



To: Planning Committee

Date: June 15, 2009

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 08-422812

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 8091 and 8131 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2)

Staff Recommendation

That Bylaw No. 8498, for the rezoning of 8091 and 8131 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	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 8091 and 8131 No. 2 Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.7) to permit a 10-unit townhouse development (**Attachment 2**).

Project Description

The subject sites, with a total combined frontage of 42.7 m (140 ft.), are proposed to be consolidated into one (1) development parcel containing a total of ten (10) townhouse units. The layout of the units consists of six (6) units fronting No. 2 Road and two duplex buildings containing a total of four (4) units at the rear of the development site.

Vehicle access is arranged through a driveway access to No. 2 Road and internal north-south running drive-aisle. The driveway access to No. 2 Road is situated along the north property line of the development site. A preliminary site plan, building elevations and landscape plan 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

The subject site is located on No. 2 Road between Blundell Road and Colville Road and directly across the street from a designated Neighbourhood Service Centre, Blundell Shopping Centre. The west side of this block of No. 2 Road is a mix of single-family homes on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and newer duplexes and townhouse developments. Redevelopment of the single-family properties into higher density uses along this stretch of No. 2 Road has been occurring over the last ten years. Many of the remaining single-family homes are older, setting the stage for further redevelopment and neighbourhood transition.

The existing development surrounding the site is described as follows:

- To the north is a newer home on a lot zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the east, across No. 2 Road, is Blundell Shopping Centre;
- To the south is a newer duplex on a lot zoned Two-Family Housing District (R8); and
- To the west, fronting Cantley Road, are three (3) older homes on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Policy is supportive of multi-family residential development along major arterial roads, especially in locations such as the subject site, which are within walking distance of commercial services and where public transit is available. In addition, there is a predominant presence of other previously approved developments of a similar nature.

The proposed development is generally consistent with the Arterial Road Redevelopment and Lane Establishment Policies. The exception is that this proposal does not meet the 50 m minimum frontage requirement for multi-family residential development proposals along major arterial roads. The new home to the north and the newer duplex to the south of the subject properties restrict a larger land assembly. Instead, the proposed development provides an opportunity for future cross-access to adjacent sites if they redevelop. In addition, the townhouse development to the south at 8171 No. 2 Road has a nonconforming frontage of 42.18 m. The consolidated frontage of 42.07 m of the current application, therefore, is not likely to adversely affect the scale or rhythm of the existing or future streetscape.

Official Community Plan

The proposed development is generally consistent with the designated Low Density Residential land use. In addition, the provision of cash-in-lieu of indoor amenity space is consistent with the Development Permit Guidelines set out in the Official Community Plan (OCP).

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.

Affordable Housing Strategy

The Affordable Housing Strategy applies. The applicant is providing a voluntary contribution of \$2 per square foot to the Affordable Housing Reserve as a condition of rezoning. The payable contribution amount is \$26,437.

Indoor Amenity Space

The applicant is required to provide \$1,000 per dwelling unit (e.g. \$10,000) in-lieu of on-site indoor amenity space as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

The proposal includes 83.25 m² of outdoor amenity space adjacent to the north property line, which exceeds the minimum requirement of 60 m² to be provided at one central location to satisfy the OCP requirements for size, location, visual surveillance and access. Upon development of the property to the north it will be encouraged for future amenity space to be located adjacent to the space provided as part of the subject application. The design of the

children's play area and landscape details will be refined as part of the Development Permit application.

Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

The applicant has agreed to the legal and development requirements associated with the application (**Attachment 4**).

Analysis

Access & Parking

The subject site is located on an arterial road in close proximity to a designated Neighbourhood Service Centre with good transit accessibility. The proposed development will provide a shared permanent 6.1 m wide east-west driveway access to No. 2 Road for future development to the north and south. Upon redevelopment of the property to the north, the adjacent property will be required to widen the driveway by 1.4 m to allow an ultimate driveway width of 7.5 m.

The proposed development has an internal north-south running drive-aisle providing access to the townhouse units that will be required to be registered as a Public Right-of-Passage (P.R.O.P.) Right-of-Way (ROW). This section of No. 2 Road has a mix of rear lane dedication and centre aisle ROW provisions. As there is no consistent pattern of rear lane or centre aisle ROW provisions along this stretch of No. 2 Road, it is recommended that a centre aisle lane system, registered as a P.R.O.P. ROW, be established with future development to the north and south of the subject properties connecting the centre aisle ROW proposed for this application. The Transportation Department agrees with this recommendation. A centre aisle ROW should also be encouraged for all future development along this block of No. 2 Road to enable redevelopment to multi-family with good site design and achieve alternative access. A concept plan for how the redevelopment of adjacent parcels to the north to Blundell Road has been submitted by the applicant that indicates which sites will be accessed from Blundell Road versus No. 2 Road. This concept is on file.

Eighteen (18) resident parking spaces are provided, eight (8) of which are tandem arrangement, three (3) parking spaces in excess of the zoning requirements. In addition, two (2) visitor parking spaces are also provided. A restrictive covenant preventing the conversion of the tandem parking area into habitable space will be secured as part of the DP.

In addition, the proposal includes a total of 20 bike parking spaces (2 per dwelling unit garage) and a visitor's bicycle rack providing space for three (3) visitor bikes located near the front entry driveway.

Trees

A tree survey submitted by the applicant indicates the location of 16 bylaw-sized trees on the subject property (**Attachment 5**).

A Certified Arborist's Report has been submitted by the applicant. The report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to proposed development plans. The report recommends the removal of the 16 trees primarily as a result of proposed raising of grades for floodproofing and overall poor long-term viability/condition of existing trees due to previous topping. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with these recommendations.

Based on the Official Community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant is required to plant and maintain a total of 32 replacement trees. The applicant has submitted a preliminary landscape plan (**Attachment 2**) that indicates that a mix of 41 deciduous and coniferous replacement trees will be planted on site.

Site Servicing & Frontage Improvements

An independent review of servicing requirements (sanitary) has concluded an upgrade to the existing system is required to support the proposed development. The City's Engineering Department has accepted the developer's proposal to provide a cash-in-lieu of the construction cost of \$16,035.75 for sanitary sewer deficiencies. No storm or water analysis was required.

The developer is required to enter into a Servicing Agreement for the design and construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the property line and grass and treed boulevard behind the curb. The Servicing Agreement must be entered into prior to Building Permit issuance.

Variances Requested

Based on the review of current site plan for the project, the following variances are being requested:

- Reduce the minimum front yard setback from 6 m to 5.02 m. This will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping. This variance can be considered on the basis that the proposed building height steps down to 2 ½-storeys for the end units facing No. 2 Road and two-storeys in the rear at the interface to the single-family lots facing Cantley Road. In addition, the reduced setback conforms to the existing setback of adjacent parcels and therefore will further help to create a pedestrian-scale streetscape.
- Increase the lot coverage from 40% to 41% as a result of road dedication along the east property line. The reduction in the overall lot area through this road dedication increases the lot coverage minimally by 1%, while the floor area ratio (FAR) still remains under the maximum 0.7.

Design Development

The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. The attached preliminary architectural drawings (**Attachment 2**) will require further refinement during the Development Permit process. In addition to design, areas to address will include:

1. Landscaping opportunities including planting of replacement trees on site;
2. Opportunities to maximize permeable surface areas and articulate hard surface treatment;
3. Enhancement of the outdoor amenity area to maximize use;
4. Building scale and form;
5. Opportunities to incorporate additional window openings on exposed elevations, particularly adjacent to side yard;
6. Refinement of building elevations and cladding materials; and
7. Options for universal accessibility.


Financial Impact

None.

Conclusion

The proposal is for 10 two-storey and three-storey townhouse units along No. 2 Road across from the Blundell Shopping Centre. The proposal is in conformance with both the City's Lane Establishment and Arterial Road Redevelopment Policies.

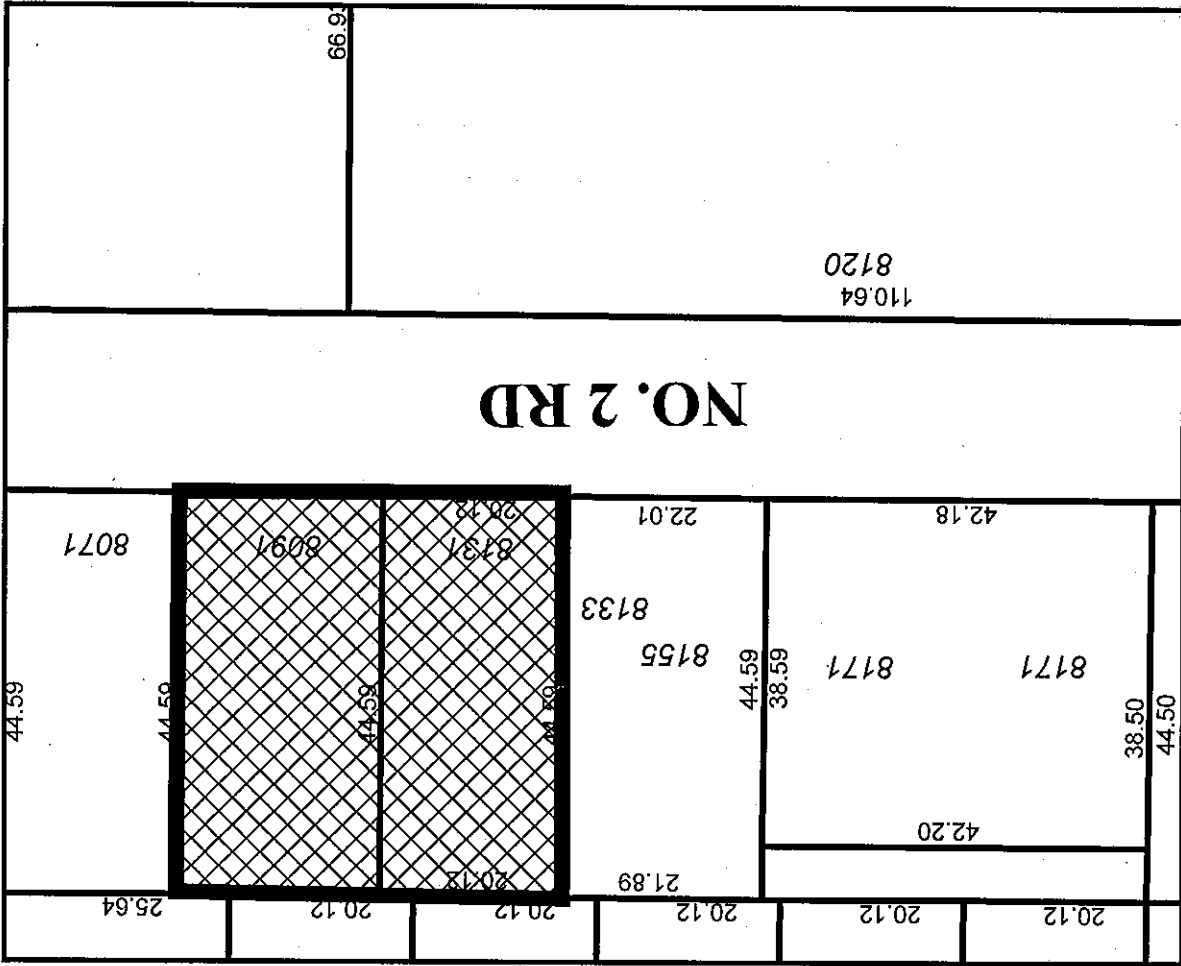
Rezoning of the subject site as proposed conforms to citywide objectives for residential development. Overall, the project is a good fit with the neighbourhood. The development provides an entrance for a centre aisle PROP ROW that can to be utilized by other developments in the block. The development also provides parking in excess of the bylaw requirements. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff is supportive of the proposal.



Erika Syvokas
Planning Assistant
(604-247-4674)

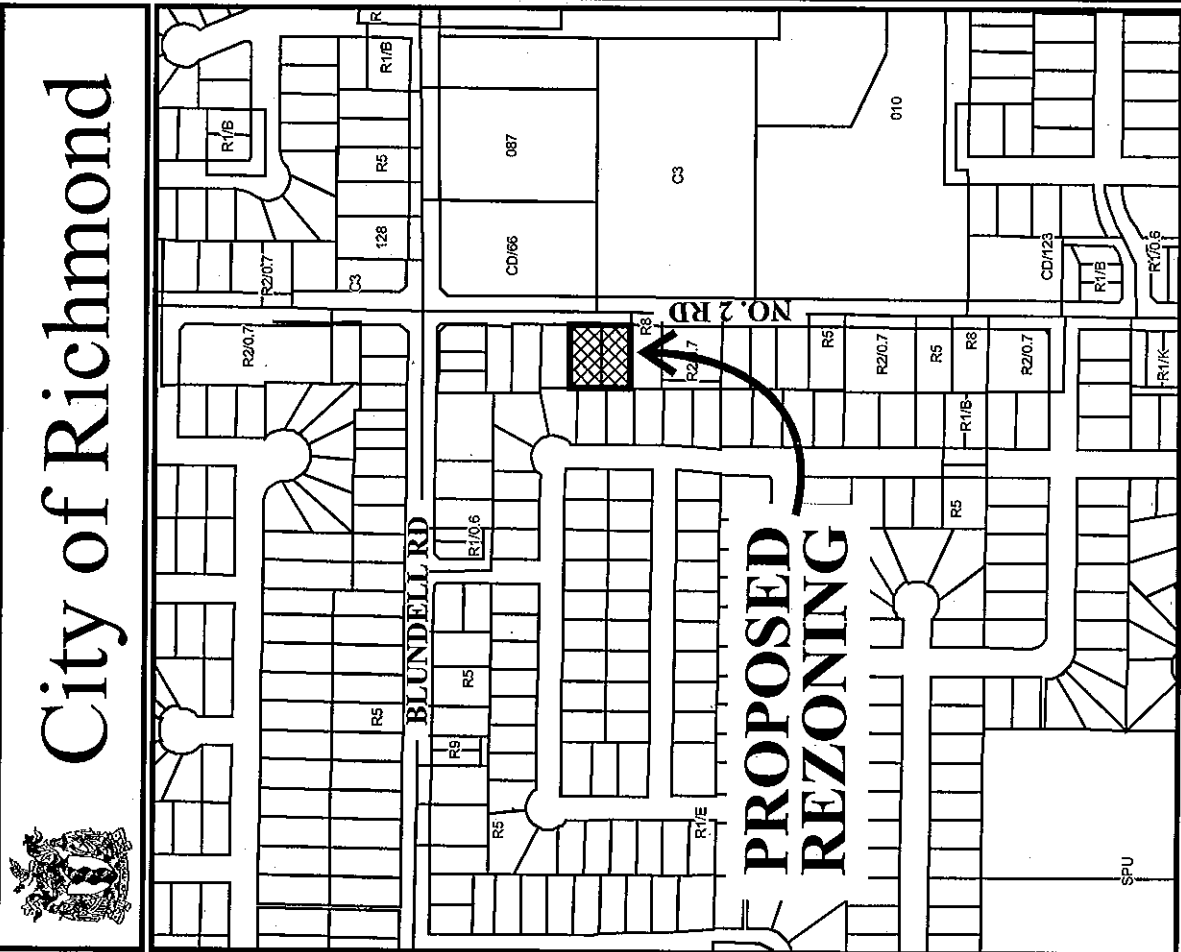
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Preliminary Architectural Drawings and Landscape Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations Concurrence
- Attachment 5: Tree Survey

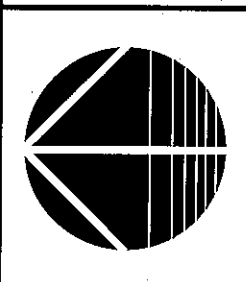


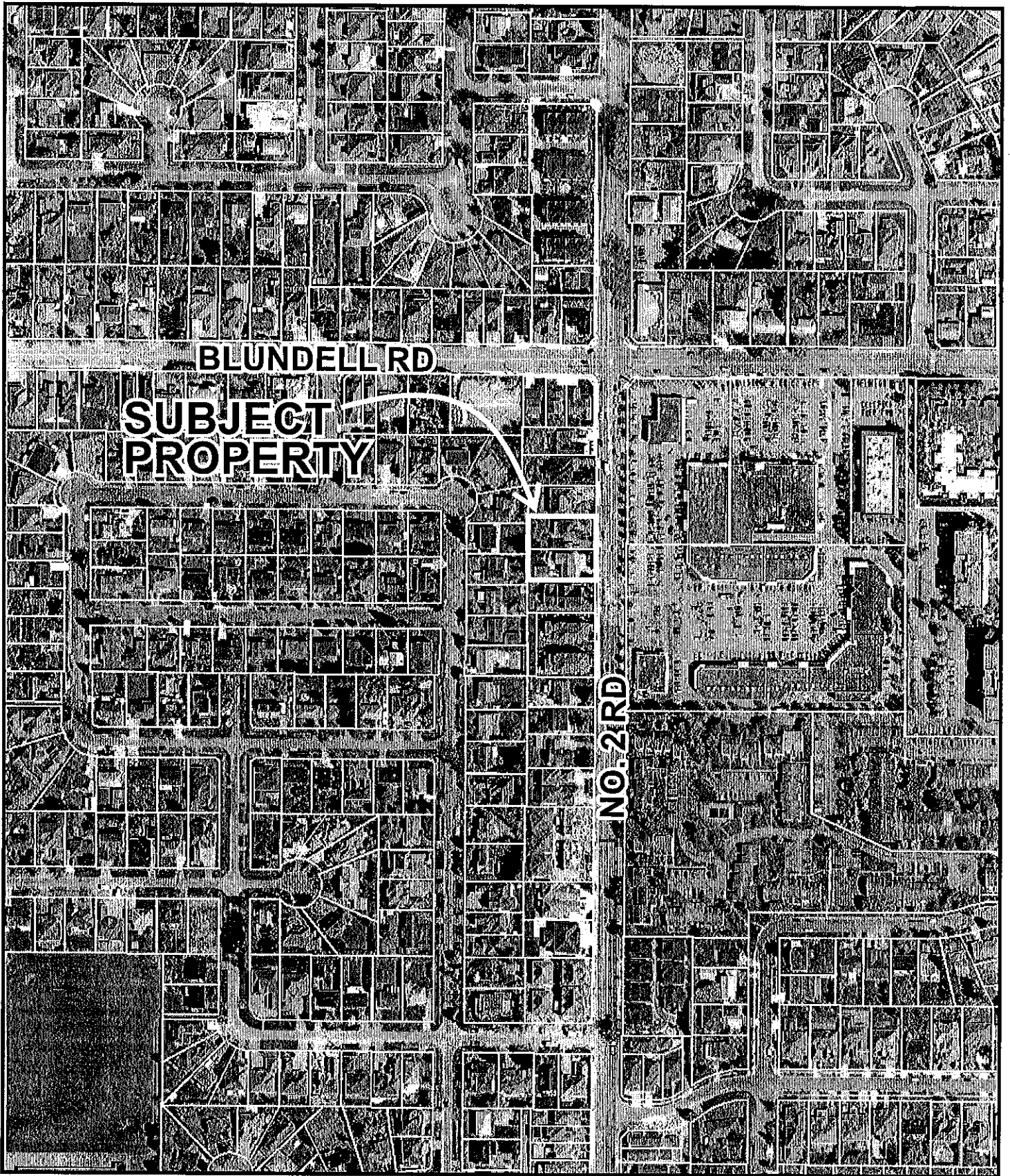
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 Revision Date: 05/25/09
 Note: Dimensions are in METRES

RZ 08-422812



City of Richmond

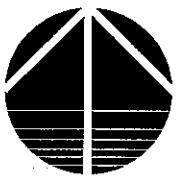




BLUNDELL RD

**SUBJECT
PROPERTY**

NO. 2 RD



RZ 08-422812

Original Date: 06/04/08

Amended Date: 05/25/09

Note: Dimensions are in METRES

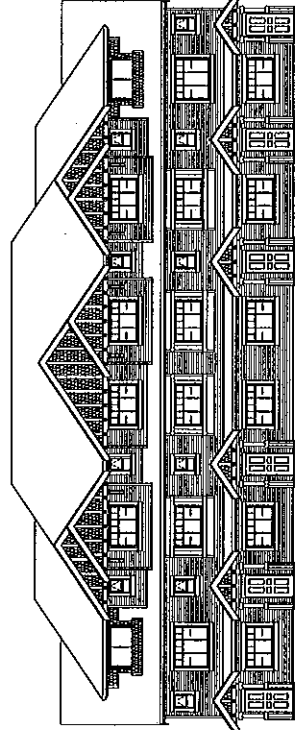
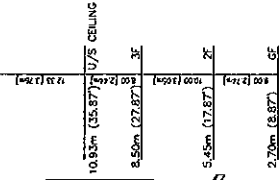
PROJECT DATA:	EXISTING:	PROPOSED:	VARIANCE REQUESTED:
SITE AREA:	1375.44 SM (20195.62 SF)	1792.32 SM (19281.12 SF)	
LAND USE:	RESIDENTIAL	TOWNHOUSE	
DCP DESIGNATION:	SINGLE FAMILY	MULTI FAMILY	
ZONING:	R1/E	R2/4.7	
NUMBER OF UNITS:	2	10	
FLOOR AREA RATIO:	0.70 (13436.78 SF)	0.685 (13216.38 SF)	
LOT COVERAGE:	MAX. 0.40 (7712.45 SF)	0.410 (7801.00 SF)	VARIANCE REQUESTED
SETBACK-FRONT YARD:	MIN. 6m	5.07m (16.46')	VARIANCE REQUESTED
SETBACK-SIDE YARD (NORTH):	MIN. 3m	4.85m (16.00')	
SETBACK-SIDE YARD (SOUTH):	MIN. 3m	3.25m (10.67')	
SETBACK-REAR YARD:	MIN. 3m	4.57m (14.99')	
SETBACK-REAR YARD (SIDE):	MIN. 3m	4.57m (14.99')	
LOT SIZE (M ²):	1875.44 SM (0.1824ha)	1792.32 SM (0.1794ha)	
OFF-STREET PARKING:	15 AND 2	18 AND 2	
RESIDENTIAL/VISITOR:	1	1	
ACCESSIBLE:	17	20	
OFF-STREET PARKING TOTAL:	17	20	
TANDEM PARKING SPACES:	MIN. 605M ²	MIN. 605M ²	
INDOOR AMENITY SPACE:	MIN. 60.00SM (645.82 SF)	83.23SM (895.05 SF)	
OUTDOOR AMENITY SPACE:	MIN. 60.00SM (645.82 SF)	83.23SM (895.05 SF)	
BICYCLE STALLS:	2	3	
RESIDENTS:	2	3	
VISITORS:	2	3	



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Project Title: 10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.



EAST ELEVATION (NO. 2 ROAD)
 SCALE: 1/8" = 1'-0"

Sheet Title: CONTEXT PLAN PROJECT DATA FRONT ELEVATION

Author:	MC
Checked:	MC
Scale:	AS NOTED
Project Number:	
Revision:	
Drawn Date:	Dec. 14, 2009
Print Date:	March 28, 2010
Sheet Number:	D00



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DATE: 04/21/2009

CONTRACT NO.

PROJECT TITLE
**10-UNIT TOWNHOUSE
DEVELOPMENT**
8091-8131 NO. 2 ROAD
RICHMOND, B.C.

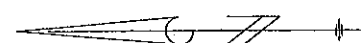
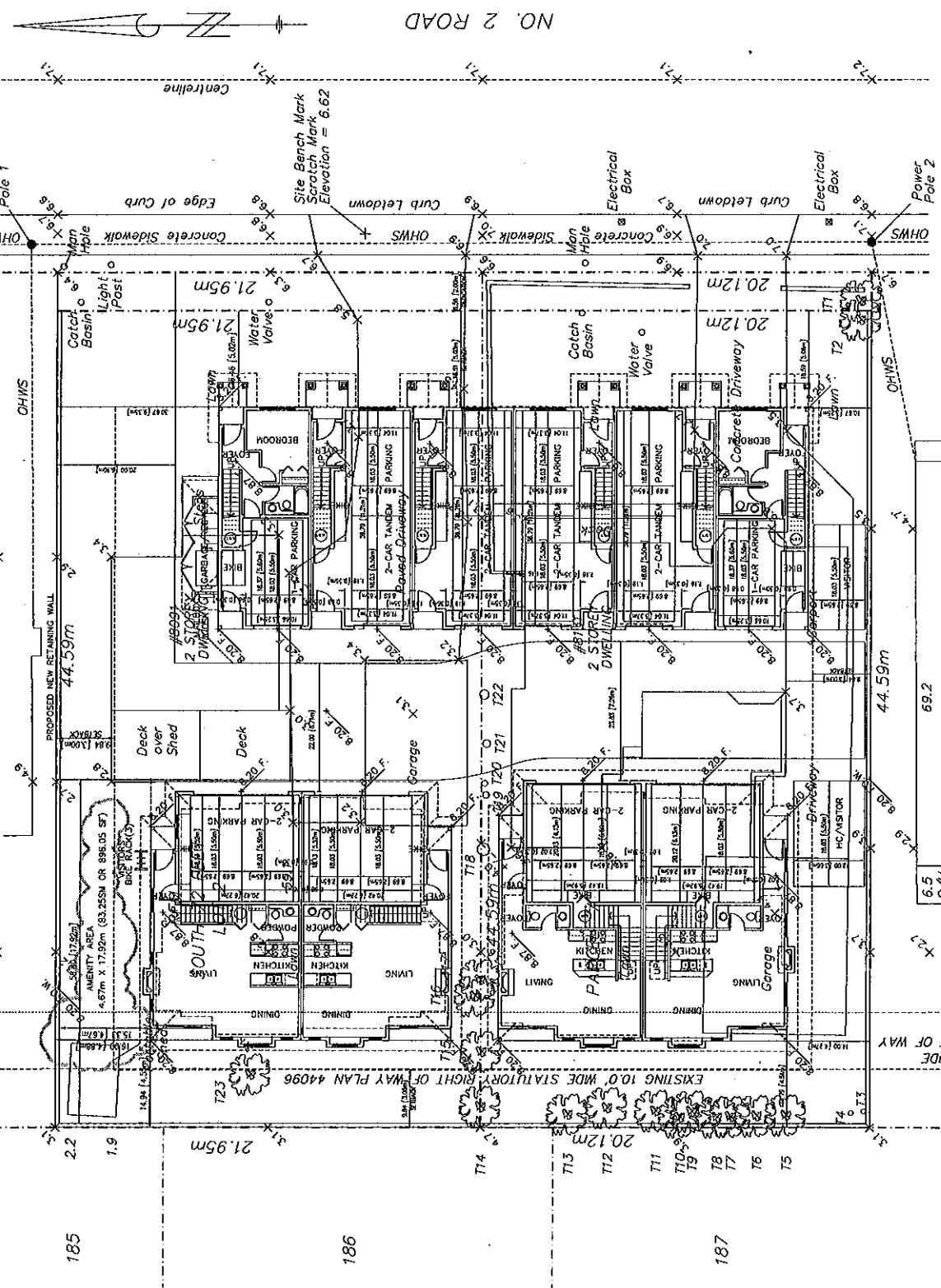
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SITE PLAN

GROUND FLOOR PLAN

DATE: 04/21/2009
SCALE: 1/8" = 1'-0"
PROJECT NUMBER:

ISSUED DATE: MARCH 26, 2009
REVISED DATE: MAY 21, 2009
DRAWING NO. **D01**



NO. 2 ROAD



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DATE: 05/21/2009

Comments:

Project Name:
10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.

Sheet Title:

SECOND FLOOR PLAN

Drawn By:

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Date:

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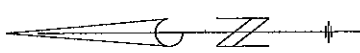
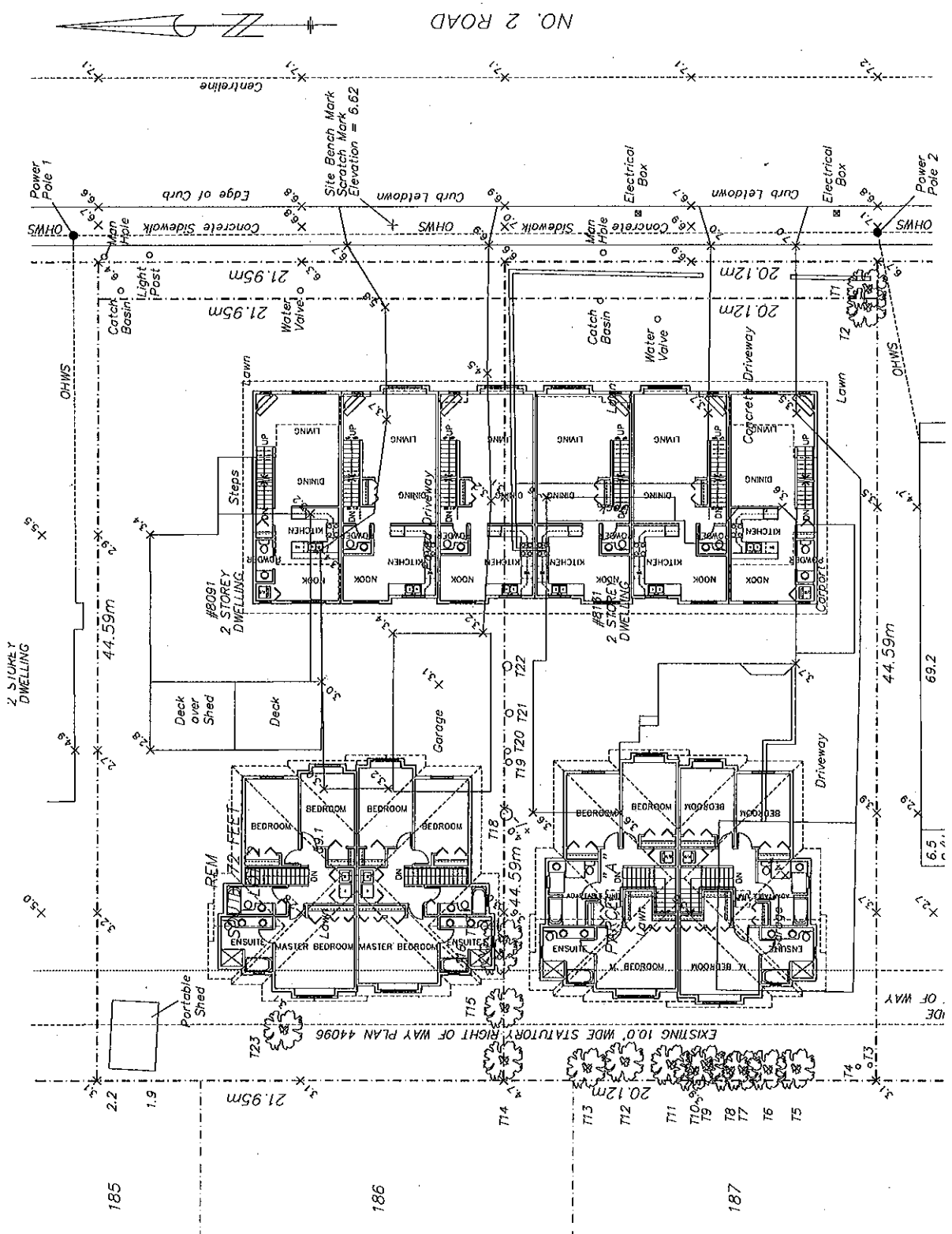
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 10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.
 DATE: 05/21/2009



NO. 2 ROAD



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DATE: 2009.05.27
 PROJECT: 10-UNIT TOWNHOUSE DEVELOPMENT

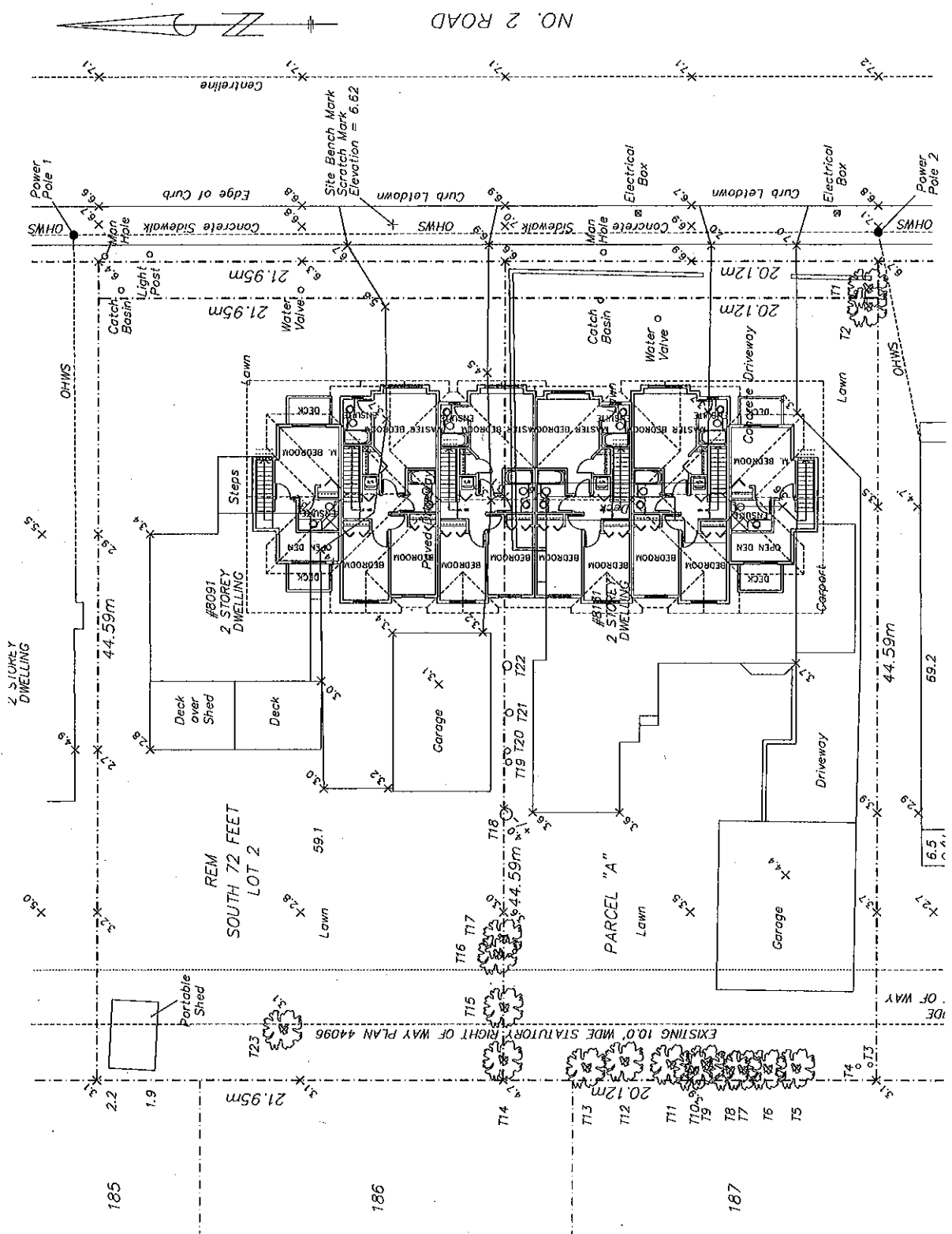
10-UNIT TOWNHOUSE DEVELOPMENT
 8091-8131 NO. 2 ROAD
 RICHMOND, B.C.

Sheet No.

THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"
 Project Number: 10-UNIT TOWNHOUSE DEVELOPMENT

Revision: 001
 Date: MAY 27, 2009
 Project: 10-UNIT TOWNHOUSE DEVELOPMENT
 Sheet: 3 of 3
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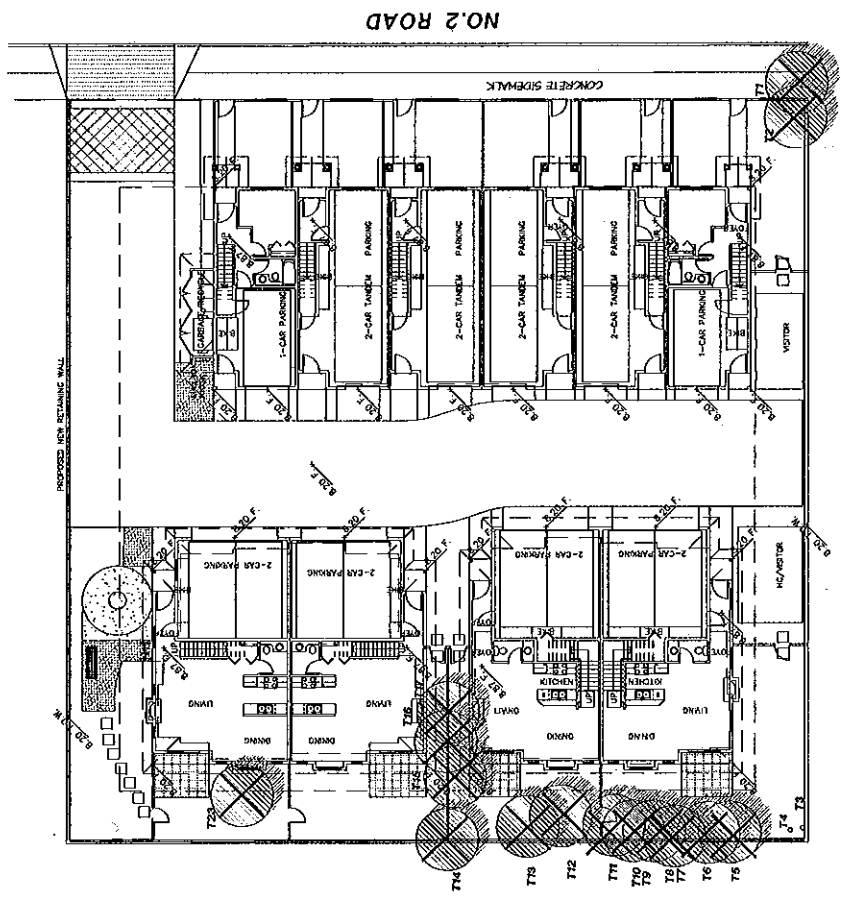
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PROJECT:
12 UNIT TOWNHOUSE DEV
 6091 7 81ST NO. 2 ROAD
 RICHMOND, VA

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: Jun 18, 2009	DRAWING NUMBER:
SCALE:	L1
DRAWN BY:	
CHECKED BY:	
DATE: 10/1/09	OF: 2
DWG PROJECT NUMBER:	09-0389



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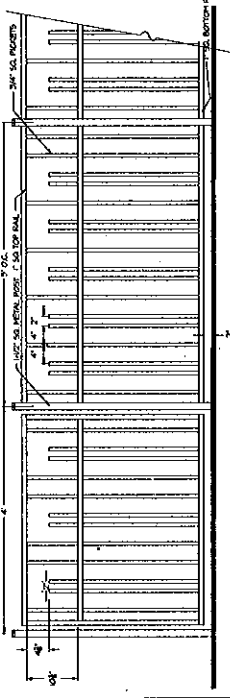
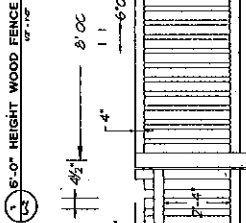
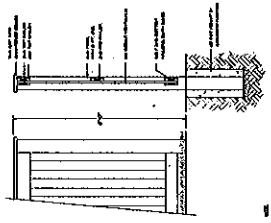
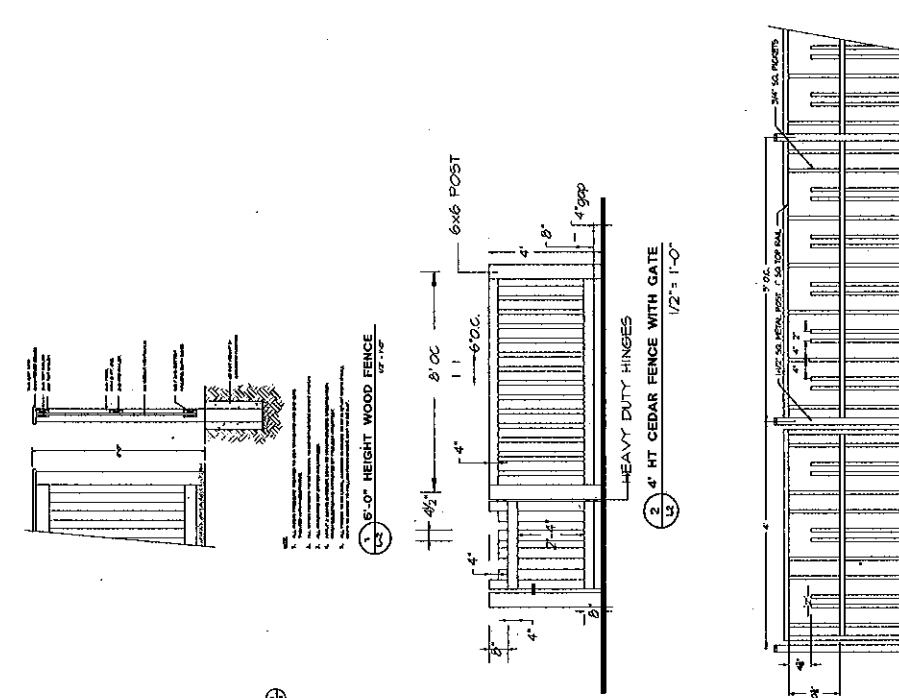
NO.	DATE	DESCRIPTION	BY
1	05/01/2019	PRELIMINARY DESIGN	DMG
2	05/01/2019	FINAL DESIGN	DMG

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PROJECT:
 12 UNIT TOWNHOUSE DEV
 8091 7 831 NO. 2 ROAD
 RICHMOND, SC

DATE: 05/01/2019
 DRAWING NO: L2
 SHEET NO: 01-085

DATE	NO.	DESCRIPTION
05/01/2019	1	PRELIMINARY DESIGN
05/01/2019	2	FINAL DESIGN



PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	DMG JOB NUMBER
1	(Symbol)	COLEMAN RED MAPLE	60 CAL 24 STD 348
2	(Symbol)	RED BUDGET MAPLE	60 CAL 24 STD 348
3	(Symbol)	PINK STAR MAGNOLIA	24 1/2 348
4	(Symbol)	MAGNOLIA	24 1/2 348
5	(Symbol)	THE PRINCE OF PEACE	24 1/2 348
6	(Symbol)	JAPANESE LILAC	24 1/2 348
7	(Symbol)	AZALEA	12 POT 2004
8	(Symbol)	LITTLE LEAF BOX	12 POT 4004
9	(Symbol)	WAXY BANGS	12 POT 5004
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NOTE: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON DELIVERY.



City of Richmond

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

Development Application Data Sheet

RZ 08-422812
Attachment 3

 Address: 8091 and 8131 No. 2 Road

 Applicant: Matthew Cheng Architect Inc.

 Planning Area(s): Blundell

	Existing	Proposed
Owner:	Xiao Chun Cheng	To be determined
Site Size (m²):	8091 No. 2 Rd: 978.5 m ² 8131 No.2 Rd: 896.9 m ²	1,792.32 m ²
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map- Neighbourhood Residential Specific Land Use Map- Low Density Residential 	No Change
Area Plan Designation:	None	No Change
702 Policy Designation:	None	No Change
Zoning:	Single-family Housing District, Subdivision Area E	Townhouse District (R2-0.7)
Number of Units:	Two (2)	Ten (10)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	22.25 upa	none permitted
Floor Area Ratio:	Max. 0.7	0.686	none permitted
Lot Coverage – Building:	Max. 40%	41 %	1% increase
Lot Size (min. dimensions):	Min width – 30 m Min depth- 35 m	1,792.32 m ²	none
Setback – Front Yard (m):	Min. 6 m	5.02 m Min.	0.98 m reduction
Setback – Side & Rear Yards (m):	Min. 3 m	North side yard 4.88 m South side yard 3.25 m Rear yard 4.51 m	none
Height (m):	11 m & 3 storeys	10.53 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	15 (R) and 2 (V)	18 (R) and 2 (V)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	17	20	none
Tandem Parking Spaces:	permitted	8	none
Amenity Space – Indoor:	Min 70 m ² or payment of cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit x 10 units =Min 60 m ²	83.25 m ²	none

Tree replacement compensation required for removal of Bylaw-sized trees.

*Variance requests are anticipated during the Development Permit application process to reduce the minimum front yard setback from 6 m to 5.02 m for the units fronting No. 2 Road and to increase the lot coverage from 40% to 41% as a result of road dedication along the east property line.

Other:

Rezoning Considerations

8091 & 8131 No. 2 Road
RZ 08-422812

Prior to final adoption of Zoning Amendment Bylaw 8498, the developer is required to complete the following:

1. Consolidation of 8091 & 8131 No. 2 Road into one development parcel (which will require the demolition of the existing dwellings);
2. Dedicate 2 m of property along the entire frontage on No. 2 Road for future road widening;
3. Registration of a Public Rights-of-Passage (PROP) right-of-way (ROW) along the internal north-south drive aisle including 3m x 3m corner cut at the internal aisle corners, and the 6.1 m driveway entry along the north property. This PROP ROW is solely for the purpose of providing a public corridor for vehicles and pedestrians to the lands north & south of 8091 & 8131 No 2 Road upon their future development. The construction of this drive aisle is to be to Building & Plumbing Code standards; i.e. it is not part of the Servicing Agreement process. The works are to be constructed by the developer and maintained by the developer and/or future Strata Corporation;
4. Registration of a flood indemnity covenant on title;
5. Contribute \$3000 to upgrade the pedestrian signal at No. 2 Road / McDonald's Driveway to an enhanced/accessible signal;
6. Submission of a cash-in-lieu contribution for both the downstream undersized main (\$147.08) and the frontage undersized main (\$13,944.13) (total \$13,961.21 + 10% contingency & 5% Engineering Fee = \$16,035.75);
7. Submission of cash-in-lieu contribution for the provision of dedicated indoor amenity space in the amount of \$10,000 (\$1,000 per unit);
8. Submission of a \$2 per square foot (e.g. \$26,437) voluntary cash contribution to the Affordable Housing Reserve; and
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

Prior to issuance of Building Permit:

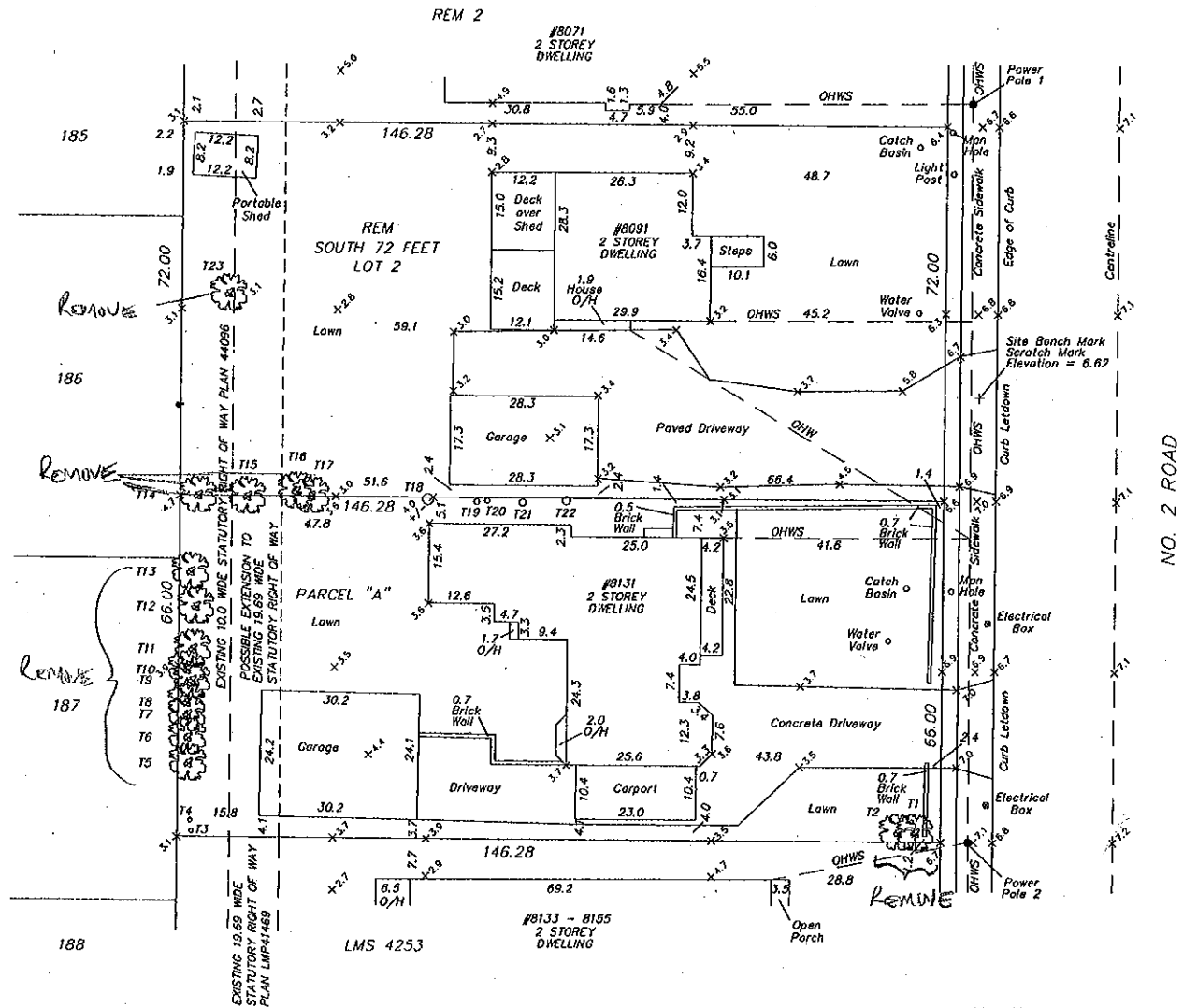
1. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow;
2. Enter into a Servicing Agreement for the design & construction of frontage improvements along No. 2 Road, including but not limited to, construction of a sidewalk at the property line and grass & treed boulevard behind the curb; and
3. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

Signed

Date

B.C. LAND SURVEYOR'S CERTIFICATE OF SETBACKS
 WITH ELEVATIONS FOR THE SOUTH 72 FEET LOT 2
 EXCEPT: PART SUBDIVIDED BY PLAN 43278, AND
 PARCEL "A" (RD114421E) OF LOT 3 EXCEPT: PART ON PLAN 43278,
 BOTH OF SECTION 24 BLOCK 4 NORTH RANGE 7 WEST
 NEW WESTMINSTER DISTRICT PLAN 6188



- T1 0.7 Diam 19.0 Span
- T2 0.9 Diam 19.0 Span
- T3 0.8 Diam N/A Stump
- T4 0.8 Diam N/A Stump
- T5 1.0 Diam 15.0 Span
- T6 0.7 Diam 13.0 Span
- T7 0.7 Diam 13.0 Span
- T8 0.7 Diam 13.0 Span
- T9 0.7 Diam 13.0 Span
- T10 0.7 Diam 15.0 Span
- T11 1.3 Diam 13.0 Span Multi-bolt
- T12 0.7 Diam 14.0 Span
- T13 0.9 Diam 20.0 Span Multi-bolt
- T14 2.2 Diam 50.0 Span
- T15 0.9 Diam 20.0 Span
- T16 1.2 Diam 23.0 Span
- T17 1.6 Diam 23.0 Span
- T18 2.1 Diam N/A Stump
- T19 1.1 Diam N/A Stump
- T20 1.0 Diam N/A Stump
- T21 1.3 Diam N/A Stump
- T22 1.6 Diam N/A Stump
- T23 0.9 Diam 12.0 Span Multi-bolt

SITE AREA ACCORDING TO REGISTERED PLANS
 = 20,187 SQUARE FEET

CIVIC ADDRESSES:
 8091 AND 8131 NO.2 ROAD
 RICHMOND, BC

FOR SOUTH 72 FEET LOT 2
 PARCEL IDENTIFIER: 009-707-808

FOR PARCEL "A"
 PARCEL IDENTIFIER: 001-931-288

OHW DENOTES OVERHEAD WIRE
 OHWS DENOTES OVERHEAD WIRES

POWER POLE 1 HAS 8 OVERHEAD WIRES
 JOINING TO POWER POLE 2 AND 3 OVERHEAD
 WIRES TO THE WEST.

POWER POLE 2 HAS 8 OVERHEAD WIRES
 JOINING TO POWER POLE 1 AND 5 OVERHEAD
 WIRES TO THE WEST. WIRES AT POWER POLE 2
 ALSO GO UNDERGROUND.

CERTIFIED CORRECT
 12TH OCTOBER, 2007.

B.C.L.S.

LYON, FL'YNN & COLLINS
 PROFESSIONAL LAND SURVEYORS
 #102 - 1537 WEST 8TH AVENUE,
 VANCOUVER, B.C. V6J 1T5
 PHONE: (604)737-8777 FAX: (604)737-8794
 EMAIL: lyon@flus.net

BUILDING DIMENSIONS AND OFFSETS ARE TAKEN
 TO THE OUTSIDE OF THE MAIN WALLS.

ELEVATIONS ARE IN FEET TO RICHMOND GEODETIC DATUM
 DERIVED FROM MONUMENT 77H4824 AS ISSUED MAY 6TH 2005
 ELEVATION = 4.98 FEET

HERITAGE DESIGN & CONSTRUCTION	
THIS PLAN IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED	SCALE : 1 INCH = 16 FT.
THIS PLAN IS TO BE USED FOR DESIGN PURPOSES ONLY AND IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES	DATE: 3RD OCTOBER 2007
	OUR FILE : 07613TOP0
	YOUR FILE :
	CHK BWC DRWN BWC



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8498 (RZ 08-422812)
8091 AND 8131 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.7)**.

P.I.D. 009-707-808

South 72 Feet Lot 2 Except: Part Subdivided By Plan 43278,
Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 001-931-288

Parcel "A" (RD114421E) of Lot 3 Except: Part On Plan 43278;
Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8498**".

FIRST READING

JUL 13 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>hl</i>
APPROVED by Director or Spollictor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

To Public Hearing	
Date:	Sept 9, 2009
Item #:	4
Re:	Bylaw 8498

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: August 31, 2009 4:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #470)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8498 (RZ 08-422812)

Send a Submission Online (response #470)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-08-31 4:25:21 PM

Survey Response

Your Name:	Marion Seymour
Your Address:	118 - 5600 Andrews Road
Subject Property Address OR Bylaw Number:	8498 RZ 08-422812
Comments:	To allow more vehicle access onto 2 road is irresponsible. This road is already gridlocked at major times of the day and permittiing more driveway access is just a accident waiting to happen.