



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** March 27, 2012
From: Brian J. Jackson, MCIP
Director of Development **File:** RZ 11-586782
Re: Application by Matthew Cheng Architect Inc. for Rezoning at 6471, 6491 and 6511 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Bylaw No. 8890, for the rezoning of 6471, 6491 and 6511 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 6471, 6491 and 6511 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Low Density Townhouses (RTL4) in order to permit the development of 15 townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

Findings of Fact

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

Surrounding Development

To the North: A large, newer, single-family home on a lot zoned Single Detached (RS1/E);

To the East: Across No. 2 Road, existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Christina Road and Camsell Crescent;

To the South: Older single-family homes on lots zoned Single Detached (RS1/E); and

To the West: Existing single-family dwellings on lots zoned Single Detached (RS1/B) fronting Garrison Court.

Related Policies & Studies

Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along major arterial roads. While the subject block (east side of the 6400 Block of No. 2 Road) is not identified for Multiple-Family Residential Development on the map contained in the Policy, the subject application is being brought forward for consideration based on its own merits. A discussion is being provided under the "Analysis" section of this report.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures as part of the Development Permit process.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$37,010.00.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.75 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$13,879.00.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. The owners/residents of the neighbouring property to the north at 6451 No. 2 Road expressed their concerns over the proposed access to the townhouse development being located adjacent to their south property line. The applicant has subsequently revised the site design to propose a driveway access away from the common property line. Transportation staff have no concerns with the proposed location of the entry driveway; the existing boulevard median will limit access and egress to right in/right out turns only.

Staff Comments

Trees Retention and Replacement

A Tree Survey and a Certified Arborist's report were submitted in support of the application. A site inspection conducted by the City's Tree Preservation Coordinator revealed that five (5) bylaw-sized trees located on-site are in good condition and are good candidates for retention. However, to successfully retain a 78 cm calliper Pine tree and a 37 cm calliper Colorado Blue Spruce tree in the proposed outdoor amenity area, two (2) townhouse units would need to be deleted from the proposal. Therefore, staff recommend retention of only three (3) of the five (5) bylaw-sized trees on-site which are in good condition (see Tree Protection Plan in **Attachment 4**).

To compensate for the loss of two (2) large conifers on-site, the City's Tree Preservation Coordinator recommends that two (2) new larger calliper conifer replacement trees be provided along the No. 2 Road frontage. These "specimen" replacement trees should be specified at a minimum of 6 m high. Staff will work with the landscape architect to ensure the provision of the larger specimen trees on-site at the Development Permit stage.

In order to ensure that the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. Furthermore, the applicant is required to submit a \$7,500.00 Tree Survival Security for the three (3) protected trees on-site prior to Development Permit issuance.

The City's Tree Preservation Coordinator has also concurred with the Arborist's recommendations to remove an additional 11 bylaw-sized trees on-site that are in poor condition due to significant structural defects (previously topped, cavities and significant inclusions). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 26 replacement trees are required for the removal of 13 bylaw-sized trees on-site. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant 31 trees on-site.

Site Servicing

An independent review of servicing requirements (sanitary) has concluded no upgrades are required to support the proposed development.

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel.

Frontage Improvements

Prior to issuance of Building Permit, the developer is to enter into a standard Servicing Agreement to provide the required beautification treatment to the road frontage. Beautification works include relocating the sidewalk to the new property line (a 1.5 m concrete sidewalk) and installing a 1.38 m grassed and treed boulevard behind the existing curb. All works at developers sole cost.

Vehicle Access

One (1) driveway off No. 2 Road is proposed. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties if they ultimately apply to redevelop. A Public Right of Passage (PROP) will be secured as a condition of rezoning to facilitate this.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

Arterial Road Redevelopment Policy

The City's Arterial Road Redevelopment Policy guides residential infill development for properties located along arterial roads and also establishes a set of location criteria and development guidelines to which multiple-family residential development proposals must comply. The subject development site generally complies with all of the location criteria except that it is not on a bus route. Response to the location criteria is provided below in *italics*:

- i. Along a major arterial road and those portions of a local arterial road identified in the OCP.

The subject site is along a major arterial road, which is No. 2 Road.

- ii. On a land assembly with at least 50 m frontage.

The site frontage is 61.9 m, which is greater than 50 m.

- iii. Where the application is not the first one in the block to introduce a new form of development.

This application is the first one in the block, between Walton Road and Garrison Road, to introduce townhouse development. However, considering the entire block between Westminster Highway and Granville Avenue, this application is not the first townhouse development; there are several townhouse developments at the corner of No. 2 Road and Granville Avenue.

Staff recommended consultation with the adjacent property owners to the north, south, and west on the proposed land use and density. The applicant confirmed that they have talked to the owners of 6451 and 6531 No. 2 Road (which are the immediate neighbouring properties to the north and south) in October, 2011 and that these two (2) property owners seemed not to have comments regarding the proposal. The applicant advised staff that they did not approach the property owners to the west.

- iv. At least 50% of the lots along that section of the major arterial road have redevelopment potential (i.e. a frontage of over 18 m and/or a house over 10 years old).

Out of the eight (8) lots along No. 2 Road on this block, seven (7) of them have a frontage over 18 m (except 6397 No. 2 Road with a frontage of 13.72 m). Therefore, more than 50% of the lots along No. 2 Road on this block have redevelopment potential.

- v. Public transit is available.

Currently, there is no public transit servicing this block of No. 2 Road. However, the #410 bus on Granville Avenue is approximately 300 m away and #401 and C94 buses on Westminster Highway are approximately 500 m away, which all are within walking distance.

- vi. The development is within walking distance of commercial services or City community centre.

The development is within walking distance of city community centre. The Thompson Community Centre is about 660 m away from the development.

The proposal is also generally in compliance with the development guidelines for multiple-family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All rear units immediately adjacent to the neighbouring single-family dwellings to the west have been reduced in height to two (2) storeys. The front buildings along No. 2 Road have been stepped down from three (3) storeys to 2½ storeys along the side yards and the entry driveway. The building height and massing will be controlled through the Development Permit process.

Although the proposed development does not comply with all of the location criteria, staff support the proposed rezoning application based on the following:

- The proposal is generally in compliance with five (5) of the six (6) location criteria; while the site is not on a bus route, public transit is available within walking distance (under 300 m);
- The proposal is generally in compliance with all of the development guidelines under the Arterial Road Redevelopment Policy;
- Preservation of three (3) of the five (5) healthy bylaw-sized trees on-site which are in good condition;
- Proposing a tree replacement ratio over and above the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) (i.e. 31 replacement trees for 13 trees to be removed);
- Providing a voluntary contribution to the Affordable Housing Strategy reserve fund; and
- Providing a voluntary contribution to the City's Public Art fund.

Requested Variances

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). Based on the review of current site plan for the project, a variance to allow for a total of 18 tandem parking spaces in nine (9) townhouse units (all fronting No. 2 Road) is being requested. Transportation Division staff have reviewed the proposal and have no concerns. The proposed number of on-site visitor parking is in compliance with the bylaw requirement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 6471, 6491 and 6511 No. 2 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form and architectural character; opportunities to reduce the massing of the end units;
- Review of the location and design of the convertible unit and other accessibility/aging-in-place features;
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space;
- Landscaping design and enhancement of the outdoor amenity area to maximize use;
- Ensure there is adequate private outdoor space in each unit; and
- Opportunities to maximize permeable surface areas and articulate hard surface treatment.

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed 15-unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along major arterial roads and meets the zoning requirements set out in the Low Density Townhouses (RTL4) zone. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

On this basis, staff recommends support for the rezoning application.

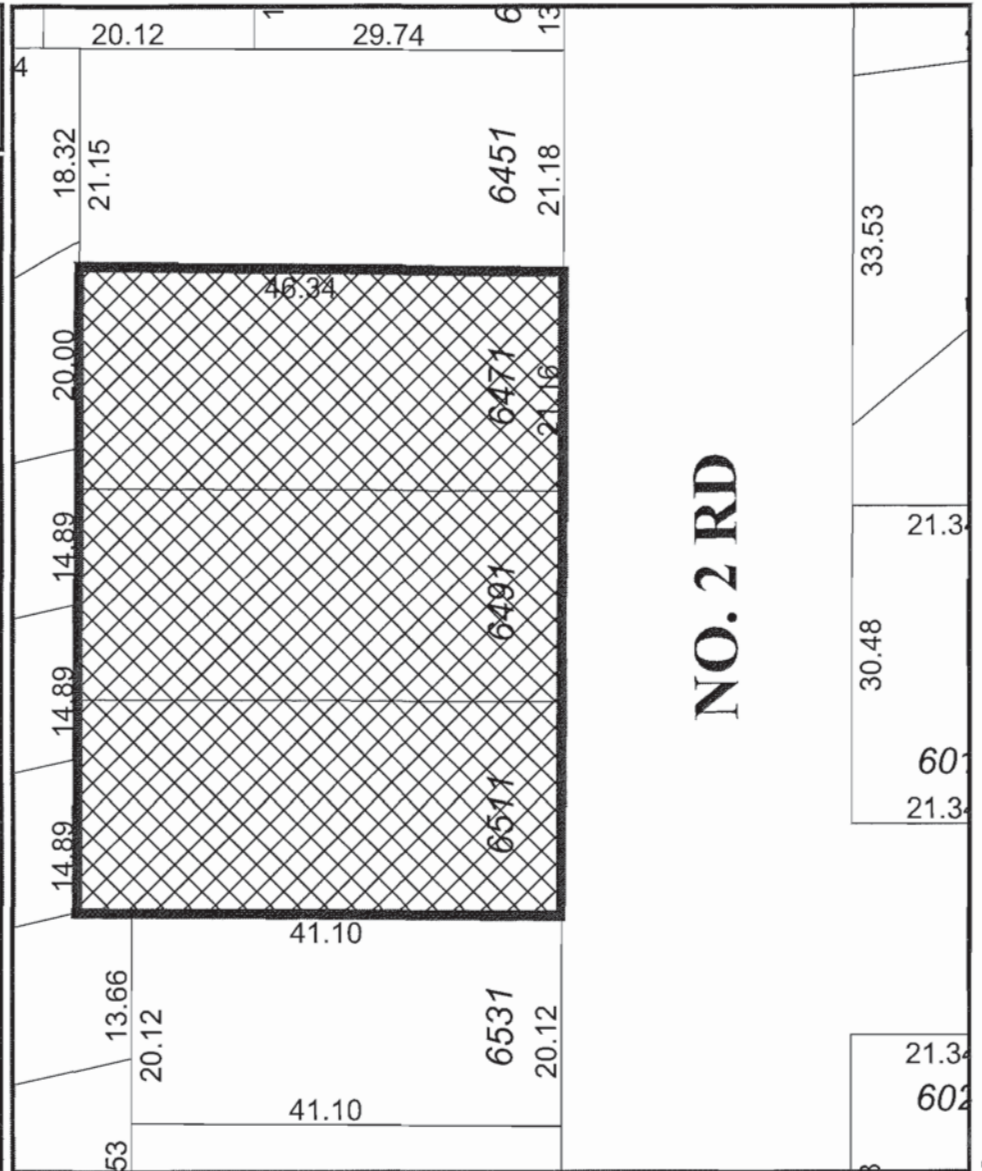
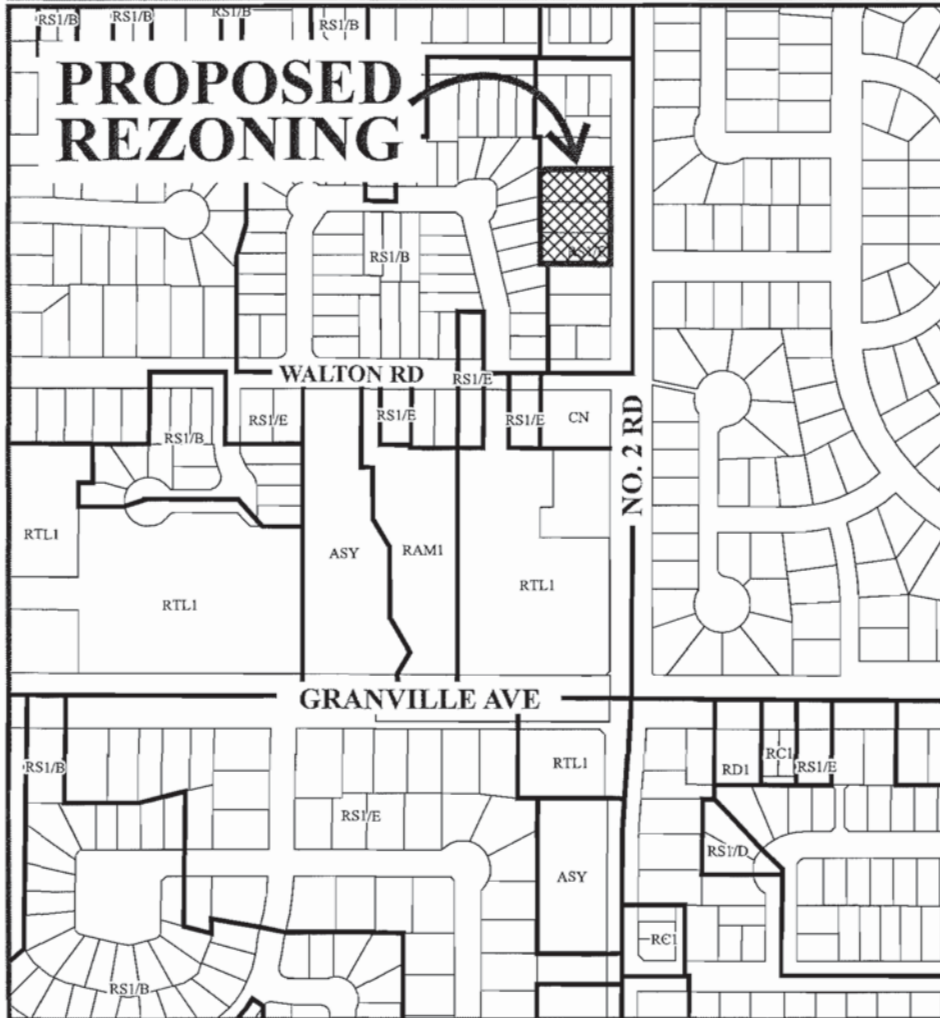


Edwin Lee
Planner 1
(604-276-4121)

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



City of Richmond

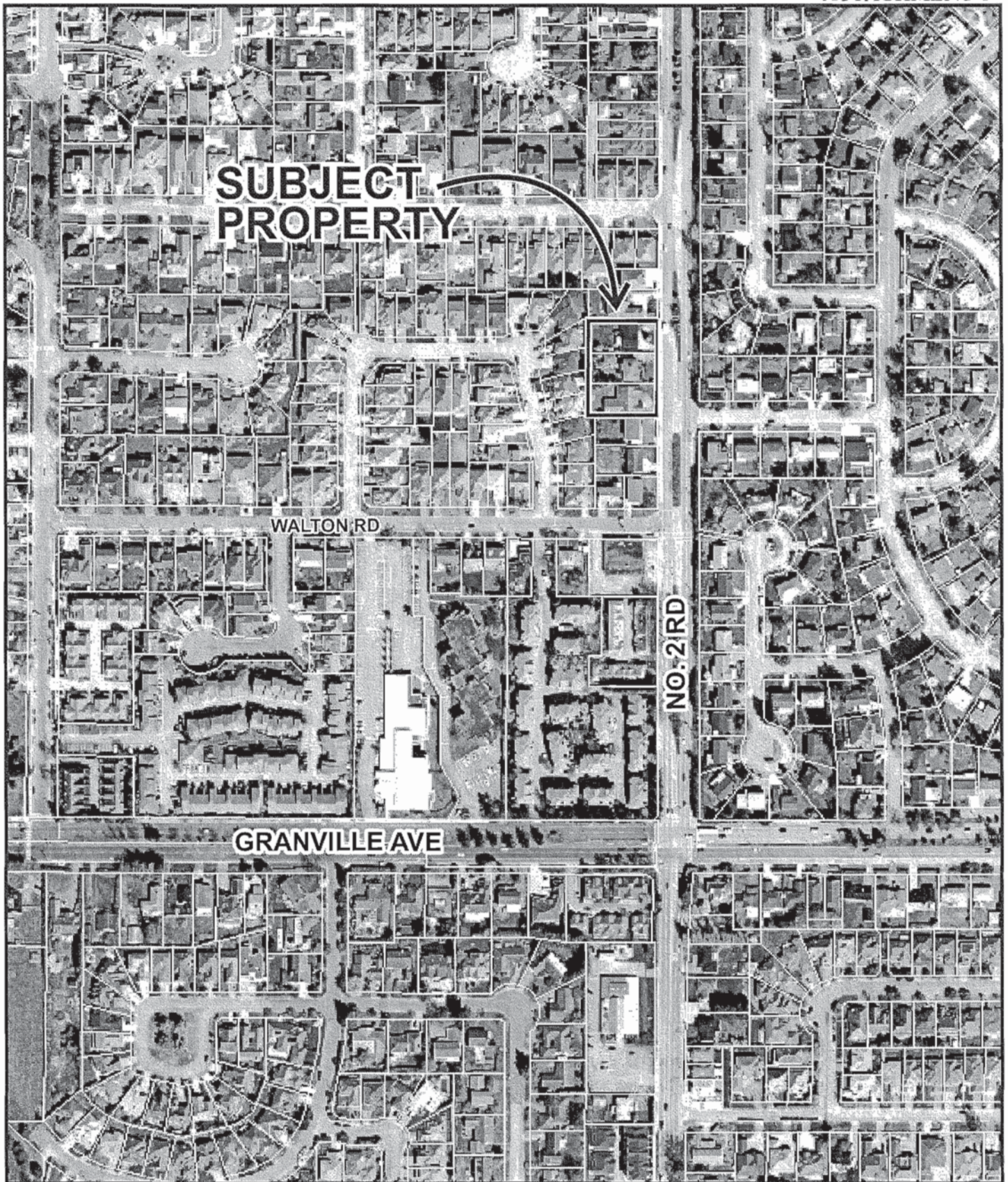


RZ 11-586782

Original Date: 08/17/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-586782

PLN - 39

Original Date: 08/17/11

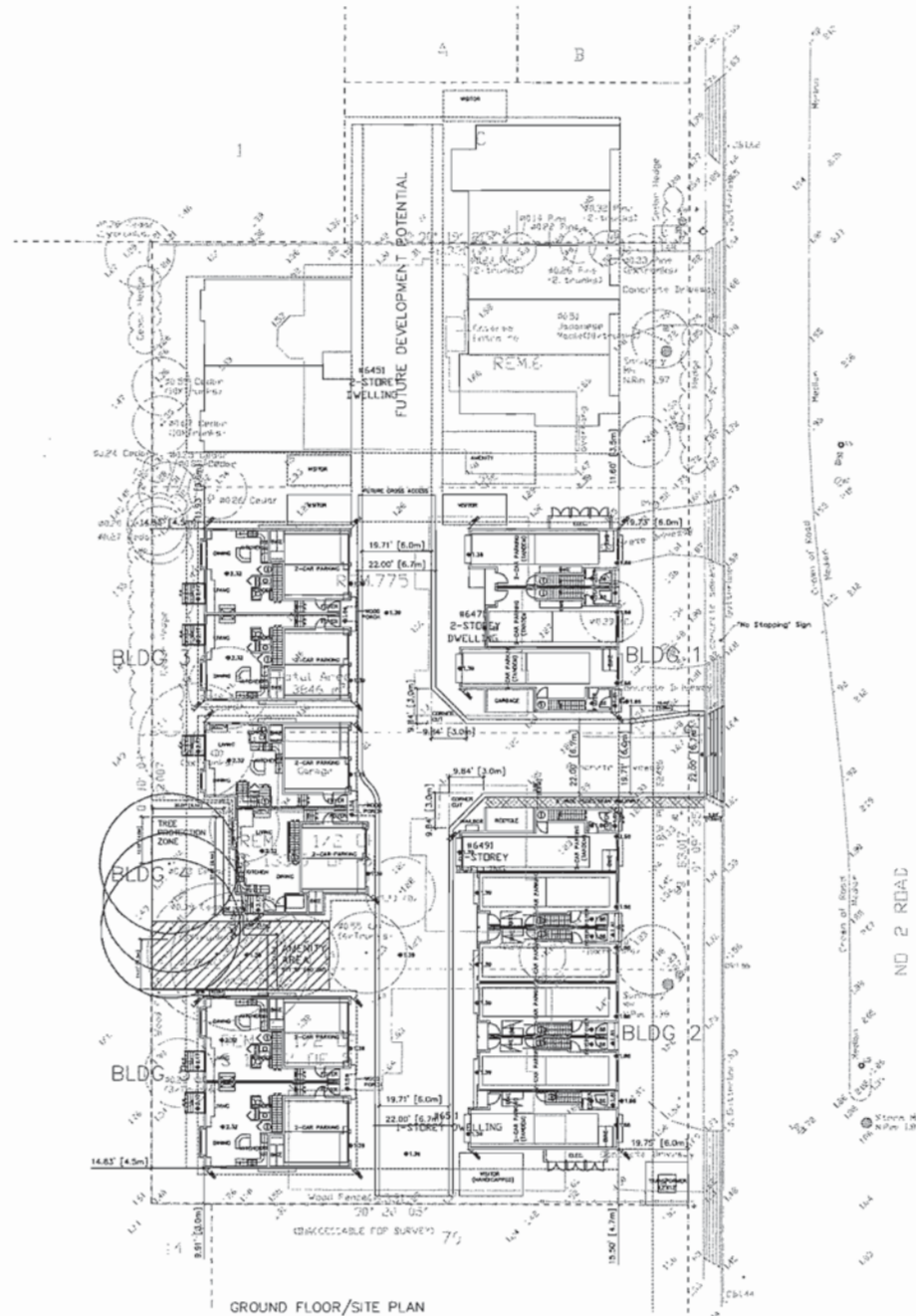
Amended Date:

Note: Dimensions are in METRES

FUTURE DEVELOPMENT: 6451/6397 NO.2 ROAD

	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA RATIO:	0.600 (8965.28SF)	0.58 (8635.67SF)
LOT COVERAGE:	0.400 (5976.86SF)	0.37 (5457.03SF)
SETBACK-FRONT YARD:	MIN. 6m	19.73' (6.001m)
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	12.00' (3.66m)
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	10.14' (3.09m)
SETBACK-REAR YARD:	MIN. 3m	14.83' (4.520m)
HEIGHT: (m)	12.0m	39.47' (12.00m)
LOT SIZE:	14942.14SF (1388.17SM)	

	EXISTING:	PROPOSED:
SITE AREA:	30841.80SF (2865.30SM)	30841.80SF (2865.30SM)
LAND USES:	SINGLE DETACHED	TOWNHOUSE
DCP DESIGNATION:	LOW-DENSITY RESI	LOW-DENSITY RESI
ZONING:	RS1/E	RTL3
NUMBER OF UNITS:	3	15
	REQUIRED/ALLOWED:	PROPOSED:
FLOOR AREA RATIO:	0.600 (18505.08SF)	0.600 (18505.08SF)
LOT COVERAGE:	0.400 (12336.72SF)	0.398 (12260.11SF)
SETBACK-FRONT YARD:	MIN. 6m	19.73' (6.001m)
SETBACK-SIDE YARD: (NORTH)	MIN. 3m	11.60' (3.536m)
SETBACK-SIDE YARD: (SOUTH)	MIN. 3m	9.91' (3.021m)
SETBACK-REAR YARD: (WEST)	MIN. 3m	14.83' (4.520m)
HEIGHT: (m)	12.0m	39.47' (12.00m)
LOT SIZE:	30841.80SF (2865.30SM)	
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	30 AND 3	30 AND 3
OFF-STREET PARKING ACCESSIBLE:	1	1
OFF-STREET PARKING TOTAL:	33	33
TANDEM PARKING SPACES:	NOT PERMITTED	18
INDOOR AMENITY SPACE:	MIN. 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MIN. 90SM (968.75SF)	971SF (90.25M)



GROUND FLOOR/SITE PLAN



MATTHEW CHENG ARCHITECT INC.

100-102-4TH FLOOR AVENUE
VANCOUVER, BC V6A 3K3
Tel: (604) 751-1111 Fax: (604) 751-1111
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No.	Date	Revision
20100728	RZ	REVIEW
20100810	RZ	REVIEW
20101001	RZ	REVIEW
20101001	RZ	REVIEW

Consultants

Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT
6471/6491/6511
NO.2 ROAD
RICHMOND, BC

Sheet Title
SITE PLAN

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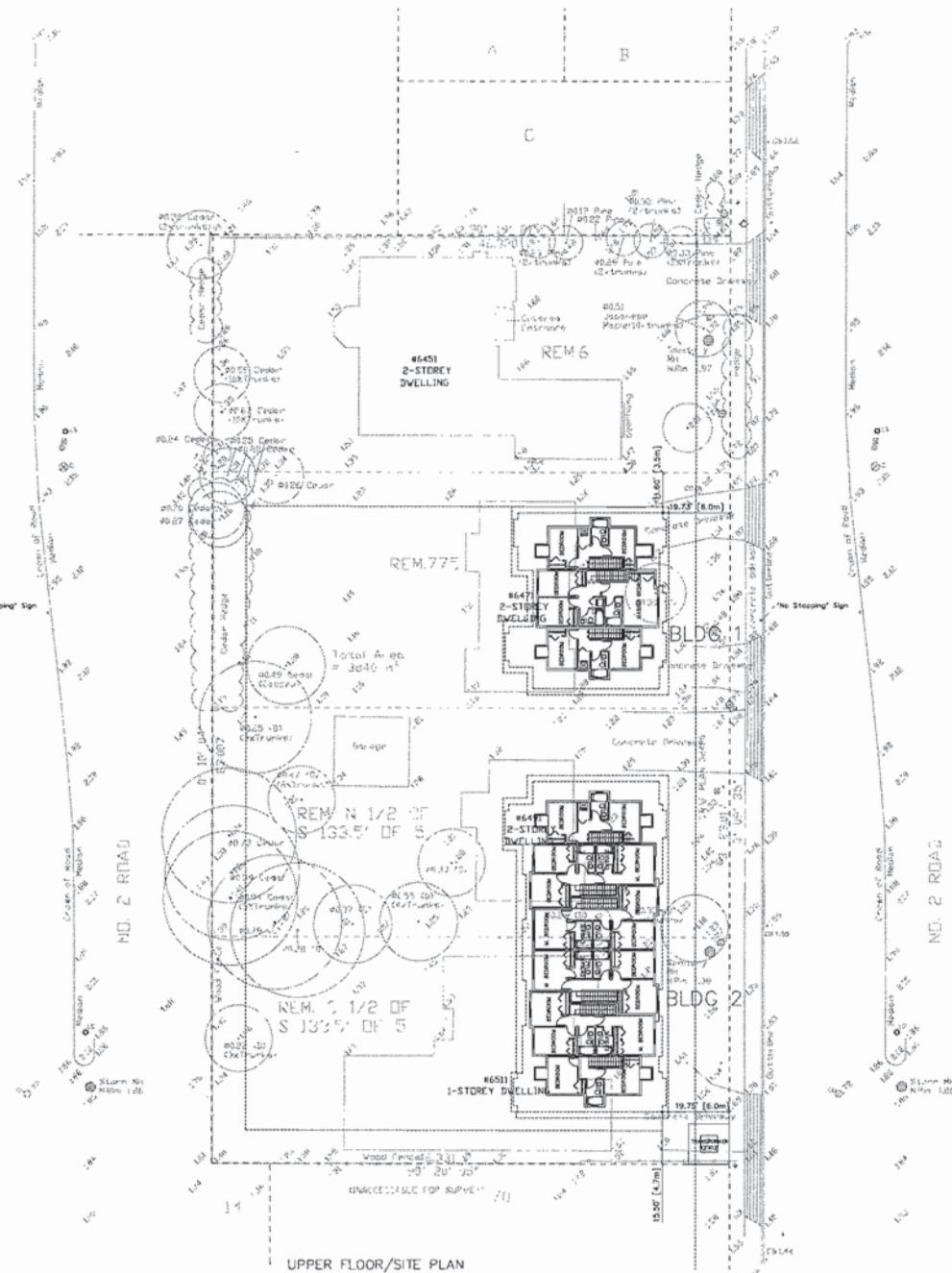
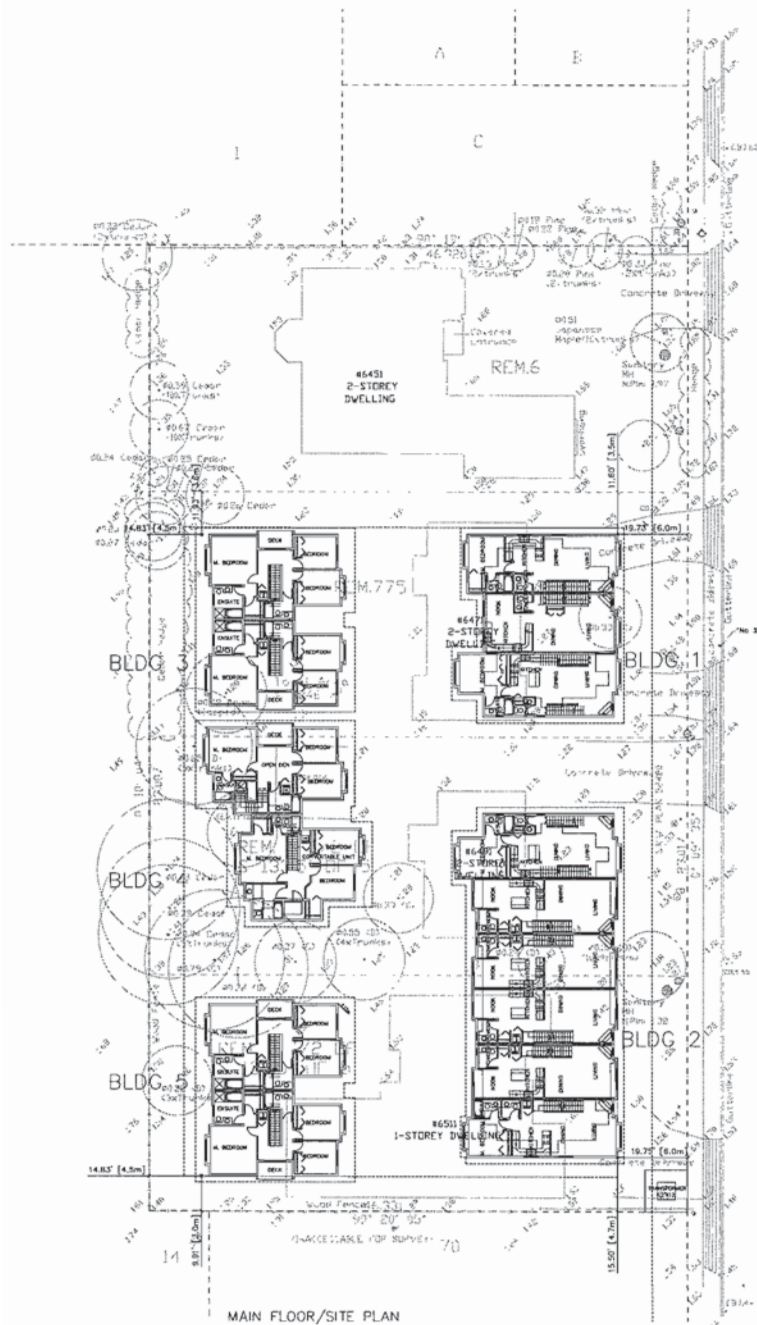
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Revision Date:

Print Date:

Drawn By:
A01



MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision
2010728	02	REVIEW
2012030	02	REVIEW
2012031	02	REVIEW
2012031	02	REVIEW

Consultants

Project Site
15-UNIT TOWNHOUSE
DEVELOPMENT
6471/6491/6511
NO.2 ROAD
RICHMOND, BC

Sheet Title
MAIN FLOOR PLAN &
UPPER FLOOR PLAN

Drawn:
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Project Number:

Revision Date:
MAR. 20, 2012
Print Date:
MAR. 20, 2012
Dep. No.
A02



**MATTHEW CHENG
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No.	Date	Revision
2010728	2010728	RZ REVIEW
2012250	2012250	RZ REVIEW
20120301	20120301	RZ REVIEW
20103281	20103281	RZ REVIEW

Consultants

Project Title
15-UNIT TOWNHOUSE
DEVELOPMENT
6471/6491/6511
NO.2 ROAD
RICHMOND, BC

Sheet Title
ELEVATIONS

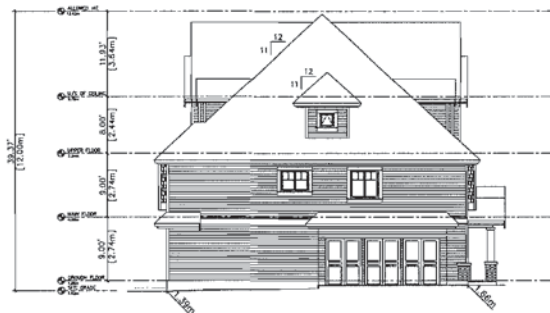
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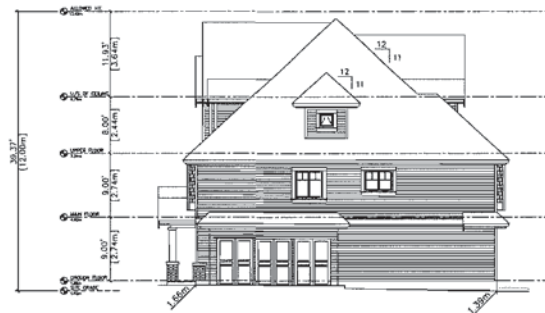


BUILDING 2
ELEVATION (FRONTING NO.2 ROAD)

BUILDING 1



BUILDING 2 SOUTH ELEVATION
SIDE ELEVATIONS



BUILDING 1 NORTH ELEVATION

NO.	DATE	REVISION DESCRIPTION	BY
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CLIENT:

PROJECT:
15-UNIT TOWNHOUSE
DEVELOPMENT
6471-6511 No 2 Road
RICHMOND, BC

With Matthew Cheng
Architects Inc.

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE: January 10, 2012 DRAWING NUMBER:

SCALE:

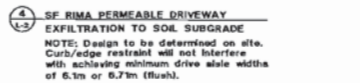
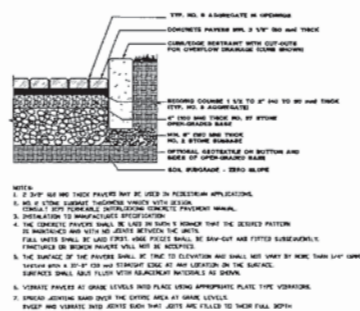
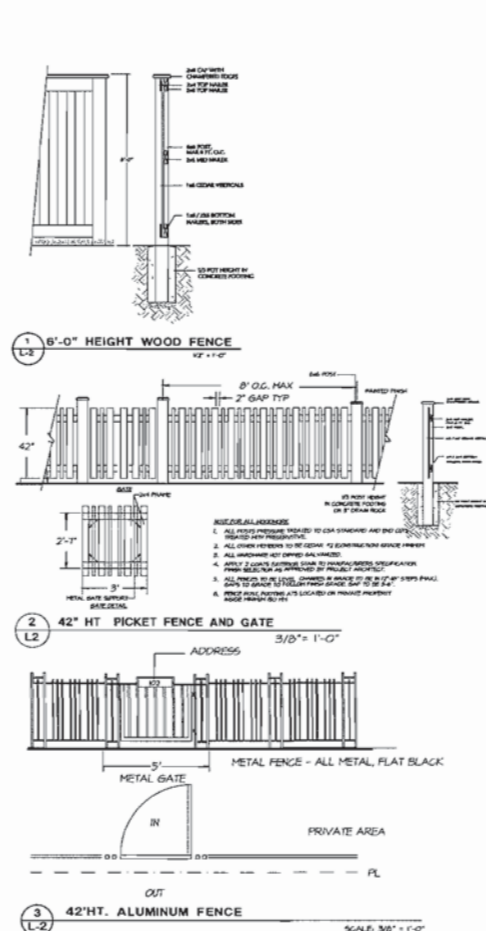
DRAWN: DO

DESIGN: DO

CHECK: PMG

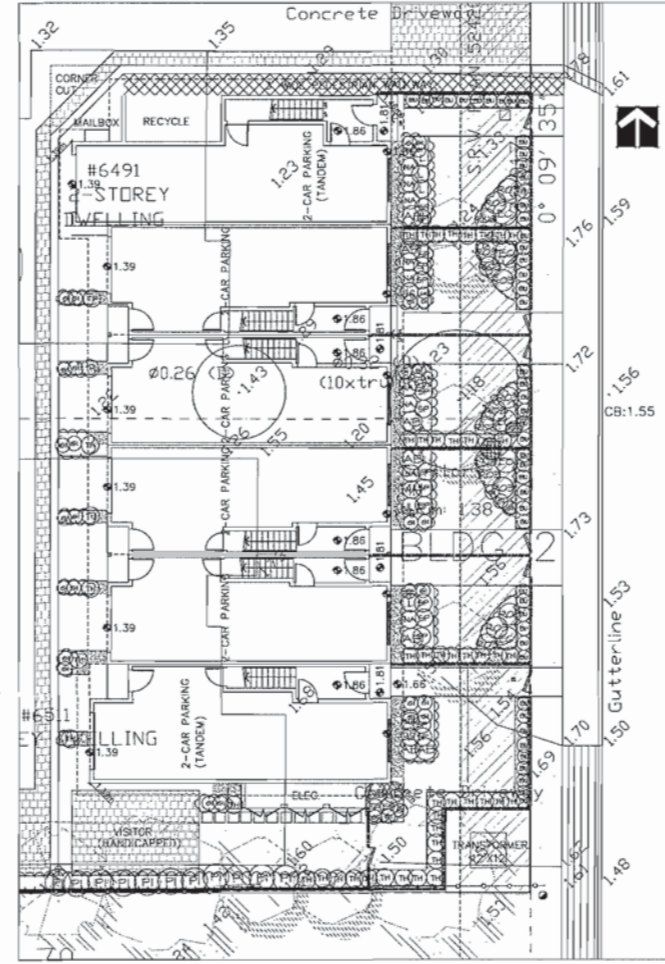
OF 3

12015-04-29 PMG PROJECT NUMBER: 12-025



SHRUB PLANT LIST

AB	ABELIA 'EDWARD GOUCHER'
bx	BUXUS MICROPHYLLA 'WINTER GEM'
CO	CHOISYA TERNATA SUNDANCE
NA	NANDINA DOMESTICA FIREPOWER
PI	PIERIS JAPONICA 'MOUNTAIN FIRE'
SP	SPIRAEA JAPONICA 'LITTLE PRINCESS'
TH	THUJA OCCIDENTALIS 'SMARAGD'
VD	VIBURNUM DAVIDII
KF	CALAMAGROSTIS A. 'KARL FOERSTER'
GI	PENNISETUM ALOPECUROIDES 'HAMELIN'
V	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'
cv	CALLUNA VILGARIS 'DARK BEAUTY'
L	LONICERA FILEATA
VD	VIBURNUM DAVIDII



LANDSCAPE ENLARGEMENT
SCALE 1/8" = 1'-0"



City of Richmond

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

Development Application Data Sheet

RZ 11-577561

Attachment 3

Address: 6471, 6491 and 6511 No. 2 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Jagroop S. Bhullar, Nirinder K. Bhullar, and Salindran K. Bhullar	To be determined
Site Size (m²):	2,865.3 m ² (30,841.8 ft ²)	2,865.3 m ² (30,841.8 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low-Density Townhouses (RTL4)
Number of Units:	3	15
Other Designations:	N/A	No Change

On Future Development	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 max.	none permitted
Lot Coverage – Building:	Max. 40%	40% max.	none
Lot Coverage – Non-porous Surfaces	Max. 65%	65% max.	none
Lot Coverage – Landscaping:	Min. 25%	25% min.	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (North) (m):	Min. 3 m	3.0 m min.	none
Setback – Side Yard (South) (m):	Min. 3 m	3.0 m min.	none
Setback – Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) max.	none

On Future Development	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	Min. 50 m wide x 35 m deep	Approx. 61.9 m wide x 46.3 m deep	none
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	not permitted	18	variance requested
Handicap Parking Spaces:	1	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	19 (Class 1) and 3 (Class 2) min.	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$15,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 15 units = 90 m ²	90 m ² min.	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



City of Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6471, 6491, and 6511 No. 2 Road

File No.: RZ 11-586782

Prior to final adoption of Zoning Amendment Bylaw 8890, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of an aircraft noise sensitive use covenant on title.
3. Registration of a flood indemnity covenant on title.
4. Registration of a Public Rights-of-Passage (PROP) statutory rights-of-way (ROW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future townhouse developments to the north and south.
5. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$13,879.00) to the City's public art fund.
6. Contribution of \$1,000 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$37,010.00) to the City's affordable housing fund.
9. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$7,500.00 for the three (3) trees to be retained. 50% of the security will be released at Final Inspection of the Building Permits of the affected site and the remaining 50% of the security will be released two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$13,000) to ensure the replacement planting will be provided.

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

1. Enter into a Servicing Agreement* for the design and construction of a new 1.5m concrete sidewalk installed along the entire frontage, on the west property line of No 2 Road, including a 1.38m wide grass and treed boulevard (existing sidewalk to be removed). Design to include water, storm & sanitary connections as required.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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 Division at 604-276-4285.

Note:

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

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

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

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8890 (RZ 11-586782)
6471, 6491, AND 6511 NO. 2 ROAD**

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

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

P.I.D. 003-301-222

Lot 775 Except: Part Subdivided by Plan 65414 Section 12 Block 4 North Range 7 West New Westminster District Plan 63264

P.I.D. 004-248-287

North half of the south 133.5 feet Lot 5 Except: Part Subdivided by Plan 65414 Section 12 Block 4 North Range 7 West New Westminster District Plan 1506

P.I.D. 002-684-535

South half of the south 133.5 feet Lot 5 Except: Firstly: Part Subdivided by Plan 63005 and Secondly: Part Subdivided by Plan 70767; Section 12 Block 4 North Range 7 West New Westminster District Plan 1506

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8890”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

