

- Maintaining privacy for existing single-family dwellings to the east and minimizing shadowing of adjacent rear yards is addressed and enhanced with the revised townhouse proposal with the 6 m (20 ft.) rear yard setback for the rear townhouse units along the entire east property line remaining unchanged. The relocated outdoor amenity space results in additional open space and landscaping that can be implemented in the areas next to neighbouring single-family dwellings and results in increased separation from the townhouse units for the portion of the townhouse site that has the greatest lot depth.
- The number of townhouse units remain the same (28 total units) and the total number of visitor parking stalls (6 stalls) is unchanged and in compliance with the zoning bylaw.

Staff reviewed and supports the existing vehicle access location at the north end of the development site. In response to resident comments on the proposal, the architect has revised visitor parking and outdoor amenity space location and arrangement of townhouse units to address privacy issues and maximize open space separation between single-family and proposed townhouse land uses. City staff will continue to work with the applicant through the Development Permit application process, including review by the City's Advisory Design Panel, to further enhance the design and landscaping of the overall project. Staff support the proposed changes to the townhouse rezoning (as per the attached drawings).



Wayne Craig
Program Coordinator – Development
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pc: Joe Erceg, MCIP, Deputy CAO
Victor Wei, P. Eng., Director, Transportation
Kevin Eng, Planner 1
Sonali Hingorani, Transportation Engineer



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NO DATE
2017/07/18
2017/07/18
2017/07/18

REVISION
BY MCH/AC
BY MCH/AC
BY MCH/AC

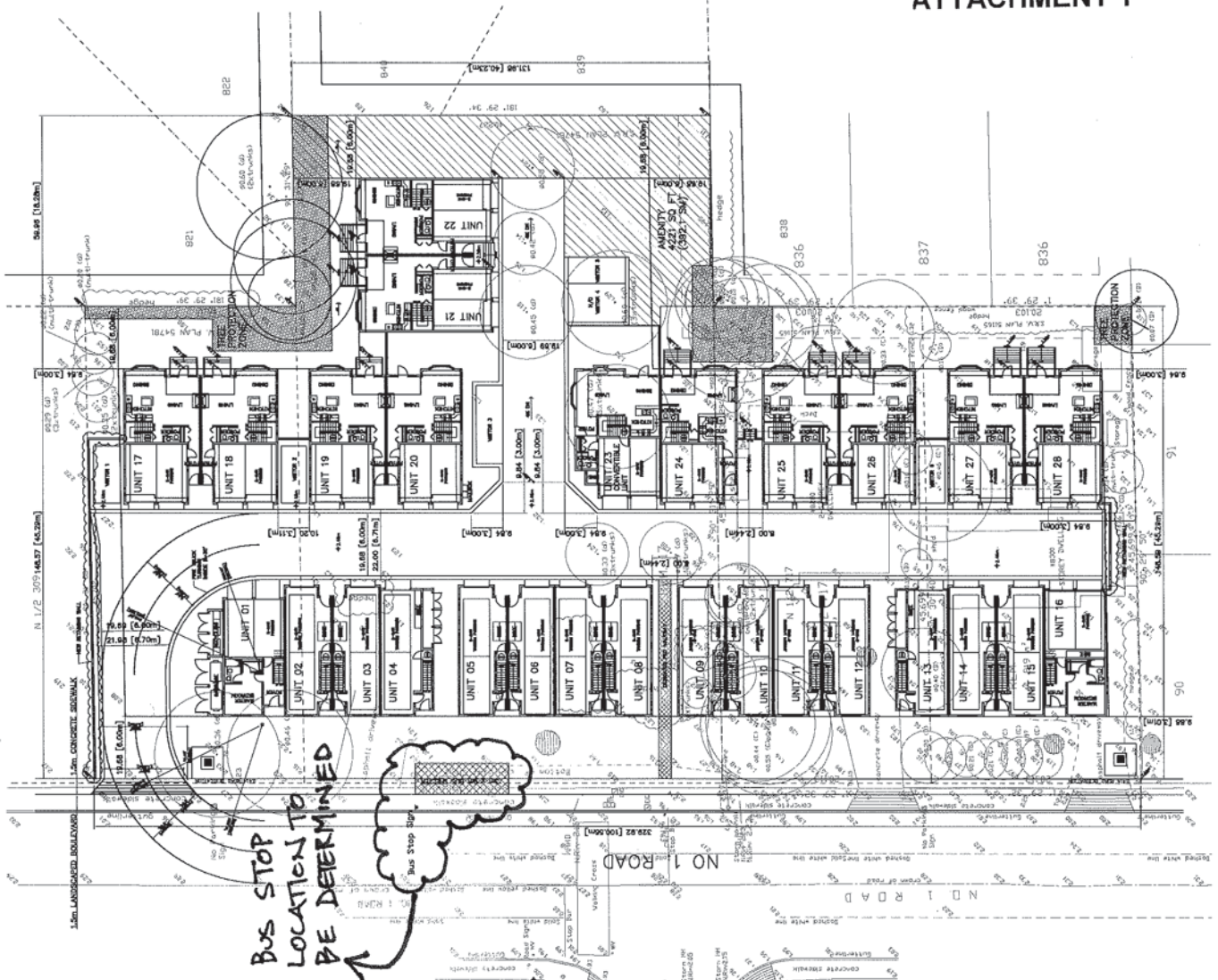
Comments

Project Title
**28-UNIT TOWNHOUSE
DEVELOPMENT
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC**

Sheet Title
**SITE PLAN &
GROUND FLOOR PLAN
REVISION OPTION 2**

Scale	1/4" = 1'-0"
Checklist	MC
Project Number	
Revision Date	2017/07/18
Drawn By	MCH/AC
Checked By	MCH/AC
Project Name	
Sheet No.	#1

ATTACHMENT 1



BUS STOP LOCATION TO BE DETERMINED

EXISTING:	PROPOSED:
SITE AREA: 57372.58 SF (5330.09 SM)	56928.75 SF (5288.85 SM)
LAND USES: SINGLE DETACHED RESI	TOWNHOUSE
OCF DESIGNATION: RST/E	LOW-DENSITY RESI
ZONING: RST/E	RTL3
NUMBER OF UNITS: 4	28
REQUIRED/ALLOWED: (BASED ON RTL3)	PROPOSED:
FLOOR AREA RATIO: 34157.25 SF (0.600)	34157.25 SF (0.600)
LOT COVERAGE: 0.40	0.39
SETBACK-FRONT YARD: MIN. 6m	6.00m (19.68')
SETBACK-SIDE YARD: (NORTH) MIN. 3m	3.00m (9.84')
SETBACK-SIDE YARD: (SOUTH) MIN. 3m	3.00m (9.84')
SETBACK-REAR YARD: MIN. 3m	6.00m (19.68')
HEIGHT: (m) 12.0m (3 Storeys)	9.56m
LOT SIZE: 57372.58 SF (5330.09 SM)	56928.75 SF (5288.85 SM)
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL: OFF-STREET PARKING ACCESSIBLE:	56 AND 6 1
OFF-STREET PARKING TOTAL:	62
TANDEM PARKING SPACES:	28
INDOOR AMENITY SPACE: MIN. 60 SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE: MIN. 168 SM	1809 SF (168.06 SM)



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NO DATE
2012/08/16 BY SUBMISSION
2012/08/16 BY PERMITS
2012/09/10 BY POST PER REVIEW

Comments

Project Title
**28-UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

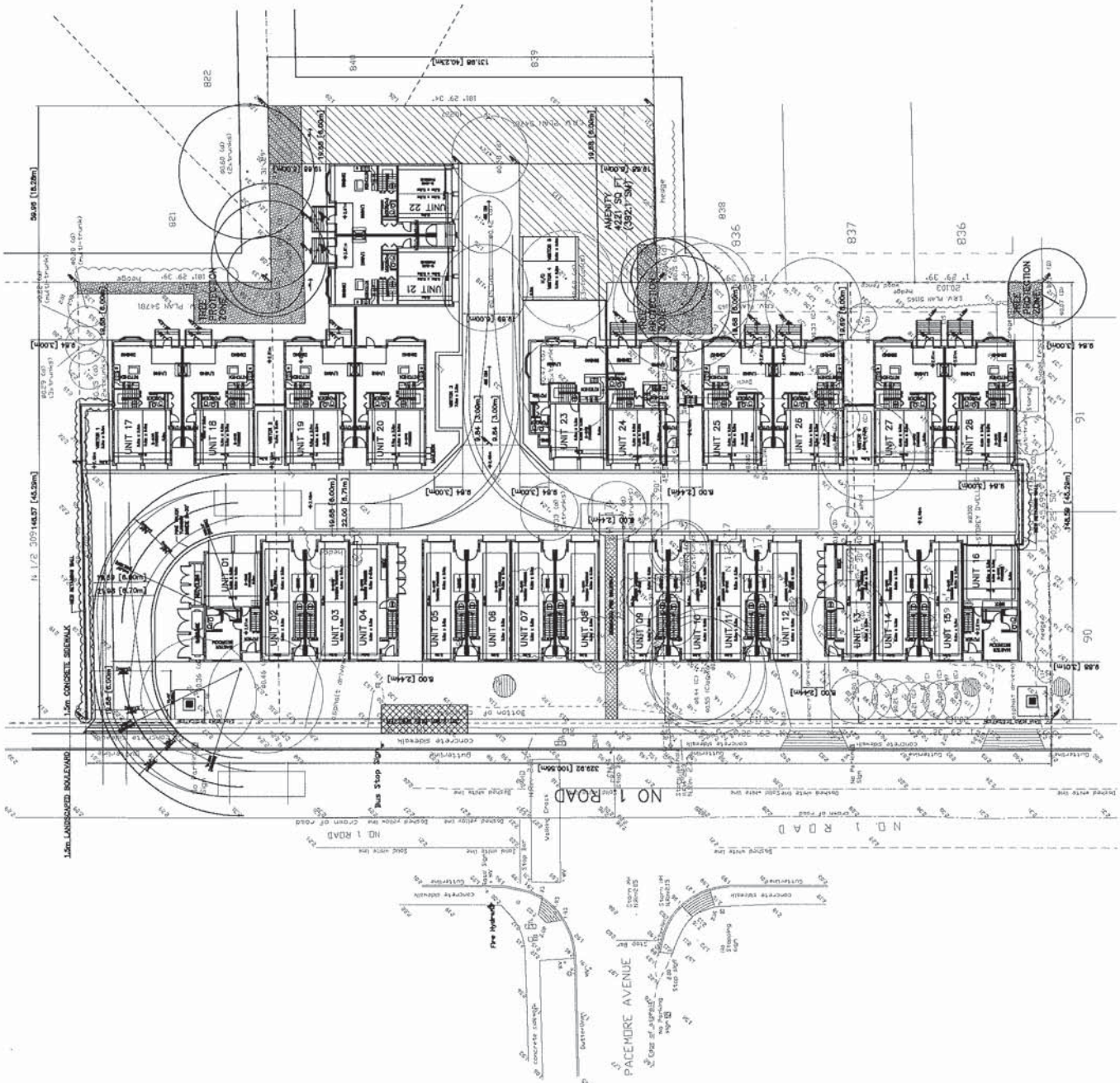
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**PARKING PLAN &
GROUND FLOOR PLAN**

Scale
1/4" = 1'-0"

Project Number

Revision
DATE BY
2012/08/16
2012/08/16
2012/09/10

Page No.
#1a





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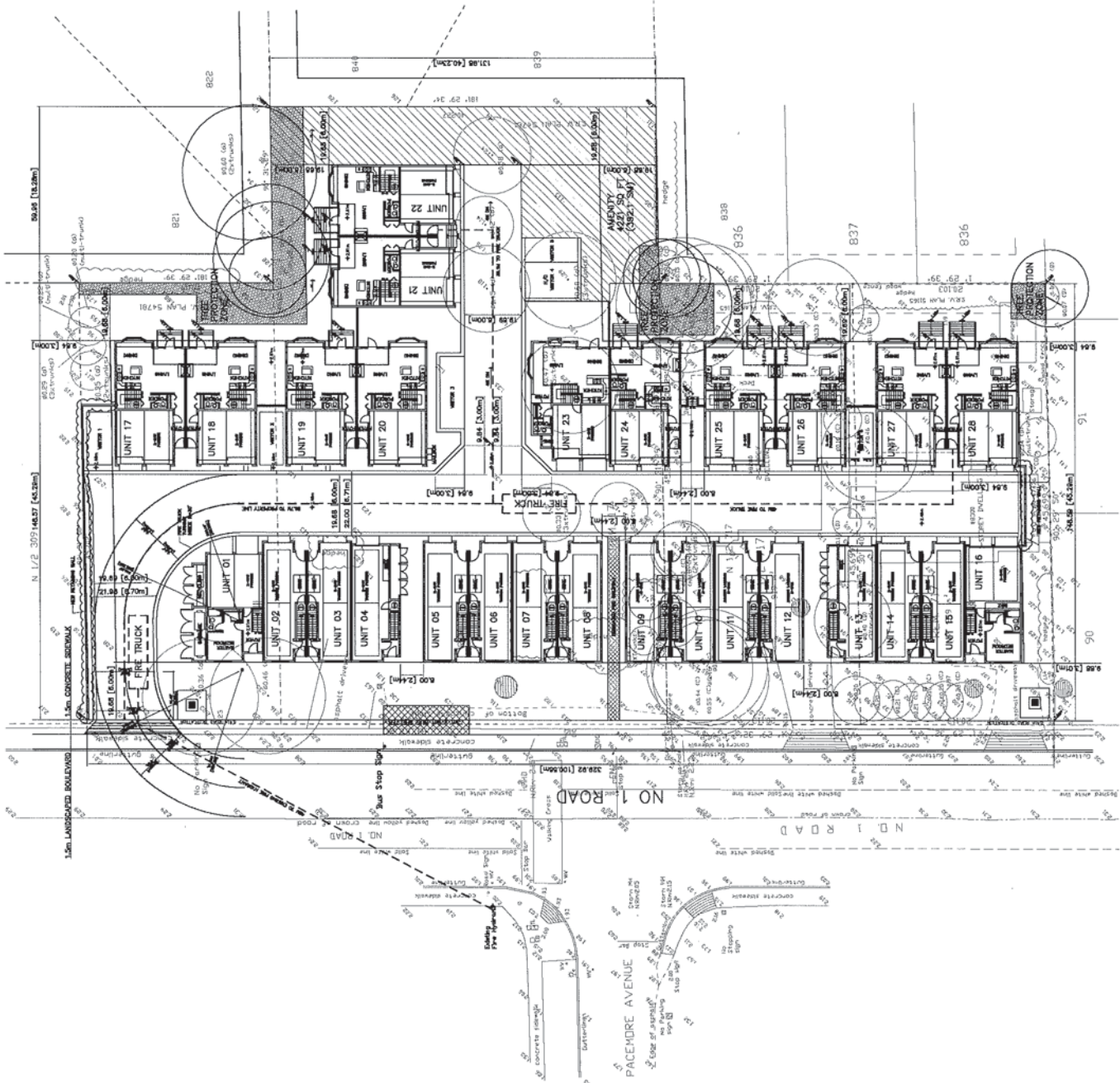
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BY: MCH/MS
CHECKED: MCH/MS
DATE: 2012/07/18
BY: MCH/MS

Comments

Project Title:
**28-UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Sheet Title:
**FIRE TRUCK ACCESS
PLAN & GROUND
FLOOR PLAN**

Drawn:	MCH/MS
Checked:	MCH/MS
Scale:	1/4" = 1'-0"
Project Number:	
Revision Date:	AUG. 22, 2012
Print Date:	AUG. 22, 2012
Sheet No.:	#1b





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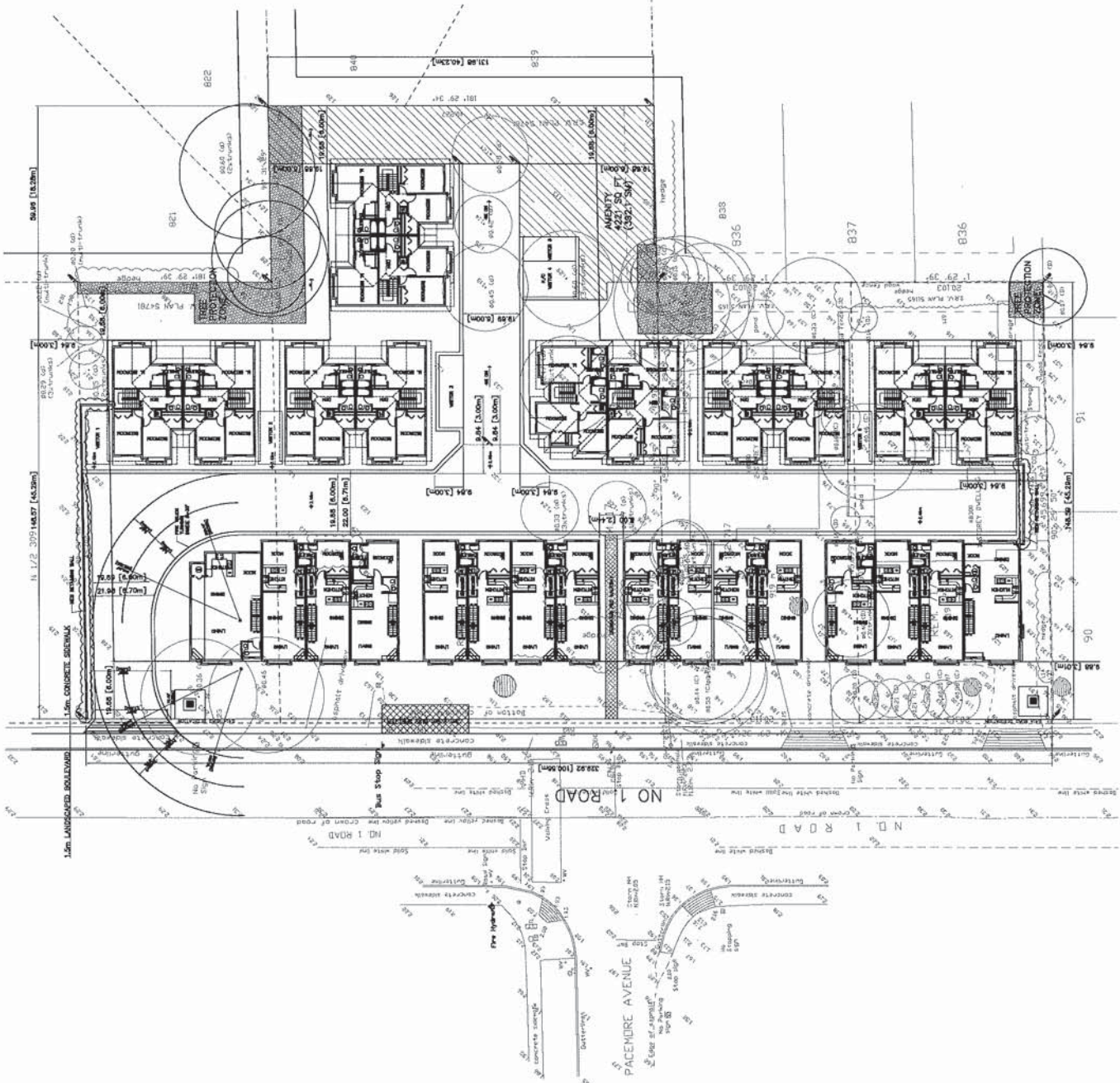
NO. DATE
2012/07/08 BY MATTHEW CHENG
2012/07/08 BY PETER P. ROSSIGNOL

Comments

Project Title
**28-UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Sheet Title
**SITE PLAN &
MAIN FLOOR PLAN**

Drawn MJC	Project Number 1-1-17
Checked MC	Scale 1/4" = 1'-0"
Project Number	Sheet No. #2
Revision Date 11/15/2012	Project Name 28-UNIT TOWNHOUSE DEVELOPMENT
Final Scale 1/4" = 1'-0"	Plot Date AUG. 23, 2012





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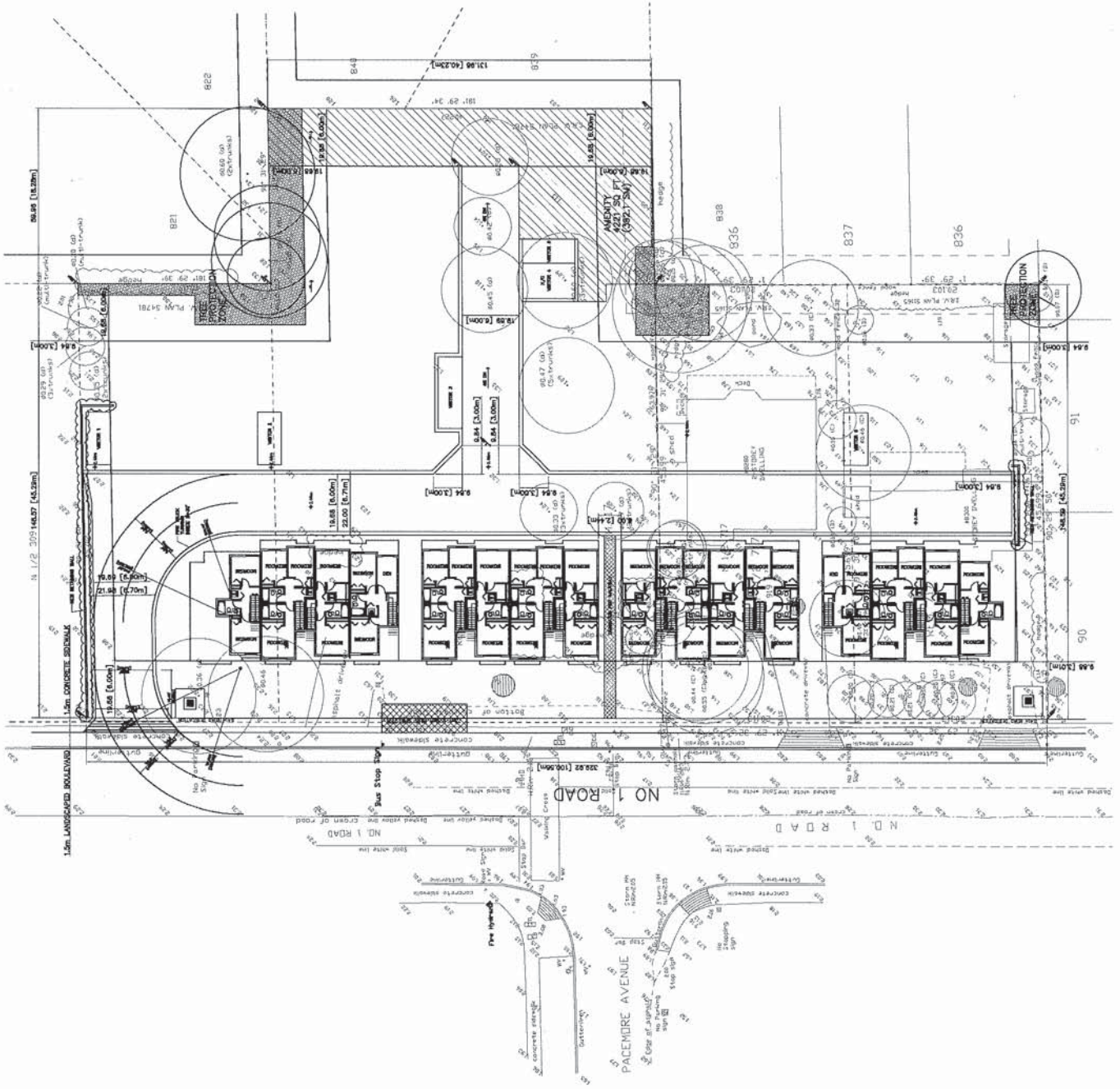
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BY: MCH/PC
CHECKED BY: MCH/PC
PROJECT NO: 12012-001

Comments

Project Title:
**28-UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

Sheet Title:
**SITE PLAN &
UPPER FLOOR PLAN**

Drawn:	MCH/PC
Checked:	MCH/PC
Scale:	1/4" = 1'-0"
Project Number:	
Revision Date:	Aug 22, 2012
Project Name:	12012-001
Page No.:	#3



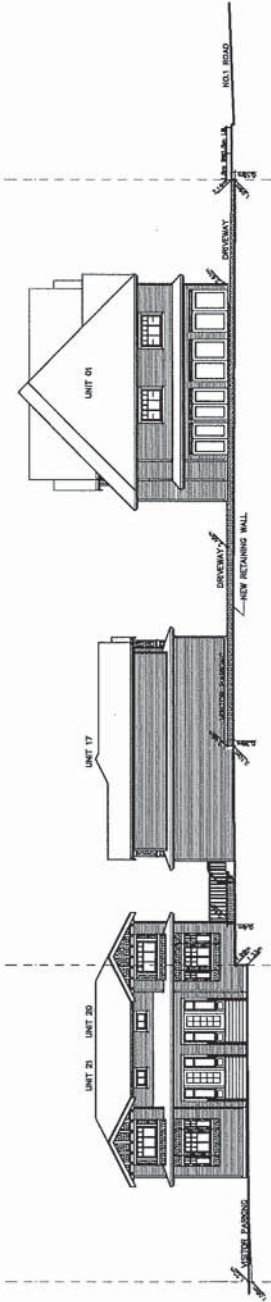


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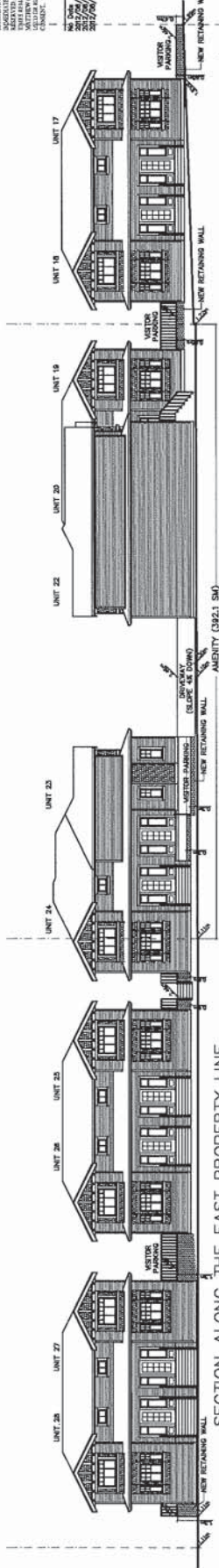
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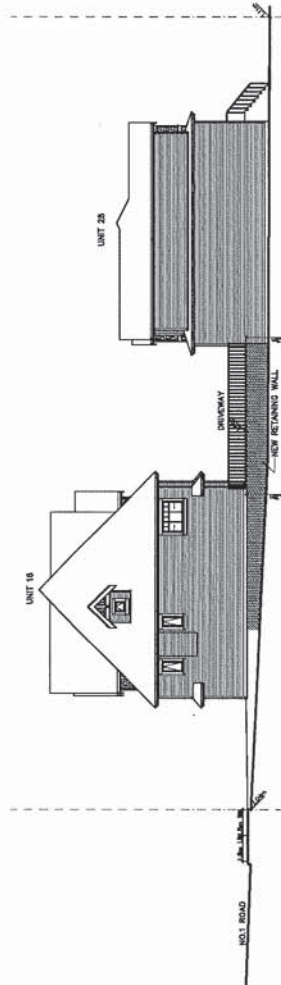
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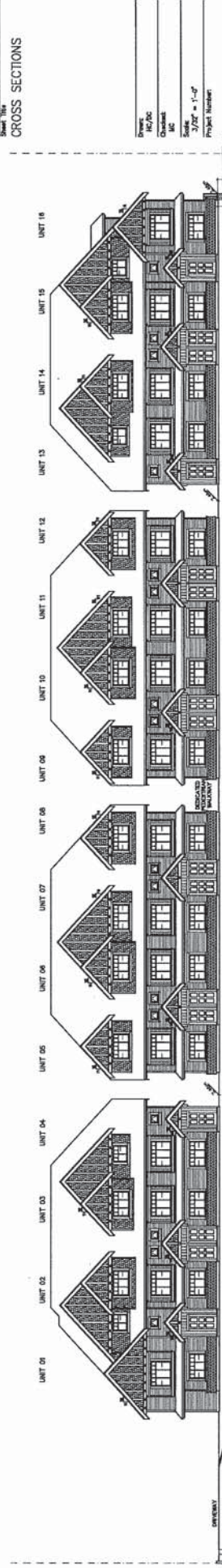
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SECTION ALONG THE EAST PROPERTY LINE



SECTION ALONG THE SOUTH PROPERTY LINE



SECTION ALONG THE WEST PROPERTY LINE (ELEVATION FRONTING NO.1 ROAD)

Project Title
**28 UNIT TOWNHOUSE
DEVELOPMENT**
8200/8220/
8280/8300/
NO. 1 ROAD,
RICHMOND, BC

Sheet Title
CROSS SECTIONS

Drawn By
K.C./C
Checked
M.C.
Scale
3/32" = 1'-0"
Project Number

Revision Date
APR. 22, 2013
New Retaining Wall Done
APR. 23, 2013
Page No.
#4a



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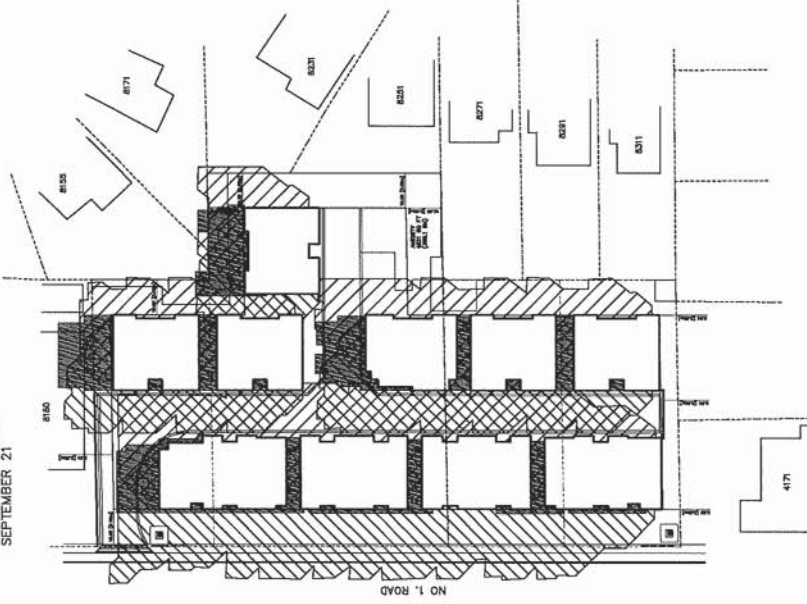
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BY: MCH/AM
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PROJECT NO: 2022-09-21

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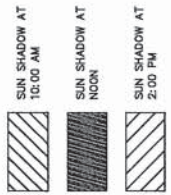
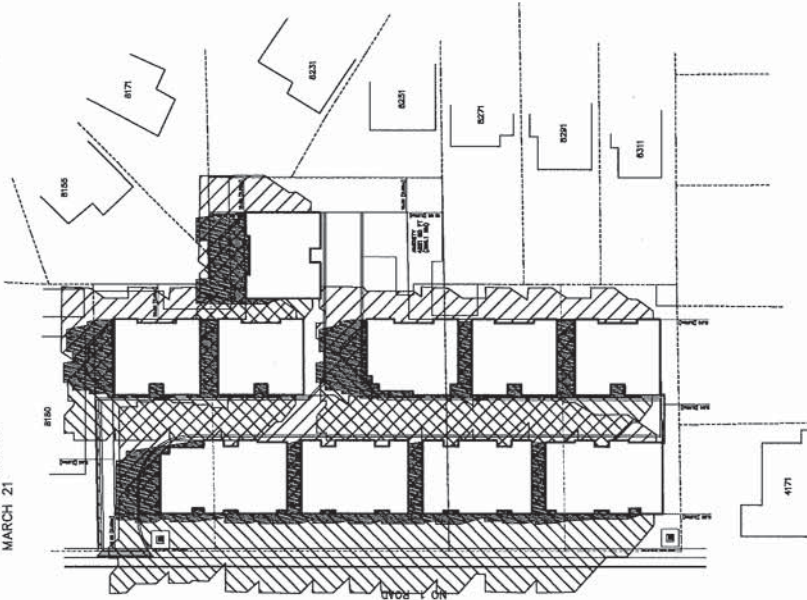
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28-UNIT TOWNHOUSE
DEVELOPMENT
8280/8220/
8280/8300
NO. 1 ROAD
RICHMOND, BC

SHEET TITLE:
SHADOW ANALYSIS

SHADOW ANALYSIS
SEPTEMBER 21



SHADOW ANALYSIS
MARCH 21



Drawn:	DC
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	NOV 22 2022
Print Date:	SEP 21 2022
Sheet No.:	#6