



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson
Director of Development
Date: May 26, 2010
File: RZ 06-346055
Re: **Application by Kenneth King Architecture Planning Urban Design Interior Design for Rezoning at 6311, 6331, 6351, 6371 No. 4 Road from Single Detached (RS1/F) to Low Density Townhouses (RTL4) in order to permit a 26 townhouse unit complex.**

Staff Recommendation

That Bylaw No. 8614, for the rezoning of 6311, 6331, 6351, 6371 No. 4 Road from "Single Detached (RS1/F)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:tcb
Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Kenneth King Architecture Planning Urban Design Interior Design has applied to rezone 6311, 6331, 6351, 6371 No. 4 Road (**Attachment 1**) from “Single Detached, (RS1/F)” to “Low Density Townhouses (RTL4)” to permit the construction of 26 (2-2½ storey) residential townhouse units.

Findings of Fact

A Development Application Data Sheet (**Attachment 2**) provides details of the development proposal.

Surrounding Development

- To the North: an parcel zoned “Coach House District (RCH)” containing a single-family dwelling with a coach house unit to the rear, and a parcel zoned “Town House (ZT32) North McLennan (City Centre)”;
- To the East: parcels across No. 4 Road zoned “Assembly District (ASY)” and “Single Detached (RS1/F)” containing single-family dwellings and a church complex;
- To the South: an adjacent parcel zoned “Single Detached, Subdivision Area F (RS1/F)” containing a single-family dwelling; and
- To the West: an adjacent parcel zoned “Town House (ZT32) North McLennan (City Centre)” containing two (2) storey townhouse dwellings.

Related Policies & Studies

Official Community Plan

OCP designation: City Centre Area, McLennan North Sub-Area Plan, Schedule 2.10C.

McLennan North Sub-Area Plan

OCP McLennan North Land Use Map: The site is located in Residential Area 4, one and two-family dwelling and townhouses (2½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage may be achieved). The site is designated for a base density of 0.55 floor area ratio (F.A.R.).

The proposed rezoning site is located in *Residential Area 4* of the *McLennan North Sub-Area Plan* bounded by No. 4 Road, Westminster Highway, Alberta Road and Birch Street. The proposed land use is in compliance with the Official Community Plan Land Use designation “Residential” in the City Centre Area Plan. Relevant Area Plan Goals include:

- To promote a variety of neighbourhoods with a mix of multi-family housing forms;
- To emphasize grade-oriented housing in the form of townhouses and/or low-rise apartments;
- To promote a “people-friendly” neighbourhood that is safe, recognizable, visually pleasing, and easy to move around in; and
- To establish a distinct, park-like environment and complementary residential character.
- The main building types in this area are older single-family homes and low-density townhouses.

The applicant is proposing a density of 0.59 F.A.R., which is above the base density of 0.55 F.A.R. as indicated in the OCP. To qualify for the additional density and to satisfy the

requirements of the RTL4 zone, the applicant is providing a voluntary contribution to the Affordable Housing Strategy reserve fund.

Floodplain Management Implementation Strategy

- In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road;
- The proposed floor slab elevation is 2.9m GSC; and
- A Flood Indemnity Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

- The site is located within Area 4 of the ANSD map. All new aircraft noise sensitive uses may be considered including townhouses;
- An Aircraft Noise Sensitive Use Covenant must be registered on title prior to final adoption;
- The applicant is to submit a report for indoor noise mitigation measures at Building Permit Application;
- The OCP requires new developments that are located within the boundaries of the Aircraft Noise Sensitive Development Map to register a covenant that outlines the noise mitigation measures to be undertaken by the developer for their project. The same covenant will also indemnify both the City and YVR to noise generated by aircraft.

Variances Proposed to be dealt with at Development Permit Stage

The proposed RTL4 Zone includes the following provisions for variances that will be sought at the Development Permit Stage:

- Maximum 40% Lot Coverage (varied to permit a 43% Lot Coverage with a lower, less compact massing onsite, and to enable a 0.59 F.A.R. density slightly below 0.60 F.A.R. permitted maximum);
- Screened Recycling/Garbage Area Located To North Side Yard (varied to facilitate efficient collection on-site with no stopping on No. 4 Road);
- Projection of Electrical Closets Into North and South Side Yards (varied to permit efficient internal side yard access between townhouse unit blocks); and
- Tandem Parking To Be Permitted to rear blocks (varied to enable a more efficient lot coverage) Note: Tandem Parking is permitted in the "Site Specific" North McLennan Zones. "Low Density townhouses (RTL4)" is not a site specific (North McLennan) zone and requires a variance.

Public Input

- Required Site Signage is posted on the subject properties to provide public notification of the proposed development;
- No public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

The Staff Technical Review follows. No significant concerns have been identified through the technical review.

Transportation and Site Access

- Vehicular access to and from the site is from No. 4 Road;
- A north-south Statutory Right of Way will provide opportunity for vehicular access through the site and to the south if required.

- A secondary emergency vehicle access along the south property line is possible if required. Determination of this requirement and physical construction depends on the development proposed to the south.
- Forty-four (44) off-street parking stalls are provided for the dwelling units, mainly in the two-car garages at grade in parallel and tandem configurations;
- Flanking units to the rear blocks provide single-car garages with an outdoor parking pad.
- Six (6) visitor parking stalls are evenly distributed around the site;
- The total number of parking stalls (50) meets the requirements of Zoning Bylaw 8500. A variance will be required at the Development Permit stage to permit the tandem parking configuration for a townhouse development. A restrictive covenant to prevent conversion of tandem parking garages will be secured at the Development Permit stage;
- Pedestrian access to the site is from No. 4 Road and shared with the vehicular access point along the internal drive-aisle to the individual units;
- Site permeability to provide more obvious and amenable pedestrian access to the rear units should be reviewed at the Development Permit Stage.

Proposed Site Assembly

The owners are cooperating in a joint venture to consolidate the four (4) subject parcels and rezone with one (1) application. Originally three (3) separate rezoning applications had been submitted for the four subject (4) parcels. The developers attempted to purchase a fifth lot to the south but were unable to do so.

- The four (4) parcels are to be consolidated to achieve City Planning's and the owners' goals. This has resulted in greater efficiencies and economies as follow:
 - Elimination of redundancies;
 - Flexibility of design fulfilling the OCP Area Plan goals;
 - Coordination of servicing upgrades; and
 - Reduction of required access points to No. 4 Road.
- The 26 unit townhouse (**Attachment 3**) proposal is arranged in five (5) four unit clusters and two (2) three-unit clusters along the periphery of the site with access from No. 4 Road;
- The internal north-south drive aisle divides the blocks of units. Units fronting No. 4 Road screen the aisle from public view along No. 4 Road;
- Upon entry, the drive aisle directs the view south (toward the centrally-located outdoor amenity area). Direct access is then provided to the individual units ranged along the aisle to the east and west;
- The units fronting No. 4 Road provide direct pedestrian access to the street.

As stated above, the owners have made attempts to acquire the additional site to the south but have not been successful.

- The applicant has provided a conceptual proposal for townhouses to the property to the south that would not require direct access to No 4 Road. The development concept is on file.

Trees

- An Arborist Report and Tree Plan (**Attachment 4**) were submitted to assess existing trees (20 cm caliper or greater) for retention. Please note the following:
 - Forty-one (41) trees (20 cm caliper or greater) were identified in the *Arborist's Report*;
 - Thirty-five (35) trees were not considered viable for retention due to condition or structural defect;
 - Six (6) trees were considered viable for retention.

- A detailed site review (conducted by City staff) confirmed the assessment of the *Arborist's Report* that thirty-five (35) trees are in poor condition and not viable for retention.
- Six (6) trees are considered viable for retention. Please note the following:
 - Four (4) cannot be retained: this includes a shared English Laurel hedge that might be compromised by construction, and a Grand Fir with some damage to the trunk and questionable quality for a frontage specimen. Retention of the other two (2) trees would impact the achievable density necessitating the loss of two (2) units;
 - Two (2) trees are proposed for retention in place;
Note: One (1) of the two trees identified for retention in place is a 1m calliper Sequoia. A retention strategy has been developed for this tree and will be implemented to save such a significant tree.
- Alternative building configurations were considered by the Architect and Landscape Architects during the planning stages to enable retention of existing trees. The following factors prohibited greater retention of existing trees:
 - Loss of density;
 - Quality of specimen; and
 - Viability during construction.
- Thirty-nine (39) trees are to be removed. Ninety-six (96) will be replaced in accordance with policy (exceeding the required 2:1 ratio). Approximately 30% will be coniferous evergreens.
- A review of the new tree plantings will be conducted at the Development Permit stage where it is anticipated that the site should easily be able to accommodate this number of trees.

Amenity Space

- Outdoor Amenity Space of minimum 156m² is required on site at one (1) central location to satisfy the OCP requirements for size, location, visual surveillance and access. This outdoor amenity space is to be designed for active children's play and for passive recreation. Design of the children's play area and landscape details will be refined under the Development Permit application;
- Outdoor Amenity Space of 193m² is located in a visible location at the centre of the site;
- The space is intended for a children's play area and benches for sitting;
- A further detailed review will be conducted at the Development Permit stage when more fully developed landscaping drawings will be submitted.

No Indoor Amenity Space is being proposed.

- A voluntary cash-in-lieu contribution of approximately \$33,000 will be required prior to final adoption of this application.

Analysis

Proposed Zoning to Low Density Townhouses (RTL 4)

- The proposed rezoning from RS1/F to RTL4 represents an increase to OCP base density (0.55 base to 0.59 F.A.R. proposed);
- The proposed increase in density from a 0.55 F.A.R. base (OCP) in the sub-area plan to the proposed 0.60 F.A.R. in RTL4 is supported through a voluntary contribution to the affordable housing reserve fund;

- The submitted information is in conformance with the North McLennan Sub-Area Plan transforming a predominately single-family neighbourhood into a higher density neighbourhood with townhouse buildings;
- No amendment is required to the OCP as the proposal meets the North McLennan Sub-Area Plan parameters.

Design

- The proposal for 2-2½- storey residential townhouse units meets the intent and requirements of the neighbourhood plan;
- The small clusters of units have been staggered in plan and section with variations in siding, colour, roofing, porch, window details, trims and ornamentation;
- Unit planning includes an innovative use of private patios and courtyard features;
- The buildings have been designed in a traditional “heritage style” with facades articulated with dormers, brackets, various trims and robust wood/metal pickets; and
- More detail regarding the form and character of the proposal will follow during the Development Permit process.

Accessibility

- Accessibility features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles); and
- A minimum one (1) unit per block of townhouses will have enhanced accessibility of one (1) wheelchair accessible bathroom with adequate access as required. Accessibility features will be fully detailed on Development Permit Drawings.

Affordable Housing

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City’s Affordable Housing Strategy;
- For townhouse developments of less than eighty (80) units, the strategy specifies a voluntary cash contribution of two dollars (\$2.00) per buildable square foot directed to the Affordable Housing Reserve Fund; and
- A voluntary cash-in-lieu contribution of approximately \$60,500 would be made to the Affordable Housing Reserve Fund.

Sustainability

Sustainability features (listed below) will be considered for inclusion during the Development Permit and Building Permit stages:

- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;

- Low-e glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;
- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

Public Art (Response Pending)

- The proposed complex is over twenty (20) units;
- The developers propose to remit payment of a voluntary donation of approximately \$18,150 to the City's Public Art Statutory Reserve.

Site Servicing Capacity

- Capacity analyses have been completed to review existing site servicing and utilities by the applicant's Engineering consultant;
- The analyses have been reviewed by the City's Engineering Department and approved. Required upgrades have been described in the *Rezoning Considerations, 7(d) Servicing Agreement*.

Servicing Agreement

A Servicing Agreement for this project is required. Works are to include but not limited to:

- *No. 4 Road*: Removal of the existing sidewalk, gabian wall & peat behind the curb on the No. 4 Road frontage, replacing with a 1.5 m grass and treed boulevard behind the existing curb altering the street lighting as necessary, with a 1.5 m sidewalk behind that up to the new property line;
- *6.7 m lane Statutory Right-of-Way*: Construction of the SRW lane running north-south through the site and completing the connection to No. 4 Road along the north edge. The north-south lane should be a minimum of 6.7m clear width free of all projections, for the entire north-south length, complete with turning radii sufficient for fire, garbage and loading vehicles and corner cuts as determined by Transportation. Works include, but are not limited to, a 6.7m lane surface with roll curb and gutter on both sides, storm sewer and laneway street lighting;
- *Registration of a 3.5m Statutory Right-of-Way*: Completion of the 7.5m east-west SRW lane running from No. 4 Road to the lane dedication north of the site and to the north-south 6.7m SRW onsite. Works include up to 3.5m of asphalt (plus the existing 4m lane) to provide a 7.5m SRW from No. 4 Road. This SRW will also be complete with turning radii sufficient for fire, garbage and loading vehicles and corner cuts as determined by Transportation. Note: this "access" SRW lane is built as "temporary", therefore no roll curb and gutter;
- All other issues (including Storm and Sanitary Sewer upgrades) are to be resolved via the rezoning and servicing agreement process.

Development Permit

- A separate Development Permit application will be required with fully developed Landscape Plans to include the following:
 - Design development to the Site Plan in relation to the Landscape Plans to enhance pedestrian amenity and permeability;
 - Detail design of the outdoor amenity area, including the play area;

- Detail design of the Recycling/Garbage Enclosure;
- The Minimum Front Yard Setback required by the OCP Area Plan is 10m. A variance will be sought at the Development Permit stage to permit more articulated, pedestrian friendly streetscape to No. 4 Road while providing a minimum 6.45 m setback (which exceeds the minimum 6.0 m required by the zoning district);
- On application submission, standard Development Permit Review will proceed and advice from the Advisory Design Panel requested.

Financial Impact

None.

Conclusion

The proposed twenty-six (26) unit townhouse rezoning meets the requirements of the OCP and the zoning requirements set out in the Low Density Townhouses (RTL4) zone for the North McLennan Area Plan. Staff recommends that rezoning application RZ 06-346055 proceed to first reading.



Terry Brunette, Planner
Policy Planning

TCB:rg

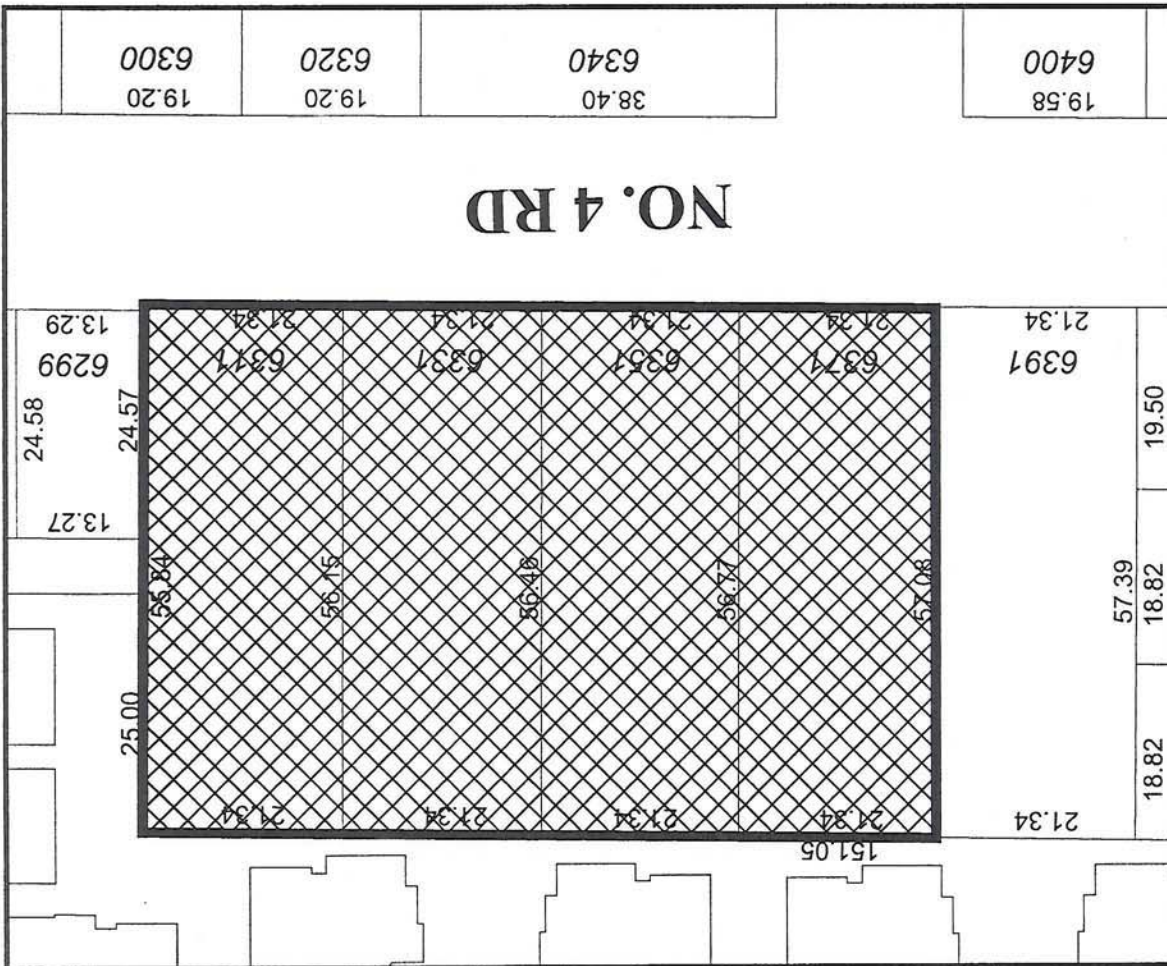
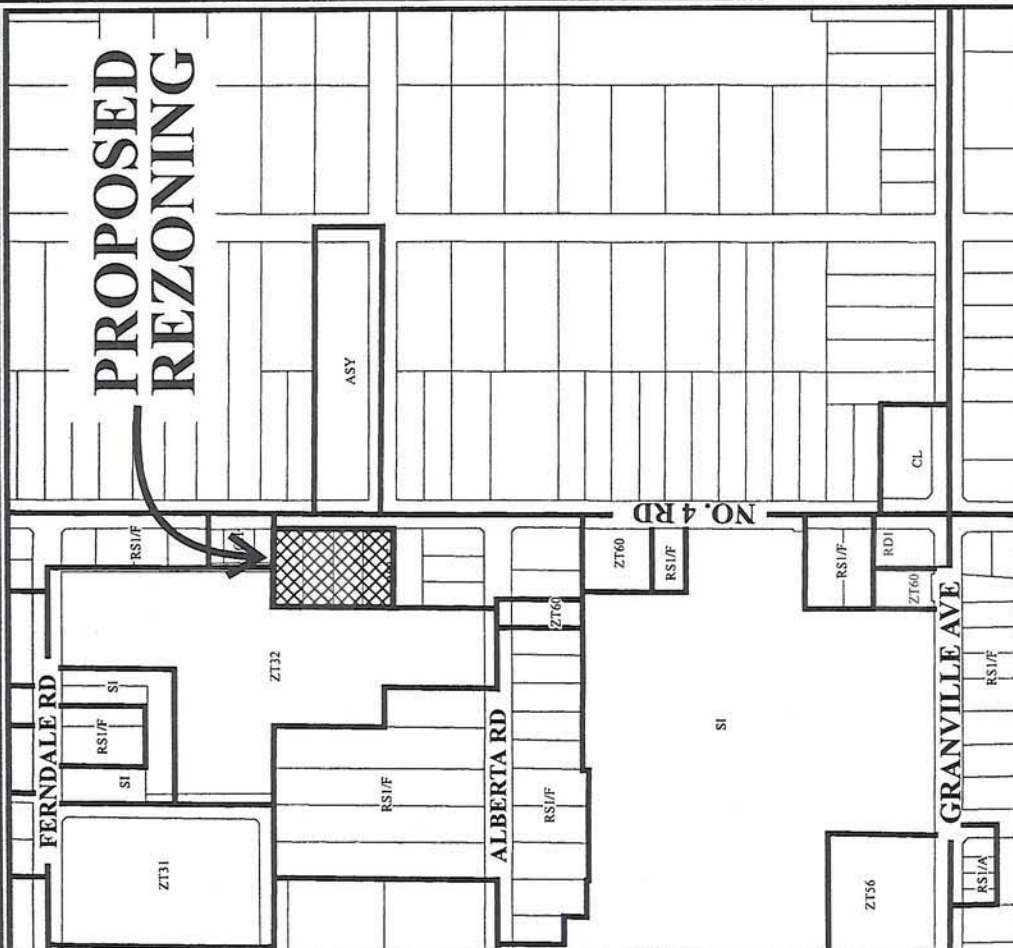
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations Concurrence

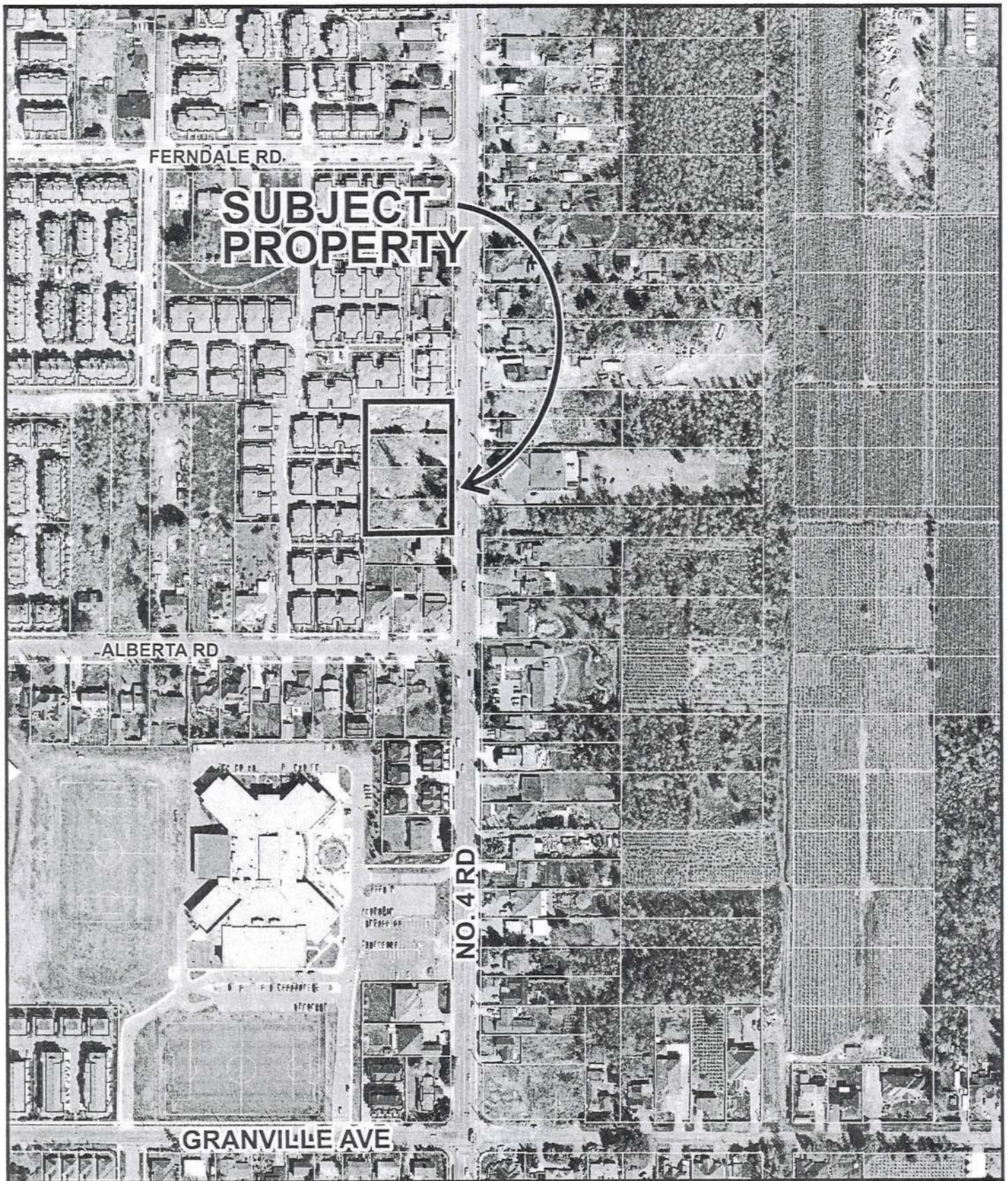
RZ 06-346055



City of Richmond

PROPOSED REZONING





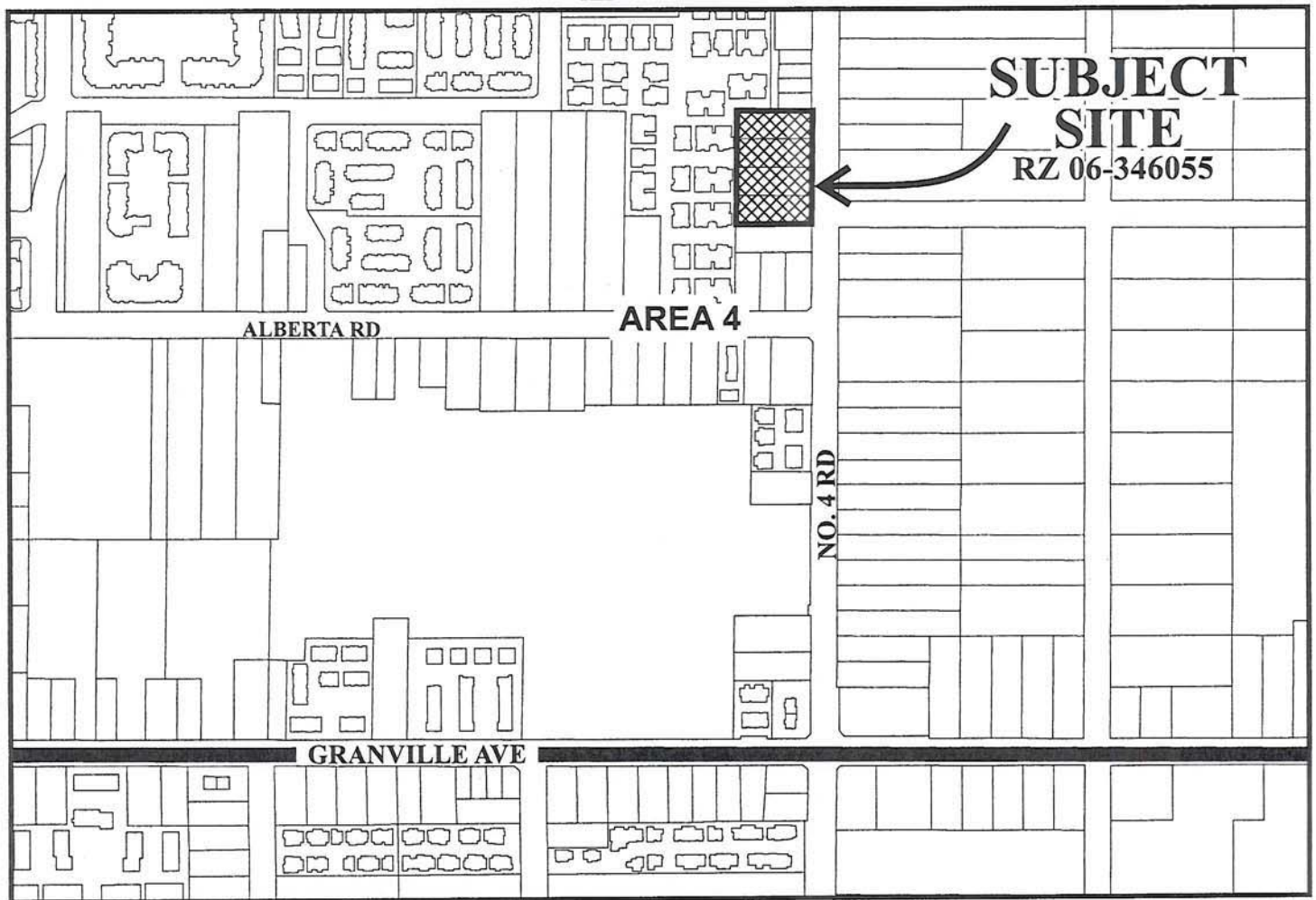
RZ 06-346055

Original Date: 05/26/10

Amended Date:

Note: Dimensions are in METRES

SCHEDULE B



LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas (see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 1B - New Residential Land Uses Prohibited.

Areas Where Aircraft Noise Sensitive Land Uses May be Considered: Subject to Aircraft Noise Mitigation Requirements:

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

No Aircraft Noise Mitigation Requirements:

AREA 5 - All Aircraft Noise Sensitive Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

Original Date: 05/26/10

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 06-346055

Attachment 2

Address: 6311, 6331, 6351, 6371 No. 4 Road

Applicant: Kenneth King Architecture Planning Urban Design Interior Design

Planning Area(s): McLennan North Sub-Area Plan

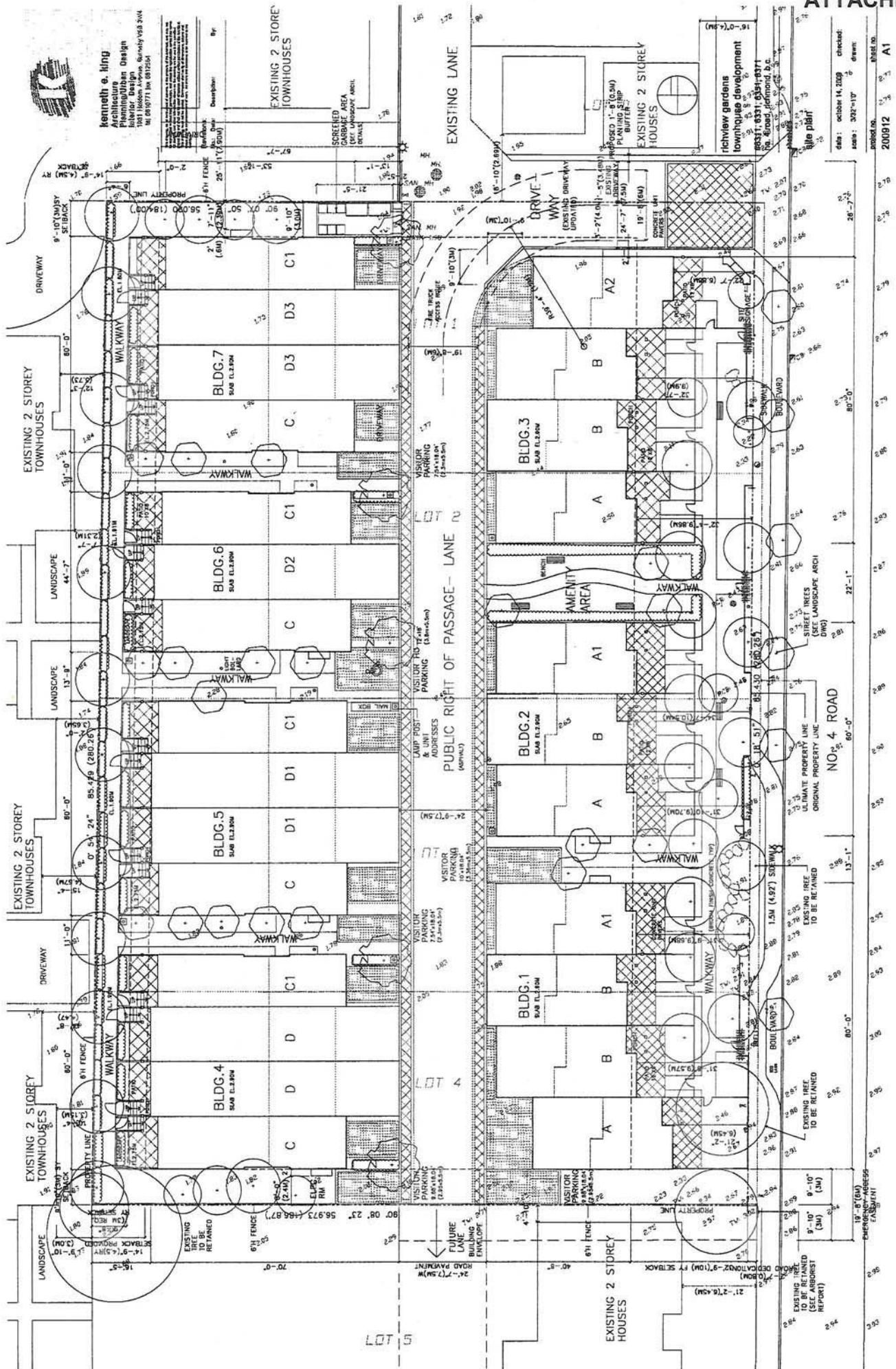
	Existing	Proposed
Owner:	Joint Venture	Strata Corporation
Site Size (m²):	4,829 m ²	4,760.85 m ²
Land Uses:	Neighbourhood Residential	Neighbourhood Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential Area 4: 0.55 base FAR	Residential Area 4: 0.55 base FAR
702 Policy Designation:	NA	NA
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTL4)
Number of Units:	NA	26
Other Designations:	NA	NA

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	NA	none
Floor Area Ratio:	Max. 0.60	0.59	none
Lot Coverage – Building:	Max. 40%	43%	3% Required
Lot Size (min. dimensions):	NA	4,760.85 m ²	none
Setback – Front Yard (m):	Min. 10 m OCP Min. 6 m RTL4	10 m & 6.45 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	none
Height (m):	12 m	9.3 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	39 (R) and 6 (V) per unit	44 (R) and 6 (V) per unit	none
Off-street Parking Spaces – Total:	45	50	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Not Permitted	7	7 Spaces
Amenity Space – Indoor:	CIL	CIL	none
Amenity Space – Outdoor:	156 m ²	193 m ²	none

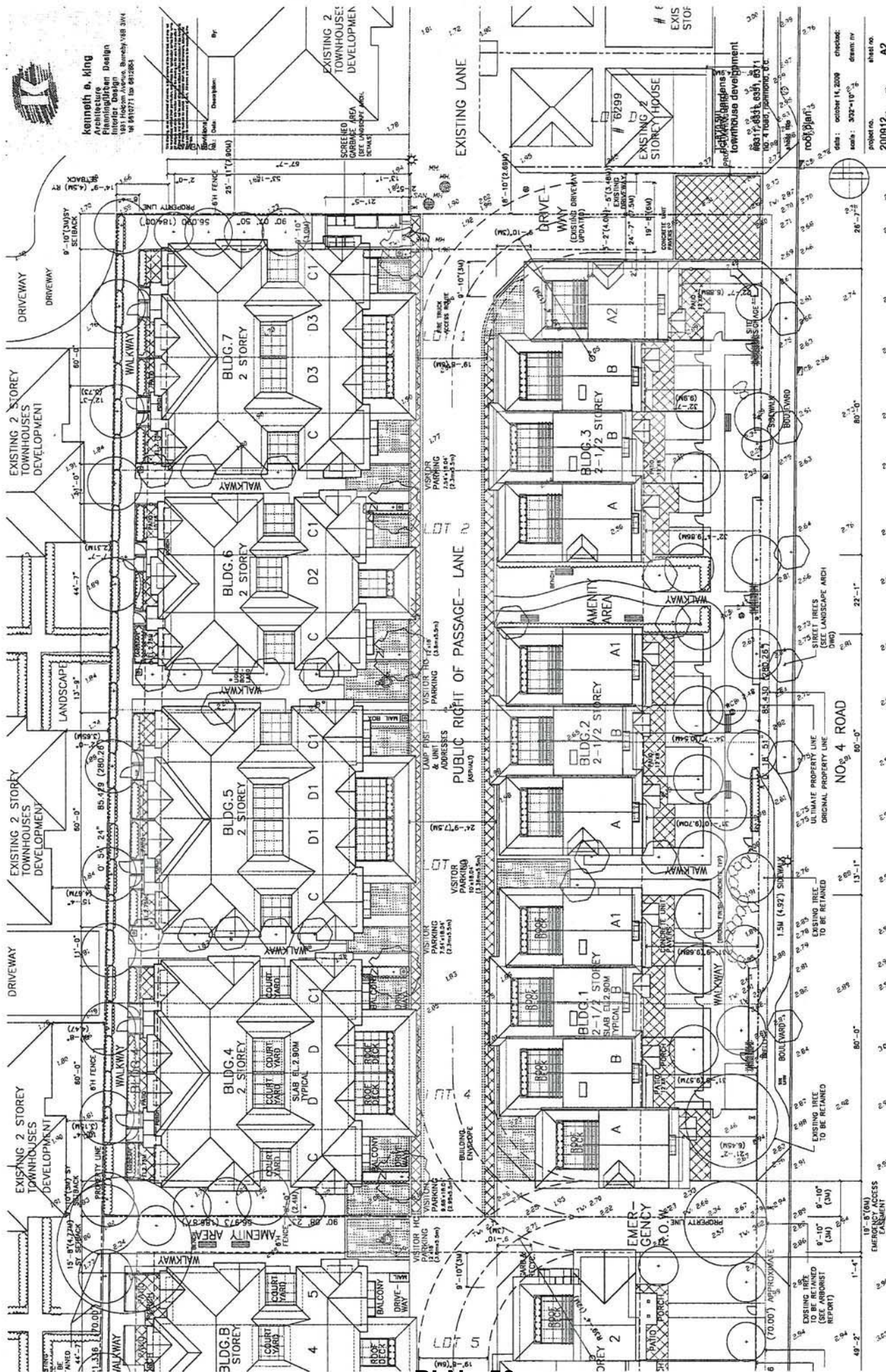
Other: Tree replacement compensation required for loss of significant trees.

kenneth e. king
Architecture
Planning/Urban Design
Interior Design
1981 Hickson Avenue, Suite V53-3W4

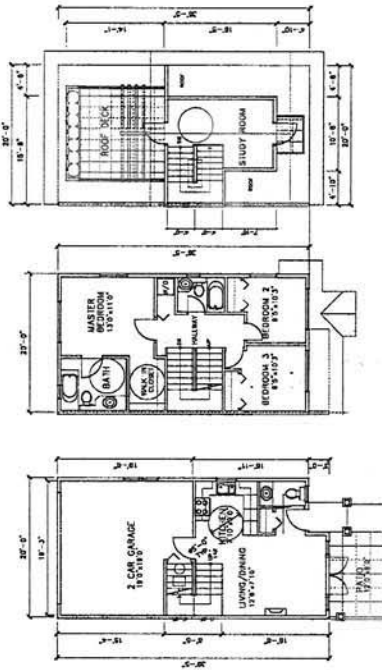




Kenneth A. King
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Burlington, MA 01803
Tel: 978/271-1000 Fax: 978/271-1001

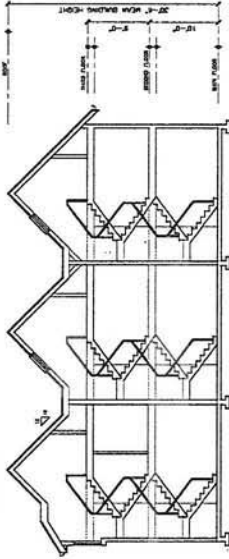


date: October 14, 2009
checked: [Signature]
drawn by: [Signature]
project no.: 200912
sheet no.: A2

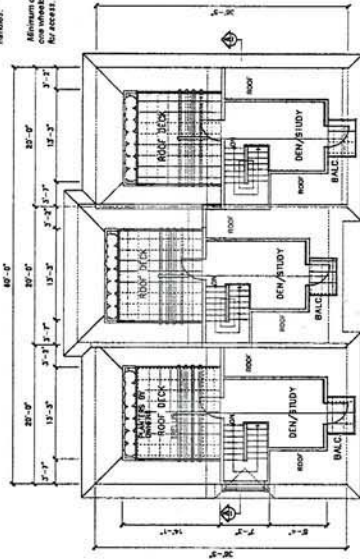


UNIT A
GROUND FLOOR
POSSIBLE ACCESSIBLE UNIT
CONVERSION

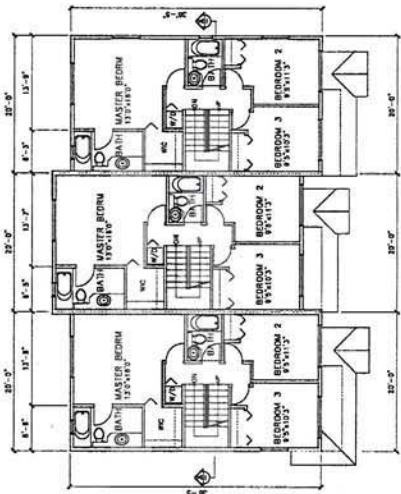
SECOND FLOOR



SECTION A-A

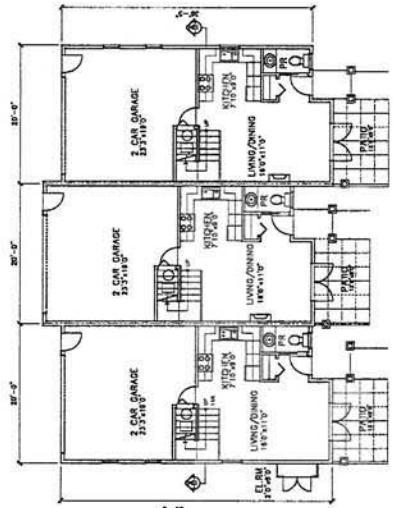


UNIT A UNIT B UNIT A1
1/2 FLOOR
BUILDING 2



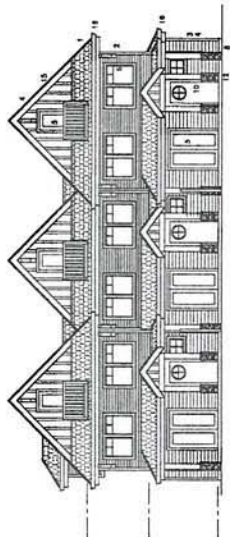
UNIT A UNIT B UNIT A1

SECOND FLOOR PLAN
BUILDING 2

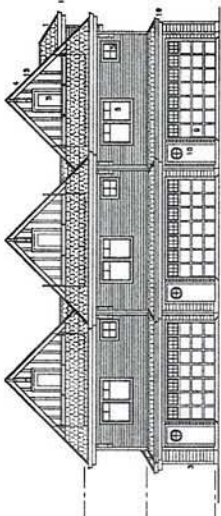


UNIT A UNIT B

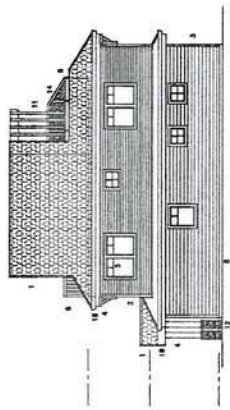
MAIN FLOOR PLAN
BUILDING 2



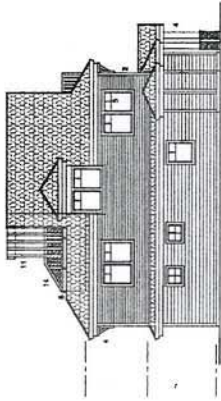
EAST ELEVATION (NO.4 ROAD)



WEST ELEVATION (LANE)



NORTH ELEVATION (WALKWAY)



SOUTH ELEVATION (WALKWAY)

Legend Exterior Finishes

- | | |
|----|---|
| 1 | series showing rainfall |
| 2 | series showing temperature |
| 3 | series showing wind speed |
| 4 | series showing wind direction |
| 5 | series showing wind speed and direction |
| 6 | series showing wind speed and direction |
| 7 | series showing wind speed and direction |
| 8 | series showing wind speed and direction |
| 9 | series showing wind speed and direction |
| 10 | series showing wind speed and direction |
| 11 | series showing wind speed and direction |
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| 13 | series showing wind speed and direction |
| 14 | series showing wind speed and direction |
| 15 | series showing wind speed and direction |
| 16 | series showing wind speed and direction |
| 17 | series showing wind speed and direction |

Accessibility Notes:

Accessibility features to be provided to all units e.g. inclusion of blocking to bathrooms for installation of grab bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles.

Minimum one (1) unit per block of townhouses to have enhanced accessibility of one wheelchair accessible bathroom and adequate provisions for access. Accessibility features to be fully detailed on Building Permit Drawings.



**richview gardens
townhouse development**

#8311, 8331, 8351, 8371
no. 4 road, richmond, b.c.

bldg. 2- typical floor plans,

of lava. & section

accessible unit conversion

Scale: 1/8"=10'
Date: October 14, 2009
Checked by: drowatzky

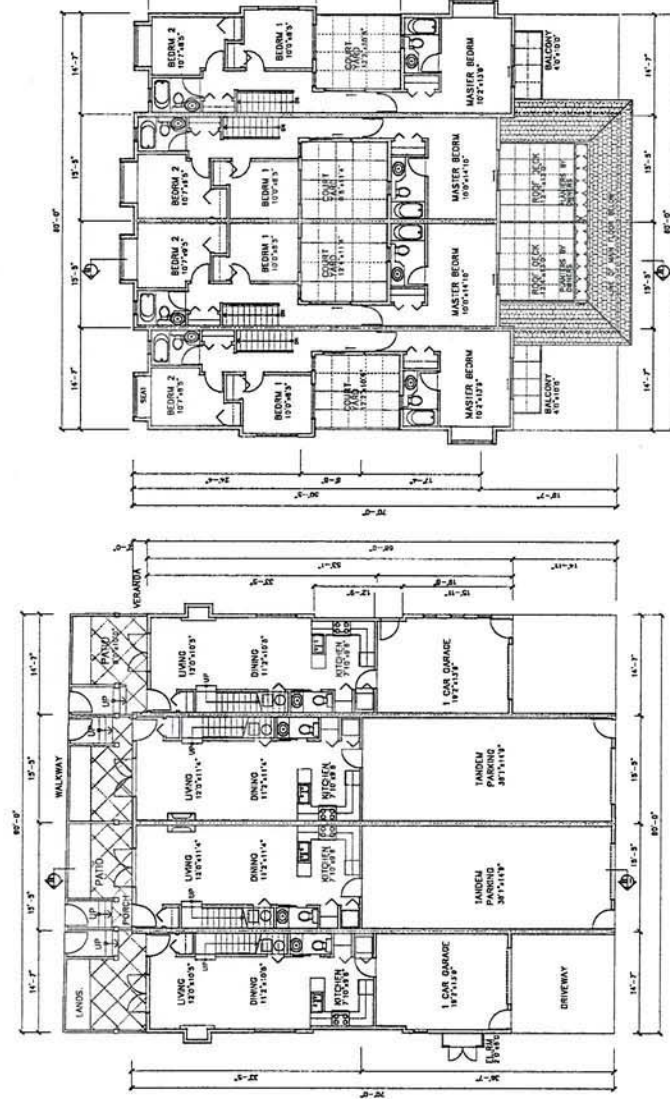
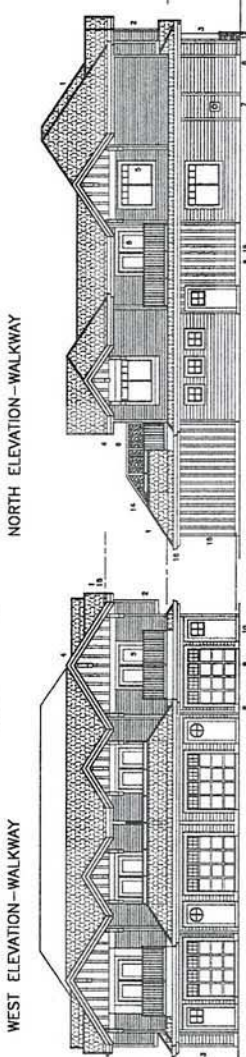
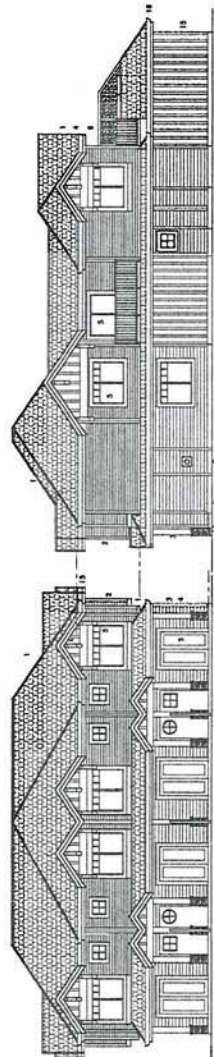
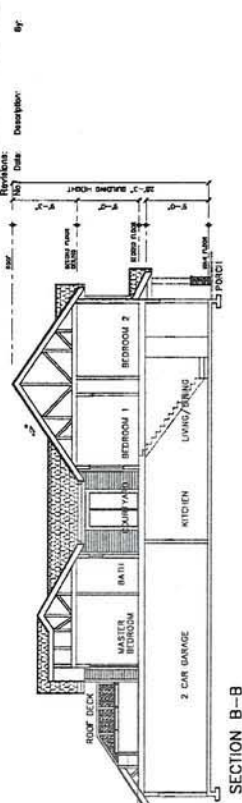
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Project No. 200912
 Estimate No. A4

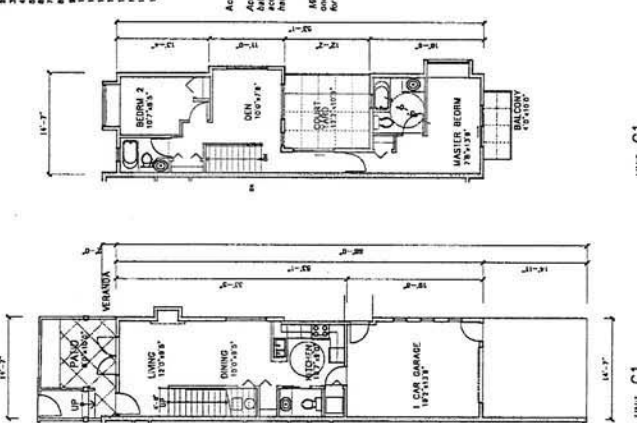


Kenneth & King
Architecture
Planning/Urban Design
1201 11000th Avenue, Suite 200
Richmond, BC V6V 2K4
Tel: 604.271.1111 Fax: 604.271.1112

Architect's seal and signature of the architect, or the architect's authorized representative, shall be placed on the drawings. The seal shall be in the form of a circular stamp, and shall contain the name of the architect, or the architect's authorized representative, and the words "Architect of British Columbia". The seal shall be placed on the drawings in the right margin, adjacent to the architect's signature.



UNIT C UNIT D UNIT D UNIT C
MAIN FLOOR PLAN
BUILDING 4



UNIT C1
SECOND FLOOR PLAN
BUILDING 4

- Legend Exterior Finishes**
1. 1/2" x 1/2" x 1/2" concrete block
 2. 1/2" x 1/2" x 1/2" concrete block
 3. 1/2" x 1/2" x 1/2" concrete block
 4. 1/2" x 1/2" x 1/2" concrete block
 5. 1/2" x 1/2" x 1/2" concrete block
 6. 1/2" x 1/2" x 1/2" concrete block
 7. 1/2" x 1/2" x 1/2" concrete block
 8. 1/2" x 1/2" x 1/2" concrete block
 9. 1/2" x 1/2" x 1/2" concrete block
 10. 1/2" x 1/2" x 1/2" concrete block
 11. 1/2" x 1/2" x 1/2" concrete block
 12. 1/2" x 1/2" x 1/2" concrete block
 13. 1/2" x 1/2" x 1/2" concrete block
 14. 1/2" x 1/2" x 1/2" concrete block
 15. 1/2" x 1/2" x 1/2" concrete block
 16. 1/2" x 1/2" x 1/2" concrete block
 17. 1/2" x 1/2" x 1/2" concrete block

Accessibility Notes:
Accessibility features to be provided to include, but not limited to, the following:
1. Access to the building entrance from the parking area.
2. Access to the building entrance from the sidewalk.
3. Access to the building entrance from the street.
4. Access to the building entrance from the driveway.
5. Access to the building entrance from the ramp.
6. Access to the building entrance from the stairs.
7. Access to the building entrance from the elevator.
8. Access to the building entrance from the lift.
9. Access to the building entrance from the wheelchair.
10. Access to the building entrance from the walker.
11. Access to the building entrance from the cane.
12. Access to the building entrance from the guide dog.
13. Access to the building entrance from the hearing aid.
14. Access to the building entrance from the visual aid.
15. Access to the building entrance from the tactile aid.
16. Access to the building entrance from the auditory aid.
17. Access to the building entrance from the olfactory aid.
18. Access to the building entrance from the gustatory aid.
19. Access to the building entrance from the somatosensory aid.



richview gardens
townhouse development
#8311, 8331, 8351, 8371
no. 4 road, richmond, b.c.
date: october 14, 2009 checked: mv
scale: 1/8" = 1'-0" drawn: mv
project no. 200912 sheet no. A5



Kenneth e. King
Architects
Interior Design
1831 Borden Avenue, Suite 204
Richmond, BC V6V 2P4
Tel: 604.271.1111 Fax: 604.271.1112

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Revisions:
No. Date Description
By:

Accessibility Notes:

Accessibility features to be provided in all units, e.g. building of building to accommodate all persons, including persons with disabilities, and provision of level door.

Minimum one (1) unit per block of townhouse to have wheelchair accessibility of one wheelchair accessible bathroom, and adequate provision for access. Accessibility features to be fully detailed on Building Permit Drawings.



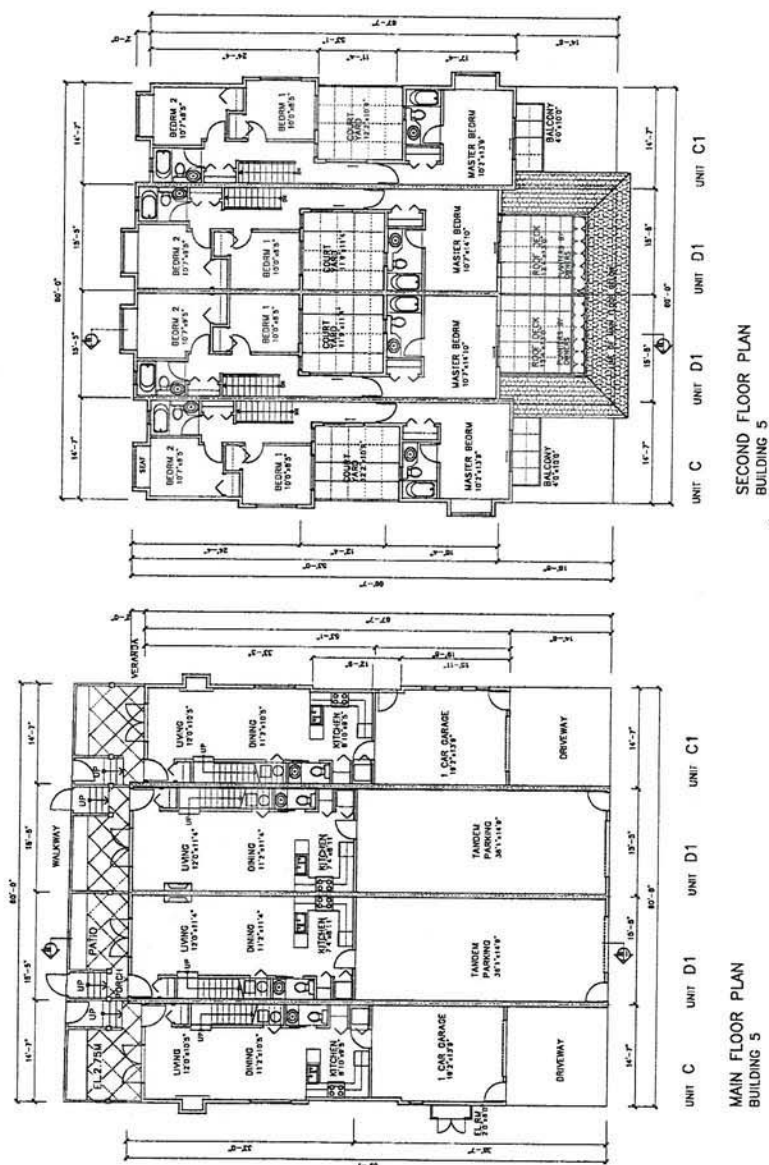
richview gardens
townhouse development

RS311, 6331, 6351, 6371
No. 4 Road, Richmond, B.C.

sheet title

building 5- floor plans

date :	october 14, 2009	checked:
scale :	1/8" = 1'-0"	drawn: mv
project no.	200912	sheet no.
		A8





Kenneth E. King
Architects
Planning & Design
181 Hudson Avenue, Riverdale, NY 10471
Tel: 914/321-1111 Fax: 914/321-1112

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Revisions:
No.: Date: Description: By:

Accessibility Notes:

Accessibility features to be provided to all units e.g. inclusion of blocking to bathroom for installation of grab-bars, provision of blocking to sink walls to facilitate wheelchair access, and provision of a shower door.

Minimum one (1) unit per block of townhouses to have enhanced accessibility of one wheelchair accessible bathroom, and adequate provisions for access. Accessibility features to be fully defined on Building Permit Drawings.



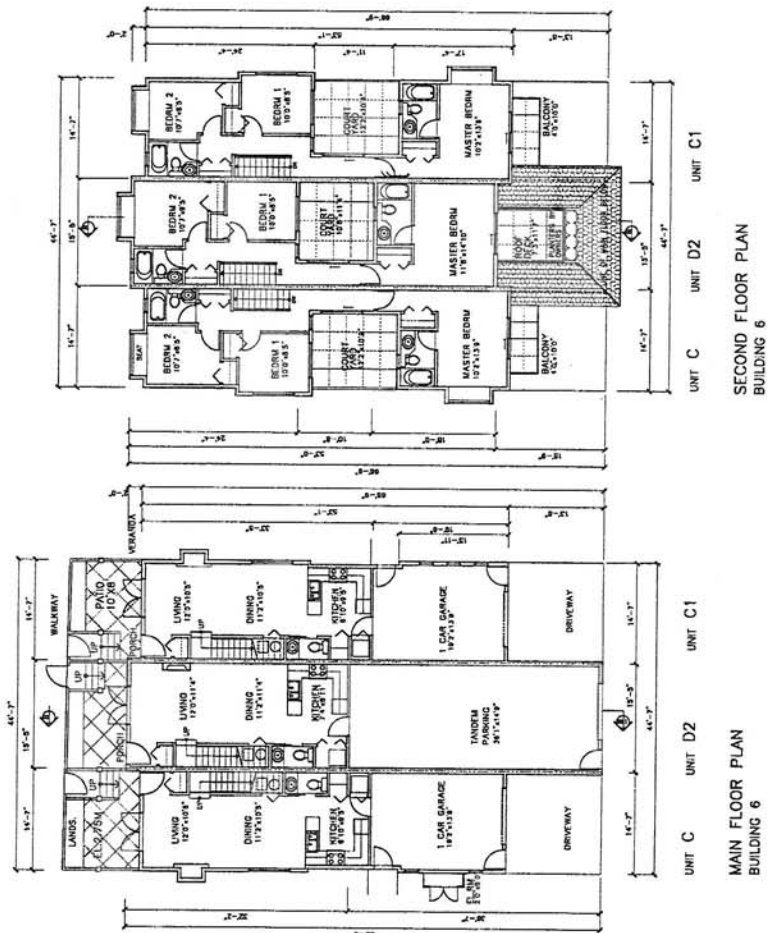
richview gardens
townhouse development
#6311, 6331, 6351, 6371
no. 4 road, Richmond, B.C.

sheet 006

building 6- floor plans

date: october 14, 2009 checked:
scale: 1/8"=1'-0" drawn: mv

project no.
200912 sheet no.
A7





Kenneth O. King
Architects
Planning/Urban Design
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Tel: 604.271.1800

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Revision:
No: Date: Description: By:

Accessibility Notes:

Accessibility features to be provided to all units e.g. inclusion of locking to accommodate installation of a future lift, and provision of lever door handles.

Minimum one (1) unit per block of townhouses to have enhanced accessibility of common areas and parking spaces. Accessibility features to be fully detailed on Building Permit Drawings for access. Accessibility features to be fully detailed on Building Permit Drawings



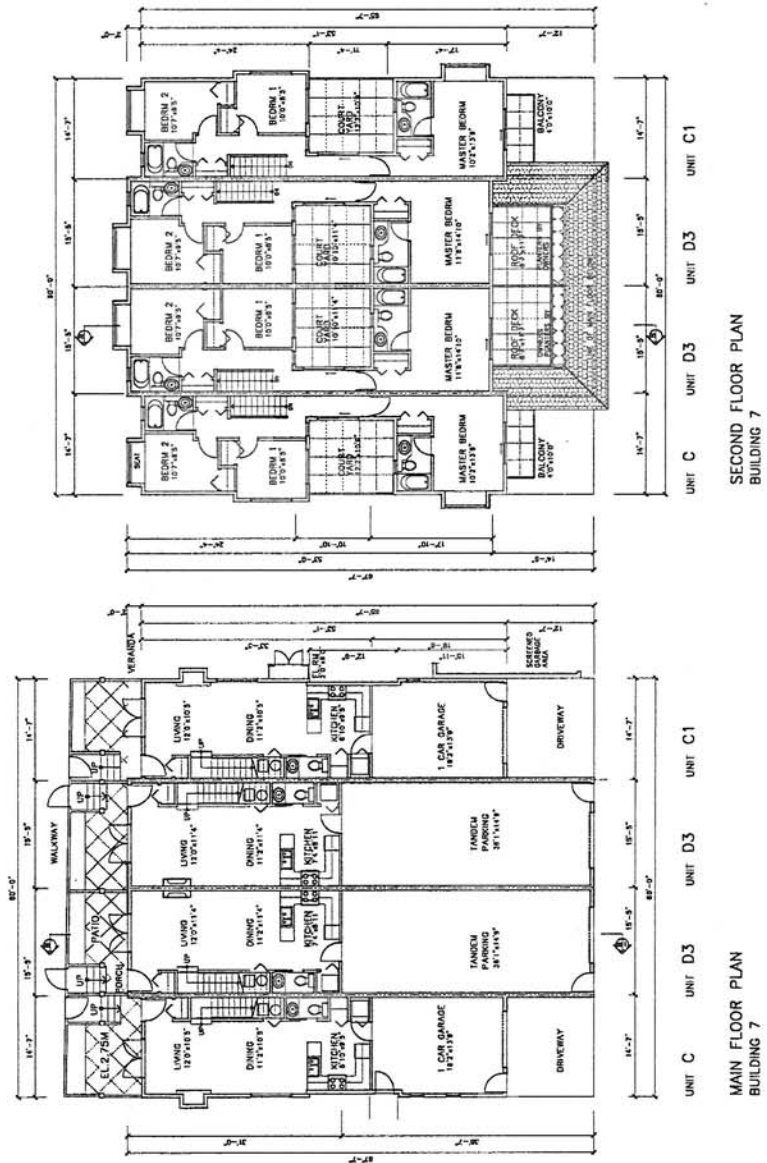
**richview gardens
townhouse development**

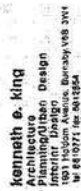
#8311, 6331, 6351, 6371
no. 4 road, richmond, b.c.

sheet title

building 7 - floor plans

date: october 14, 2009 checked:
scale: 1/8"=1'-0" drawn: mv
project no: 200912 sheet no: A6





and to identify the 100 outstanding and leading U.S. corporations that are most responsible for the future of the world. The list will be published in the *Fortune* magazine. The list will be published in the *Fortune* magazine. The list will be published in the *Fortune* magazine.

Revisions:	Description:	By:
No:	Date:	

richview gardens
townhouse development

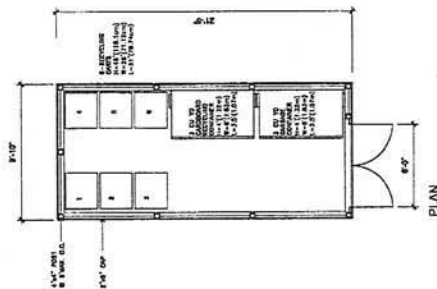
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no. 4 road, richmond, b.c.

Sheet 111a

mailbox structure
garbage & recycling enclosure

date:	october 14, 2009	checked:
scale:	1/4"=10'	drawn by

project no.	sheet no.
200912	A9

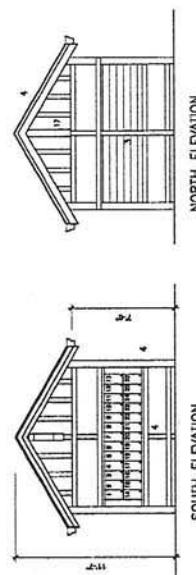


GARBAGE/ RECYCLING ENCLOSURE
(SEE LANDSCAPE ARCH. DETAILS)

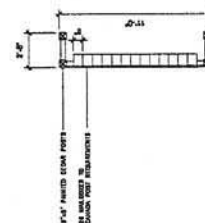


Legend Exterior Finishes

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NORTH ELEVATION



PLAN

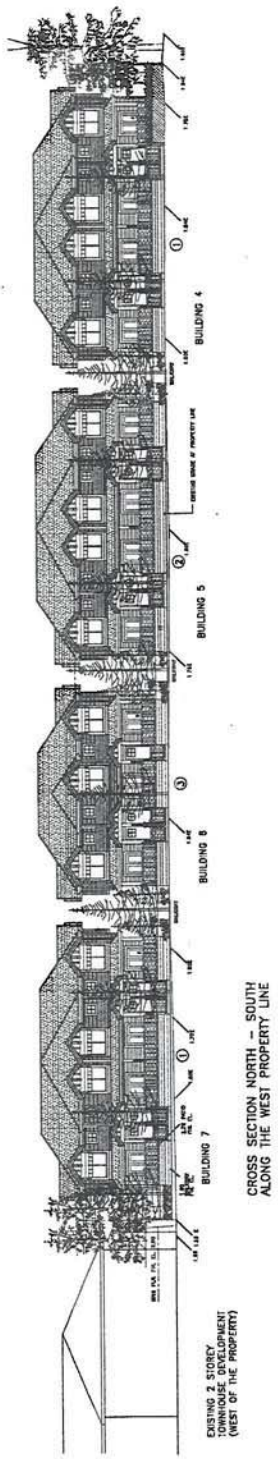
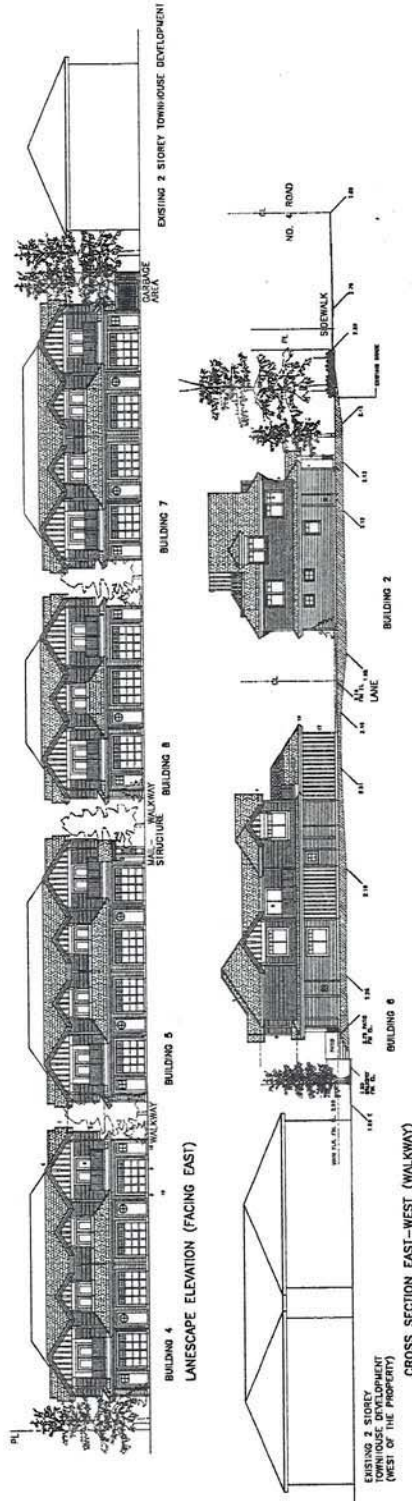
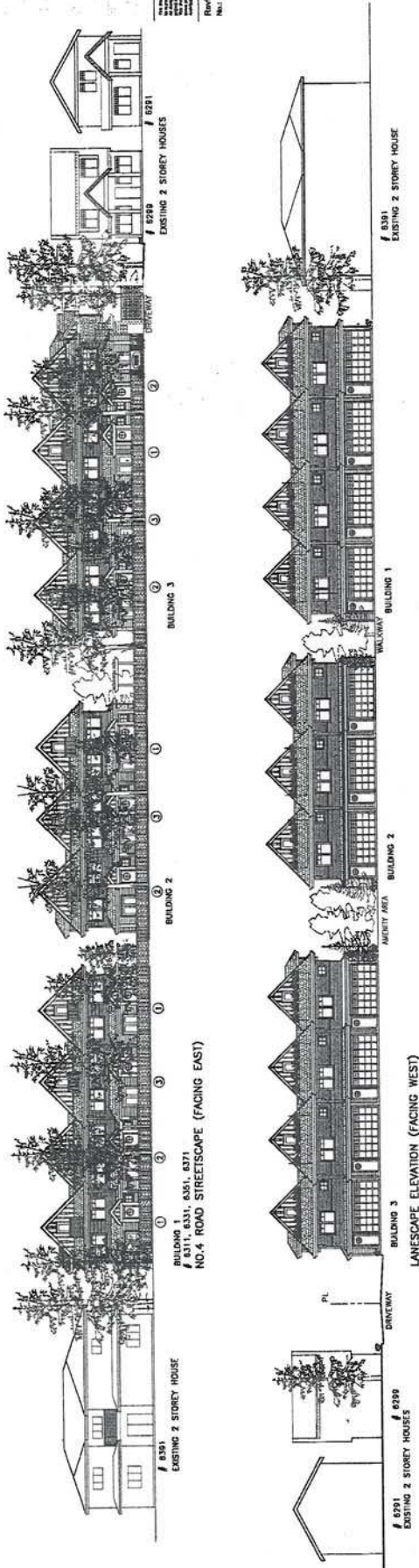
ROOFED MAILBOX STRUCTURE



kenneth e. king
Architecture
Planning/Urban Design
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tel 604 271 1461 fax 604 264

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richview gardens
townhouse development
#6311, 6331, 6351, 6371
no. 4 road, richmond, b.c.

about 100

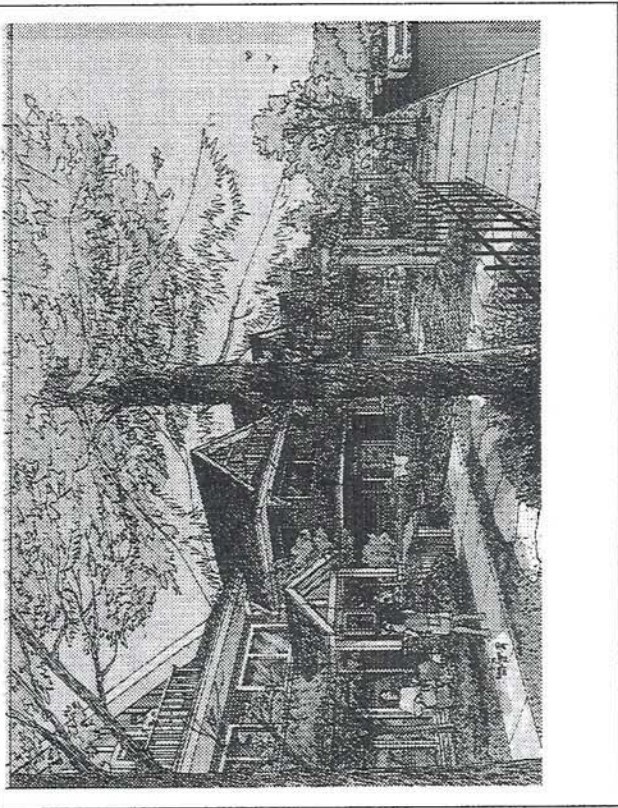
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project no: 200812
sheet no: C12



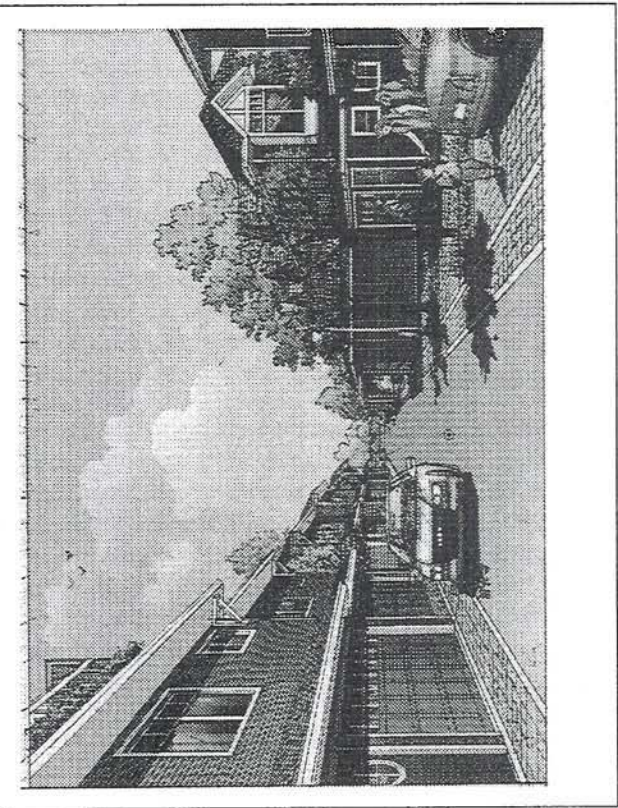
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Revisions:
No.: Date Description: By:



view looking west on no.4 road



view looking south on lane

richview gardens
townhouse development
#8311, 8331, 8351, 8371
no.4 road, richmond, b.c.

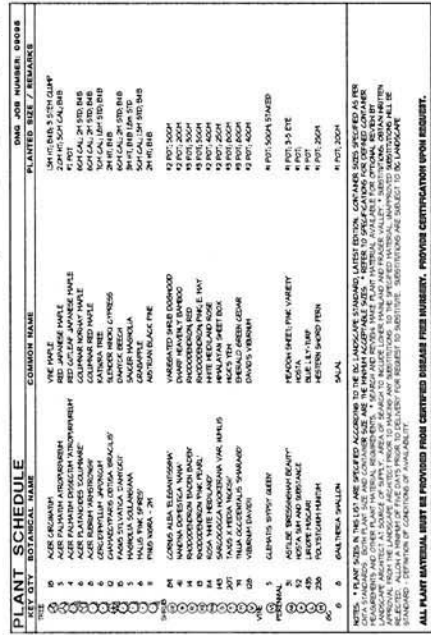
sheet title

perspectives

date: october 14, 2009 checked:

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project no. 200812 sheet no. A8



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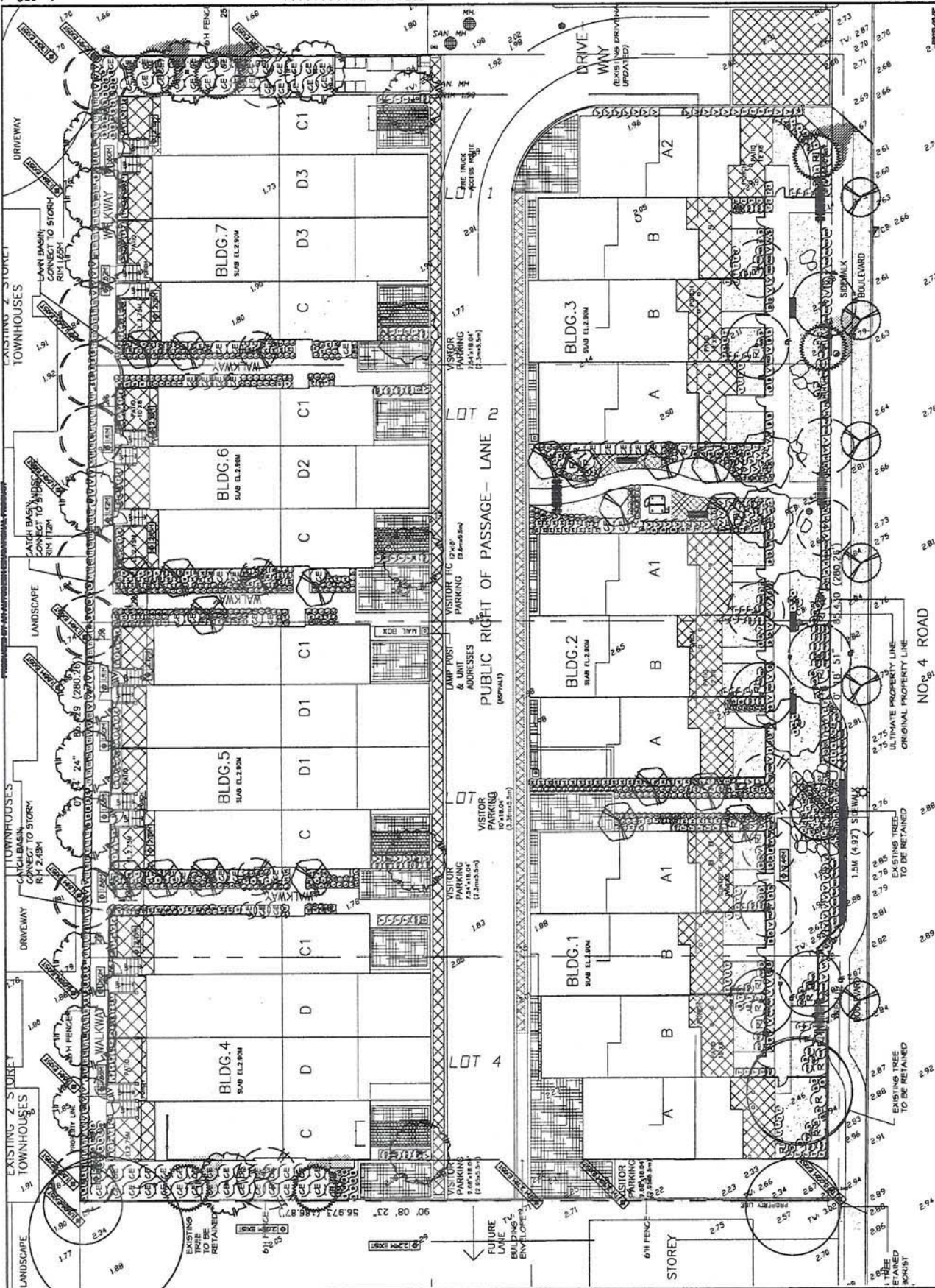


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landscape architects
A Subsidiary of
J.D. Eckman & Associates, LLC
10000 Old Orchard Road
Suite 1000
Richmond, VA 23136
Tel: 804-771-1111
Fax: 804-771-1112
www.dmg-va.com

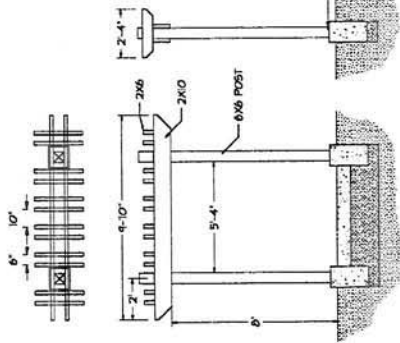
TOWNHOUSE DEVELOPMENT
6311 6331 6331 6371
NO. 4 RD. RICHMOND

SHRUB PLAN

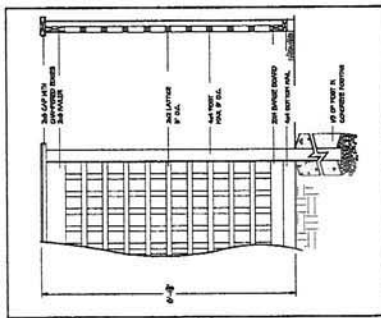
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NOTE: ALL LUMBER TO BE PRESSURE TREATED NO. 2 FRAME OR BETTER REPAINT ALL END CUTS WITH AN OIL BASED STAIN RESISTANT ALL HARDWARE TO BE HOT DIPPED GALVANIZED SELECTED BY OWNER STAIN COLOR SELECTED BY OWNER

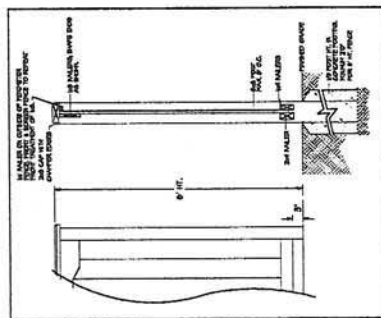


WALKWAY TRELLIS
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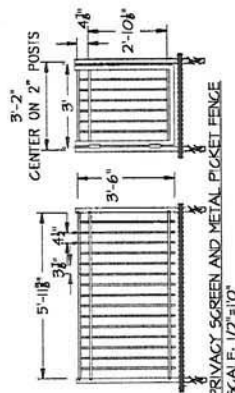
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 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 3. ALL INTERIORS TO BE OIL BASED STAIN RESISTANT.
 4. ALL SCREENS TO BE OIL BASED STAIN RESISTANT.
 5. ALL SCREENS TO BE OIL BASED STAIN RESISTANT.
 6. ALL SCREENS TO BE OIL BASED STAIN RESISTANT.

2. GARBAGE SCREEN
SCALE: 3/8"=1'-0"



- NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED NO. 2 GRADE OR BETTER AND END CUTS TO BE REPAINTED.
 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 3. ALL INTERIORS TO BE OIL BASED STAIN RESISTANT.
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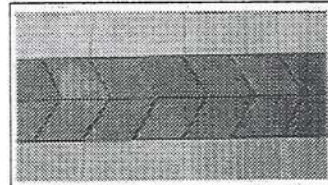
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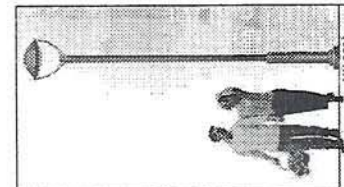
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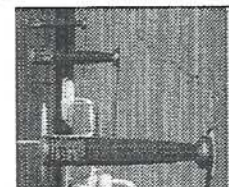
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CONCRETE UNIT PAVING, E.P. CONCRETE LTD.
CONCRETE UNIT PAVING, E.P. CONCRETE LTD.
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APPROX 60% LIGHT 40% DARK



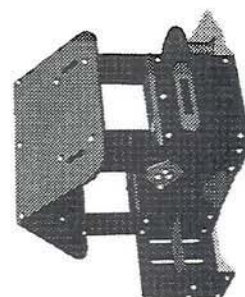
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CONCRETE UNIT PAVING, E.P. CONCRETE LTD.
FILL: SOLID CURE DESIGN
APPROX 60% LIGHT 40% DARK



LW 8001
LIGHT POLE AT INTERNAL SIDEWALK
LINCA HOOD STYLE BOLLARD
METANEST SALES, ANDREAS LEE
Phone: 1-604-762-7632



BLMC-WIM
LIGHT BOLLARD
LINCA HOOD STYLE BOLLARD
METANEST SALES, ANDREAS LEE
Phone: 1-604-762-7632



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Phone: 206-461-1111
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Web: www.dmg-arch.com
E-Mail: info@dmg-arch.com

TOWNHOUSE DEVELOPMENT
8311 83rd Ave. S.W.
Richmond, BC V6X 3A1
Phone: 604-271-8888

DETAILS	
SCALE: 3/8"=1'-0"	DATE: 12/12/99
BY: J.M.	CHECKED: J.M.
DATE: 12/12/99	DATE: 12/12/99

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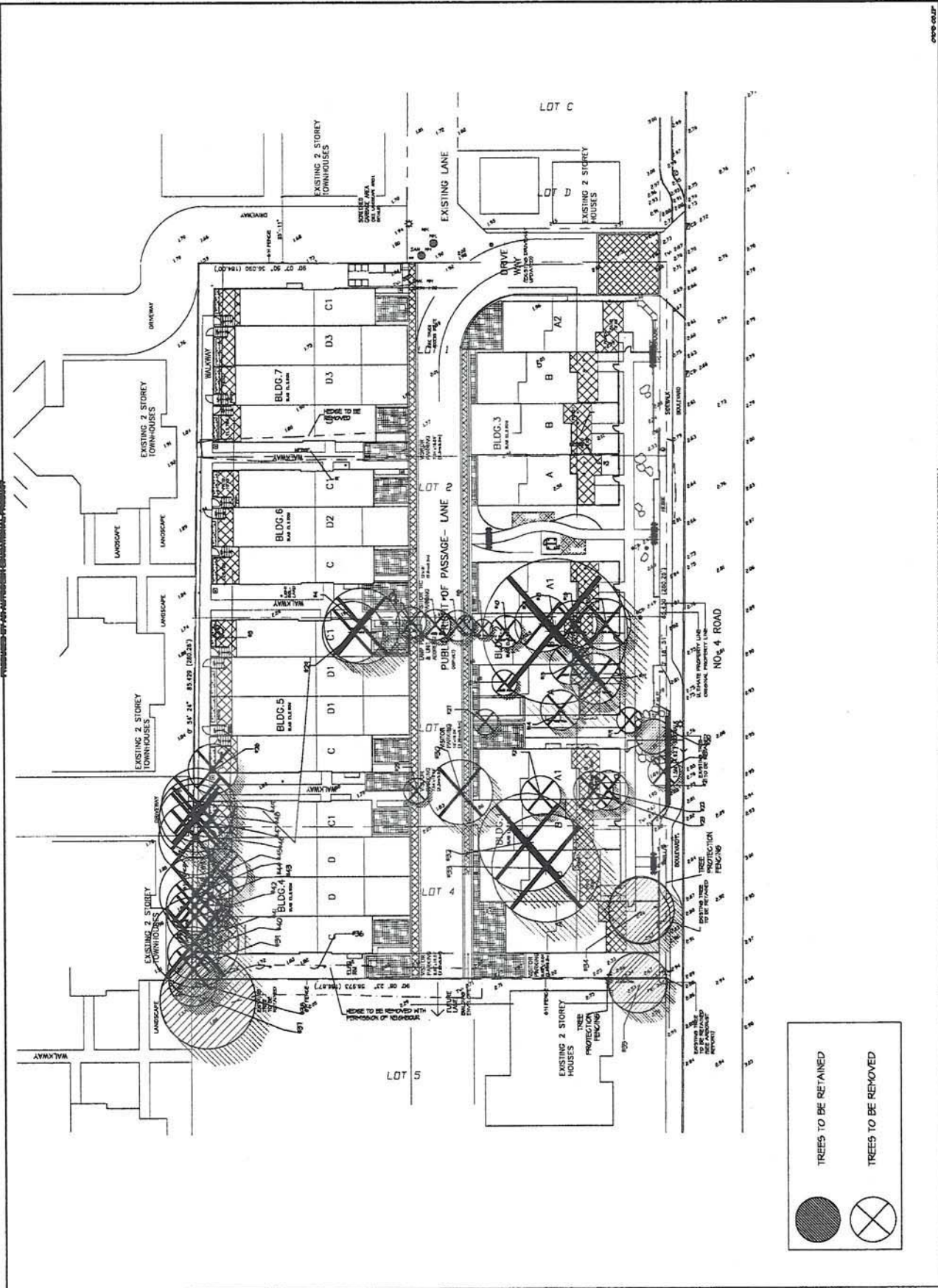
TOWNHOUSE
DEVELOPMENT
6371, 6391, 6391, 6371
NO. 4 RD, RICHMOND

TREE MANAGEMENT
PLAN

DATE	04.11.17	DRAWING NUMBER	L1
SCALE	1/8"=1'-0"	DRAWN BY	CAI
CHECKED BY	CAI	DESIGNED BY	CAI
DATE	JUN	DATE PREPARED	08-023

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1	LOT 1	NO. 4 RD	12
2	LOT 2	NO. 4 RD	12
3	LOT 3	NO. 4 RD	12
4	LOT 4	NO. 4 RD	12
5	LOT 5	NO. 4 RD	12
6	LOT 6	NO. 4 RD	12
7	LOT 7	NO. 4 RD	12
8	LOT 8	NO. 4 RD	12
9	LOT 9	NO. 4 RD	12
10	LOT 10	NO. 4 RD	12
11	LOT 11	NO. 4 RD	12
12	LOT 12	NO. 4 RD	12



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Rezoning Considerations
6311,6331, 6351, 6371 No. 4 Road
RZ 06-346055

Prior to final adoption of Zoning Amendment Bylaw 8614, the developer is required to complete the following:

1. Consolidation of the four lots into one development parcel complete with a road dedication of 0.80m across entire No 4 Road frontage.
2. Registration of a 3m cross-access easement at the south property line to potentially extend to 6m on redevelopment of 6391 No. 4 Road to allow for a secondary emergency vehicle access to the north-south Statutory Right of Way.
3. Transportation Considerations:
 - a) Registration of a 6.7m Statutory Right-of-Way (vehicles and utilities) running through the site fitting between proposed Townhouse Blocks. The north-south lane should be a minimum of 6.7m clear width free of all projections, for the entire north-south length, complete with a 6.7m lane surface, turning radii sufficient for fire, garbage and loading vehicles, and corner cuts as determined by Transportation.
 - b) Registration of a 3.5m lane Statutory Right-of-Way (vehicles and utilities) from No 4 Road to the north-south Statutory Right-of-Way, completing a 7.5m east-west corridor established via BCP14950 along the North Property Line to the 6.7m north-south Statutory Right of Way with turning radii sufficient for fire, garbage and loading vehicles and corner cuts as determined by Transportation.
4. Registration of an aircraft noise sensitive use covenant.
5. Registration of a flood indemnity covenant on title by the developer.
6. Prior to final adoption the developer shall enter into the standard City of Richmond Servicing Agreement to design and construct works. Works include, but are not limited to:
 - a) *No. 4 Road*: Removal of existing sidewalk, gabian wall & peat behind the curb on the No. 4 Road frontage, to be replaced with a 1.5m grass and treed boulevard behind the existing curb altering the street lighting as necessary, with a 1.5m sidewalk behind that up to the new property line.
 - b) *6.7m lane Statutory Right-of-Way*: Construction of the SRW lane running north-south through the site and completing the connection to No. 4 Road along the north edge. The north-south lane should be a minimum of 6.7m clear width free of all projections, for the entire north-south length, complete with turning radii sufficient for fire, garbage and loading vehicles and corner cuts as determined by Transportation. Works include, but are not limited to, a 6.7m lane surface with roll curb and gutter on both sides, storm sewer and laneway street lighting.
 - All works and associated costs are the responsibility of the developer with no applicable DCC credits.
 - c) *Registration of a 3.5m Statutory Right-of-Way*: Completion of the East-West SRW lane running from No. 4 Road to the lane dedication north of the site and to the 6.7m

SRW onsite. Works include up to 3.5m of asphalt (plus the existing 4m lane) to provide a 7.5m SRW from No. 4 Road. This SRW is also to be complete with turning radii sufficient for fire, garbage and loading vehicles and corner cuts as determined by Transportation. Note: this "access" SRW lane is built as "temporary", therefore no roll curb and gutter;

- All works and associated costs are the responsibility of the developer with no applicable DCC credits.
 - All other issues to be resolved via the rezoning and servicing agreement process
- d) *Storm and Sanitary Sewer Upgrades:* Design and construction of site service connections for all City utilities. David S. Lee Engineering Ltd.'s analysis states that the existing sanitary sewer from manhole SMH 7162 located approximately 22 meters from the corner of No. 4 Road and Alberta Road downstream to the Alberta Pump Station has adequate capacity under "Existing + In-stream + Proposed Development" conditions:
- Based on this analysis the City accepts the consultant's recommendation that no upgrades of the existing system are required. The developer is required to build the sanitary line that will connect the site to the existing sanitary at Alberta and No. 4 Road per your sanitary design and letter dated April 1, 2010. The City requires that this design and related calculations are included in this Servicing Agreement's design drawings.
 - Existing City utilities and trees are located within rights-of-way on this site or are located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction etc.). The servicing agreement design will include an impact assessment complete with recommendations to ensure the following conditions are met:
 - that the City be able to construct, maintain, operate, repair or remove City utilities without impact to the on-site works, and;
 - that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/trees.
 - The Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment.
 - Works must be designed and constructed as identified in the capacity analysis results as approved by the City of Richmond. As agreed to by the developer with the City's Engineering Department.
 - All works are at the developers sole cost - no credits.
7. Process a Development Permit application to a satisfactory level, as determined by the Director of Development.
 8. Remit payment of cash-in-lieu for Indoor Amenity Space (approximately \$33,000 for 26 units) towards the development of the McLennan North neighbourhood parks.
 9. Remit payment of a voluntary cash-in-lieu contribution to the Affordable Housing Reserve Fund (approximately \$60,500).
 10. Remit payment of a voluntary donation to the City's Public Art Statutory Reserve (approximately \$18,150).

Prior to the issuance of a Building Permit, a Construction Parking and Traffic Management Plan is to be provided to the Transportation Department to include: a location for parking for services, deliveries and workers and loading, an application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8614 (RZ 06-346055)
6311,6331, 6351, 6371 NO. 4 ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 000-571-776

Lot 1 Section 10 Block 4 North Range 6 West New Westminster District Plan 7349

P.I.D. 003-844-421

Lot 2 Section 10 Block 4 North Range 6 West New Westminster District Plan 7349

P.I.D. 011-235-748

Lot 3 Section 10 Block 4 North Range 6 West New Westminster District Plan 7349

P.I.D. 004-053-559

Lot 4 Section 10 Block 4 North Range 6 West New Westminster District Plan 7349

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8614"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER