



To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 3, 2021
File: RZ 18-831725

Re: Application by Kadium No. 4 Development Ltd. for Rezoning at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the "Single Detached (RS1/E)" Zone to the "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10261, for the rezoning of the site at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the "Single Detached (RS1/E)" Zone to the "Medium Density Townhouses (RTM2)" Zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604) 247-4625

WC:rp/js/blg

Att. 6

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

Staff Report

Origin

Kadium No. 4 Development Ltd. has applied to the City of Richmond for permission to rezone 10340, 10360, 10380, 10400 and 10420 No. 4 Road (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone in order to develop a 19-unit townhouse project, including four studio secondary suites, with access from No. 4 Road. A Location Map for the subject site is provided on Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided with this report on Attachment 2.

Subject Site Existing Housing Profile

The subject site currently contains five single-family dwellings, none of which contain secondary suites. The existing dwellings are each currently being rented for residential use. The existing dwellings would be demolished.

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

To the North: Single detached residential properties, designated Neighbourhood Residential and designated for arterial road townhouse development in the Official Community Plan (OCP), and zoned "Single Detached (RS1/E)".

To the South: Existing single detached residential properties, designated Neighbourhood Residential and designated for arterial road townhouse development in the OCP and zoned "Single Detached (RS1/E)".

To the East: Existing single detached dwellings fronting Dennis Crescent, designated Neighbourhood Residential in the OCP and zoned "Single Detached (RS1/E)".

To the West: No. 4 Road, which is an Arterial Road with a public sidewalk on the west side, and across which is an existing single detached residential properties, designated for arterial road townhouse development in the OCP and zoned "Single Detached (RS1/E)".

Related Policies & Studies

Official Community Plan

The subject site is located in the Shellmont planning area, and is designated "Neighbourhood Residential" in the Official Community Plan (OCP) (Attachment 3). The "Neighbourhood Residential" designation accommodates single-family, two-family, and multiple family housing as principal uses, to which the proposed development is consistent.

Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated “Arterial Road Townhouses”. The subject site has a 104.6 m (343 ft.) frontage along No. 4 Road, which exceeds the 50 m (164 ft.) minimum development site frontage on major arterial roads, such as No. 4 Road.

The proposal is consistent with the Arterial Road Policy.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund for all rezoning applications involving townhouse developments. A \$215,051.65 contribution is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Urban Design and Site Planning

The applicant proposes 19 units in six buildings arranged on either side of a central north-south drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The 13 units along No. 4 Road have direct pedestrian access to the sidewalk though landscaped front yards. All of the street-fronting units are three storeys, with living space primarily located on the second and third storeys. There are four proposed secondary suites (units #1, #7, #14 and #19). The end street-fronting units (units #7 and #14) are set back 3.0 m and both step down to two storeys: the third storeys are additionally stepped back 4.45 m on northerly unit #7 and 4.75 m on southerly unit #14, considering that the north and south adjacencies are single-detached residential dwellings.

The six units at the rear of the property have pedestrian access from the drive aisle and are designed with living space on both the first and second storeys. The proposed rear buildings are each two storeys and are set back 6.0 m from the east (rear) property line (3.0 m from the west boundary of the sanitary SRW), considering the interface with the single-family neighbourhood to the east.

Two convertible units (units #7 and #14) are provided that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These units each feature an accessible parking spaces. In addition, one of the visitor parking spaces (at northeast corner of the site) is an accessible parking space.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yards.

The 114.1 m² shared outdoor amenity area is proposed at the rear of the site, opposite the main access drive-aisle. The current concept includes a play structure for young children, a modest patio area with a mail box, Class 2 bicycle parking and bench seating. The area would be delineated and screened from adjacent private outdoor spaces by fencing. The size of the shared outdoor amenity area complies with associated design guidelines; a detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

The applicant has also provided a general demonstration of how the property to the north could be developed for townhouses.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to No. 4 Road. The vehicle access will be shared and provide access to the future development to the north. A statutory right-of-way (SRW) for public rights-of-passage (PROP) will be registered on title prior to adoption of the rezoning bylaw. On-site vehicle maneuvering is accommodated by a T-shaped drive aisle.

This section of No. 4 Road currently only has a sidewalk along the west side of the road. A 2.0 m wide road dedication is required across the entire No. 4 Road frontage in order to accommodate the standard sidewalk and boulevard width, as well as a segregated cycling path. A segregated cycling path is proposed along the City boulevard, between the City sidewalk and the tree planting strip that is adjacent to the curb of No. 4 Road. This road dedication is required prior to final adoption of the rezoning bylaw.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500. Each unit includes a two-car garage in a side-by-side arrangement, with an energized outlet capable of providing Level 2 EV charging outlet, consistent with Richmond Zoning Bylaw 8500, and space for Class 1 bicycle parking.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces, including one accessible visitor parking space, are provided on the north end of the site and two visitor parking spaces are provided on the south end, for a total of four visitor parking spaces. Class 2 bicycle parking is provided at the shared outdoor amenity area, adjacent to the children's playground.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 18 bylaw-sized trees on the subject property and four trees on neighbouring properties. No street trees are located within the existing City boulevard.

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

- There are 18 on-site trees:
 - Three trees are located within the proposed road dedication area and are in poor health. Tree #420 (a Cedar tree) has a significant lean to the south, this tree has also been Hydro pruned for overhead line clearance, resulting in an unbalance canopy (heavy in the direction of the lean). Tree #432 (a Cherry tree) is in very poor condition as the tree has poor vigor and health, sparse foliage, and has been previously topped and bark is crumbly. Tree #433 (a Norway Maple tree) has a twin stem with a crack in the trunk that extends to the base. Approximately a third of its canopy has been removed by BC Hydro for Hydro line clearance. The health of these trees and the requirements for frontage improvements and continual canopy removal by BC Hydro for line clearance do not make these trees candidates for retention and they should be replaced.
 - Four trees (#419, #430, #431 and #436) are located within the rear yard, all of which are in poor condition, in conflict with the required sanitary sewer upgrade and should be removed.
 - 11 other on-site trees:
 - Two trees are proposed to be relocated within the site:
 - Tree # 422 (a Japanese Maple tree) and #435 (a Japanese Snowbell tree) are in good condition and located within the driveway. However, the applicant has agreed to relocate these trees to or near the shared outdoor amenity area in order to retain them. These trees are identified on the marked-up Tree Management Plan that is provided on Attachment 5.
 - Eight on-site trees (#421, #423 - #426, #428, #429, and #434) would be removed and replaced, due to their poor condition.

- One tree (#427; a Japanese Maple tree) is in good condition but needs to be removed as the site geometry, site access requirements and the tree’s size prevent its retention in its current location or its relocation within the site.
 - There are several hedges on-site, none of which are subject to the tree bylaw.
 - Hedge H1-H7 is located along the south property line. This hedge is to be retained and, through the Development Permit process, would be determined to either remain in its existing location (as a visual terminus to the interior driveway) or be relocated to elsewhere along the south lot line (to serve as screening from the adjacent lot to the south). This hedge is identified on the marked-up Tree Management Plan that is provided on Attachment 5.
 - All other on-site hedges are located along existing property lines or within the sanitary SRW and are not in good condition, and should therefore be removed.
 - There are four mature off-site trees (Tags# OS1, OS2, OS3 and OS4) located on an adjacent neighbouring property (10311 Dennis Crescent) and within an existing sanitary SRW are to be retained and protected, and tree protection must be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.

Considering that the four off-site trees are located within an existing SRW, within which the sanitary infrastructure requires replacement, the project arborist should work with City Engineering staff to coordinate methods for minimize harm to the tree during infrastructure works within the Tree Protection Zone. In the event that City staff are unable to accept the arborist’s methods for works within the Tree Protection Zone, the applicant should either:

- Provide additional SRW area for the sanitary sewer line in order to accommodate a diversion around the dripline of the subject trees.
- Coordinate an alternative solution that is acceptable to City Engineering staff.
- Obtain permission from the owner of the subject trees in order to remove them and provide replacement trees in accordance with Tree Protection Bylaw No. 8057.

Tree Replacement

The applicant proposes to remove 16 on-site trees (Trees # 420, 421, 432, 433, 434, 436, 423, 424, 425, 426, 427, 428, 429, 430, 431 and 419). The 2:1 replacement ratio would require a total of 32 replacement trees. The applicant has agreed to plant 36 trees on the development site; for a total of 38 trees, including the relocated trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
10	6 cm	3.5 m
12	8 cm	4 m
4	9 cm	5 m
2	10 cm	5.5 m
4	11 cm	6 m

Tree Protection

Four mature off-site trees (Tags# OS1, OS2, OS3 and OS4) located on an adjacent neighbouring property (10311 Dennis Crescent) and within a sanitary SRW should be retained and protected. As such, the applicant would be required to complete the following items to ensure that the subject trees are protected at development stage:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a certified arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally consistent with the "Medium Density Townhouses (RTM2)" zone, except for the variance noted below (Staff comments in ***bold italics***).

1. Decrease the minimum front setback from 6 m to 4.5 m.

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

- ***The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard is provided, on the condition that there is an appropriate interface with neighbouring properties. The proposal includes a 9.4 m building setback from the future back-of-curb location and a 6 m landscaped rear yard setback.***
- ***The variance is a function of the required road dedication along No. 4 Road and the installation of the new off-street bike path and sidewalk.***
- ***Prior to Development Permit issuance, the applicant must provide an acoustic report demonstrating that the proposed units fronting No. 4 Road will meet the appropriate CMHC noise thresholds and standards for indoor spaces.***

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed 19-unit townhouse development is \$33,611, based on \$1,769 per unit, as per the OCP, and must be provided prior to rezoning adoption.

A 114.1 m² outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit (114.0 m²). Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Confirmation that interior noise levels and noise mitigation measures comply with the City's Official Community Plan and Noise Bylaw requirements, via provision of an acoustical and thermal report and recommendations prepared by an appropriate registered professional.
- Refinement of the landscape design and the interface with abutting low density residential lots.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the design for the four units that include secondary suites.
- Review of relevant accessibility features for the two proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.
- Ensure that plantings within the sanitary SRW, if any, are to the satisfaction of City Engineering staff.
- Ensure the on-site relocation of trees #422 and #435 are proposed in viable locations.
- Accommodate the viable retention of hedge H1 – H7.

Site Servicing and Frontage Improvements

Prior to final adoption the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Site servicing and frontage improvements include, but may not be limited to:

- Replace the existing sanitary sewer along the rear yard.
- Provide frontage improvements that include a new sidewalk and cycling path.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the site at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the development of 19 townhouse units with vehicle access from No. 4 Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 be introduced and given first reading.



Robin Pallett, RPP, MCIP
Planner 2
(604) 276-4200

RP:js/blg

Attachments:

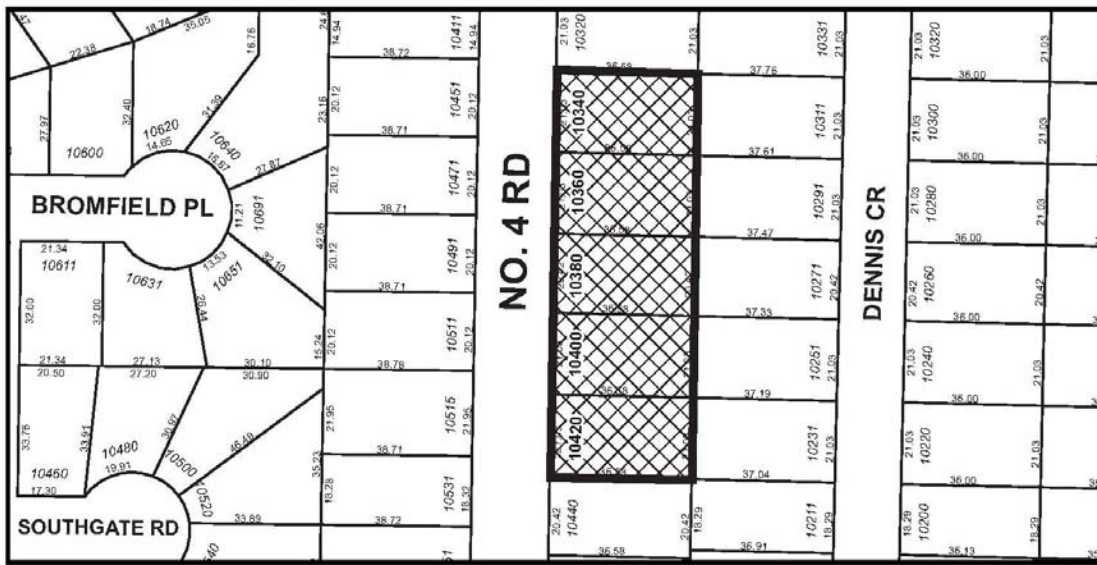
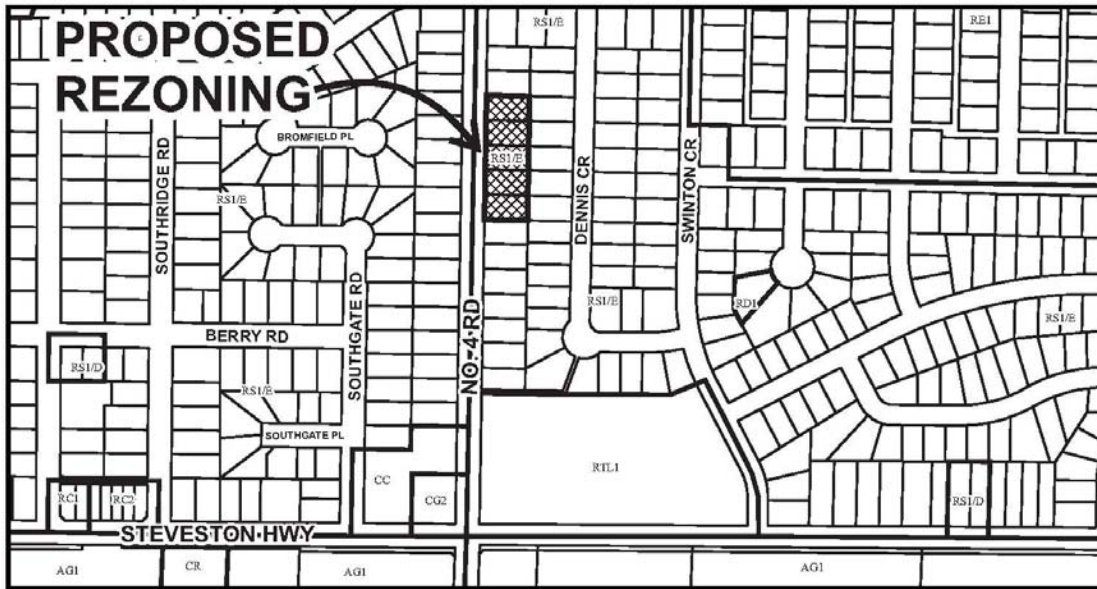
- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Shellmont Area Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Management Plan with Staff Comments
- Attachment 6: Rezoning Considerations

Attachment 1

Location Map and Aerial Photo



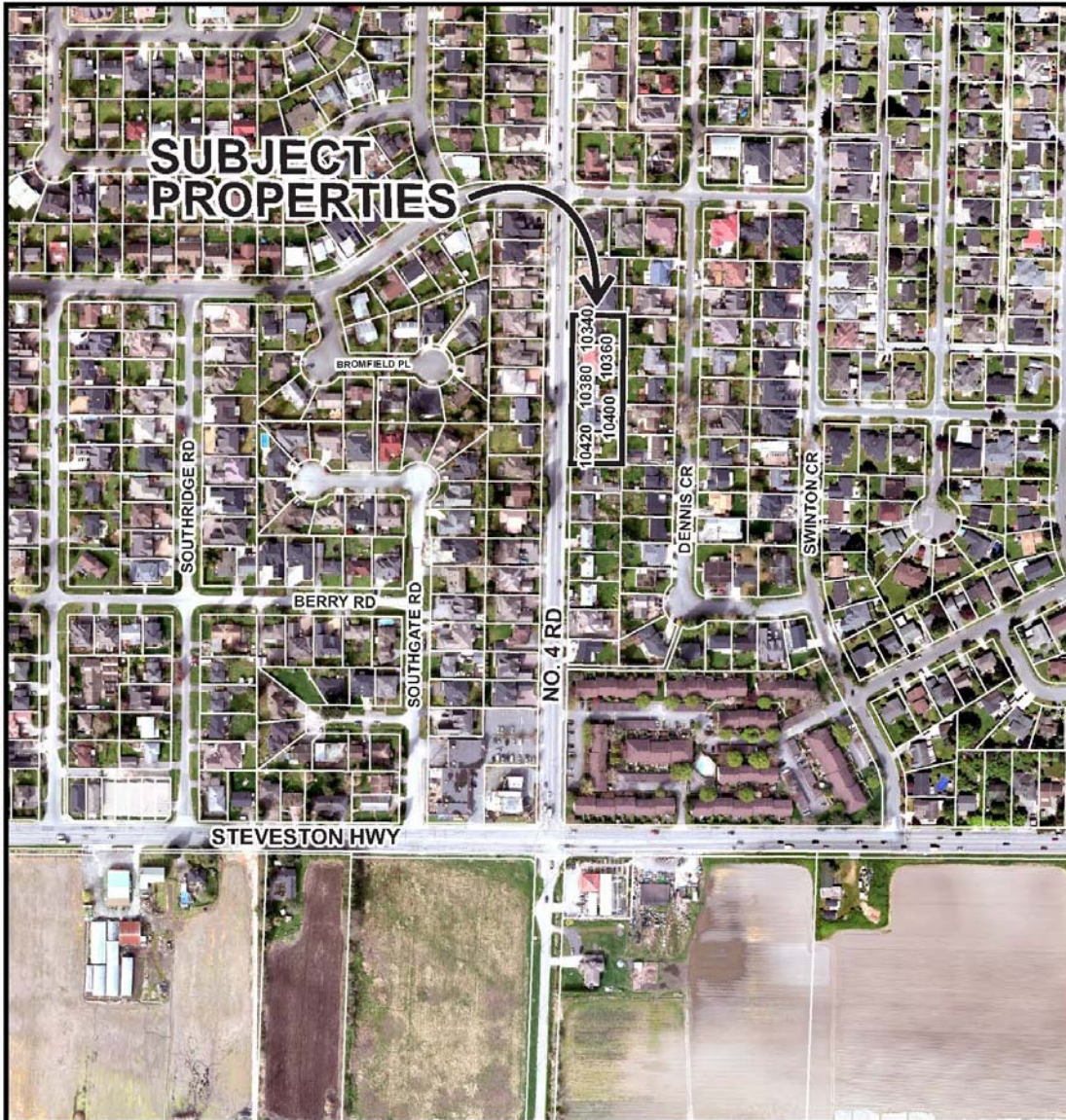
City of Richmond



	<h1>RZ 18-831725</h1>	Original Date: 09/12/18
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



	<h1>RZ 18-831725</h1>	Original Date: 09/12/18 Revision Date: Note: Dimensions are in METRES
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RZ 18-831725

Attachment 2

Address: 10340,10360,10380, 10400 and 10420 No. 4 Road

Applicant: Kadium No. 4 Development Ltd.

Planning Area: Shellmont

	Existing	Proposed
Site Area:	3,824.9 m ²	3,616.1 m ²
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouse (RTM2)
Arterial Road Land Use Policy Designation	Townhouse	No change
Number of Units:	5 single-family dwellings	19 townhouse dwellings

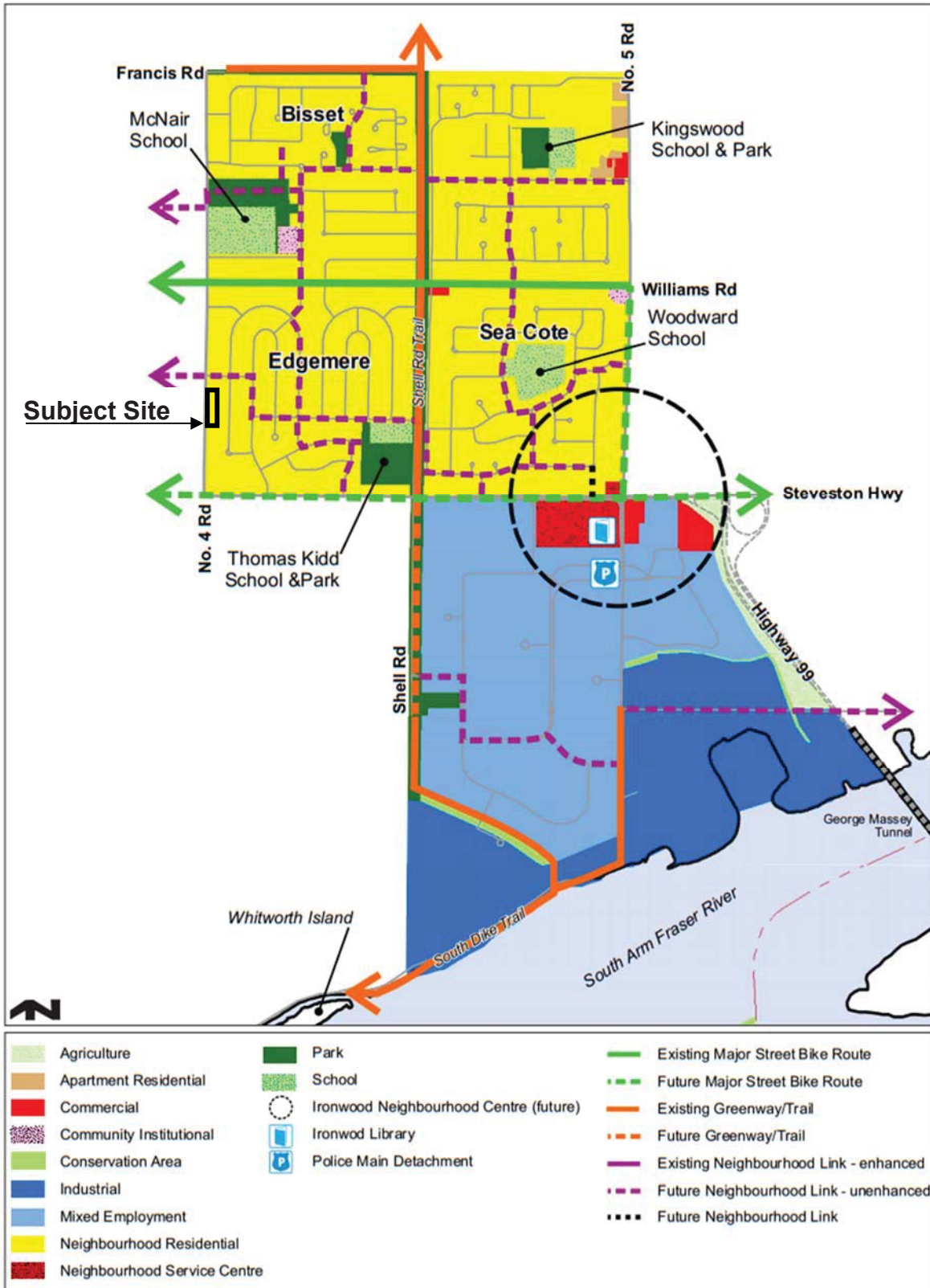
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Buildable (net) Floor Area:*	Max. 2,350.4 m ²	2,348.8 m ²	None
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 38.7% Non-porous Surfaces: 58.9% Live Landscaping: Min. 26.7%	None
Lot Size:	No minimum	3,616.1 m ²	None
Lot Dimensions:	Width: 30 m Depth: 35 m	Width: 104.6 m Depth: 36.6 m	None
Setbacks:	Front/West: Min. 6.0 m	Front/West: 4.5 m	Variance requested
	Rear/East: Min. 3.0 m	Rear/East: 6.0 m	None
	South Side: Min. 3.0 m	South Side: 3.0 m	None
	North Side: Min. 3.0 m	North Side: 3.1 m	None
Building Height	Max. 12 m	Street-Fronting Buildings (A, B &G): 9.35 m	None
		Rear Buildings (C, D, E & F): 6.61 m	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Visitor Accessible:	Min 2% when three or more visitor stalls required = Min. 1 space	1 (at the northeast corner of the site)	None
Total off-street Spaces:	Min. 38 (R) and 4 (V)	38 (R) and 4 (V)	None
Tandem Parking Spaces:	Permitted – Max 50% of required spaces	0% (0 spaces)	None
Small Car Parking Spaces:	Max. 50%	36.8%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	2.0 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces – Total:	Min. 24 (Class 1) and 4 (Class 2)	38 (Class 1) and 4 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit = 114 m ²	114.1 m ²	None

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

Shellmont Area Land Use Map

8. Shellmont

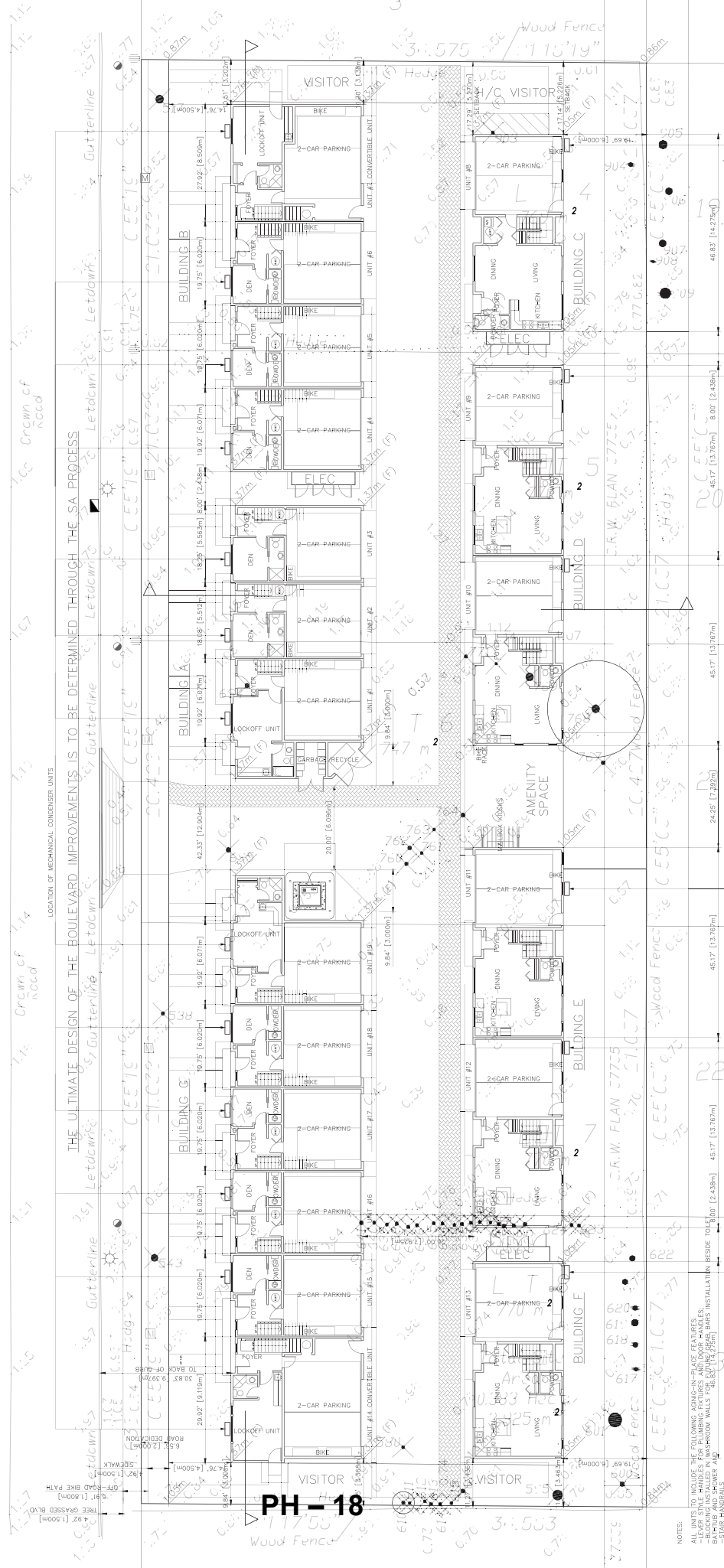


N.L. 4 R.L.A.I.

Nail in aluminum
Tag #806
Site Benchmark
Elevation: 0.92



"The ultimate design of the building and improvements is to be determined through the SA process."



<p>Drawn: HC</p>	<p>Check: BC</p>	<p>Scale: AS SHOWN = 1"=30'</p>	<p>Project Number: D01</p>
<p>Revision Date: JUL 27, 2018</p>			
<p>Print Date: JUL 27, 2018</p>			
<p>Drawn By: HC</p>			
<p>Project Number: D01</p>			

<p>Project Title: PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title: PROJECT DATA GROUND FLOOR PLAN SITE PLAN</p>	<p>Revisions:</p>	<p>Revisions:</p>
<p>Revisions:</p>	<p>Revisions:</p>	<p>Revisions:</p>	<p>Revisions:</p>

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UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH

NOTES:

- NO INCLUDE THE FOLLOWING: CONCRETE SLAB, EX. STAIRS
- FLOOR STAIR HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;
- RECORDING INSTALLED IN WASHROOM WALLS TO BE SUPPLIED BY OTHER TRADES
- STAR HANDLES

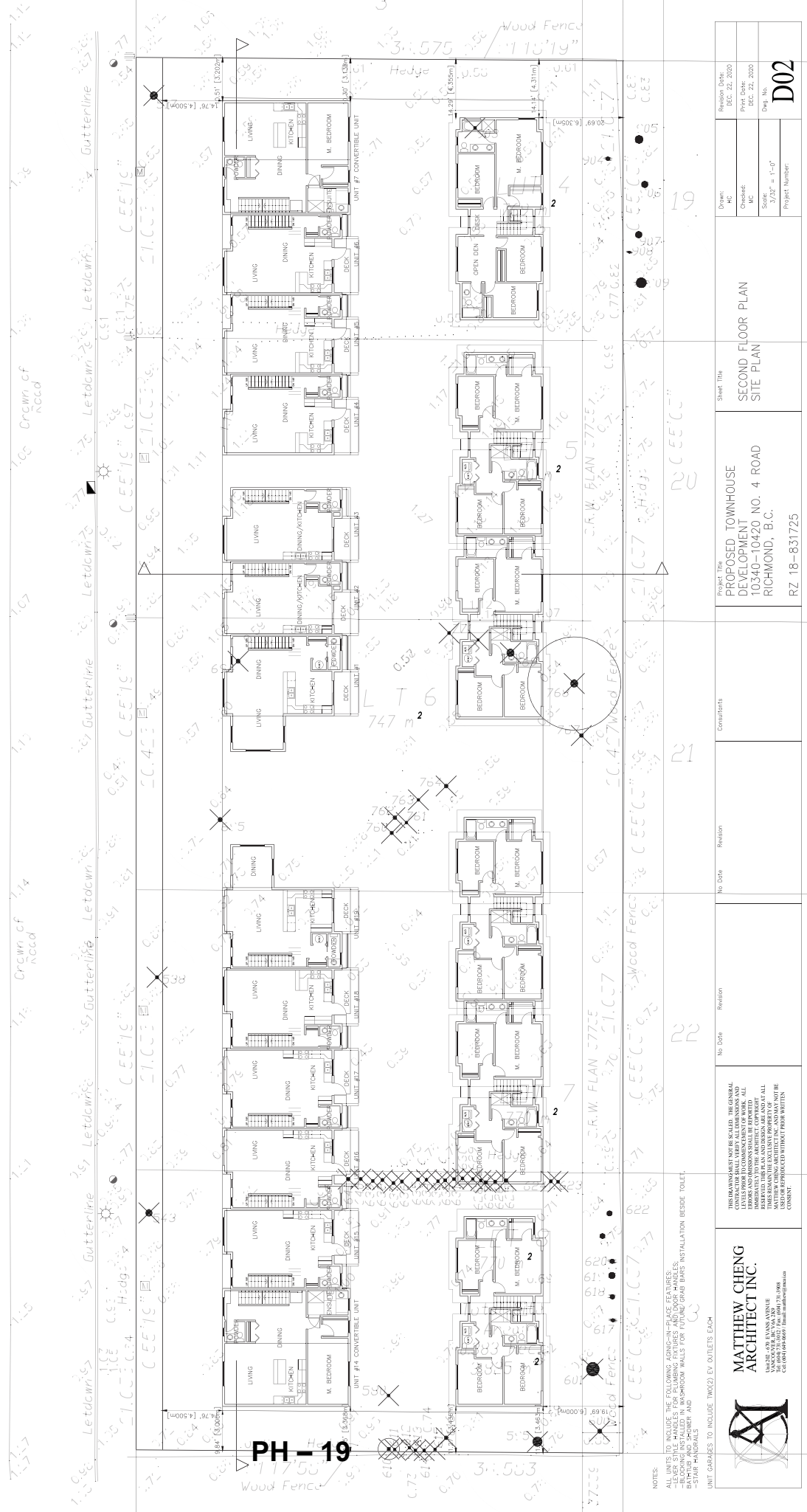
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N.L. 4 R L A I

Nail in aluminum
Tag #806
Site Benchmark
Elevation: 0.92



PH - 19

NOTES:
1. THIS PLAN INCLUDES THE FOLLOWING CONSTRUCTION DETAILS:
- FLOORING TO BE INSTALLED IN ALL ROOMS
- FLOORING TO BE INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET.
- STAIR HANDRAILS TO BE INSTALLED AT ALL STAIRS
- UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH



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No Date Revision

No Date Revision

Consultants

Project Title
PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.

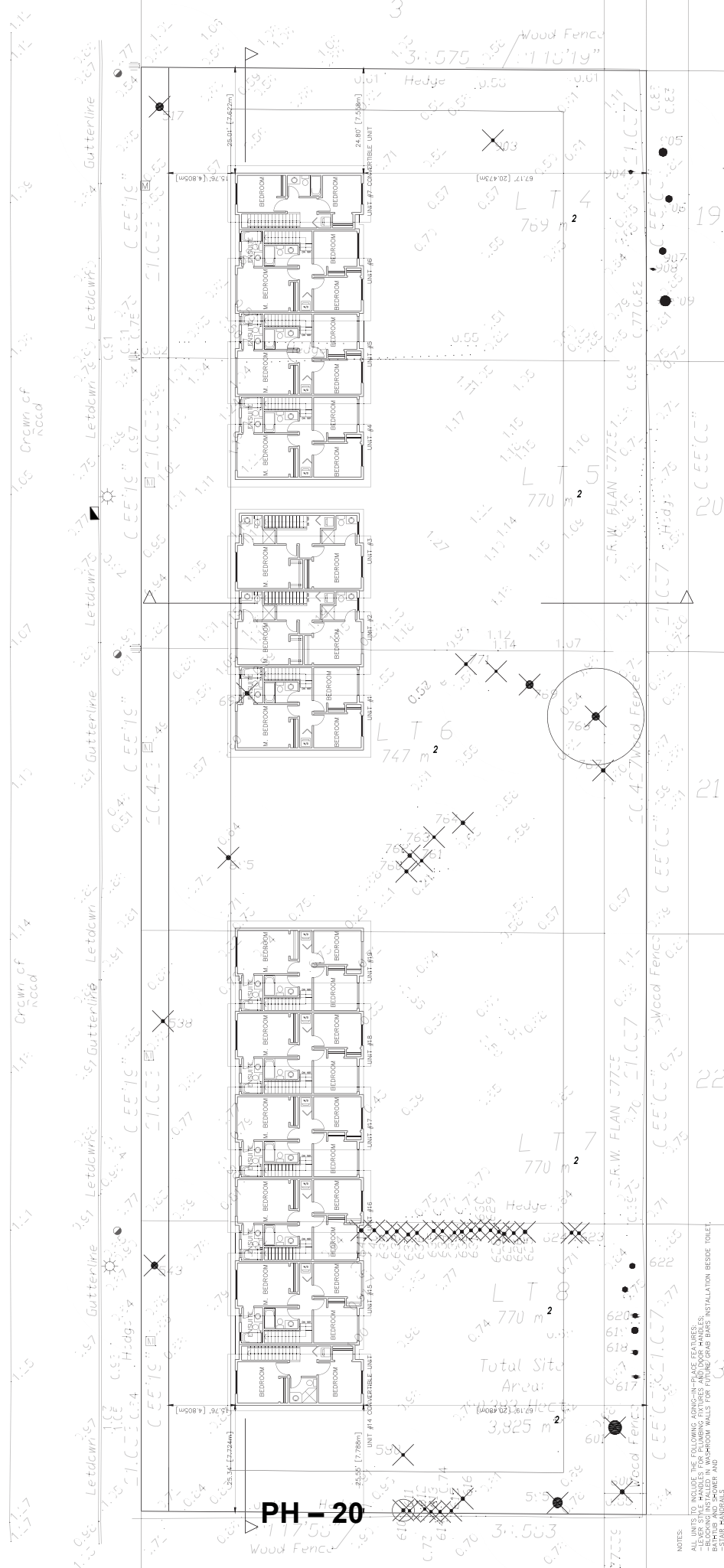
Sheet Title
SECOND FLOOR PLAN SITE PLAN

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Scale: 3/32" = 1'-0"
Project Number:

Revision Date: DEC 22, 2020
Print Date: DEC 22, 2020
Dwg. No. **D02**

N.L. A R L A I

Nail in aluminum
Tag #806
Site Benchmark
Elevation: 0.92



PH - 20

NOTES:
1- INCLUDE THE FOLLOWING CONDITIONS IN CASE STUDIES:
- FLEUR-DE-PAILLE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;
- BEDROOMS INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET;
- 2- STAR HANDLES FOR ENTRY AND
UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH

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Project Title
PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.
RZ 18-831725

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Project Number:

Revision Table:
Rev. No. | Description | Date
1 | D03 | DEC 22, 2020

Sheet Title
THIRD FLOOR PLAN SITE PLAN

Revision Table:
Rev. No. | Description | Date
1 | D03 | DEC 22, 2020



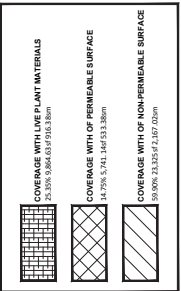
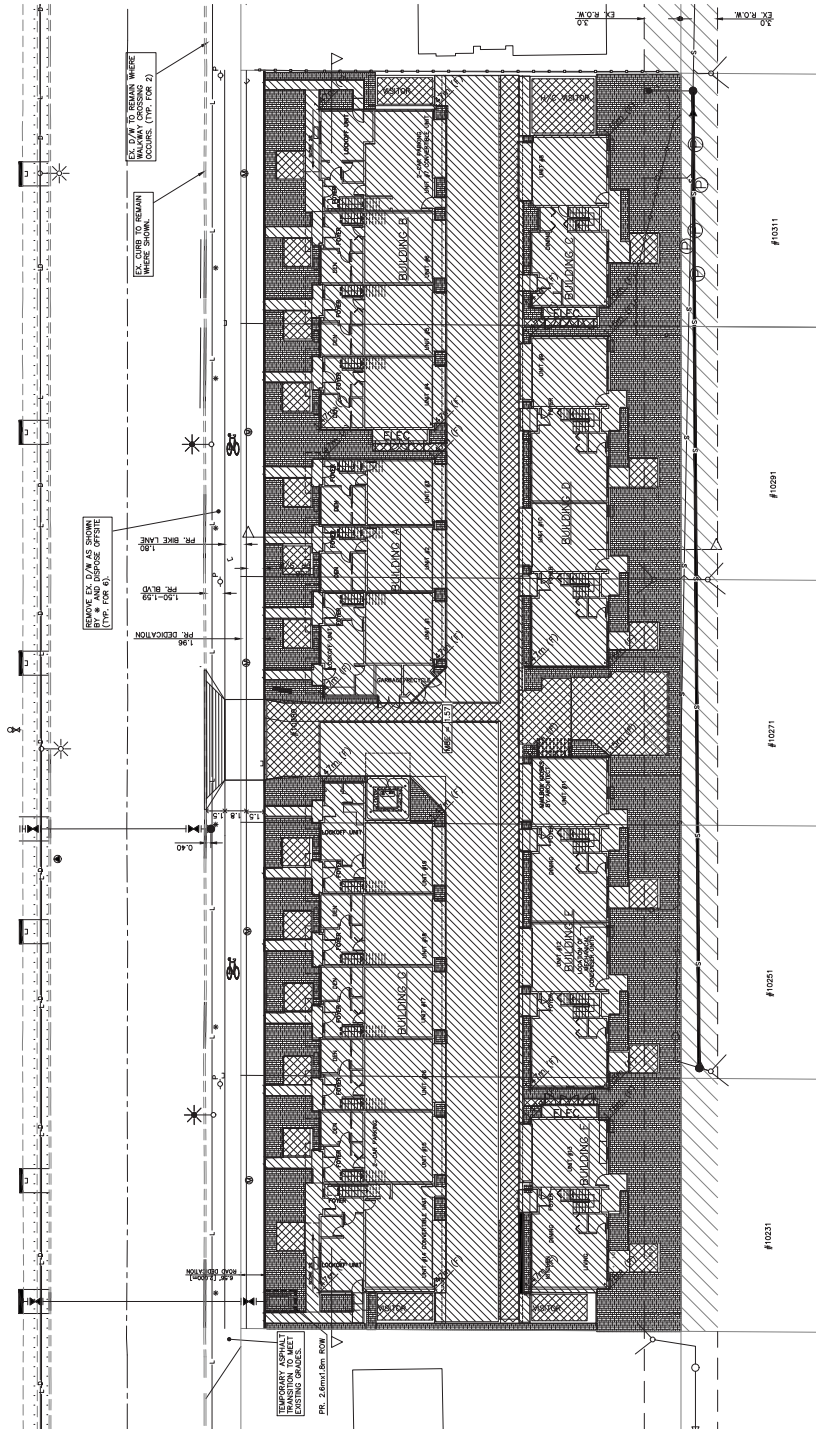
BUILDING HEIGHT CALCULATIONS:
 HIGHEST GRADE ON CROWN OF ROAD: 1.27m
 FLOOD CONTROL LEVEL: (+0.3m HIGHEST POINT OF CROWN) 1.57m

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<p>Drawn: MC</p> <p>Checked: BC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number:</p>	<p>Revision</p> <p>No. Date</p>	<p>Revision</p> <p>No. Date</p>
<p>Consentants:</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>Revision No. D04</p>	<p>Sheet Title ELEVATIONS</p>
<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>Revision No. D04</p>		

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Richmond, BC V6X 3A9
P: 604-294-0911 F: 604-294-0022

SEAL



PH - 22

NO.	DATE	REVISION DESCRIPTION	DR.
1	19/07/27	REV FOR PLAN	DO
2	19/07/28	REV FOR COMMENTS	DO
3	19/07/28	REV FOR COMMENTS	DO
4	19/07/28	REV FOR COMMENTS	DO
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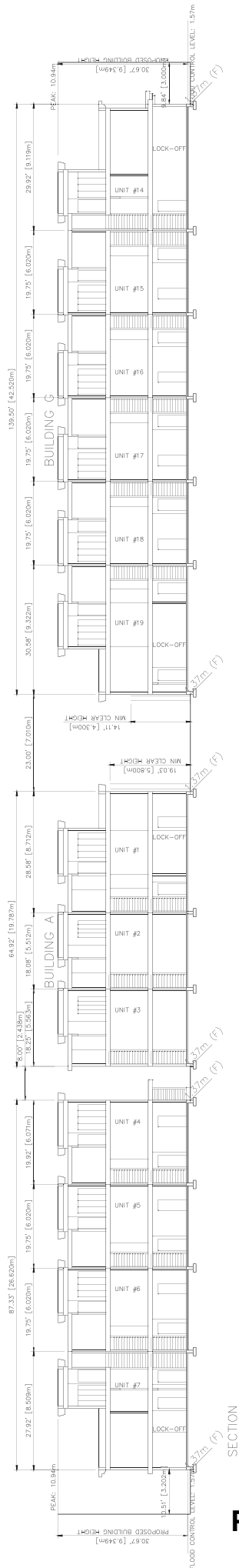
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WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:
19 UNIT TOWNHOUSE
DEVELOPMENT
10840 - 10430 NO. 4 ROAD
RICHMOND
RZ.18-831725

DRAWING TITLE:
**LIVE PLANT MATERIAL
COVERAGE PLAN**

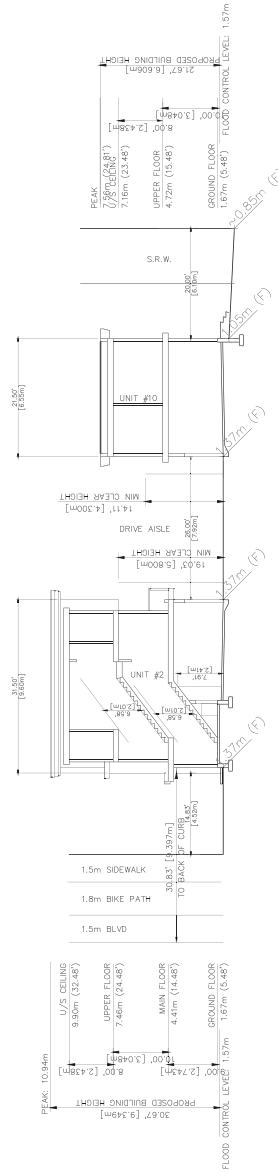
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CHECKED: PCM
PMG PROJECT NUMBER: 19-093
OF 5

19-093



SECTION

PH - 23

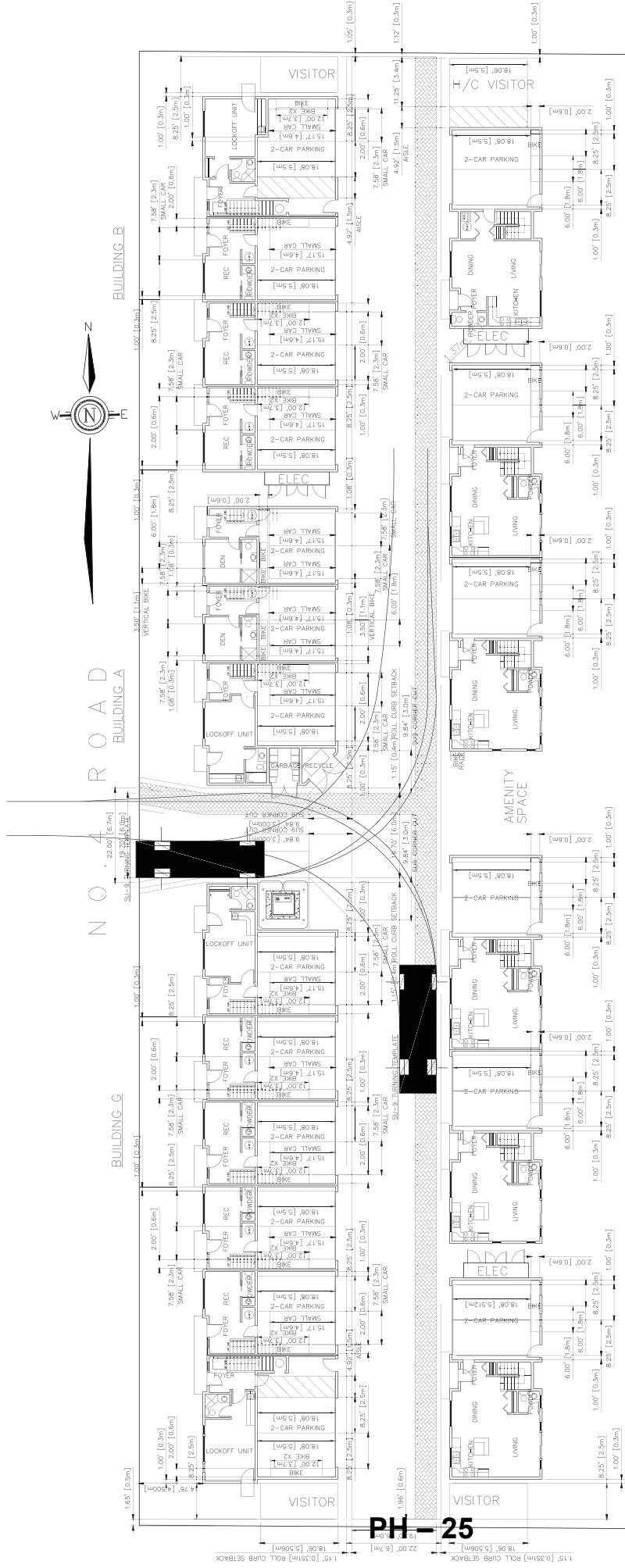


SECTION

 <p>MATTHEW CHENG ARCHITECT INC. 10420-10420 ROAD, RICHMOND, B.C. VANCOUVER, B.C. V6X 1S8 TEL: (604) 273-1188 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>Project Number RZ 18-831725</p>	<p>Sheet Title SITE SECTIONS</p>	<p>Drawn: MC</p> <p>Checked: MC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number: </p>	<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Drawn No. 001</p> <p>Project No. D05</p>
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							<p>Checked: MC</p>	<p>Print Date: DEC 22, 2020</p>
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NOVA ROAD

NORTH ROAD

BUILDING A


BUILDING B

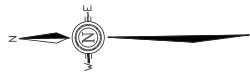
BUILDING C

BUILDING D

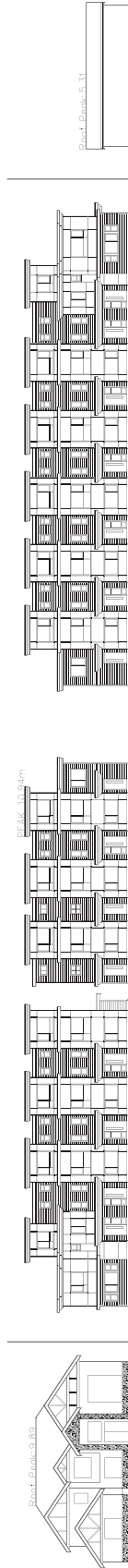
BUILDING E

PH-25

 <p>MATTHEW CHENG ARCHITECT INC. 10000 HWY 101, SUITE 100, RICHMOND, B.C. V6X 3E9 TEL: (604) 273-8888 FAX: (604) 273-8889 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS NOT BE SCALED. THE GENERAL LETTER FROM TO COMMENTARY OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT'S COPY. THIS DRAWING IS THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT ANY RIGHTS OF REPRODUCTION OR TRANSMISSION.</p>	<p>No Date</p> <p>Revision</p> <p>No Date</p> <p>Revision</p> <p>No Date</p> <p>Revision</p>	<p>Consultants</p>	<p>Project Title</p> <p>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>RZ 18-831725</p>	<p>Sheet Title</p> <p>PARKING PLAN</p>	<p>Drawn: MC</p> <p>Checked: BC</p> <p>Scale: 3/32" = 1'-0"</p> <p>Project Number:</p>	<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Drawn By: D06</p>
						<p>PH-25</p>	



CONTEXT PLAN




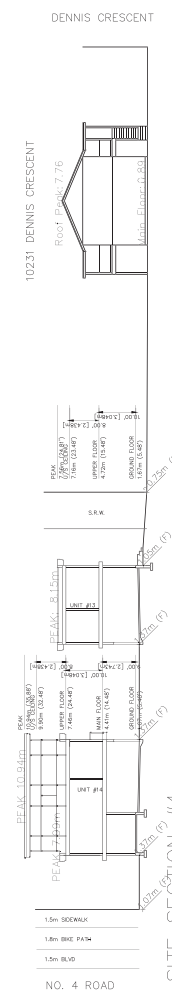
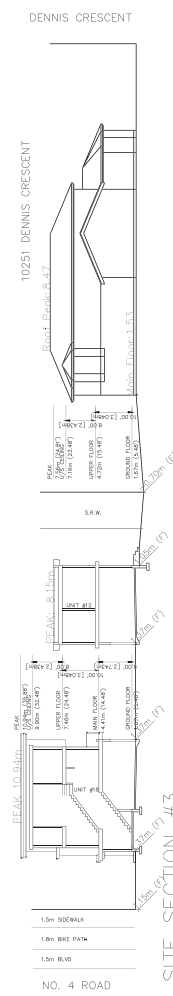
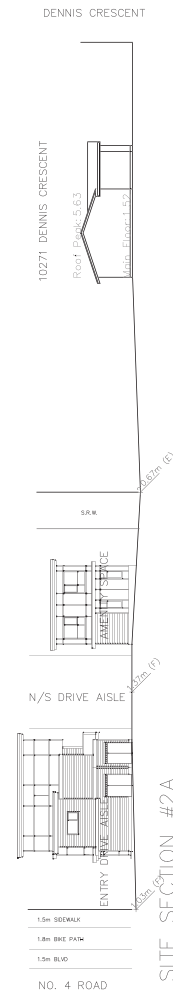
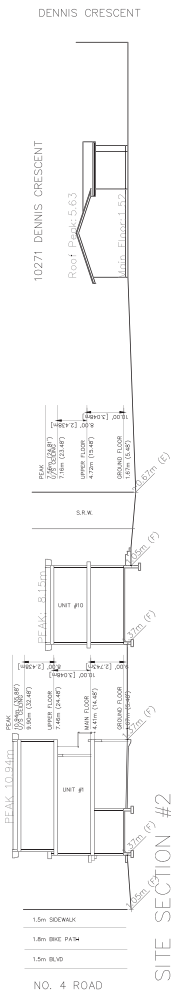
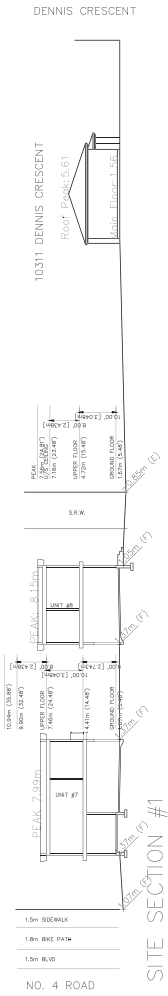
10320 NO. 4 ROAD

SUBJECT PROPERTY

10440 NO. 4 ROAD

STREETSCAPE ALONG NO. 4 ROAD

 <p>MATTHEW CHENG ARCHITECT INC. 10400 150 STREET, RICHMOND, B.C. V6V 2G9 TEL: (604) 271-1188 FAX: (604) 271-1188 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM THE COMPARISONMENT OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT'S COPY. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title CONTEXT PLAN</p>	<p>Drawn: MC</p> <p>Checked: BC</p> <p>Scale: 1/8" = 1'-0"</p> <p>Project Number:</p>	<p>Revision Date: JUL 27, 2018</p> <p>Print Date: JUL 27, 2018</p> <p>Draw No. D07</p>
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 VANCOUVER, BC V6P 6K6
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 WWW.MATTHEWCHENGARCHITECT.COM



N O . 4 R O A D

FIRE TRUCK LOCATION #1
20.12m TO FIRE HYDRANT

FIRE TRUCK LOCATION #2
26.22m TO FIRE HYDRANT

43.03m TO LAST ENTRY

43.95m TO LAST ENTRY

44.36m TO LAST ENTRY

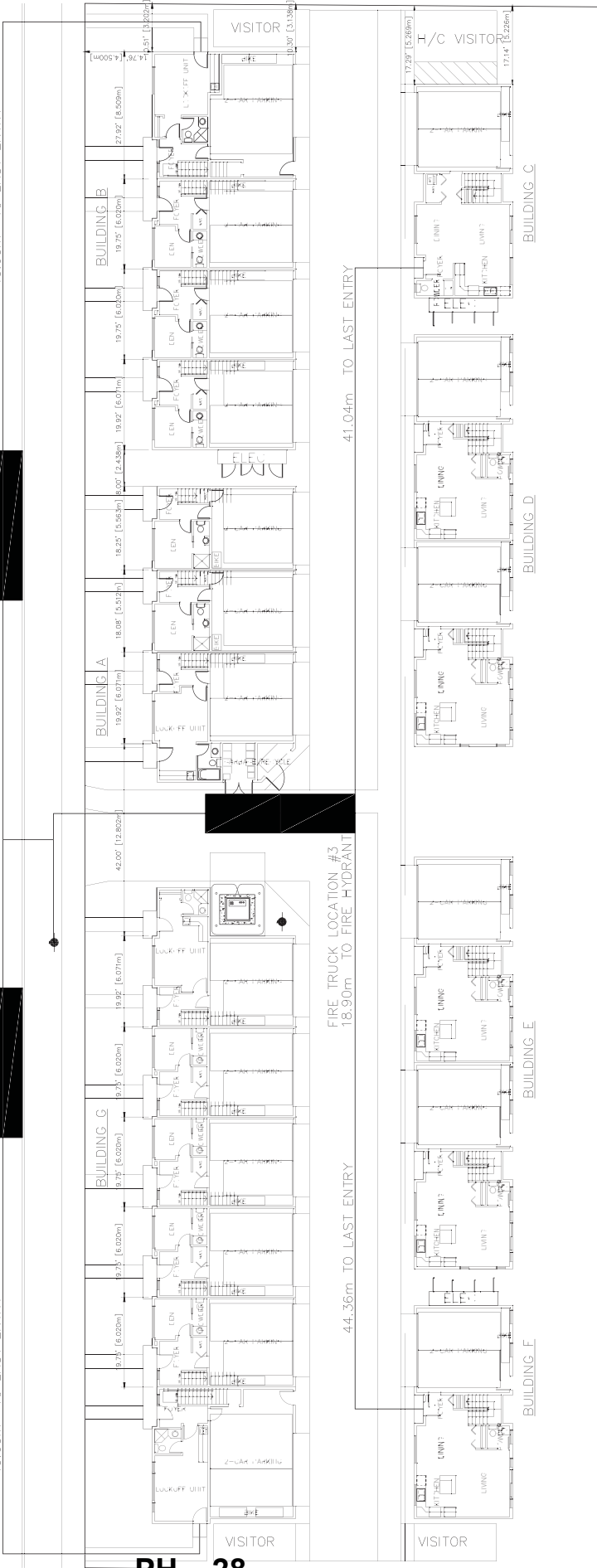
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41.04m TO LAST ENTRY

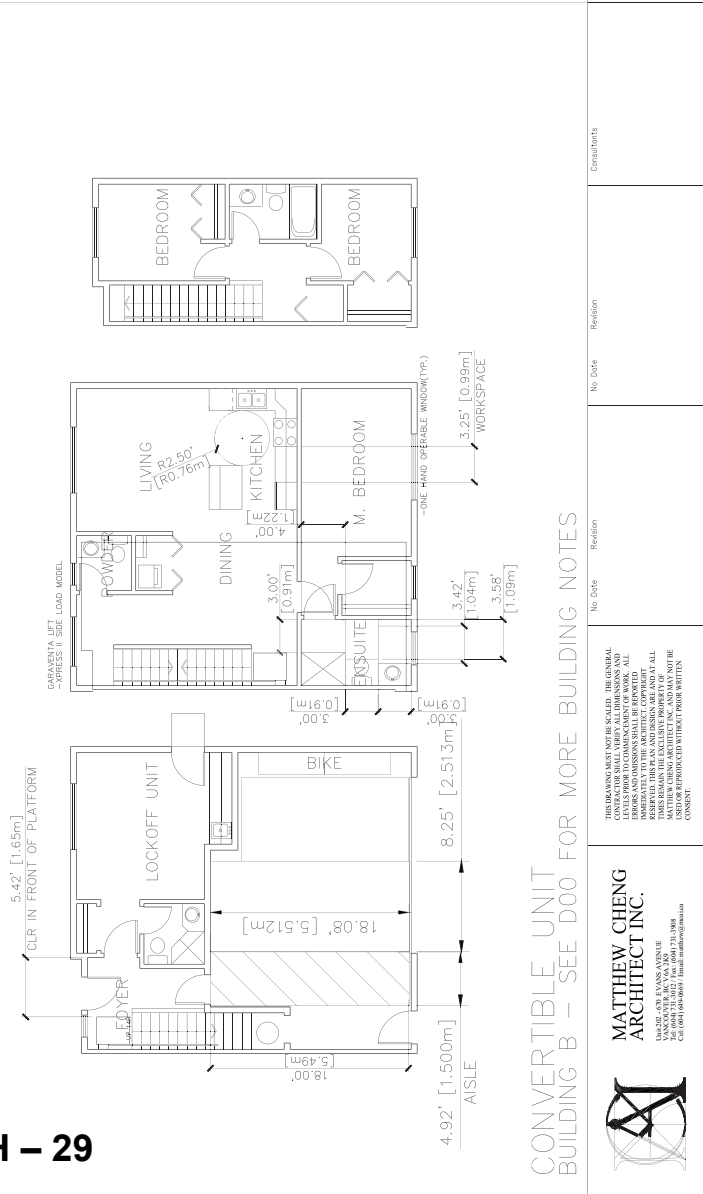
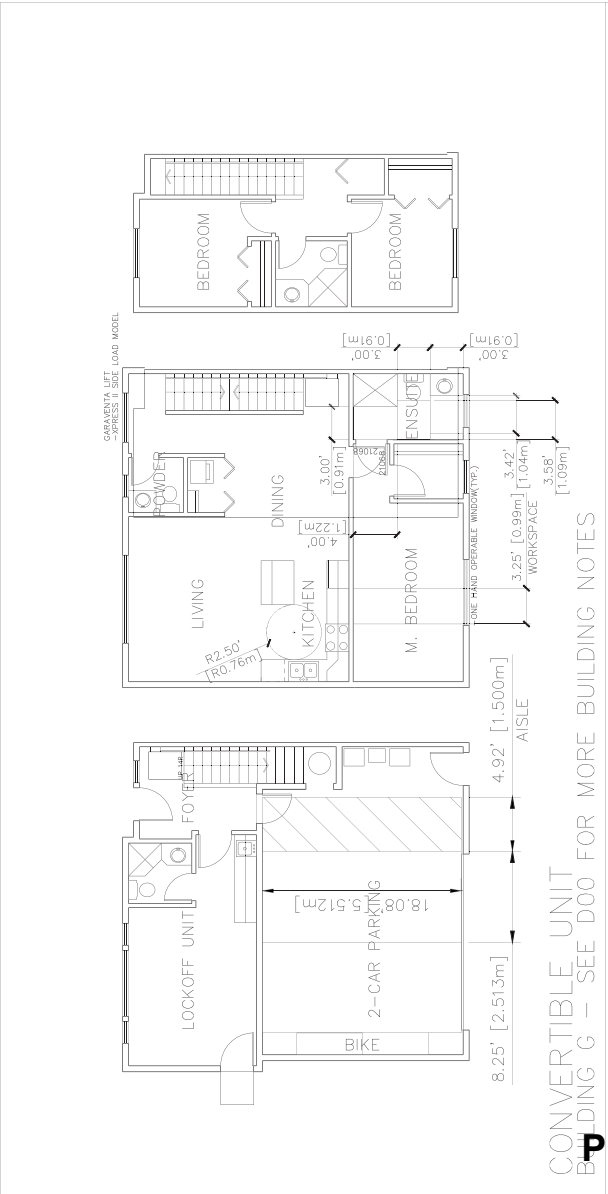


PH - 28

 <p>MATTHEW CHENG ARCHITECT INC. 100-1080 BURNHAMTHORPE AVENUE UNIT 108 MISSISSAUGA, ONTARIO L4X 1L3 TEL: (905) 876-8888 FAX: (905) 876-1988 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING MUST NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM/HIS FIRM AND DOES NOT INCLUDE THE DESIGN OF STRUCTURES OR THE CONSTRUCTION OF THE SAME.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title FIRE ACCESS PLAN</p>	<p>Drawn: HC</p>	<p>Revision Date: DEC 22, 2020</p>
							<p>Checked: BC</p>	<p>Print Date: DEC 22, 2020</p>
<p>Scale: 3/32" = 1'-0"</p>								
<p>Project Number: D08</p>								

CONVERTIBLE UNIT GUIDELINES:

- DOORS & DOORWAYS: A MINIMUM 68" MIN. BUT NOT EXCEED 91.4 MM. AND HAVE CLEAR ACCESS.
- ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF DOOR IN WRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR).
- INTERIOR DOOR CLEARANCE: MIN. 2000 MM CLEARANCE AT DOOR THRESHOLD. MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLD MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WHEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
- LEVEL-TYPE HANDLES FOR ALL DOORS.
- VERTICAL CIRCULATION:
 - STAIR UPT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
 - VERTICAL LIFT, DEPRESSION SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT.
 - ELEVATOR SHAFTS ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- HALLWAYS:
 - MIN. 900 MM WIDTH.
 - GARAGE ACCESSIBLE PARKING SPACE WITH MIN. 4 M. SQUARES WITH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
- BATHROOM (MIN. 1):
 - WALL BLOOMING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHROOM, SHOWER, AND TOILET LOCATIONS.
 - PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
 - CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FUTURE PLACEMENT).
- KITCHEN:
 - CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE.
 - CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
 - 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
 - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
- WINDOWS:
 - MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
 - OUTLETS & SWITCHES
 - LOCATION OF ELECTRICAL OUTLETS, BEHIND WINDOW BOTTOM OF STAIRWAYS, BEHIND TOILET, ABOVE EXTERNAL DOOR (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. -UPGRADE TO FOUR-POLX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

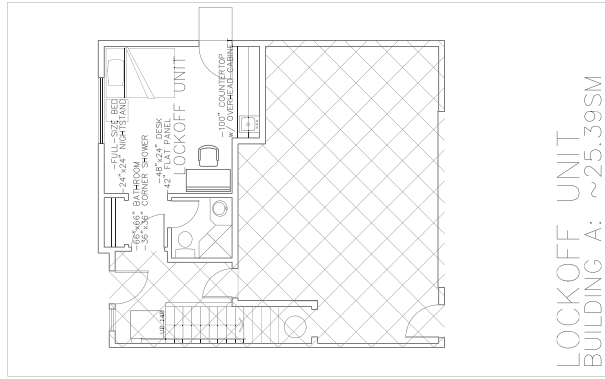
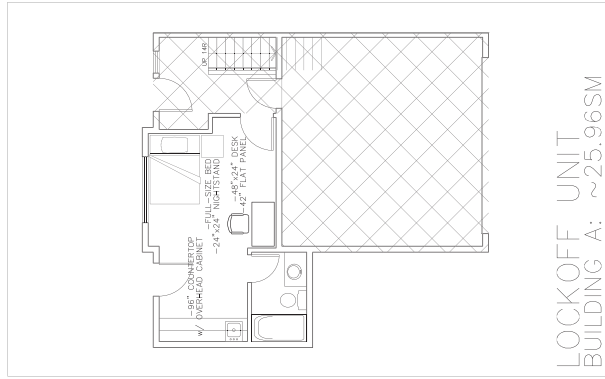
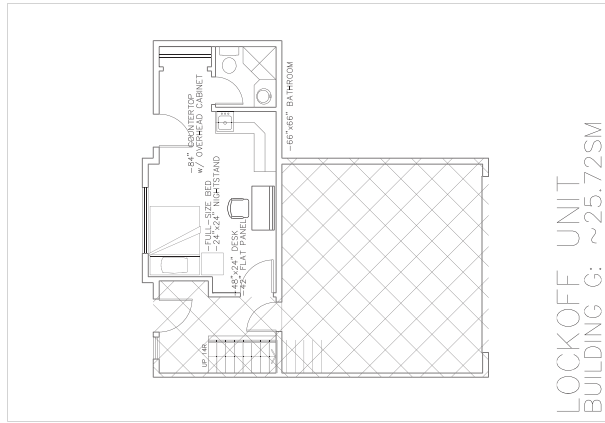
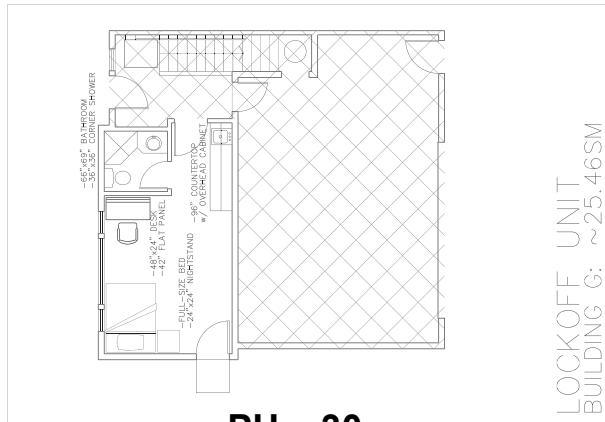


<p>Project Title</p> <p>PROPOSED TOWNHOUSE DEVELOPMENT</p> <p>10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>Project Number</p> <p>18-831725</p>	<p>Sheet Title</p> <p>CONVERTIBLE UNIT FLOOR PLANS</p>	<p>Drawn:</p> <p>HC</p>	<p>Revision Date:</p> <p>DEC 22, 2020</p>
		<p>Checked:</p> <p>BC</p>	<p>Print Date:</p> <p>DEC 22, 2020</p>
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MATTHEW CHENG ARCHITECT INC.

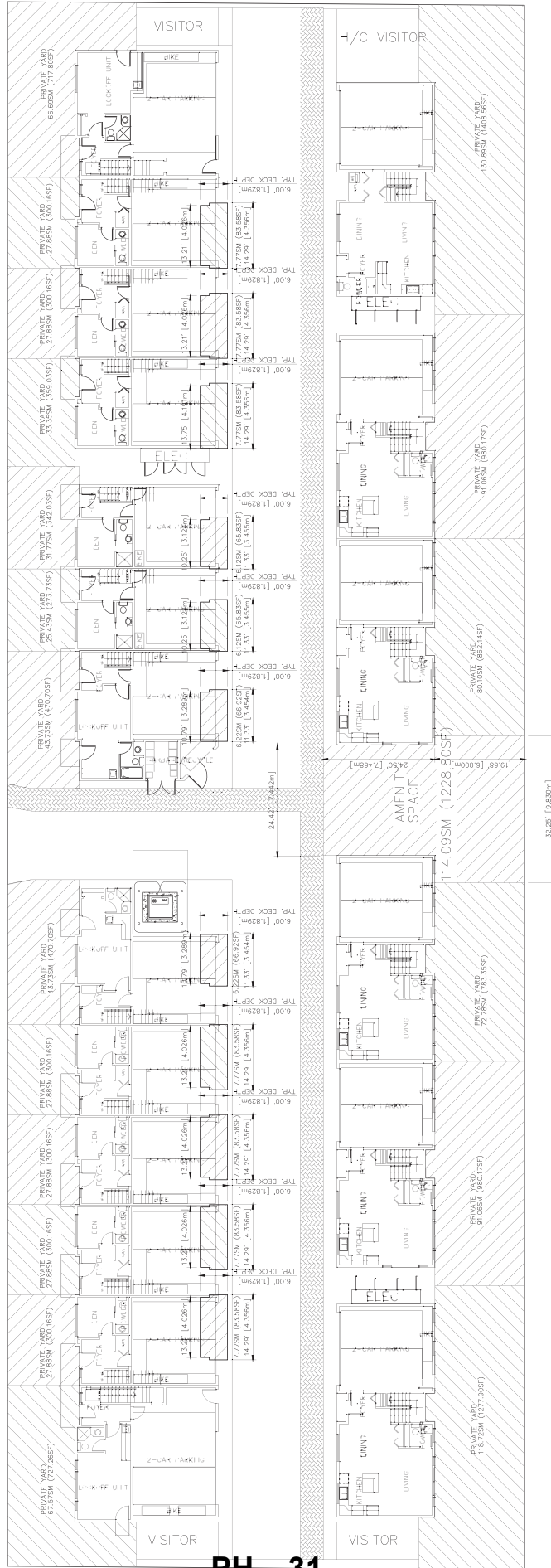
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	<p>LOCK-OFF UNIT FLOOR PLANS</p>							

N O . 4 R O A D



 <p>MATTHEW CHENG ARCHITECT INC. 118.75M (1277.90SF) 91.05M (960.79SF) 72.95M (783.35SF) 60.05M (627.16SF) 91.05M (960.79SF) 130.89M (1403.95SF)</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM TO CORRESPONDENT OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT COPIES. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date</p> <p>Revision</p> <p>No Date</p> <p>Revision</p> <p>No Date</p> <p>Revision</p>	<p>Consultants</p>	<p>Project Title</p> <p>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p> <p>RZ 18-831725</p>	<p>Sheet Title</p> <p>OUTDOOR SPACE CALCULATIONS</p>	<p>Drawn: MC</p> <p>Checked: MC</p> <p>Scale: AS SHOWN = 1"=10'</p> <p>Project Number:</p>	<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Drawn By: MC</p> <p>Project No. D10</p>
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Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725	Sheet Title SHADOW ANALYSIS	Drawn: HC Checked: BC Scale: 3/32" = 1'-0" Project Number:	Revision Date: DEC 22, 2020 Print Date: DEC 22, 2020 Draw No: D12
		No Date Revision	No Date Revision
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<p>MATTHEW CHENG ARCHITECT INC. 4880 STEELES AVENUE UNIT 108 RICHMOND, B.C. V6X 3L7 TEL: (604) 273-8888 WWW.MATTHEWCHENGARCHITECT.COM</p>			



LEGEND



EXCLUDED FLOOR AREA



FLOOR SURROUNDED BY 3 WALLS (INCLUDED)

<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM TO CORRESPONDENT OF WORK. ALL DIMENSIONS AND LOCATIONS ARE TO BE TAKEN IMMEDIATELY TO THE ARCHITECT'S COPY. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. RZ 18-831725</p>	<p>Sheet Title FLOOR AREA OVERLAY</p>	<p>Drawn: HC</p>	<p>Revision Date: DEC 22, 2020</p>
						<p>Checked: BC</p>	<p>Print Date: DEC 22, 2020</p>
<p>Scale: 3/32" = 1'-0"</p>							
<p>Project Number:</p>							
<p>Dxx</p>							

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Suite C109 - 4885 Sile Creek Drive
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P: 604.294.0911 F: 604.294.0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.09.27	REV FOR MAIN	DR.
2	19.10.28	REV FOR MAIN	DR.
3	20.04.23	REV FOR MAIN	DR.
4	20.04.23	REV FOR MAIN	DR.
5	20.04.23	REV FOR MAIN	DR.
6	20.04.23	REV FOR MAIN	DR.
7	20.04.23	REV FOR MAIN	DR.
8	20.04.23	REV FOR MAIN	DR.
9	20.04.23	REV FOR MAIN	DR.
10	20.04.23	REV FOR MAIN	DR.
11	20.04.23	REV FOR MAIN	DR.
12	20.04.23	REV FOR MAIN	DR.
13	20.04.23	REV FOR MAIN	DR.
14	20.04.23	REV FOR MAIN	DR.
15	20.04.23	REV FOR MAIN	DR.
16	20.04.23	REV FOR MAIN	DR.
17	20.04.23	REV FOR MAIN	DR.
18	20.04.23	REV FOR MAIN	DR.
19	20.04.23	REV FOR MAIN	DR.
20	20.04.23	REV FOR MAIN	DR.

CLIENT: Sibel Binar, Pres. CEO DOK.
WITH: MATTHEW CHENG ARCHITECT INC.

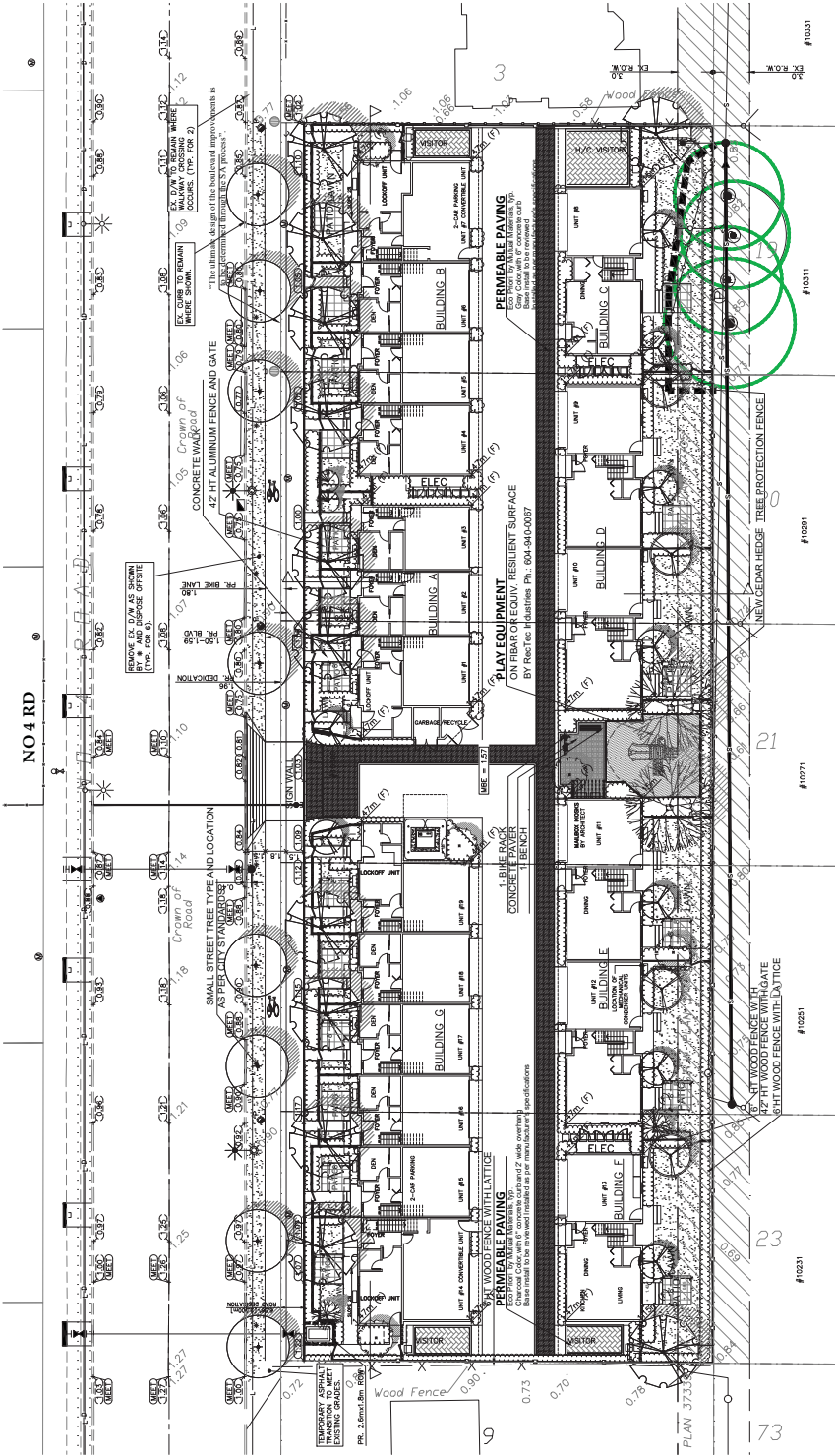
19 UNIT TOWNHOUSE DEVELOPMENT
10840 - 10430 NO. 4 ROAD
RICHMOND
R2.18-831725

DRAWING TITLE:
LANDSCAPE PLAN

DATE: July 22, 2019
SCALE: 1/16" = 1'-0"
DRAWN BY: DD
DESIGN: DD
CHECKED: PCM

PMG PROJECT NUMBER: 19-093

19093-029



PLANT SCHEDULE

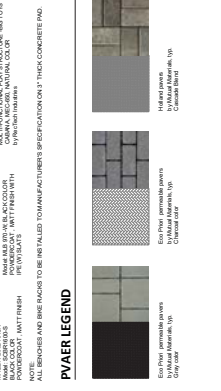
PLANT	QTY	BOTANICAL NAME	COMMON NAME	TYPE AND LOCATION BY CITY	PMG PROJECT NUMBER: 19-093	PLANTED SIZE / REVISIONS
1	9	STREET TREE				70% CAL. AMST. 10B

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF ORDERING. SUBSTITUTIONS TO THE SPECIFIED MATERIALS AND UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF PLANT MATERIAL. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BOS-CULDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

PLANT	QTY	BOTANICAL NAME	COMMON NAME	TYPE AND LOCATION BY CITY	PMG PROJECT NUMBER: 19-093	PLANTED SIZE / REVISIONS
5	ACER PALMUTUM	JAPANESE MAPLE	60% CAL. 1.8MT STD. B&B			
12	ACER RUBRUM	RED SUMMIT MAPLE	60% CAL. 1.8MT STD. B&B			
4	FAGUS SYLVATICA VAR. WYCK	PASTEGATE OR DAWYOK BEECH	17CM CAL. B&B			
2	MANGOLIA NODOSA STELLATA	PINK STAR MANJUKIA (LIGHT PINK)	60% CAL. 1.8MT STD. B&B			
2	PNUS NIGRA	AMNOLD SEEDLING	5MT B&B			

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF ORDERING. SUBSTITUTIONS TO THE SPECIFIED MATERIALS AND UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF PLANT MATERIAL. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BOS-CULDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





PLANT SCHEDULE - SHRUBS & GROUND COVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
①	3	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	45 POT, 50CM
②	3	AZALEA JAPONICA 'NINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	45 POT
③	5	BIBBERN 'THUNDERBOLT MONDIE'	CHERRY BOMB BARBERRY	45 POT
④	7	BURNING BUSH 'SUNSHINE'	FLORIDA WINTER GOLF	45 POT, 25CM
⑤	13	ESCALLONIA NEWPORT DWARF	MEXICAN MOCK ORANGE	45 POT, 50CM
⑥	39	ILEX CORNUTA 'COMENSA'	MAHONIA	45 POT, 50CM
⑦	43	KALAMA 'LA TFOUA TLF'	JAPANESE HOLLY	45 POT
⑧	32	PIERS JAPONICA 'VALLEY FIRE'	DWARF MOUNTAIN LAUREL	45 POT, 50CM
⑨	47	SHIMADA JAPONICA (10% MALE)	VALLEY FIRE PIERS	45 POT, 25CM
⑩	13	ROSA 'MIDLAND BONICA'	ROSA 'NOOKOUT RADAZZ'	45 POT, 25CM
⑪	10	ROSA 'MIDLAND BONICA'	BONICA ROSE	45 POT, 40CM
⑫	10	ROSA 'MIDLAND BONICA'	BONICA ROSE	45 POT, 25CM
⑬	3	THALIA OCCIDENTALIS 'SMABAGD'	JAPANESE SKIMMA	45 POT, 30CM
⑭	3	VBURNUM X BURKWOODII	EMERALD GREEN CEDAR	1.0M HT. 88B
⑮	3	VBURNUM X BURKWOODII	BURKWOOD VIBURNUM	1.0M HT. 88B
⑯	57	CALAMAGROSTIS XA 'WHEL' FOEBSTER	KARL FOEBSTER FEATHERED GRASS	45 POT - HEAVY
⑰	103	CAREX 'ICE DANCE'	FROSTED SEDGE	45 POT
⑱	21	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	45 POT
⑲	73	PENNISETUM ALPICOERIDES 'HAULEN'	DWARF FOUNTAIN GRASS	15CM POT
⑳	35	ASTRANTIA VAR.	MASTERWORT	15CM POT
㉑	37	NERITA X JR WALKER	DWARF BLUE CATWING	15CM POT
㉒	12	SEDUM 'TELEPHIUM MOHICHEN'	AUTUMN JOY STONE CRIP	15 CM POT
㉓	31	EUNYALIS JAPONICA 'EMERALD GATEY'	EUNYALIS SILVER VAREGATED	45 POT, 25CM
㉔	9	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	45 POT
㉕	71	POLYSTICHUM MUNITIUM	WESTERN SWORD FERN*	45 POT, 20CM

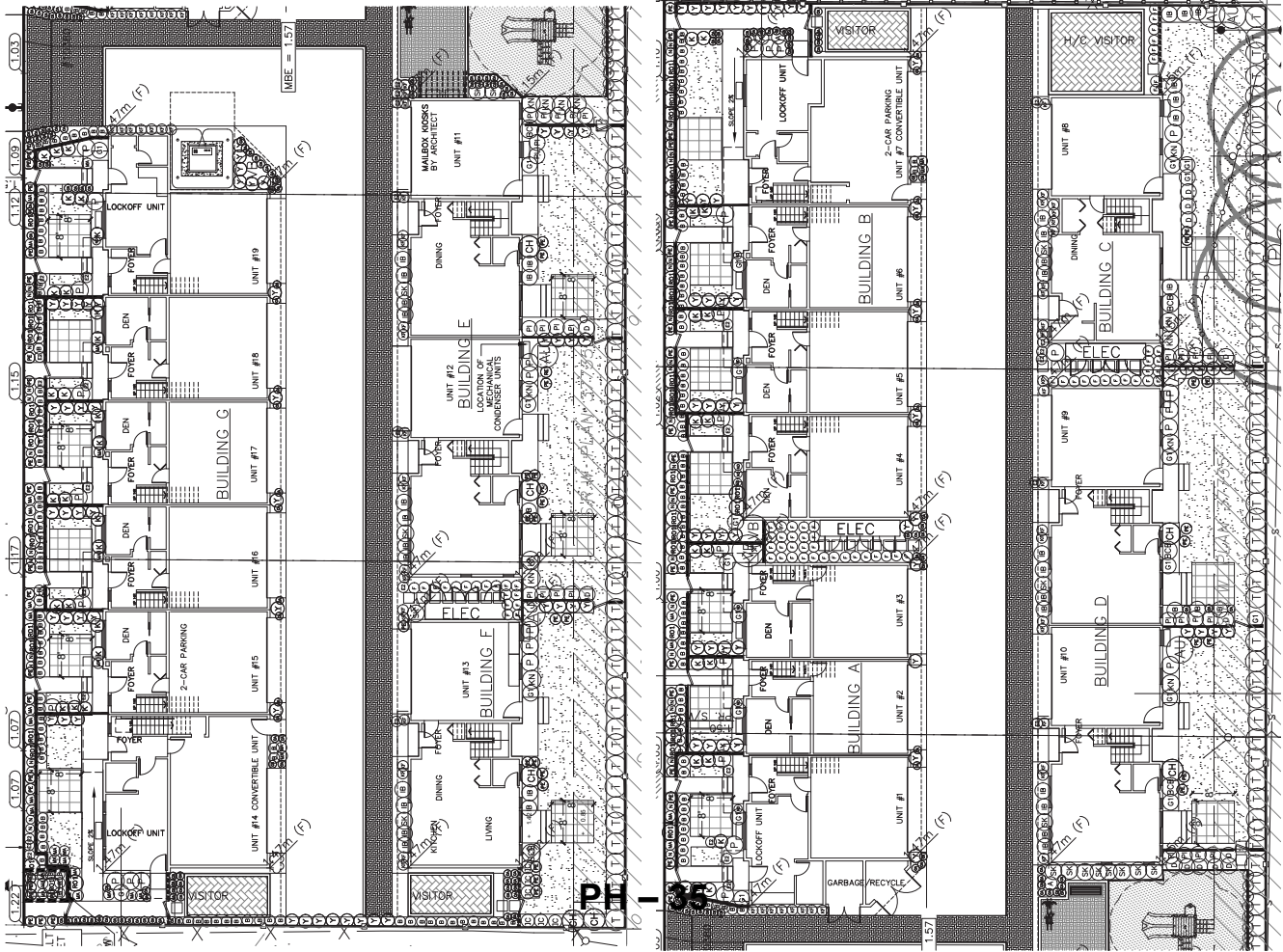
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE ONLY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS OR DEFINED CONTAINER SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE: LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-IDEAL NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROJECT:

**19 UNIT TOWNHOUSE
DEVELOPMENT
10840 - 10420 NO. 4 ROAD
RICHMOND
RZ 18-831725**

DRAWING TITLE:
**SHRUB
PLAN**

DATE: July 22, 2019
SCALE: 3/32" = 1'-0"
DRAWN BY: [Name]
DESIGN BY: [Name]
CHECKED BY: [Name]
DRAWING NUMBER:
L2
OF 5
19-093

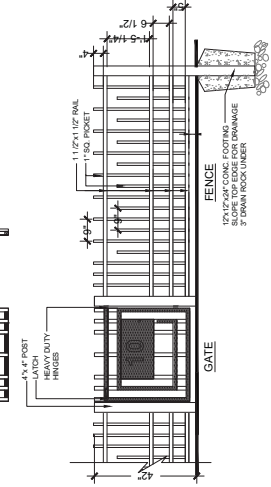
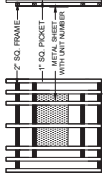


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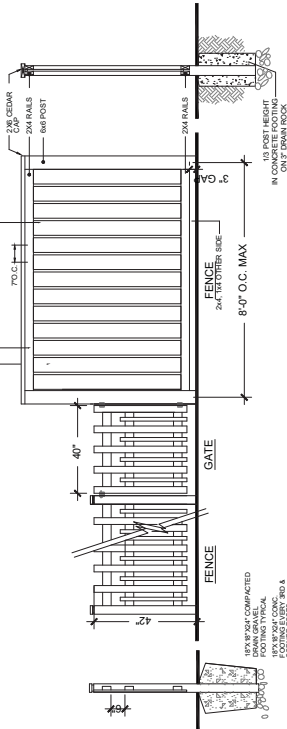
SCALE

- NOTES:
1. METAL GALVANIZED ALUMINUM PICKETS
 2. SMOOTH WELD ALL JOINTS
 3. ALL HARDWARE TO BE GALVANIZED
 4. ALL LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK PAINT.



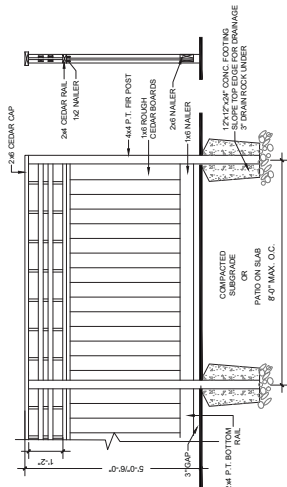
3. 42\"/>

- NOTES:
1. ALL WOOD P.T. MEMBER
 2. ALL FASTENERS HOT DIPPED GALVANIZED
 3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH; PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION
 4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.



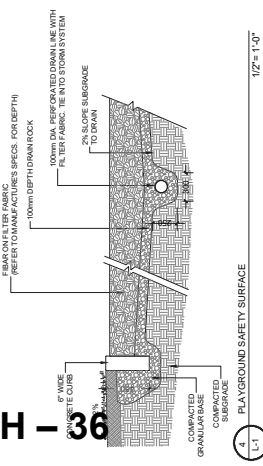
2. 6\"/>

- NOTES:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END JOINTS TREATED WITH PRESERVATIVE
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM
 3. ALL HARDWARE HOT DIPPED GALVANIZED
 4. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
 5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12\"/>

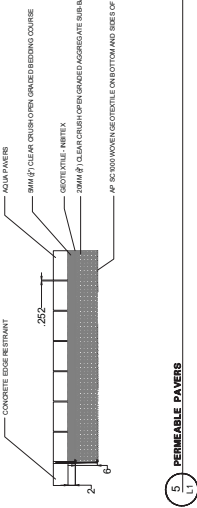


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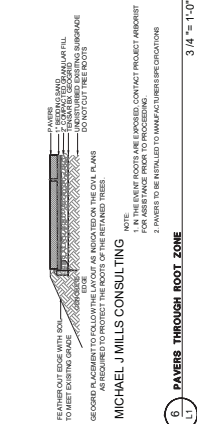
PH - 36



4. PLAYGROUND SAFETY SURFACE
1/2\"/>

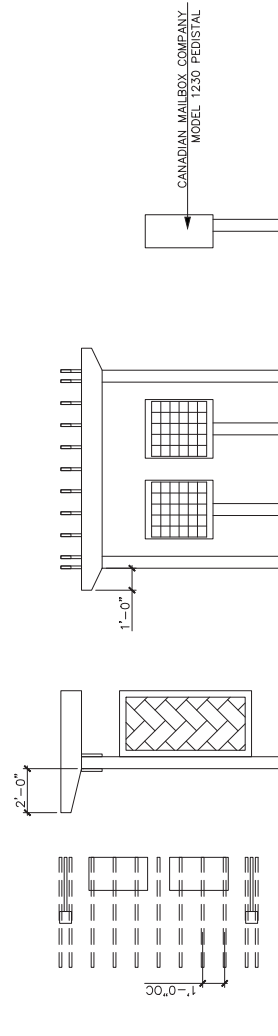


5. PERMEABLE PAVERS
3/4\"/>



6. PAVERS THROUGH ROOT ZONE
3/4\"/>

MICHAEL J MILLS CONSULTING
NOTE: THE SEAL ROCKS ARE EMPLOYED CONTACT PROJECT HARBOR FOR ASSISTANCE PRIOR TO PROCEEDING
2. PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS



MAIL KIOSK
3/8\"/>

CANADIAN MAILBOX COMPANY
MODEL 1230 PEDISTAL

PROJECT:

19 UNIT TOWNHOUSE DEVELOPMENT
10840 - 10430 NO. 4 ROAD
RICHMOND
R2.18-831725

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: July 22, 2019
SCALE:
DRAWN: ED
DESIGN: ED
CHECK: PCM

DRAWING NUMBER:
19-093

OF 5

19-093

19093-529

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SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.09.27	REV FOR PLAN	
2	19.10.04	REV FOR PLAN	
3	19.10.24	REV FOR PLAN	
4	19.11.07	REV FOR PLAN	
5	19.11.21	REV FOR PLAN	
6	19.12.03	REV FOR PLAN	
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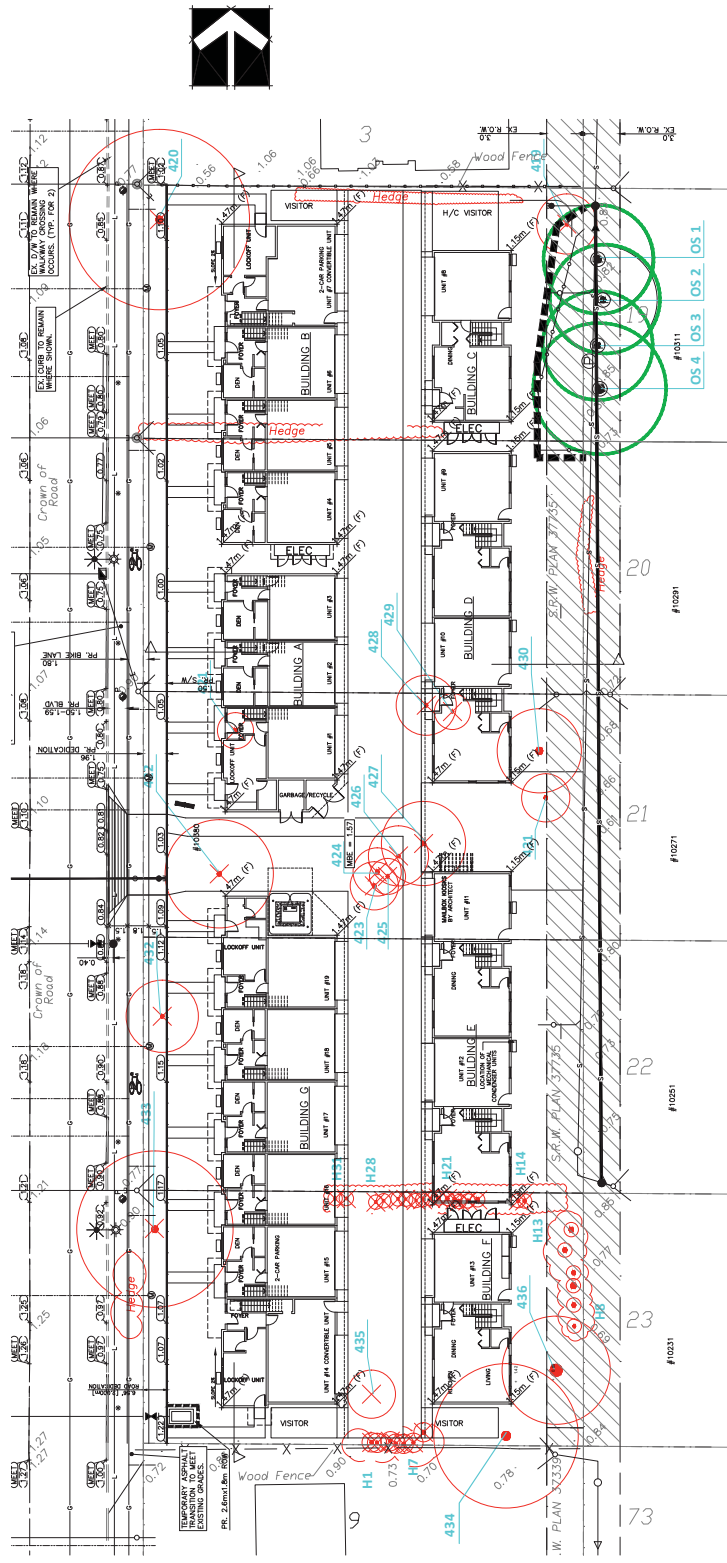
CLIENT: Seabank Pines, GEO Dev.
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:
19 UNIT TOWNHOUSE DEVELOPMENT
10340-10330 NO. 4 ROAD
RICHMOND
R2.18-831725

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: July 22, 2019
SCALE: 1/16" = 1'-0"
DRAWN: ED
DESIGN: ED
CHECK: PCA
DRAWING NUMBER:
L4
OF 5
19-093

PMG PROJECT NUMBER: 19093-029



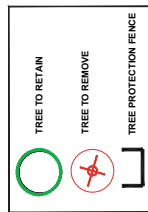
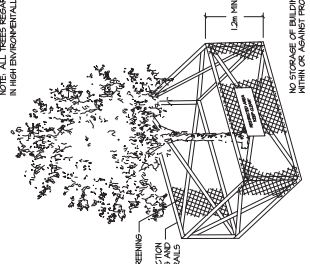
431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
OS1	Hemlock	60	3.60
OS2	Hemlock	60	3.60
OS4	Western red cedar	85	5.10

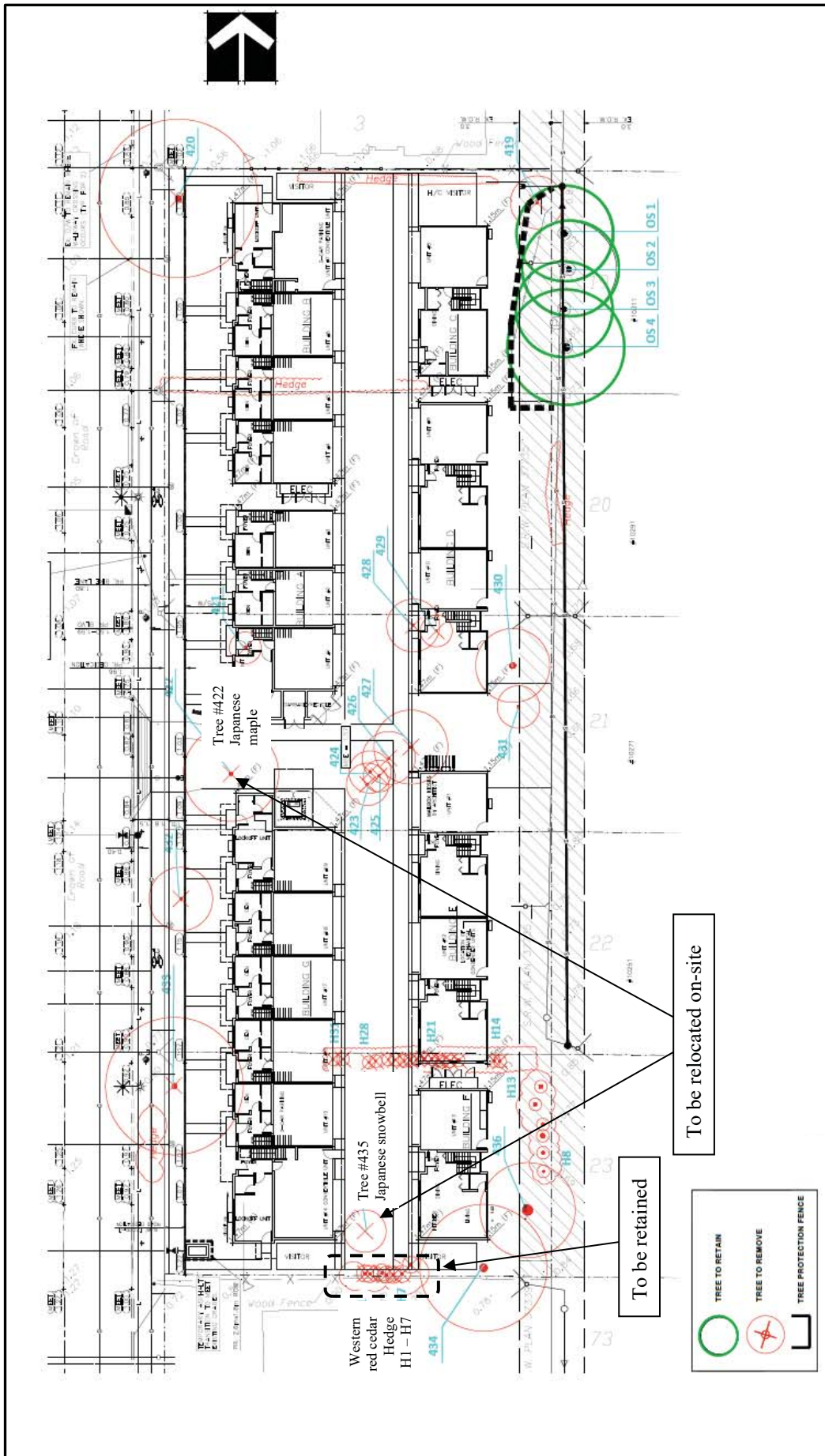
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

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

TRUNK #	MINIMUM REQUIRED CLEARANCE DISTANCE FROM TRUNK IN METERS
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

1.50 METRE MINIMUM CLEARANCE FOR TREES LARGER THAN 100MM DBH.
*10 METRE AT BREAST HEIGHT OR 1.4M FROM GRAVEL.







Address: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

File No.: RZ 18-831725

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10261, the developer is required to complete the following:

1. 2.0 m road dedication along the entire site frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Retention of on-site trees #422 and #435, and off-site trees #OS1, #OS2, #OS3 and #OS4, requires the following:
 - a) 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.
 - b) Submission of a Tree Survival Security to the City in the amount of \$3,000 for the four off-site trees to be retained (\$750/tree).
 - c) 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.
4. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise generated by No 4 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
5. Registration of a flood indemnity covenant on title.
6. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the north of the site, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
8. Contribution of \$1,769 per dwelling unit (e.g. \$33,611) in-lieu of on-site indoor amenity space to go towards development of City facilities.
9. City acceptance of the developer’s offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$215,051.65) to the City’s affordable housing fund.
10. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there are 288 L/s of water available at 20 psi residual at the hydrant on the west side of No. 4 Road, fronting lot 10491 No 4 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b) The Developer is required to:
- i. Confirm with Richmond Fire Rescue (RFR) that the fire hydrant on the west side of No. 4 Road, fronting lot 10491 No 4 Road, is sufficient to service the development. Knowing that in the event of an emergency the Fire Truck and hose would shut down No. 4 Road in both the North and South directions if the hydrant at 10491 No 4 Road will be utilized.
 - ii. 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 and Building designs.
 - iii. Provide right of way for water meter chamber, exact dimensions and location of the right of way shall be finalized at the servicing agreement stage.
- c) At the Developer's cost, the City is to:
- i. Cut and cap at main the existing water service connections at the No. 4 Road frontage.
 - ii. Install a new water service connection at the No. 4 Road frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer.

Storm Sewer Works

- d) At the Developer's cost, the City will:
- i. Cut and cap the existing connections along No. 4 Road frontage.
 - ii. Remove all old connections and install one new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.

Sanitary Sewer Works

- e) The Developer is required to:
- i. Replace the existing sanitary sewer along the rear yard to 200mm diameter PVC, approximately 80m in length, and install one new 1200mm manhole 1.5m south of the northern property line. An additional 1200mm manhole to be installed at high end of system, located at southern PL of lot 10400 No 4 Road. This is required as the current sanitary line will sit beneath the necessary retaining wall (and approx. 1m of fill) required to raise the site above flood construction level.
 - ii. The new sanitary sewer is to sit 1.5m east of the property line, in the middle of the City's right of way within the properties to the east.
 - iii. Notify neighbors to the east about the required sanitary works occurring in the City's right of way within their property line.
 - iv. Re-connect existing single family homes to east of development to the new sanitary sewer as they are part of the same system.
 - v. Restore all rear yard landscaping that would be impacted by the sanitary works at developer's cost.
 - vi. Provide one new sanitary service connection to accommodate the development at the northern property line.
 - vii. All site preparation works (e.g., preload, etc.) and building foundation works shall not commence until the required sanitary works are complete. Therefore, the developer may have to finalize the SA design and construct the sanitary works prior to site preparation works.
- f) At the Developer's cost, the City is to:
- i. Cap existing sanitary connections along the property line.

Frontage Improvements

- g) The Developer is required to:
- i. Coordinate with BC Hydro, Telus, and other private communication service providers to:
 - ii. Review existing street lighting levels along No. 4 Road and upgrade accordingly along development's frontage.

- iii. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

General Items

h) The Developer is required to:

- i. Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of pre-load and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
- ii. 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.

11. Ensure that, via the Servicing Agreement process, the required replacement of sanitary infrastructure is accommodated through:

a) the removal of trees that are located within the existing sanitary statutory right-of-way, including:

- i. provision of additional replacement trees (two replacement trees for every off-site tree that permission is obtained for removal) reflected on an updated landscaping plan or tree planting plan and submission of a Landscape Security in the amount of \$750 per additional replacement tree; minimum 6 cm deciduous caliper or 3.5 m high conifers). NOTE: minimum replacement size to be as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**; or
- ii. provision of the developer's offer to voluntarily contribute \$750 per additional replacement tree that is unable to be planted on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.

b) provision of additional statutory right-of-way area, for which the design must be prepared in accordance with City specifications & standards. Works to be secured via Servicing Agreement (SA). The maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works; or;

c) an alternative solution that is acceptable to City Engineering staff.

12. If deemed necessary by City Engineering staff via the Servicing Agreement process, registration of a new sanitary statutory right-of-way (or modification of the existing statutory right-of-way) on the subject site in order to accommodate sanitary infrastructure.

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

13. Ensure that, via the Servicing Agreement process, the required replacement of sanitary infrastructure is accommodated through:

a) the removal of trees that are located within the existing sanitary statutory right-of-way, including:

- iii. provision of additional replacement trees (two replacement trees for every off-site tree that permission is obtained for removal) reflected on an updated landscaping plan or tree planting plan and submission of a Landscape Security in the amount of \$750 per additional replacement tree; minimum 6 cm deciduous caliper or 3.5 m high conifers). NOTE: minimum replacement size to be as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**; or
- iv. provision of the developer's offer to voluntarily contribute \$750 per additional replacement tree that is unable to be planted on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.

b) provision of additional statutory right-of-way area, for which the design must be prepared in accordance with City specifications & standards. Works to be secured via Servicing Agreement (SA). The maintenance & liability

responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works; or;

c) an alternative solution that is acceptable to City Engineering staff.

14. Ensure that no part of a building, structure hard ground surface or tree is proposed to be located within or encroach into an existing or proposed statutory right-of-way.
15. Submission of a Landscape Plan and a landscaping cost estimate that (including installation costs), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The cost estimate should include a 10% contingency. The Landscape Plan should:
 - ensure that a total of 32 replacement trees are planted and maintained (minimum 6 cm deciduous caliper or 3.5 m high conifers).
 - not include hedges or trees within a sanitary SRW
 - not include hedges along the front property line;
 - not include species that are prone to contemporary blights;
 - include a mix of coniferous and deciduous trees; and
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
10	6 cm	3.5 m
12	8 cm	4 m
4	9 cm	5 m
2	10 cm	5.5 m
4	11 cm	6 m

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

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

17. 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 (BC Energy Step Code Step 3 or better), in compliance with the City’s Official Community Plan.

Prior to a Development Permit* being forwarded to Council for consideration, the development must complete the following requirements:

18. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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

19. 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.

20. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
21. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10261 (RZ 18-831725)
10340, 10360, 10380, 10400 and 10420 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 “**MEDIUM DENSITY TOWNHOUSES (RTM2)**”

P.I.D. 003-561-674

Legal Lot 4, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W,
New Westminster Land District

P.I.D. 003-586-626

Lot 5, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 004-058-941

Lot 6, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 010-121-790

Lot 7, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 003-823-865

Lot 8, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10261**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


To Public Hearing	
Date:	June 21, 2021
Item #:	1
Re:	Bylaw 10261

CityClerk

From: Kevin Zhao <kangzhaoly@hotmail.com>
Sent: June 10, 2021 7:38 PM
To: CityClerk
Subject: Rezoning Opposition ; Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Council,

RE: Rezoning Opposition ; Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725)

I am writing to express my strong opposition to Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725), the proposed rezoning at the 10340, 10360, 10380, 10400 and 10420 No. 4 Road, Richmond. While the local community may be unable to prevent development, that in itself will be detrimental to the area. Nearly all residents in the No. 4 Road (between Williams Rd and Steveston Hwy) neighborhoods are completely opposed to the addition of a multi-family housing, since that will cause traffic and safety problems and will create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community.

Traffic of vehicle and safety of pedestrians are major areas of concern. No. 4 Road is the arterial roads. Traffic jams at the intersection of Williams Rd & No. 4 Rd already spans along No. 4 Rd between Williams Rd and Steveston Hwy, and the intersection of No. 4 Rd & Steveston Hwy is routinely blocked by traffic turning onto Steveston Hwy during rush hour. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing nine neighborhoods (between 10391 ~ 10551 No. 4 Rd). The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the traffic around area is continuing to increase, and heavy traffic is already common at times around No. 4 Road (between Williams Rd and Steveston Hwy).

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Neatly planned single-family detached houses have been observed in the area of No. 4 Road (between Williams Rd and Steveston Hwy), and the proposed planning will be inconsistent with the neighborhoods developed in the area. The 13 multi-family townhouses along No. 4 Road with three storeys will obviously severely damage community image, which should be carefully assessed prior to approving development. Any planned development of the property should consider the long-term impact to community integration.

Property values are likely to go down in the area if the 19 multi-family townhouses are built. I was disappointed that not enough notices were mailed to our communities.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

*Thank you for your continued service and support of our communities.
Best regards,*

*The owner of 10511 No. 4 Rd, Richmond
Kang (Kevin) Zhao*

Sent from Mail for Windows 10