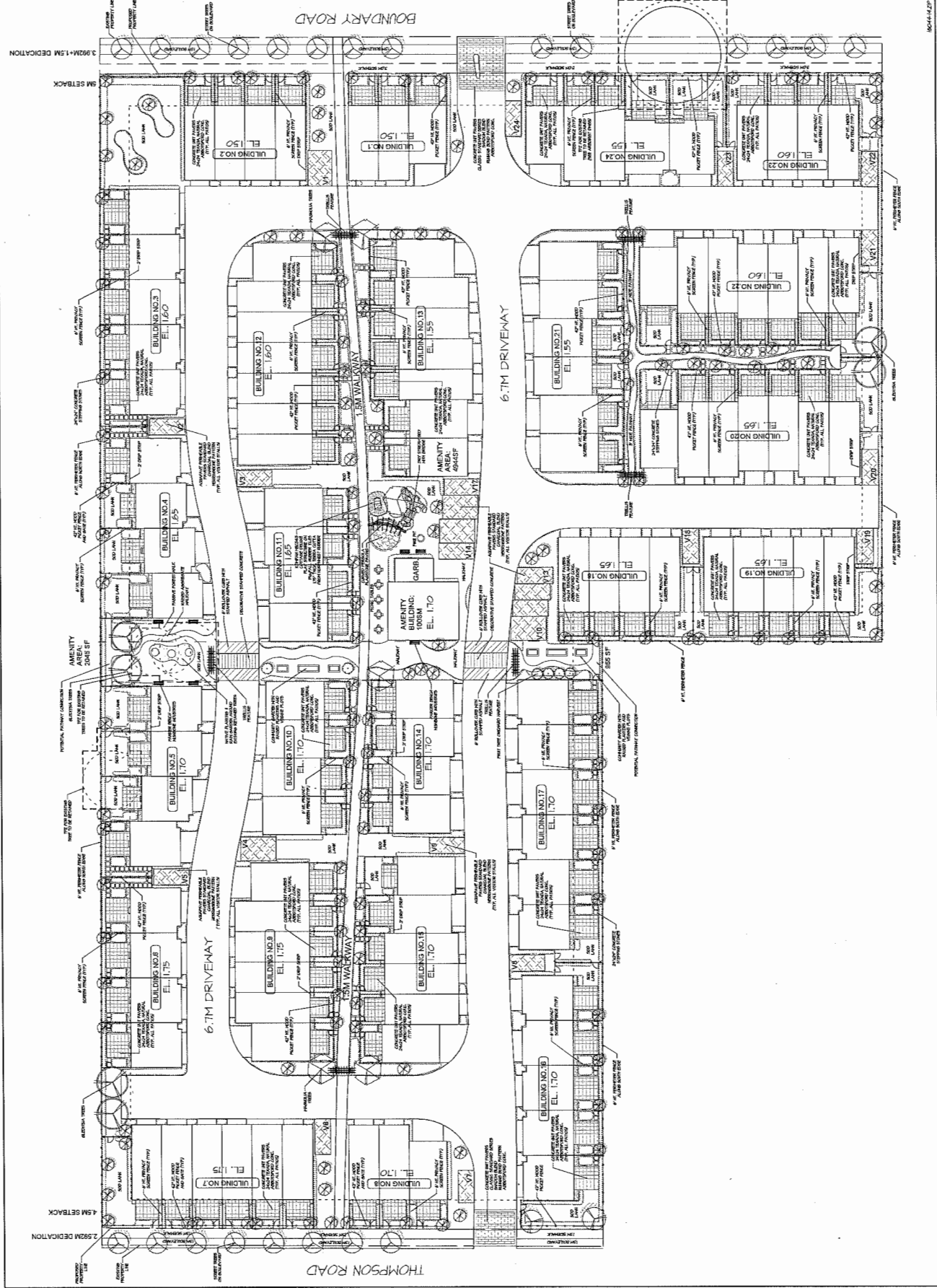


NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	08/27/24	ISSUED FOR PERMIT	PHM	PHM
2	09/27/24	ISSUED FOR REVIEW	PHM	PHM
3	10/15/24	PERMANENT DESIGN	PHM	PHM
4	11/15/24	PERMANENT DESIGN	PHM	PHM

PROJECT:
120 UNIT TOWNHOUSE DEVELOPMENT
 4291-4331 BOUNDARY ROAD &
 4300-4340 THOMPSON ROAD,
 RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	JAN 24	DRAWING NUMBER:	L1
SCALE:	1:250	DRAWN BY:	PHM
DESIGN BY:	PHM	CHECKED BY:	PHM
META PROJECT NUMBER:	120-044	OF 8	120-044



NS-44-4.2P

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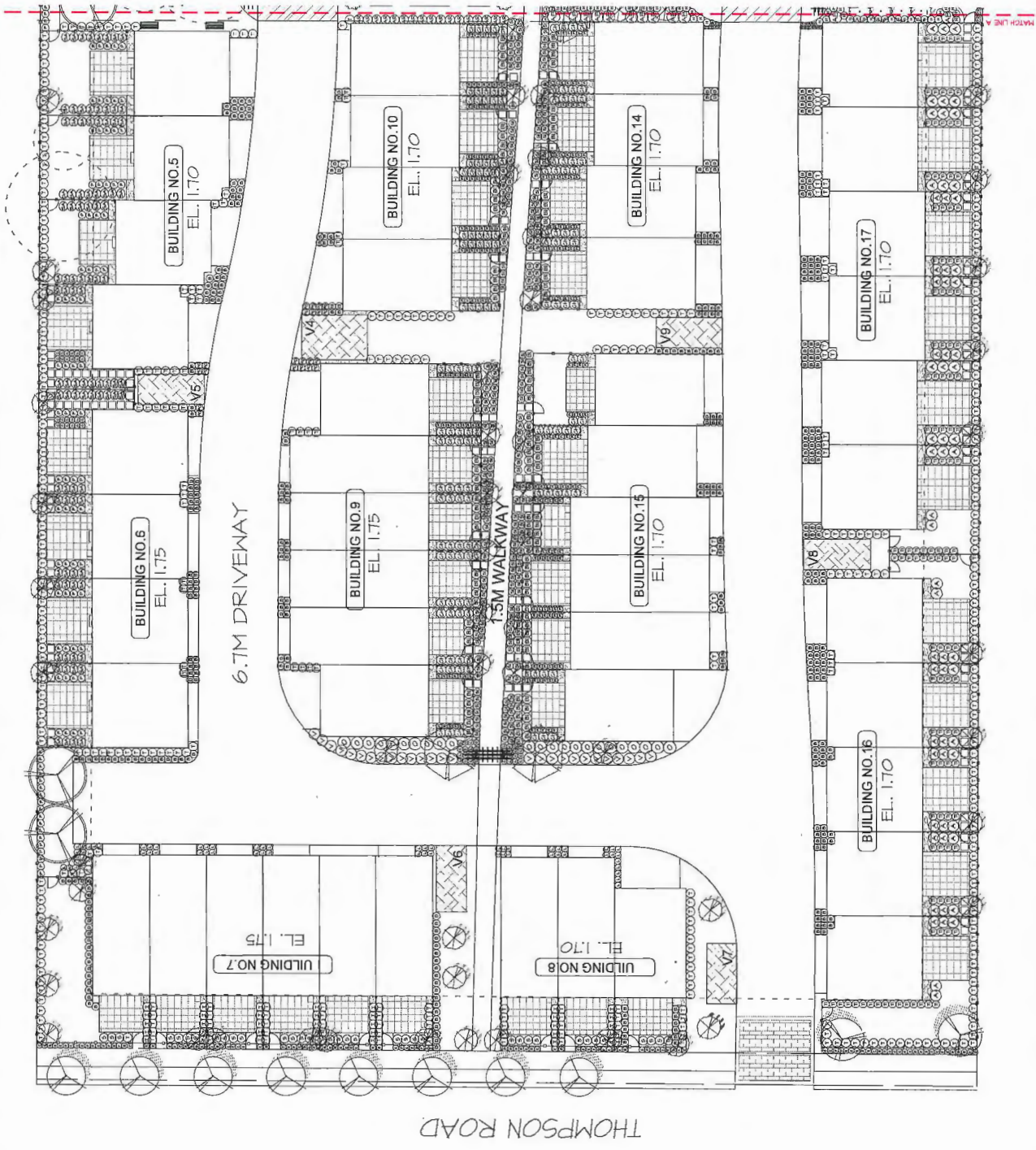
LANDSCAPE ARCHITECTURE
 #230 - 26 Lorne Meews
 Vancouver, British Columbia
 V6M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
1	18.07.21	ISSUED FOR PERMITS	PHF
2	18.07.21	ISSUED FOR PERMITS	PHF
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PROJECT:
 120 UNIT TOWNHOUSE
 DEVELOPMENT
 4291-4331 BOUNDARY ROAD &
 4870-4940 THOMPSON ROAD,
 RICHMOND, B.C.

DRAWING TITLE:
 SHRUB PLAN
 WEST

DATE:	JAN 24 2018	DRAWING NUMBER:	L2
SCALE:	1:50	DRAWN BY:	PHF
DESIGNED BY:	PHF	CHECKED BY:	PHF
APPROVED BY:	PHF	DATE:	PHF
DATE:	PHF	SCALE:	PHF
PROJECT NUMBER:	PHF	DRAWING NUMBER:	PHF



18-044-122P

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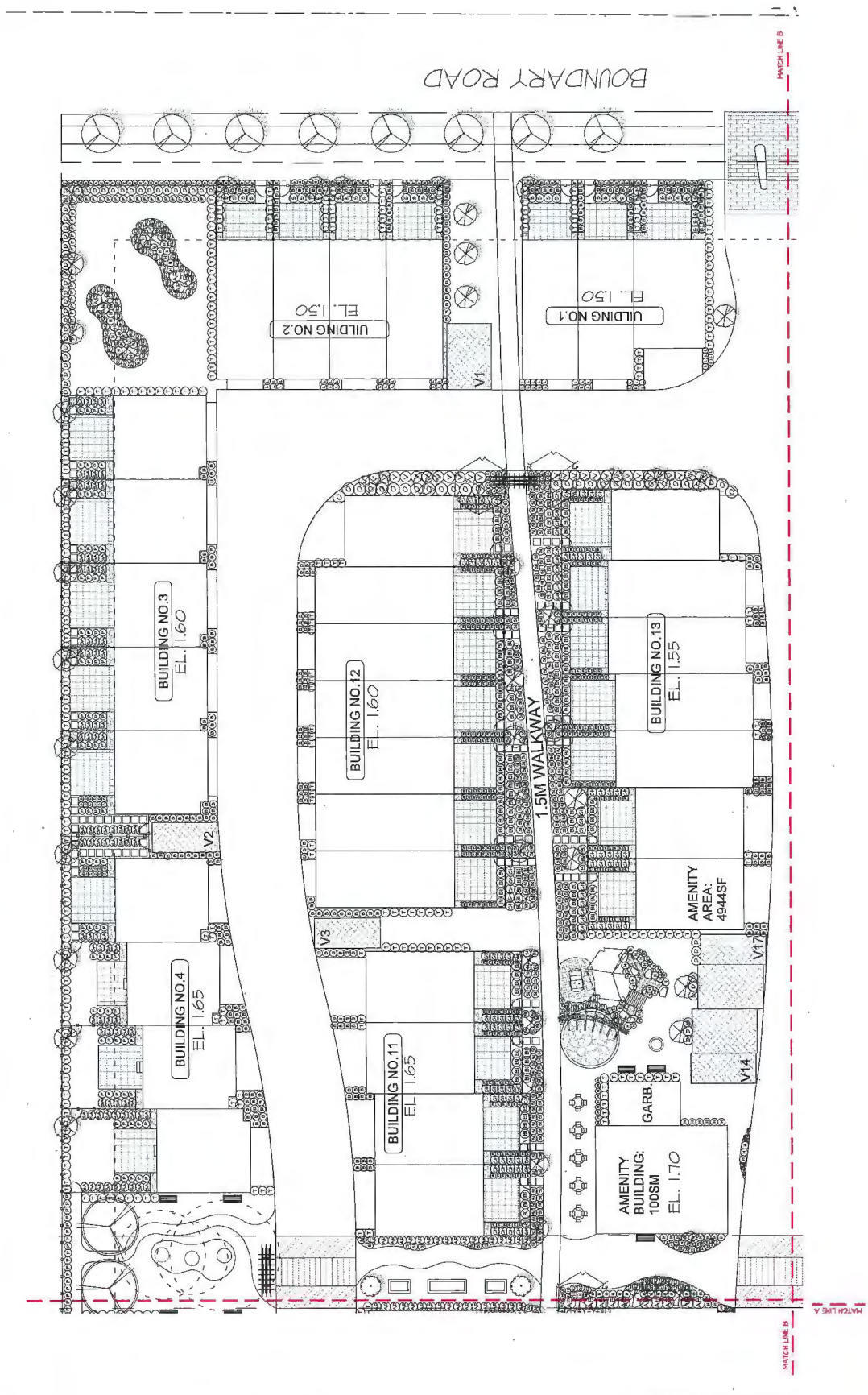
M2 LANDSCAPE ARCHITECTURE
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NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	08/11/11	ISSUED FOR PERMITTING	JMB	JK
2	08/11/11	REVISED FOR REVIEW	JMB	JK
3	08/11/11	REVISED FOR PERMITTING	JMB	JK
4	08/11/11	REVISED FOR PERMITTING	JMB	JK

PROJECT:
120 UNIT TOWNHOUSE DEVELOPMENT
 4291-4331 BOUNDARY ROAD &
 4300-4340 THOMPSON ROAD,
 RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN EAST

DATE:	JMB/AM
SCALE:	AS SHOWN
DRAWN:	PM
DESIGN:	PM
CHECKED:	PM/AM
DRAWING NUMBER:	L3
OF	8
META PROJECT NUMBER:	1P-044



1004-HLPZ

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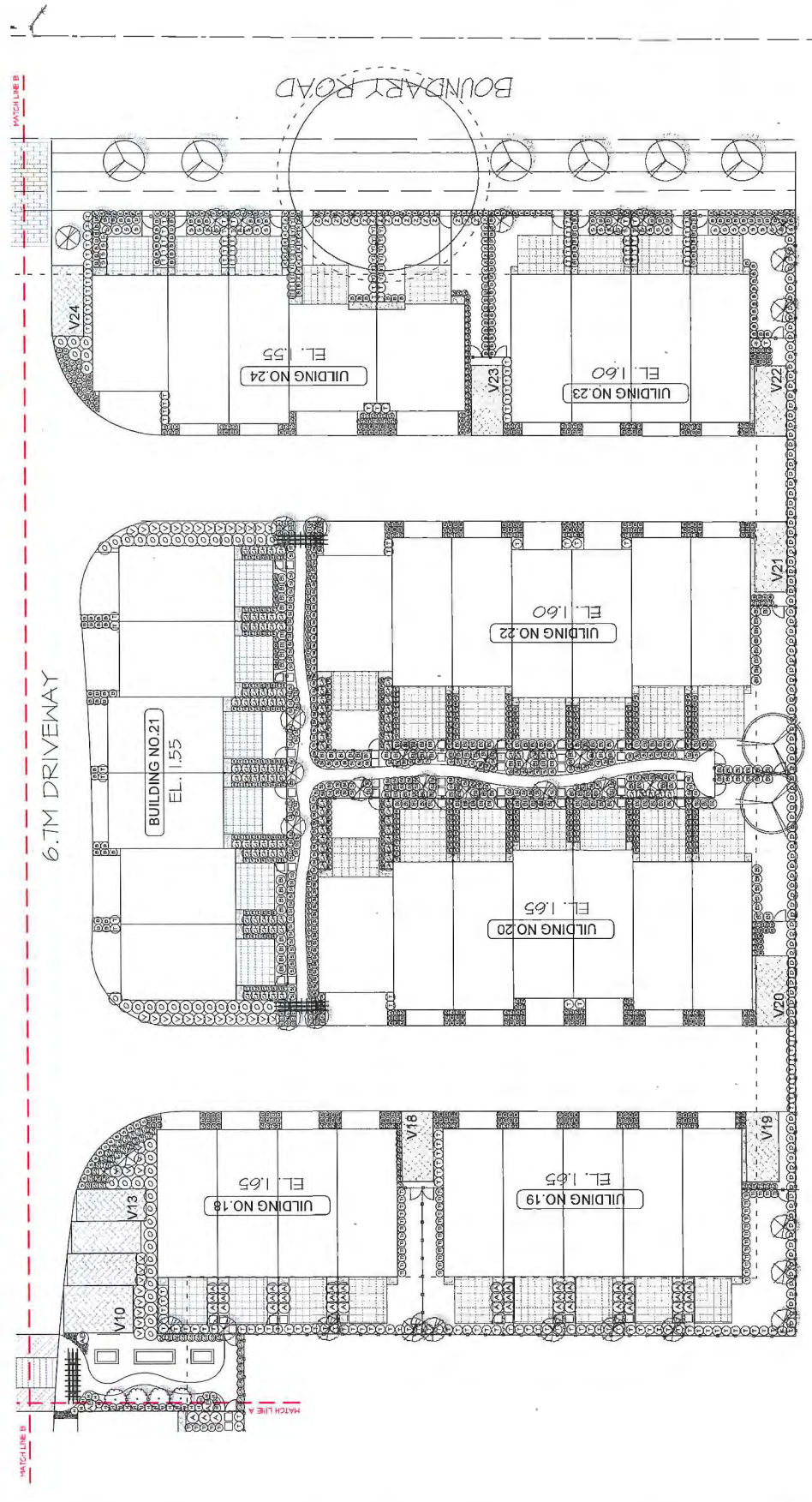
LANDSCAPE ARCHITECTURE
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NO.	DATE	REVISION DESCRIPTION	BY
1.		ISSUED FOR PERMIT	PT
2.		ISSUED FOR DESIGN	PT
3.		ISSUED FOR PERMIT	PT
4.		ISSUED FOR PERMIT	PT
5.		ISSUED FOR PERMIT	PT
6.		ISSUED FOR PERMIT	PT
7.		ISSUED FOR PERMIT	PT

PROJECT:
120 UNIT TOWNHOUSE DEVELOPMENT
429-433 BOUNDARY ROAD &
4310-4340 THOMPSON ROAD,
RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN SOUTH

DATE	SCALE	DRAWN	CHECKED
JAN 2016	1:50	PT	PT
DRAWING NUMBER: L4			
M2LA PROJECT NUMBER: 1P-044			



3044-HZP

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M2 LANDSCAPE ARCHITECTURE
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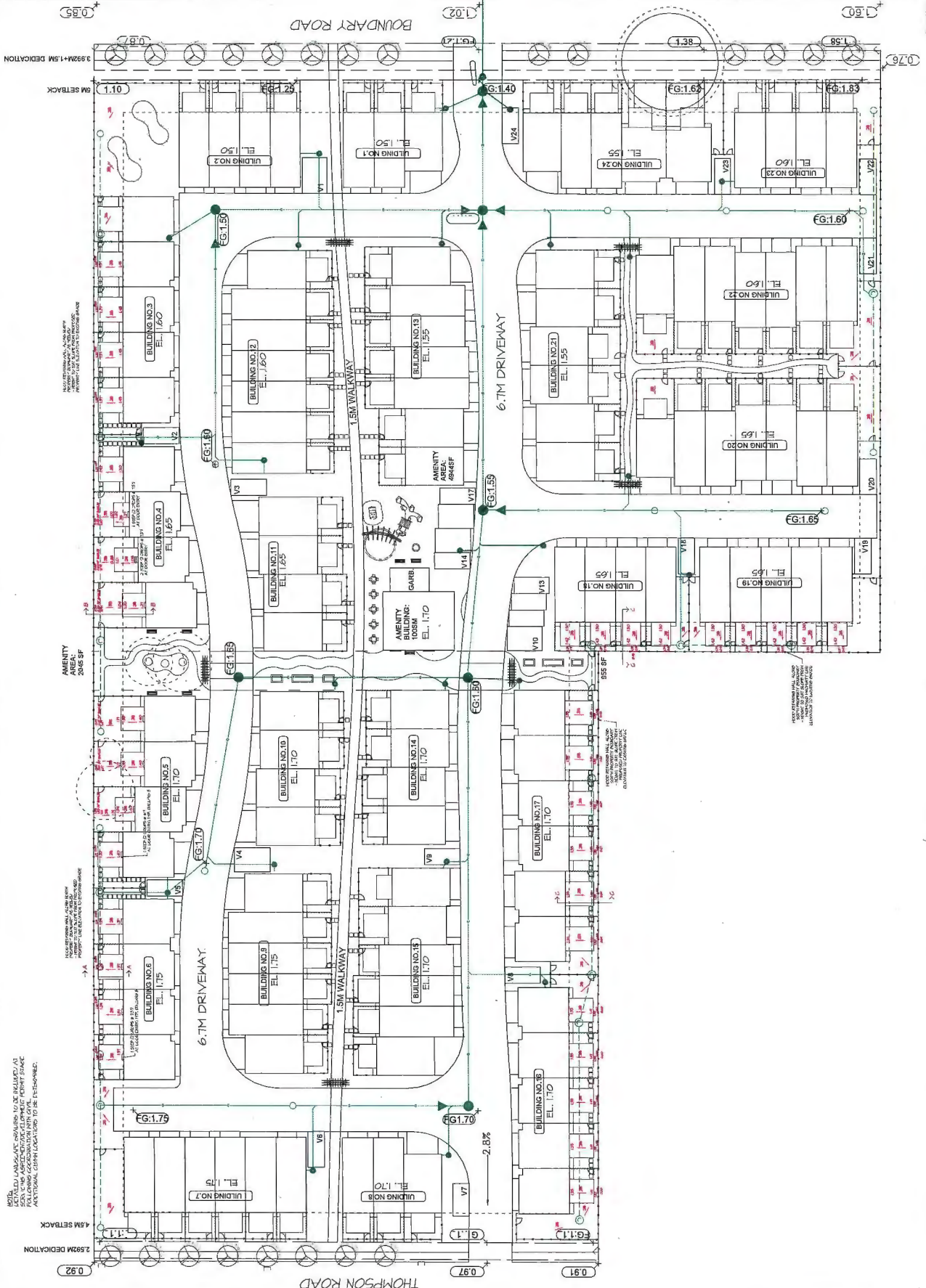
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4	2024.01.15	ISSUED FOR PERMITTING	MM

PROJECT:
 120 UNIT TOWNHOUSE
 DEVELOPMENT
 429-433 BOUNDARY ROAD &
 430-4340 THOMPSON ROAD,
 RICHMOND, B.C.

DRAWING TITLE:
 GRADING PLAN

DATE: JUNE 2024
SCALE: 1:250
DRAWING: P11
DESIGN: P11
CLIENT: M2LA

PROJECT NUMBER: L5
DATE: 2024.06.15
PROJECT NUMBER: 19-044



NOTE: LANDSCAPE DESIGN TO BE BUILT AT
 SEE CIVIL ARCHITECTURAL PERMIT STAGE
 ADDITIONAL CONSTRUCTION TO BE DETERMINED.

AMENITY BUILDING: 2046 SF
 EL. 1.60

AMENITY BUILDING: 2046 SF
 EL. 1.65

AMENITY BUILDING: 2046 SF
 EL. 1.70

AMENITY BUILDING: 2046 SF
 EL. 1.75

AMENITY BUILDING: 2046 SF
 EL. 1.80

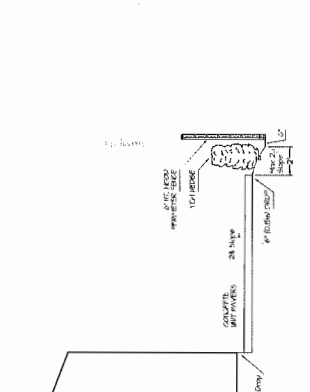
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 EL. 1.70

AMENITY AREA: 4948F
 EL. 1.55

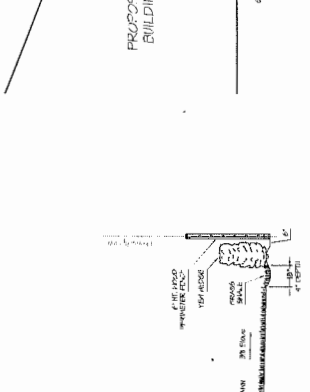
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 EL. 1.60

AMENITY BUILDING: 2046 SF
 EL. 1.65

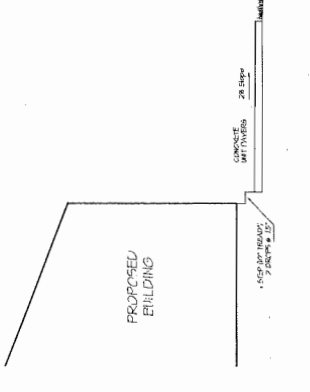
19-044



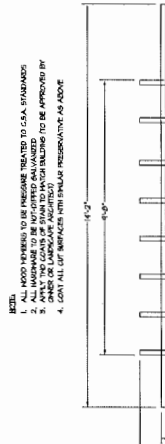
SECTION A-A
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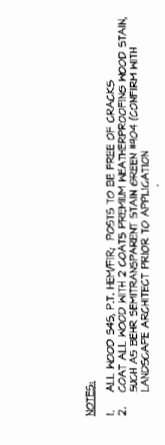
SECTION B-B
 SCALE: 1/4" = 1'-0"



SECTION C-C
 SCALE: 1/4" = 1'-0"



1 MOOD TRELLIS
 SCALE: 1/2" = 1'-0"



2 CURVED PERGOLA
 SCALE: 3/8" = 1'-0"



3 TREE PROTECTION FENCING
 SCALE: 1" = 1'-0"

TREES PROTECTED BY SPECIES

TREE SPECIES	PROTECTION RADIUS	PROTECTION RADIUS	PROTECTION RADIUS
AMERICAN BEECH	20'	12'	12'
AMERICAN Sycamore	30'	18'	18'
AMERICAN REDWOOD	35'	21'	21'
AMERICAN WHITE PINE	40'	24'	24'
BLACK OAK	50'	30'	30'
BURR OAK	50'	30'	30'
COAST REDWOOD	60'	36'	36'
DOUGLASS SPRUCE	75'	45'	45'
EMERALD PINNACLE CYPRESS	80'	48'	48'
FOREST TULARE TREE	90'	54'	54'

TREE PROTECTION DISTANCE TABLE

TREE SPECIES	PROTECTION RADIUS	PROTECTION RADIUS	PROTECTION RADIUS
AMERICAN BEECH	20'	12'	12'
AMERICAN Sycamore	30'	18'	18'
AMERICAN REDWOOD	35'	21'	21'
AMERICAN WHITE PINE	40'	24'	24'
BLACK OAK	50'	30'	30'
BURR OAK	50'	30'	30'
COAST REDWOOD	60'	36'	36'
DOUGLASS SPRUCE	75'	45'	45'
EMERALD PINNACLE CYPRESS	80'	48'	48'
FOREST TULARE TREE	90'	54'	54'

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN NEAR ENVIRONMENTALLY SENSITIVE AREAS



EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN DOUGH ARE ASSUMED AT PROTECT HEIGHT OR 10' IF NOT RATED

NO STORAGE OF BUILDING MATERIALS PERMITTED WITHIN PROTECTION LANDSCAPE

12' x 10' PERGOLA

6' x 10' PERGOLA

12' x 10' PERGOLA

6' x 10' PERGOLA

12' x 10' PERGOLA

6' x 10' PERGOLA

12' x 10' PERGOLA

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6' x 10' PERGOLA

12' x 10' PERGOLA

6' x 10' PERGOLA

NO.	DATE	REVISION DESCRIPTION	BY	CHK
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2	03/11/2011	ISSUED FOR PERMITS	PMT	PMT
3	03/11/2011	ISSUED FOR PERMITS	PMT	PMT
4	03/11/2011	ISSUED FOR PERMITS	PMT	PMT

PROJECT:
 120 UNIT TOWNHOUSE
 DEVELOPMENT
 4251-5311 ROBINSON ROAD &
 4300-4301 THOMPSON ROAD,
 RICHMOND, B.C.

DRAWING TITLE:
 LANDSCAPE
 DETAILS

DATE:	JUNE 08	DRAWING NUMBER:	L7
SCALE:	AS SHOWN	DRAWN:	PMT
DESIGN:	PMT	CHECKED:	PMT
NO. A PROJECT NUMBER:	16-044	DATE:	16-044



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PROJECT:
120 UNIT TOWNHOUSE
DEVELOPMENT
4320-4331 BOUNDARY ROAD &
4300-4340 THOMPSON ROAD,
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE
SPECIFICATIONS

Table with columns: DATE, DRAWING NUMBER, SCALE, DRAWING, DESIGN, CHECK, MVA PROJECT NUMBER. Includes drawing number L8.

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT

- 1. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements... 2. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements...

SOFT LANDSCAPE DEVELOPMENT

- 1. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements... 2. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements...

PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT

- 1. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements... 2. The landscape architect shall provide a detailed landscape site plan showing the location and extent of all landscape elements...

SOFT LANDSCAPE DEVELOPMENT

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PART THREE - SOFT LANDSCAPE DEVELOPMENT - CONT

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RZ 15-713048

Attachment 3

Address: 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 & 4451 Boundary Road

Applicant: Kaimanson Investments Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Seven individual owners.	Kaimanson Investments Ltd.
Site Size (m²):	18,683 m ²	17,816 m ² (after road dedication)
Land Uses:	Single Family Dwellings	Townhouse Development
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
Zoning:	Single Detached (RS1/F) and Two-Unit Dwellings (RD1)	High Density Townhouses (RTH1)
Number of Units:	7	120
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.75 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 13,362 m ² (143,831 ft ²)	Max. 13,320 m ² (143,380 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 40% Non-porous Surfaces: Max. 25% Total: Max. 65%	none
Lot Size:	1,800 m ²	17,816 m ²	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 78.24 m Depth: 187.3 m	none
Setbacks (m):	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 4.5 m Side: Min. 2.0 m Exterior Side: Min. 2.0 m	Front (Thompson Road): Min. 4.5 m Rear (Boundary Road): Min. 5.0 m Side: Min. 4.5 m Exterior Side: N/A	none
Height (m):	12 m	11.65 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	240 (R) and 24 (V) per unit	240 (R) and 24 (V) per unit	none

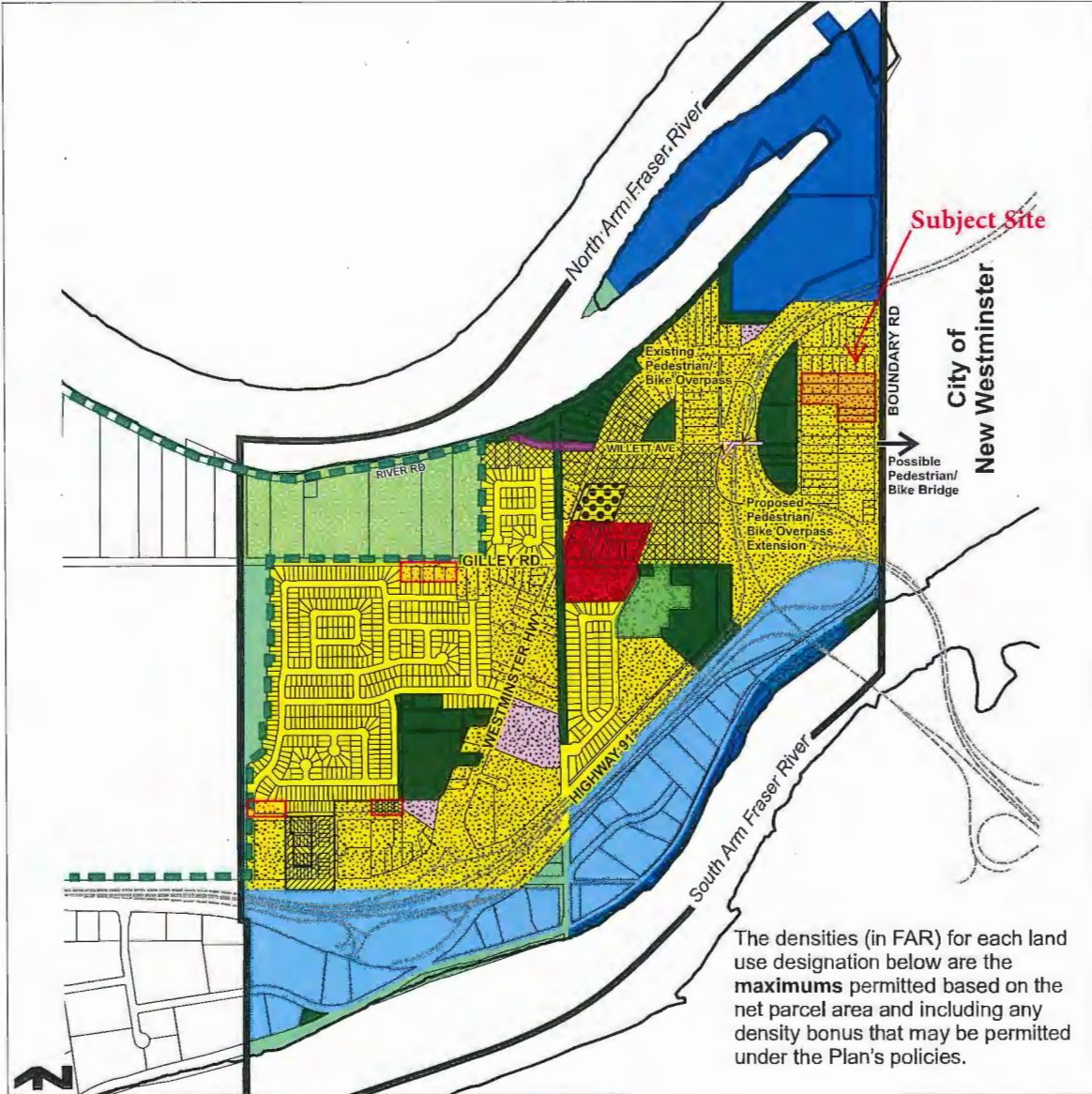
Initial: _____

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	264	264	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	48.3%	none
Amenity Space – Indoor:	100 m ²	100 m ²	none
Amenity Space – Outdoor:	720 m ²	738 m ²	none

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

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

Land Use Map



The densities (in FAR) for each land use designation below are the **maximums** permitted based on the net parcel area and including any density bonus that may be permitted under the Plan's policies.

Area Plan Boundary	Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
ALR Boundary	Neighbourhood Residential (Townhouse 0.55 FAR)
Agriculture	Neighbourhood Residential (Townhouse 0.75 FAR)
Community Institutional	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
Conservation Area	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Industrial	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
Marine Residential/Industrial	Park and Major Trail/Greenway Corridors
Mixed Employment	Proposed Streets
Neighbourhood Residential (Single Family 0.55 FAR)	School
Neighbourhood Residential (Single Family 0.60 FAR)	
Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)	

NOTES:
 MEASURES FROM SURVEY PLAN BY MATSON PECK & TORRES
 SURVEYORS & ENGINEERS, D.W.C. No. K-15-17261-1/PC, DATE JUNE 9, 2015
 LEGAL DESCRIPTION:
 LOTS 1 & 2 OF NORTH RANGE 4 WEST NEW WESTMINSTER PL 51404
 RICHMOND, BC

- LEGEND:**
- PROPERTY BOUNDARY
 - SITE BOUNDARY
 - ENVIRONMENTALLY SENSITIVE AREA
 - FENCE - WIRE
 - FENCE - WOOD
- UTILITIES AND SYMBOLS**
- CB Catch Basin
 - MM Manhole
 - LP Pole
 - W Water Valve
 - WPC Water Pipe Chamber
 - IC Inspection Chamber

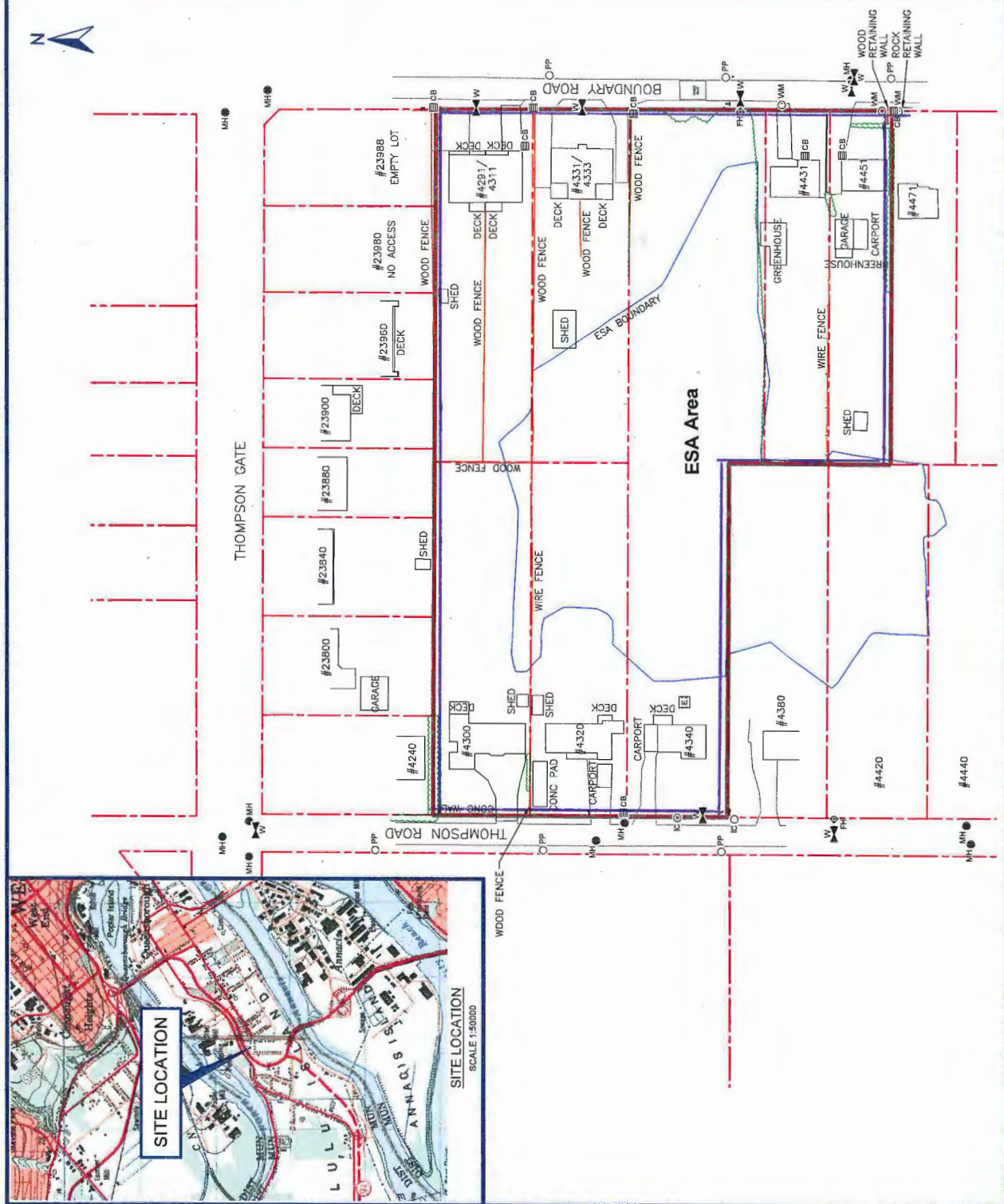
SCALE 1:1,000
 WHEN PLOTTED CORRECTLY THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.

**KAIMANSON INVESTMENTS LTD,
 THOMPSON ROAD AND BOUNDARY ROAD
 RICHMOND, BC**

**PRELIMINARY ENVIRONMENTAL SENSITIVITIES
 REPORT**

**ENVIRONMENTAL SITE ASSESSMENT
 BOUNDARY**

Date: July 10, 2015
 Project No.: 201.88590.00000
 Drawing No.: 1



KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16-044	PLANTED SIZE / REMARKS
	1.50			437,000	1.24
	2.00	Dianthus barbatus, Sweet William		250,000	0.95
	5.00	Eschscholzia californica, California Poppy		489,000	4.72
	21.25	Festuca ovina, Sheep's Fescue Quatro		530,000	21.31
	15.00	Festuca rubra var. rubra, Creeping Red Fescue*		455,000	12.91
	15.00	Festuca rubra, Native Red Fescue		600,000	17.03
	30.00	Lolium multiflorum, Annual Ryegrass (Diploid)		217,000	12.32
	3.00	Lupinus perennis, Blue Lupine		20,000	0.11
	100.00	* native to coastal British Columbia			100.00

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16-044	PLANTED SIZE / REMARKS
TREES (1188 Total)					
(K)	30	ALNUS RUBRA	RED ALDER		TCM CAL
(P)	30	POPULUS TRICHOCARPA	BLACK COTTONWOOD		TCM CAL
(E)	30	PINUS CONTORTA	SHORE PINE		L&M HT
(C)	TO	CRATAEGUS DOUGLASII	BLACK HAWTHORN		#5 POT
(H)	80	PICEA SITCHENSIS	SITKA SPRUCE		#5 POT
	360	PSEUDOTSUGA MENZIESII	DOUGLAS FIR		#5 POT
	60	ACER MACROPHYLLUM	BIGLEAF MAPLE		#5 POT
	360	THUJA PLICATA	WESTERN RED CEDAR		#5 POT
	180	TSUGA HETEROPHYLLA	WESTERN HEMLOCK		#5 POT
SHRUBS & GROUNDCOVER (6475 Total)					
(X)	344	CORNUS STOLONIFERA	RED-OSIER DOGWOOD		#1 POT
(Z)	853	CORYLUS AMERICANA	HAZELNUT		#1 POT
(Y)	344	MAHONIA AQUIFOLIUM	BARBERRY		#1 POT
(V)	853	RIBES SANGUINEUM	RED FLOWERING CURRANT		#1 POT
(U)	100	ROSA NOOTKATENSIS	NOOTKA ROSE		#1 POT
(T)	344	RUBUS PARVIFLORUS	THIMBLEBERRY		#1 POT
(S)	100	RUBUS SPECTABILIS	SALMONBERRY		#1 POT
(R)	100	SAMBUCUS RACEMOSA	RED ELDERBERRY		#1 POT
(Q)	853	SPIRAEA DOUGLASII	HARDHACK		#1 POT
(P)	344	SYMPHORICARPOS ALBIS	SNOWBERRY		#1 POT

NOTES:

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

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

1604-ESA LI - 04.rdp

NO.	DATE	REVISION DESCRIPTION	DR.
3	14/01/17	REV. PER CITY COMMENTS FOR REZONING	PMT
2	02/11/16	REVISED AS PER CITY COMMENTS	PMT
1	02/15/16	REVISED AS PER CITY COMMENTS	PMT

SEAL:

PROJECT:

**HAMILTON HIGHWAY PARK
PARC THOMPSON**
ESA COMPENSATION PLAN
RICHMOND, B.C.

DRAWING TITLE:

**ENVIRONMENTAL
SITE ASSESSMENT**

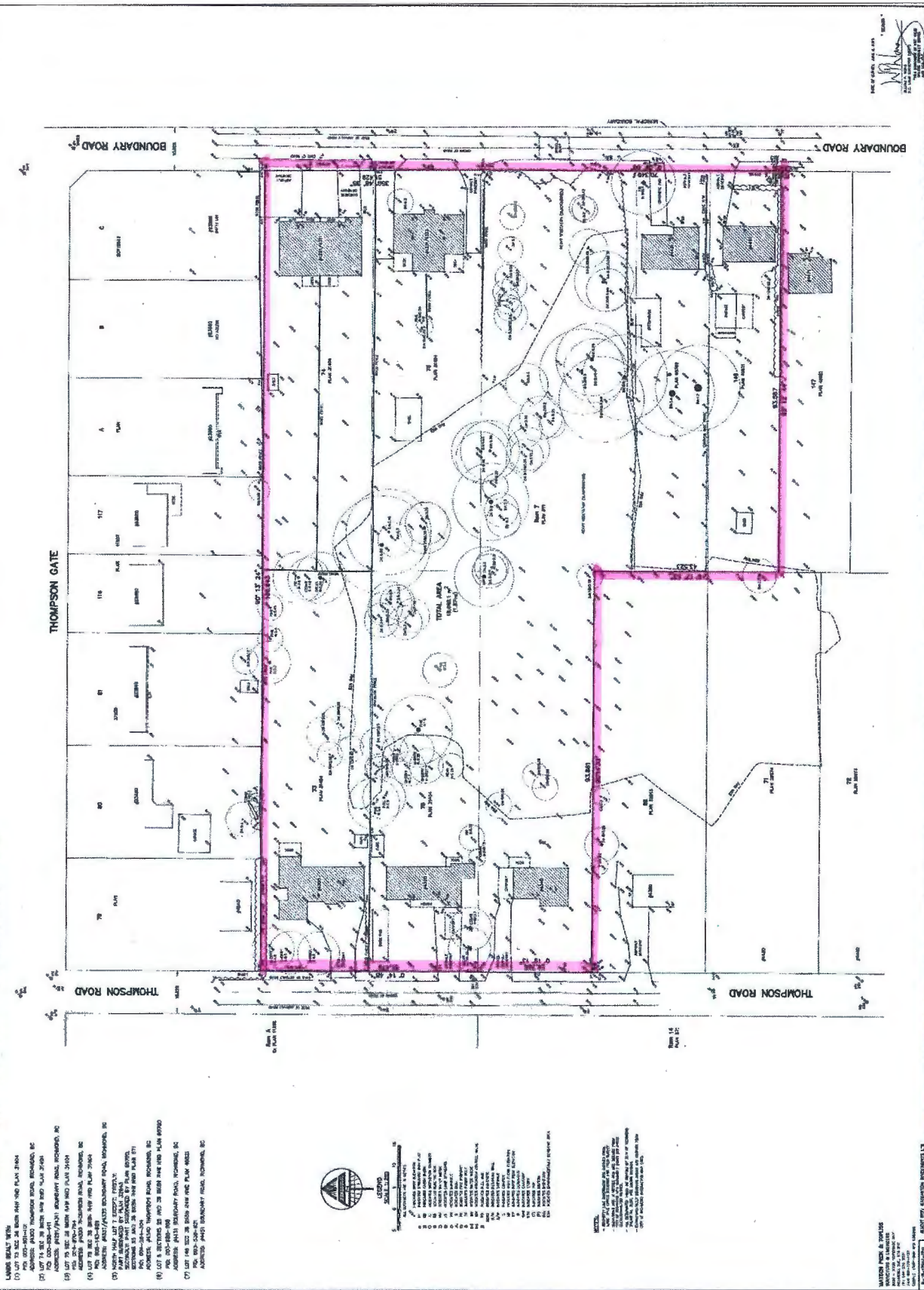
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DESIGN:	PMT		
CHK'D:	MTLM		

L1-ESA

OF 9

M2/LA PROJECT NUMBER: **JOB NO. 16-044**

SURVEY PLAN OF PARTS OF BLOCK 5 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT



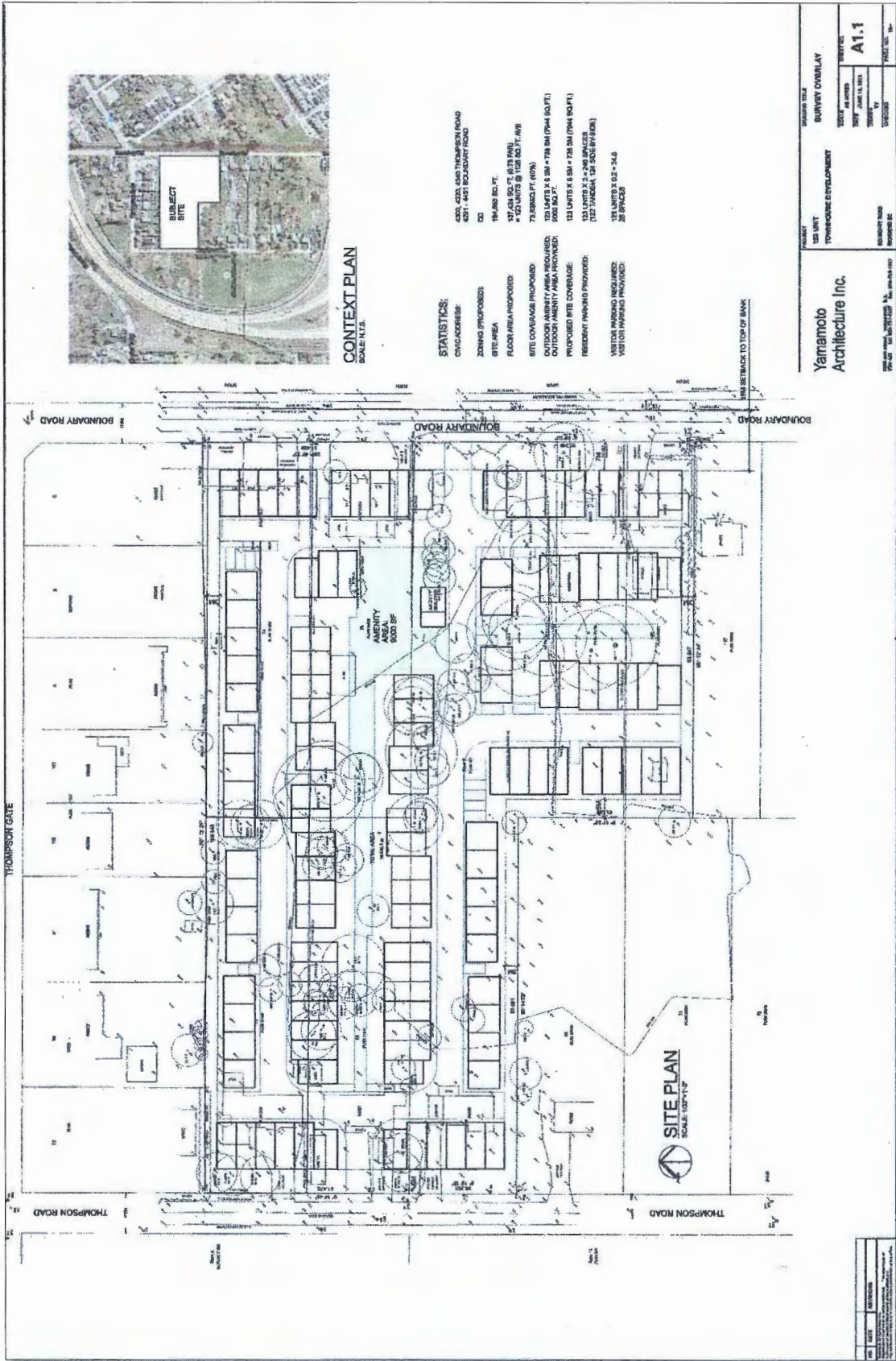
- 1) LARRY BEALY 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 2) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 3) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 4) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 5) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
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- 7) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
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- 16) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 17) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 18) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 19) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109
- 20) JAMES EARL 3000 W. 10th St. S.W. OKLAHOMA CITY, OK 73109



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
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 9. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 10. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.

WATSON PERRY & SONS
 1000 W. 10th St. S.W.
 OKLAHOMA CITY, OK 73109
 (405) 241-1111
 www.watsonperry.com

Site Survey – Not to Scale



CONTEXT PLAN
SCALE 1/16\"/>

- STATISTICS:**
- 420' 420' 640' THOMPSON ROAD
 - 421' 401' BOUNDARY ROAD
 - CD
 - 194,000 SQ. FT.
 - 17,434 SQ. FT. 6,078 PAV. # 123 UNITS @ 142 SQ. FT. ARE
 - 73,350 SQ. FT. (67%)
 - 22 UNITS X 6.5M X 7.8M (74M SQ. FT.)
 - 123 UNITS X 6.5M X 7.8M (74M SQ. FT.)
 - 123 UNITS X 6.5M X 7.8M (74M SQ. FT.)
 - 123 UNITS X 6.5M X 7.8M (74M SQ. FT.)
 - 28 UNITS X 6.5M X 7.8M (74M SQ. FT.)
 - 28 UNITS X 6.5M X 7.8M (74M SQ. FT.)
- CONTRACTOR:**
- ZONING PROPOSED:**
- FLOOR AREA PROPOSED:**
- AMBIENT AREA PROPOSED:**
- OUTDOOR AMBIENT AREA REQUIRED:**
- PROPOSED SITE COVERAGE:**
- RESIDENT PARKING PROVIDED:**
- VISITOR PARKING REQUIRED:**
- VISITOR PARKING PROVIDED:**

SUBMITTAL TITLE		SURVEY OVERLAY	
PROJECT		TOWNHOUSE DEVELOPMENT	
DATE	DATE	DATE	DATE
10/11/11	10/11/11	10/11/11	10/11/11
SCALE		SCALE	
A1.1		A1.1	
DRAWN BY		CHECKED BY	
PROJECT NO.		PROJECT NO.	

Yamamoto
Architecture Inc.

Site Plan – Not to Scale



Address: 4300, 4320, 4340 Thomson Road, and 4291, 4331, 4431, 4451 Boundary Road File No.: RZ 15-713048

Kaimanson Investments Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9681, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Road dedication of 2.59 m along the entire frontage of Thomson Road and 5.49 m along the entire frontage of Boundary Road as shown on Attachment 1.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Tree Survival Security to the City in the amount of \$60,000 to be held for a term of three (3) years for the six (6) trees that are to be retained (labelled with tag nos. 5, 61, 63, 65, 66 and 67) in the Arborist Report from Mountain Maple Garden and Tree Service Ltd. dated July 2, 2015).
5. Submission of an on-site landscape plan for the subject project site that includes at least 156 replacement trees based on a ratio of at least 2:1 to compensate for the 78 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The developer will also plant further trees within the ESA compensation area within Hamilton Hwy Park in Hamilton Highway Park, respectively required for the ESA Development Permit and Servicing Agreement (see Development Permit Considerations below).
6. "Shared Street": The granting of a 7.5 m wide statutory right-of-way on the subject property from Boundary Rd to Thomson Rd for public pedestrian and vehicle access over the 6.7 m wide driveway, and for landscaping, way-finding signage and street lights identified as a "Shared Street" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
7. East-West "Strollway" SRW: The granting of a 2.0 m wide statutory right-of-way on the subject property for a 1.5 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance to provide an additional east-west pedestrian connection to the "Shared Street".
8. North-South "Strollway" SRW: The granting of a 4.0 m wide statutory right-of-way on the subject property for a 2.0 m wide paved public pedestrian pathway, landscaping, way-finding signage and bollard lights identified as "Strollway" on Attachment 2 with the developer and owner being responsible for liability, construction and maintenance.
9. Water Pressure Reducing Valve SRW: The granting of a 13 m by 14 m statutory right-of-way for City water services, pressure reducing valve and an associated building as shown on Attachment 2 with the City being responsible for liability, construction and maintenance.
10. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total residential floor area (e.g. \$939,139) to the City's Hamilton Area Plan Amenity Reserve Fund (with the amount to be confirmed on the floor area within the Development Permit plans).
13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$573,520) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$113,270 to the City's Public Art Program based on the buildable floor area of 143,380 sq. ft. at \$0.79 per buildable square foot. A covenant is to be registered on title that

Initial: _____

provides for the City's acceptance of developer-installed public art with a security provided a monetary public art contribution at \$113,270 to the City.

15. Discharge of City Covenant (LTO BG386398) from 4311 Boundary Road which restricts use of the land to two-dwelling building (duplex) only.
16. Voluntary contribution of a \$99,500 cash-in-lieu contribution for the City's construction of a Pressure Reducing Valve (PRV) station.
17. Voluntary contribution of a \$91,500 cash-in-lieu contribution to the City for the Boundary Road pump station upgrade by the City of New Westminster or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
19. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
20. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
21. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
22. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 4 – Servicing Works.

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

1. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA within the development site with a compensation area of 0.648 ha. (1.6 ac) that includes planting of a minimum of 1,188 trees and 6,475 shrubs/groundcover plants within Hamilton Highway Park as provided in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 including sheets L1-ESA to L9-ESA (the Landscape Plan) (L1-ESA included in Attachment 3). This ESA compensation area has been accepted on the basis of it being larger in than the 0.032 ha. (0.345 ac) compensation area (with 100 replacement trees) included in report entitled "Detailed Environmental Sensitivities Report, Kaimanson Queensborough Development" prepared by SLR Consulting (Canada) Ltd., dated March 8, 2016 (the QEP Report). The Landscape Plan and QEP Report and are to be respectively included within the Servicing Agreement and Development Permit to the satisfaction of the Senior Manager, Parks and the Director of Development.
2. On-Site Native Planting Areas: The on-site landscaping plan requires a minimum of 1,100 m² (0.27 acres) fully planted with native shrubs and trees within the north amenity area, on either side of the east-west and north-south Strollways and along the Boundary Road frontage of development.
3. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Incorporation aging-in-place measures and other accessibility measures in Building Permit (BP) plans as determined via the Development Permit process.

Initial: _____

3. 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

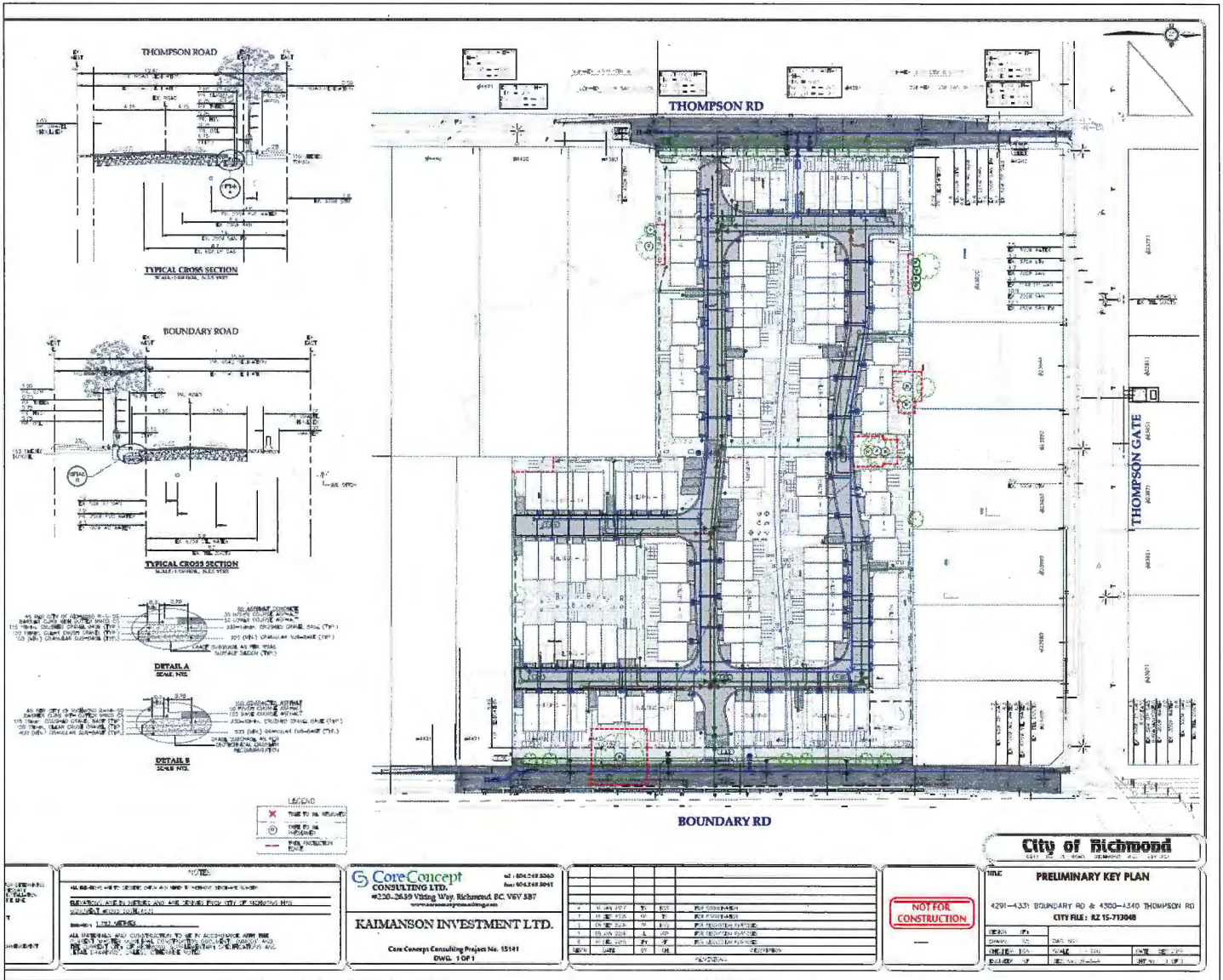
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

Signed

Date

Initial: _____

Attachment 1 – Civil Key Plan with Functional Road & Lot Consolidation



NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RICHMOND STANDARD SPECIFICATIONS FOR ROAD AND UTILITY CONSTRUCTION.
- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND.
- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND.
- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND.

Core Concept CONSULTING LTD.
 250-2639 Viking Way, Richmond, BC V6V 3B7
 www.coreconcept.ca

KAIMANSON INVESTMENT LTD.
 Core Concept Consulting Project No. 15141
 DWG. TDF1

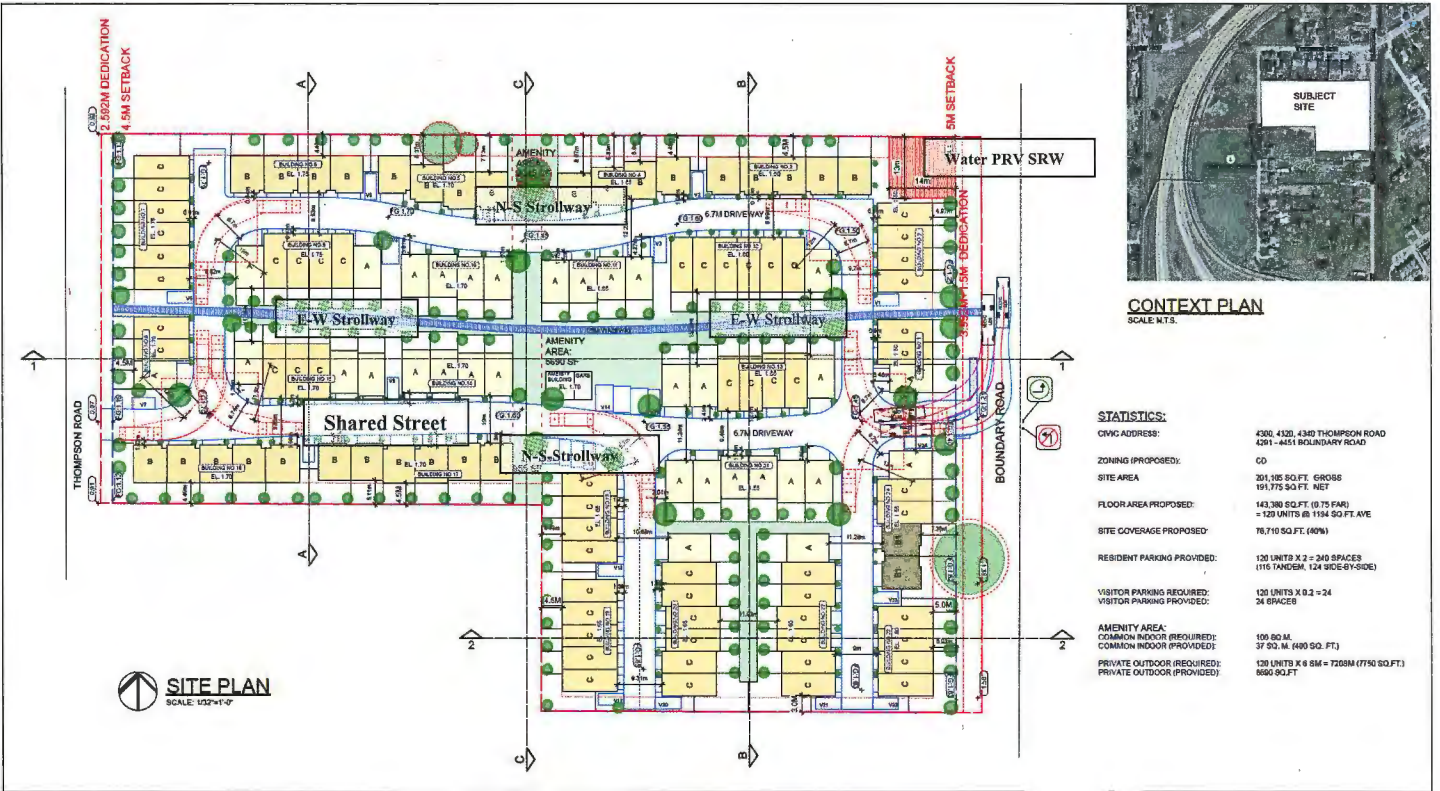
NO.	DATE	BY	CHKD.	DESCRIPTION
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2	2014.07.15	JL	ML	PRELIMINARY KEY PLAN
3	2014.07.15	JL	ML	PRELIMINARY KEY PLAN
4	2014.07.15	JL	ML	PRELIMINARY KEY PLAN
5	2014.07.15	JL	ML	PRELIMINARY KEY PLAN

NOT FOR CONSTRUCTION

City of Richmond
 PRELIMINARY KEY PLAN
 4291-4331 BOUNDARY RD & 4300-4340 THOMPSON RD
 CITY FILE: RZ 15-713940

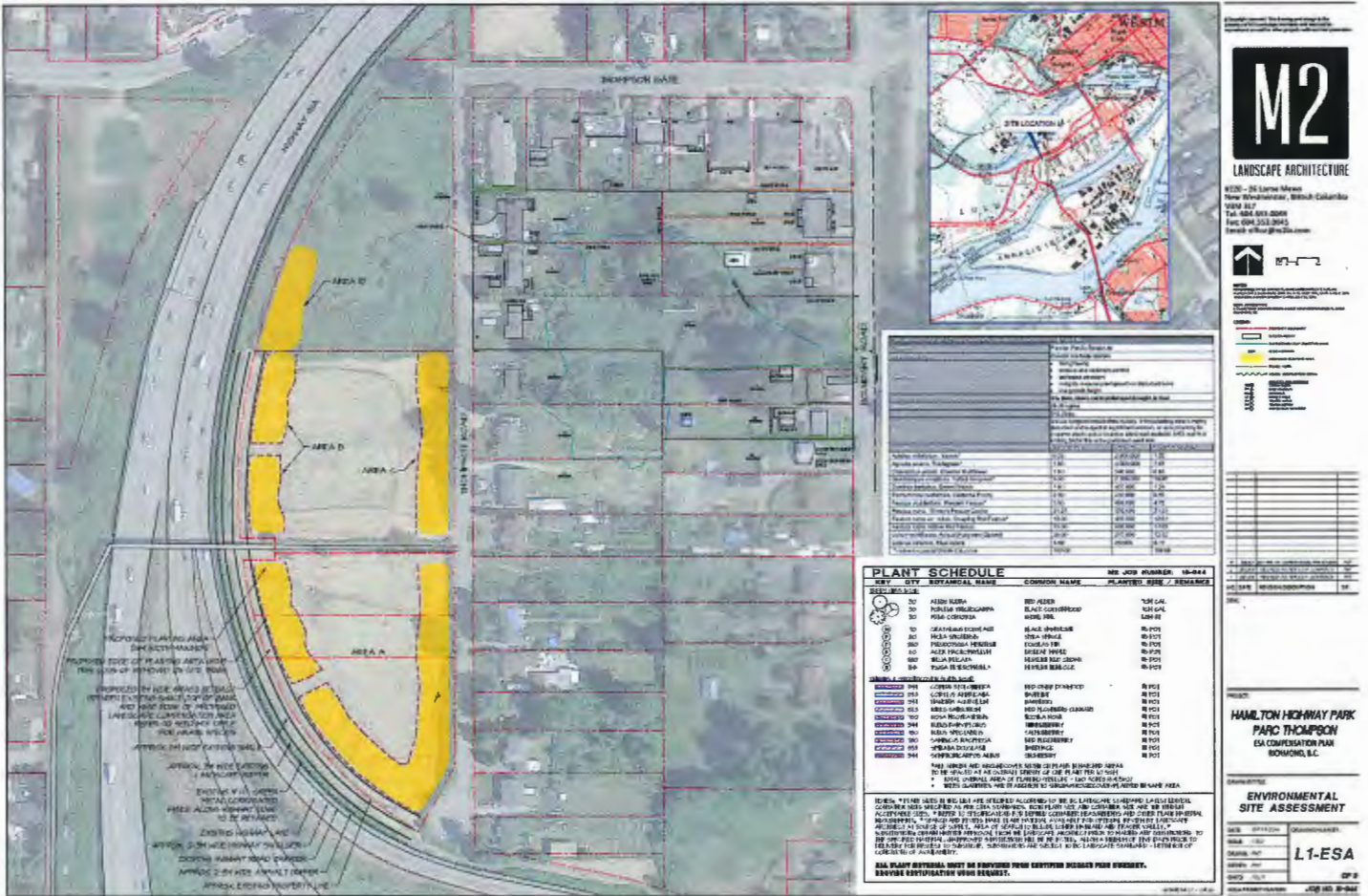
DATE: 2014.07.15
 DRAWN BY: JL
 CHECKED BY: ML
 PROJECT NO: 15141

Attachment 2 – Site Development Plan with SRWs



Initial: _____

Attachment 3 – Hamilton Highway Park, Parc Thompson, ESA Compensation Plan



Attachment 4 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

• Water Works:

- a. Using the OCP Model, there is 74 L/s of water available at 20 psi residual at the Thompson Road frontage and 33 L/s of water available at the Boundary Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. To achieve this flow, watermain upgrades and the installation of a pressure reducing valve are required. By installing the works described below, the OCP Model indicates that 311.0 L/s of water will be available at 20 psi at the Thompson Road and 293.0 L/s at the Boundary Road frontage.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the west property line from Thompson Gate to approximately 127m south to the south property line of the development site.
 - Upgrade the existing 150mm AC watermain to 300mm PVC along Boundary Rd from the proposed PRV station to approximately 45m north and tie in to the existing 300mm watermain along Thompson Gate.
 - Upgrade the existing 150mm AC watermain to 200mm PVC along the east property along Boundary Road line from the northeast corner of the site to approximately 122m south to the south property line of the development site.
 - Provide approximate 13m x 14m of land as statutory right of way required for PRV station at the northeast corner of the development site, location and area to be defined through the SA drawings.
 - Pay, in keeping with the Subdivision and Development Bylaw No 8751, a \$99,500 cash-in-lieu contribution for the construction of the PRV station.
 - Install additional fire hydrants along the east and west property line frontages to accommodate hydrant spacing requirements.
- c. At the Developers cost, the City is to:
 - Cut and cap all existing water service connections at the watermain along Thompson Road and Boundary Road frontages.
 - Install a new water service connection complete with meters and meter boxes along Thompson Road frontage.

• Storm Sewer Works:

- a. Currently the City's drainage system capacity is inadequate to service the new development.
- b. The Developer is required to:

Initial: _____

- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$91,500 cash-in-lieu contribution towards the Boundary Road pump station upgrade or an equivalent upgrade of the City infrastructure to achieve drainage servicing.
- Install a new IC and service connection discharging directly into the Boundary Rd canal. Design must meet all applicable environmental requirements including the provision of any impact mitigation works. Design and construction approval will be required from the City of New Westminster.

c. At the Developers cost, the City is to:

- Cut and cap all existing storm sewer service connections along the Thompson Road and Boundary Road frontages.

- **Sanitary Sewer Works:**

a. The Developer is required to

- Install a new sanitary service connection complete with IC at the Thompson Road frontage.

b. At the Developers cost, the City is to:

- Cut and cap the existing sanitary service connections and remove the existing ICs located at the west property line frontage of the development site.

- **Frontage Improvements:**

a. The Developer is required to:

- Dedicate land along the development sites east and west frontages for all required road, boulevard, side walk, bike lane, greenway improvements.
- Coordinate with private utility companies when adding new infrastructure or when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4mW X 5m (deep)
2. BC Hydro LPT – 3.5mW X 3.5m (deep)
3. Street light kiosk – 1.5mW X 1.5m (deep)
4. Traffic signal kiosk – 2mW X 1.5m (deep)
5. Traffic signal UPS – 1mW X 1m (deep)
6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

b. Other frontage improvements as per Transportation's requirements.

Initial: _____

- **General Items:**

- a. The Developer is required to:

- Coordinate with the City of New Westminster for works involving Private Utility servicing within the east half of Boundary Rd.
 - Provide street lighting along the sites east and west frontages, design required through Servicing Agreement to the satisfaction of the City as follows:

- Thompson Road (East side of street)

- Pole colour: Grey
 - Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole, but EXCLUDING any banner arms, duplex receptacles, pedestrian luminaires, flower basket holders, or irrigation.

- Boundary Road (West side of street)

- Pole colour: Grey
 - Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire on every pole with pedestrian luminaires, but EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation. (NOTE: "Pedestrian luminaires" are intended to light the 3.0 m wide sidewalk/off-street bike path. Luminaire arms must be set perpendicular to the direction of travel.)

- Provide, within the first SA submission, a geotechnical assessment of preload, soil preparation and dewatering impacts on the existing utilities fronting or within the development site and provide mitigation recommendations.
 - 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, 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.

- **2. Transportation Works**

The required road works as shown on Attachment 1 that include:

- a. Boundary Road development frontage: Use the existing east edge of the roadway as the reference, widen the road to the west to provide:
 - Roadside barriers (0.9m);
 - Paved 1.5m wide shoulder;
 - Paved 7.0 wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 3.0m wide concrete sidewalk/pathway.
 - b. Thompson Road development frontage: Use the existing west edge of the roadway as the reference, widen the road to the east to provide:
 - Paved 1.0m wide shoulder;
 - Paved 8.5m wide driving surface;
 - 0.15m wide curb and gutter;
 - 1.5m wide treed and grassed boulevard; and
 - 1.5m wide concrete sidewalk.

Initial: _____

- c. Boundary Road, north of the development to Thompson Gate (for a distance approximately 50m):
 - Min. 1.5m wide paved walkway along the west side of the road, separated from the southbound traffic lane by physical barriers such as extruded curbs.
 - Upgrade of the existing two-way stop at the Boundary Road/Thompson Gate/Ewan Ave. intersection to a four-way stop configuration with marked pedestrian crosswalks to the satisfaction of the City of Richmond and City of New Westminster.

3. Parks Works

1. Hamilton Highway Park: The developer is to complete the native landscape planting and invasive species removal specifications in the landscape plans entitled "Hamilton Highway Park, Parc Thompson, ESA Compensation Plan, Richmond, BC", Job No.16-044, prepared by M2 Landscape Architecture, revision dated January 19, 2017 (sheets L1-ESA to L9-ESA; L1-ESA is included in Attachment 3) to the satisfaction of the City subject, but not limited, to:
 - a. The plans being completed prior to issuance of the Development Permit for the impacted ESA within the development.
 - b. A BLCS survey of Hamilton Highway Park and adjacent road allowances being completed with any adjustments to the landscaping as may be needed based on a review of the survey by the City.
 - c. The completion of landscape maintenance and monitoring plan for a three (3) year maintenance period.
 - d. Completion of the invasive species removal prescription consistent with the City's herbicide/pesticide policy (e.g. prohibition of the use of glyphosate to treat blackberries).
2. Boundary Road & Canal: The developer is to complete a landscape plan that maintains a vegetated edge of Boundary Canal which may include further native plants, in coordination with the road works design, to the satisfaction of the City.

Initial: _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9681 (RZ 15-713048)
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &
4451 Boundary 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:
 - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

“Hamilton	means the area included in the Hamilton Area Plan.
Hamilton Area Plan community amenity capital reserve	means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

“8.8.4 Permitted Density

- 1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the **RTH1 zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- 3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
 - a) “0.75” in the **RTH1 zone**;
 - b) “0.80” in the **RTH2 zone**;
 - c) “0.85” in the **RTH3 zone**; and
 - d) “0.90” in the **RTH4 zone**,
 if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
- (ii) prior to first occupancy of any **building**, the **owner**:
 - (A) has constructed on the **lot** to the satisfaction of the **City** **affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; and
 - (B) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

FEB 27 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>JH</i>

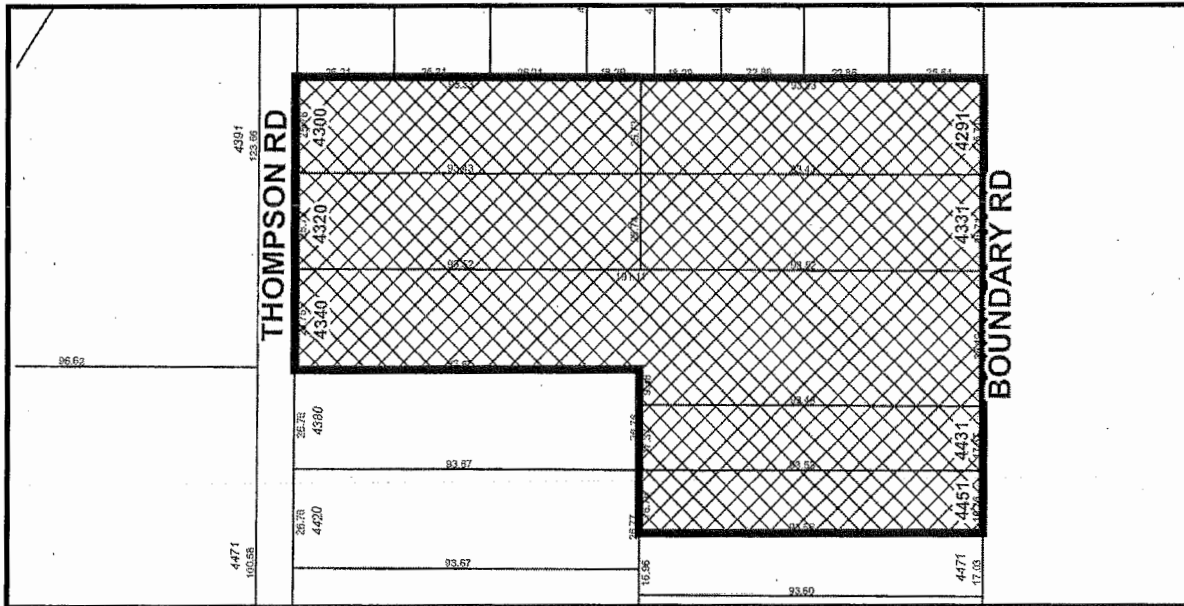
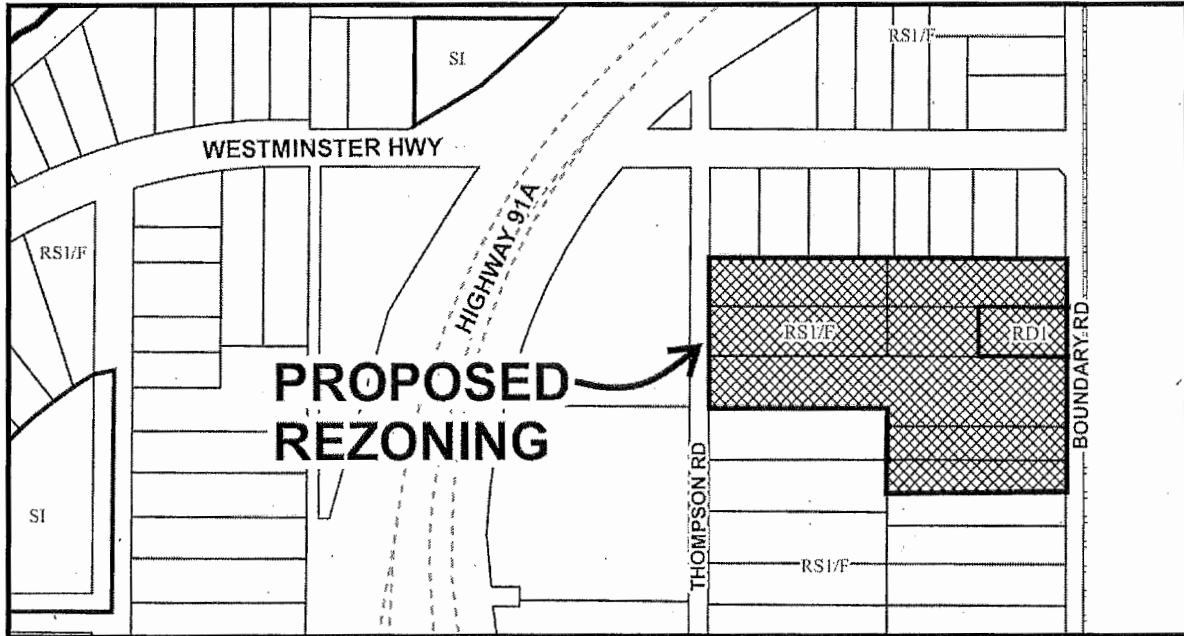
MAYOR


CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of Richmond



	<h1>RZ 15-713048</h1>	<p>Original Date: 01/05/16</p> <p>Revision Date: 01/07/16</p> <p>Note: Dimensions are in METRES</p>
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