



**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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> per unit (114.0 m<sup>2</sup>). 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:**

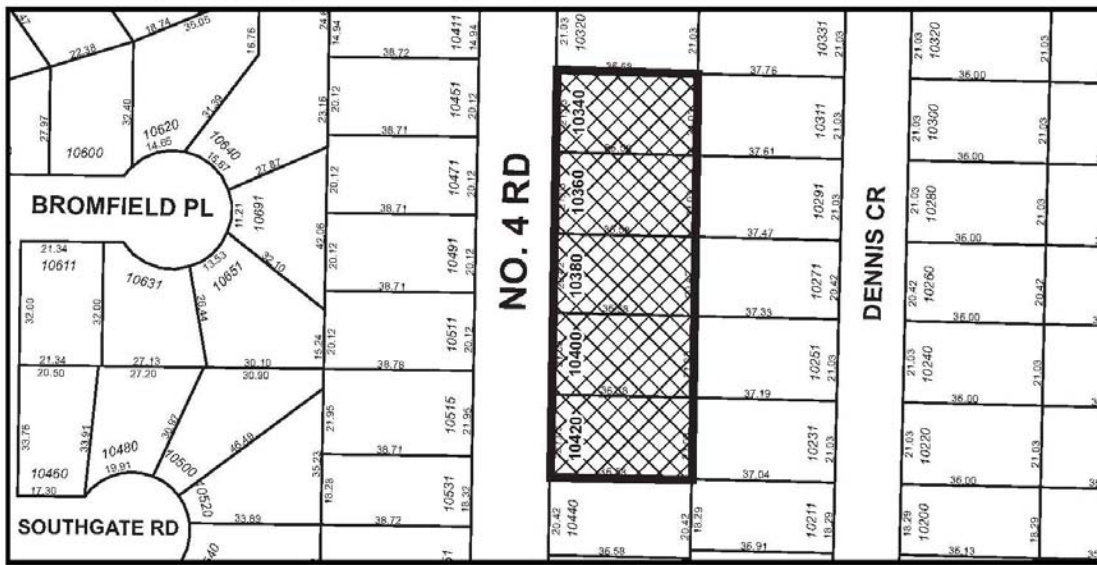
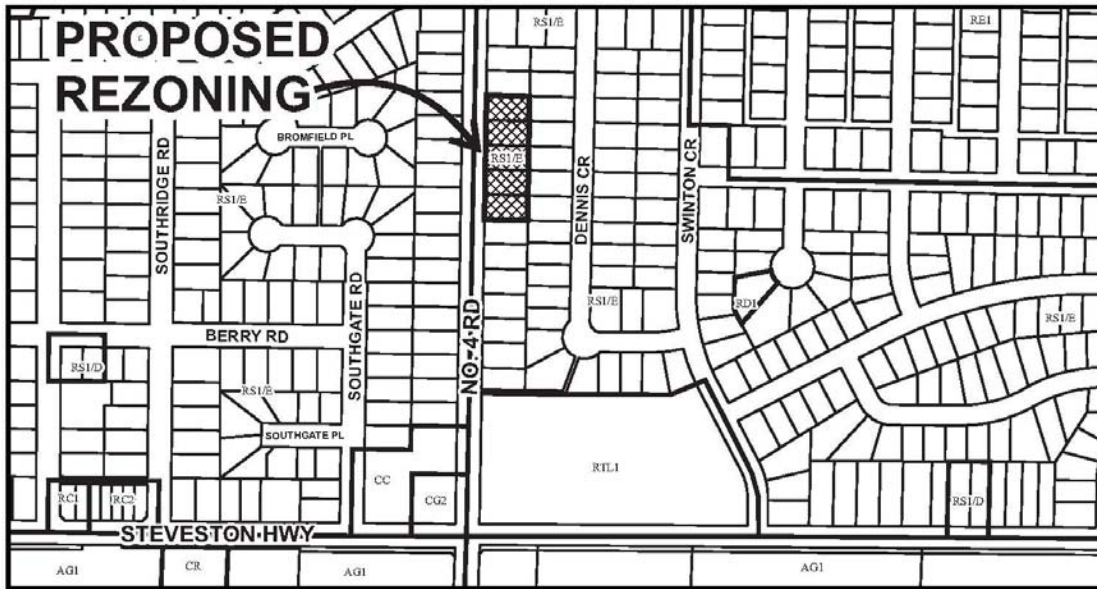
- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Shellmont Area Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Management Plan with Staff Comments
- Attachment 6: Rezoning Considerations

Attachment 1

Location Map and Aerial Photo



City of Richmond

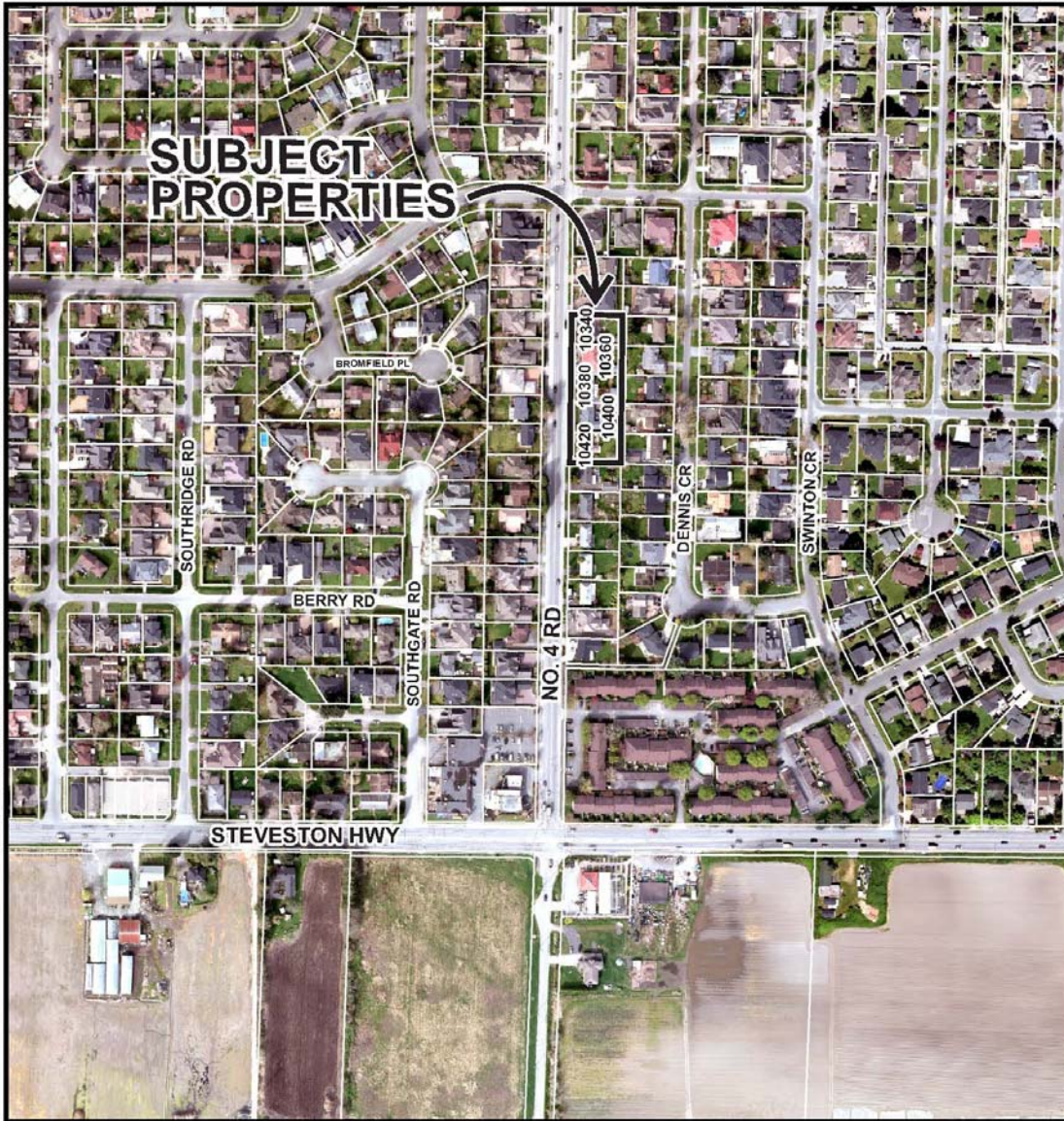


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|--|-----------------------|--------------------------------|
|  | <h1>RZ 18-831725</h1> | Original Date: 09/12/18        |
|  |                       | Revision Date:                 |
|  |                       | Note: Dimensions are in METRES |





City of  
Richmond



|  |                       |  |
|--|-----------------------|--|
|  | <h1>RZ 18-831725</h1> | <p>Original Date: 09/12/18<br/>Revision Date:<br/>Note: Dimensions are in METRES</p> |
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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                        |
|--|----------------------------------|---------------------------------|
| <b>Site Area:</b>                                | 3,824.9 m <sup>2</sup>           | 3,616.1 m <sup>2</sup>          |
| <b>Land Uses:</b>                                | Single-family residential        | Multiple-family residential     |
| <b>OCP Designation:</b>                          | Neighbourhood Residential (NRES) | No change                       |
| <b>Zoning:</b>                                   | Single Detached (RS1/E)          | Medium Density Townhouse (RTM2) |
| <b>Arterial Road Land Use Policy Designation</b> | Townhouse                        | No change                       |
| <b>Number of Units:</b>                          | 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 <sup>2</sup>   | 2,348.8 m <sup>2</sup>  | None                      |
| Lot Coverage (% of lot area): | Building: Max. 40%<br>Non-porous Surfaces: Max. 65%<br>Live Landscaping: Min. 25% | Building: 38.7%<br>Non-porous Surfaces: 58.9%<br>Live Landscaping: Min. 26.7% | None                      |
| Lot Size:                     | No minimum  | 3,616.1 m <sup>2</sup>  | None                      |
| Lot Dimensions:               | Width: 30 m<br>Depth: 35 m  | Width: 104.6 m<br>Depth: 36.6 m   | None                      |
| Setbacks:                     | Front/West: Min. 6.0 m  | Front/West: 4.5 m   | <b>Variance requested</b> |
|                               | 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  |                           |

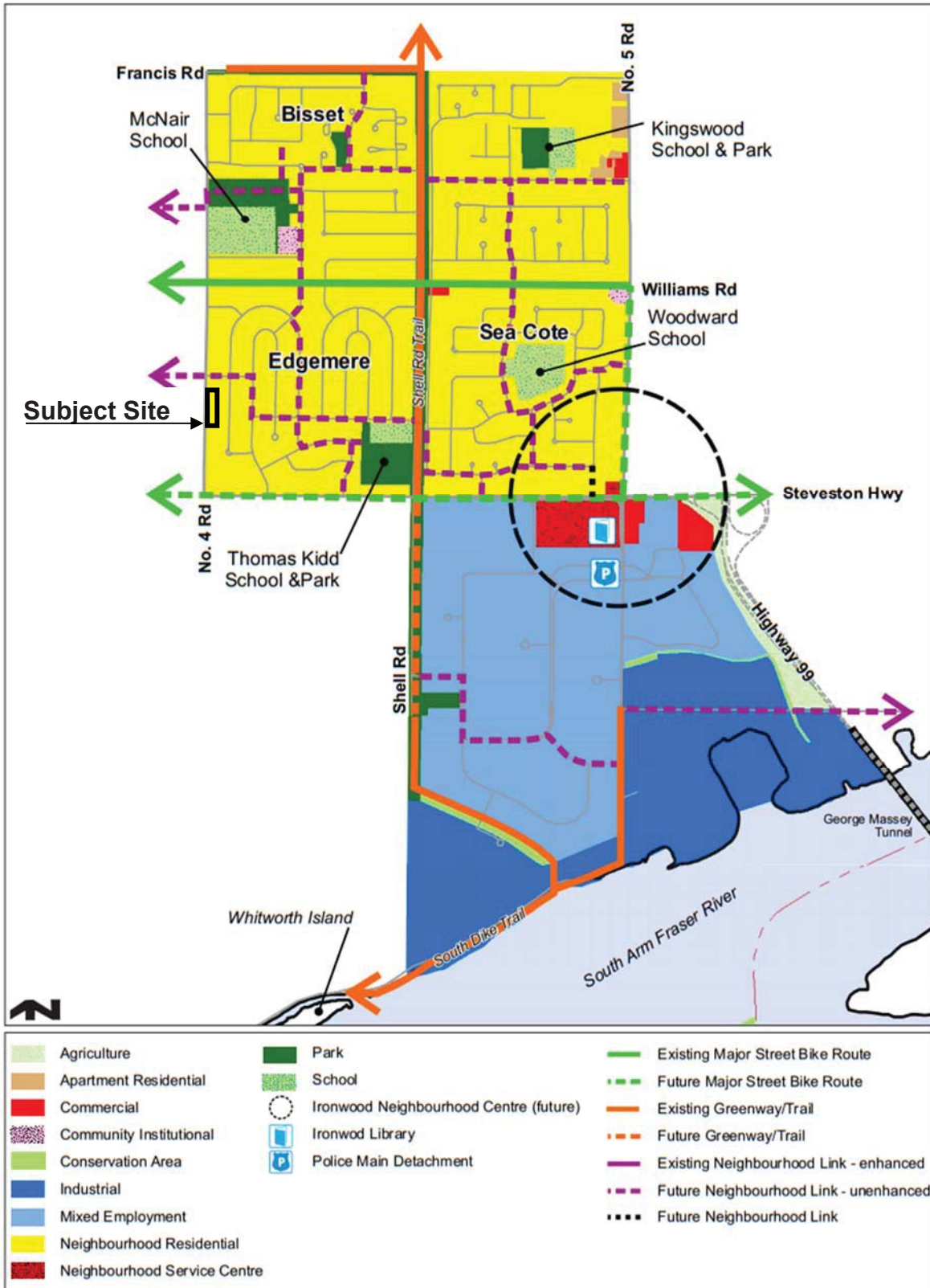


| <b>On Future Subdivided Lots</b>                       | <b>Bylaw Requirement</b>   | <b>Proposed</b>                         | <b>Variance</b> |
|--|--|---|-----------------|
| Off-street Parking Spaces – Regular (R) / Visitor (V): | Min. 2 (R) and 0.2 (V) per unit                                  | 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 <sup>2</sup> or cash-in-lieu                           | Cash-in-lieu                            | None            |
| Amenity Space – Outdoor:                               | Min. 6 m <sup>2</sup> per unit = 114 m <sup>2</sup>              | 114.1 m <sup>2</sup>                    | 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

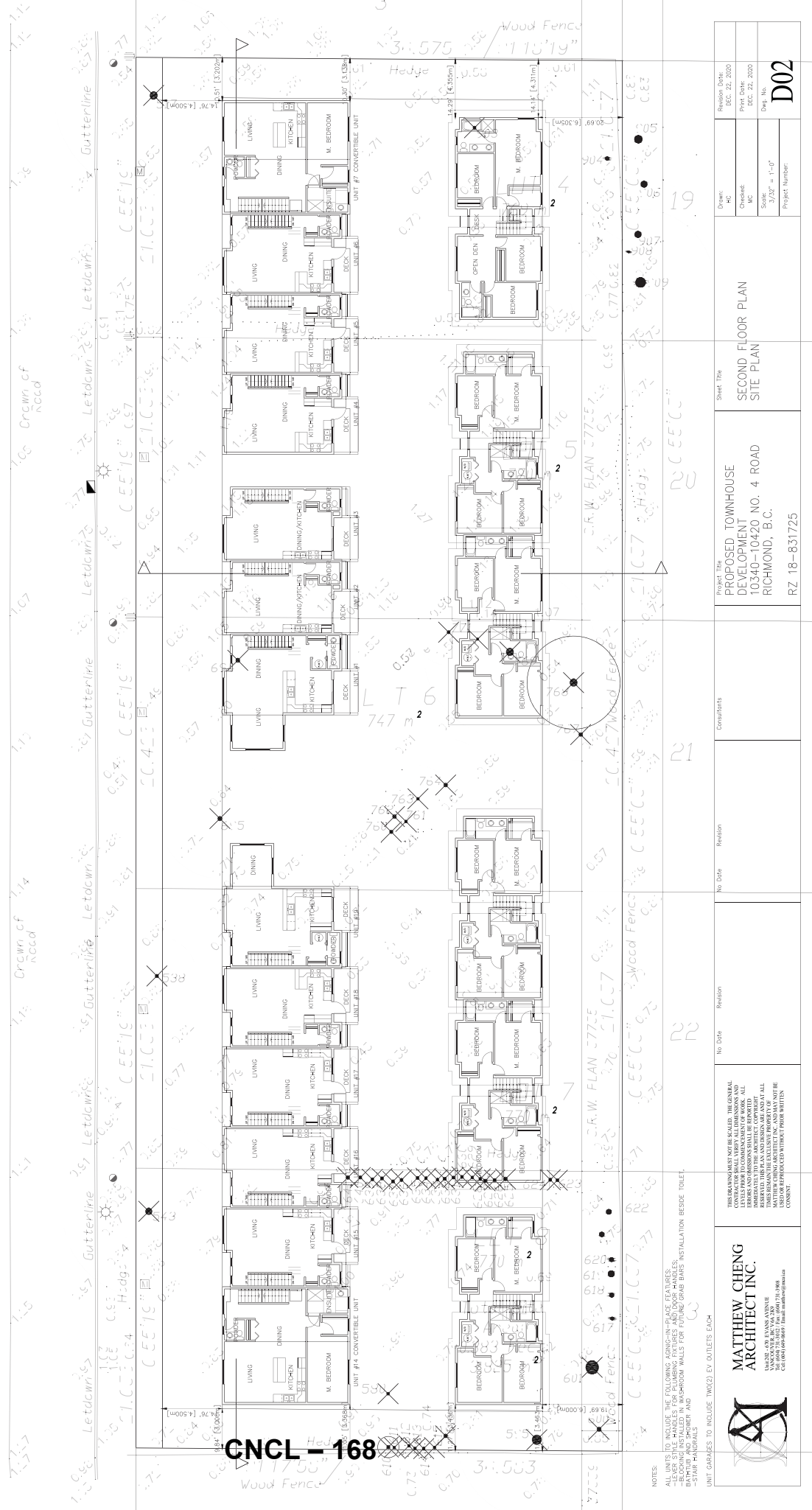
8. Shellmont





N.L. 4 R L A I

Nail in aluminum  
Tag #806  
Site Benchmark  
Elevation: 0.92



CNCL - 168

NOTES:  
 1- THIS PLAN INCLUDES THE FOLLOWING CONSTRUCTION CASES:  
 - FLEXER STAIR HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;  
 - BEDROOMS INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET;  
 - STAIR HANDLES;  
 - UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH



**MATTHEW CHENG ARCHITECT INC.**  
 10000 HWY 101, SUITE 100  
 VANCOUVER, BC V2V 1A9  
 TEL: (604) 271-1111  
 WWW.MATTHEWCHENGARCHITECT.COM

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No Date Revision

No Date Revision

Consultants

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

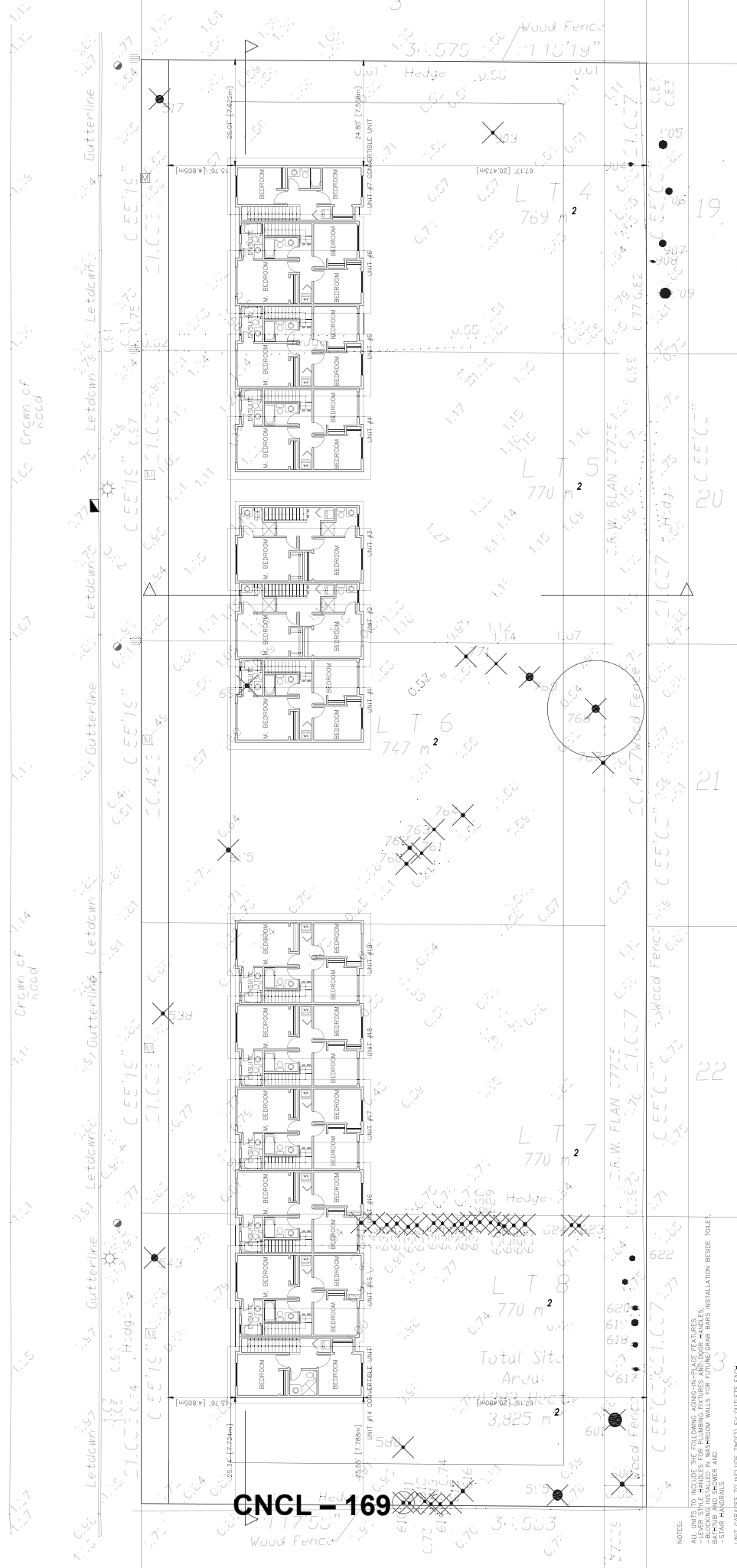
Sheet Title  
**SECOND FLOOR PLAN SITE PLAN**

Drawn: MC  
 Checked: BC  
 Scale: AS SHOWN = 1/8" = 1'-0"  
 Project Number:

Revision Table:  
 Revision Date: DEC 22, 2020  
 Print Date: DEC 22, 2020  
 Draw No.: D02  
 Project Number:

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

Nail in aluminum  
Tag #806  
Site Benchmark  
Elevation: 0.92



CNCL - 169

|  |   |                               |                                |
|--|---|-------------------------------|--------------------------------|
| Project Title<br><b>PROPOSED TOWNHOUSE DEVELOPMENT<br/>         10340-10420 NO. 4 ROAD<br/>         RICHMOND, B.C.</b><br>RZ 18-831725 | Sheet Title<br><b>THIRD FLOOR PLAN<br/>         SITE PLAN</b> | Drawn:<br>MC                  | Revision Date:<br>DEC 22, 2020 |
|  |   | Checked:<br>BC                | Print Date:<br>DEC 22, 2020    |
| Scale:<br>3/32" = 1'-0"  |   | Project Number:<br><b>D03</b> |                                |

NOTES:

- DO NOT INCLUDE THE FOLLOWING: CONCRETE SLAB, STAIRS, FLOORING, CEILING, LIGHTING FIXTURES AND DOOR HANDLES;
- CEILING TO BE INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET.
- CEILING TO BE INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET.
- UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH

THIS DRAWING IS NOT TO SCALE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. 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, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

**MATTHEW CHENG ARCHITECT INC.**  
 SUITE 208, 3080 AVENUE  
 100 ROAD 20, RICHMOND, BC V6V 1R8  
 TEL: (604) 273-8888  
 WWW.MATTHEWCHENGARCHITECT.COM



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

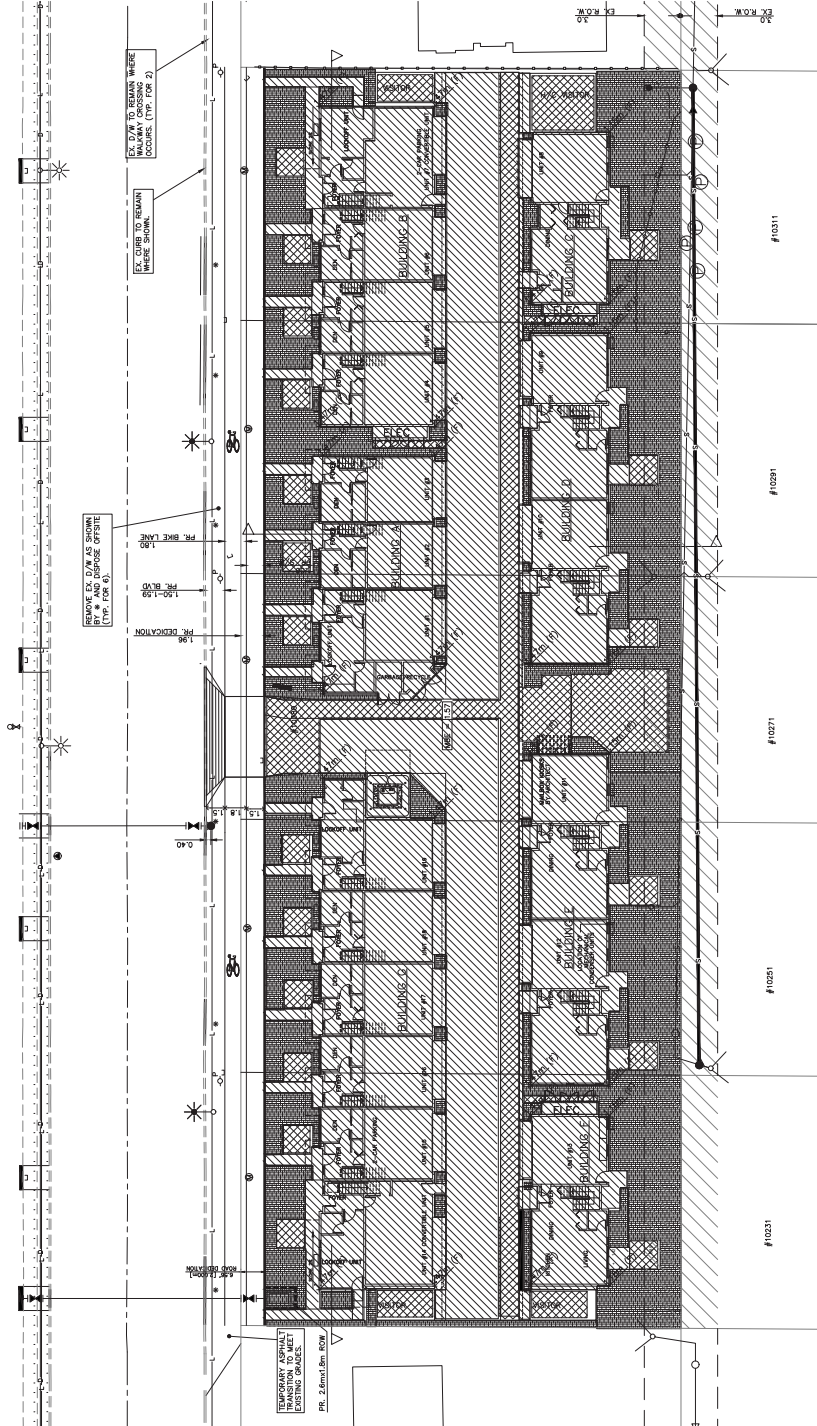
|   |  |                         |                         |                    |   |   |  |   |
|---|--|-------------------------|-------------------------|--------------------|---|---|--|---|
|  <p><b>MATTHEW CHENG ARCHITECT INC.</b><br/>       1500 BROADVIEW AVENUE<br/>       TORONTO, ONTARIO M4M 3L9<br/>       TEL: (416) 461-1111 FAX: (416) 461-1188<br/>       WWW.MATTHEWCHENGARCHITECT.COM</p> | <p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM TO COMMENCEMENT 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 EXCLUSIVE 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>Consentants</p> | <p>Project Title<br/> <b>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</b><br/>       RZ 18-831725</p> | <p>Sheet Title<br/> <b>ELEVATIONS</b></p> | <p>Drawn: MC<br/>       Checked: BC<br/>       Scale: AS SHOWN = 1/8" = 1'-0"<br/>       Project Number:</p> | <p>Revision Date: DEC 22, 2020<br/>       Print Date: DEC 22, 2020<br/>       Dwg. No. <b>D04</b></p> |
|---|--|-------------------------|-------------------------|--------------------|---|---|--|---|



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4885 Still Creek Drive  
Richmond, BC V6X 3K7  
P: 604-294-0911 F: 604-294-0022

SEAL



|  |  |
|--|--|
|  | COVERAGE WITH LIVE PLANT MATERIALS<br>0.00% 0.00m <sup>2</sup> 0.00%         |
|  | COVERAGE WITH PERMEABLE SURFACE<br>14.75% 5,741.14m <sup>2</sup> 14.75%      |
|  | COVERAGE WITH NON-PERMEABLE SURFACE<br>85.25% 33,258.86m <sup>2</sup> 85.25% |

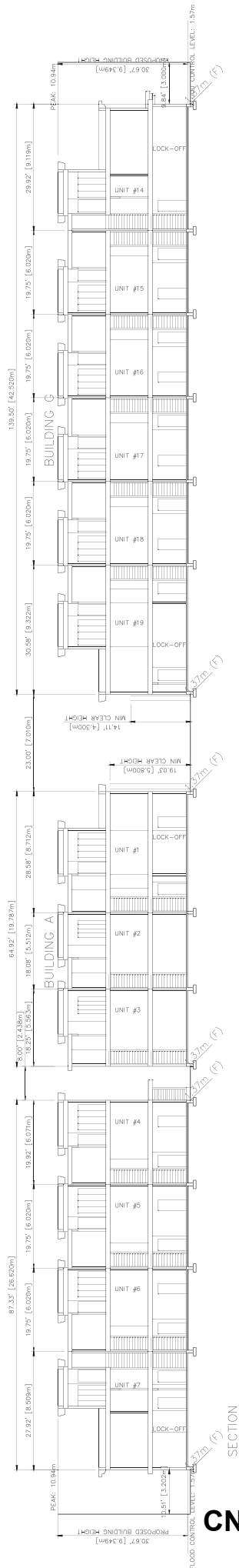
CNCL - 171

| NO. | DATE     | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 1   | 19/09/27 | REV FOR PLAN         | DR. |
| 2   | 19/10/28 | REV FOR PLAN         | DR. |
| 3   | 19/11/28 | REV FOR PLAN         | DR. |
| 4   | 20/01/23 | REV FOR PLAN         | DR. |
| 5   | 20/01/23 | REV FOR PLAN         | DR. |
| 6   | 20/01/23 | REV FOR PLAN         | DR. |
| 7   | 20/01/23 | REV FOR PLAN         | DR. |
| 8   | 20/01/23 | REV FOR PLAN         | DR. |
| 9   | 20/01/23 | REV FOR PLAN         | DR. |
| 10  | 20/01/23 | REV FOR PLAN         | DR. |
| 11  | 20/01/23 | REV FOR PLAN         | DR. |
| 12  | 20/01/23 | REV FOR PLAN         | DR. |
| 13  | 20/01/23 | REV FOR PLAN         | DR. |
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| 17  | 20/01/23 | REV FOR PLAN         | DR. |
| 18  | 20/01/23 | REV FOR PLAN         | DR. |
| 19  | 20/01/23 | REV FOR PLAN         | DR. |
| 20  | 20/01/23 | REV FOR PLAN         | DR. |
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| 23  | 20/01/23 | REV FOR PLAN         | DR. |
| 24  | 20/01/23 | REV FOR PLAN         | DR. |
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| 32  | 20/01/23 | REV FOR PLAN         | DR. |
| 33  | 20/01/23 | REV FOR PLAN         | DR. |
| 34  | 20/01/23 | REV FOR PLAN         | DR. |
| 35  | 20/01/23 | REV FOR PLAN         | DR. |
| 36  | 20/01/23 | REV FOR PLAN         | DR. |
| 37  | 20/01/23 | REV FOR PLAN         | DR. |
| 38  | 20/01/23 | REV FOR PLAN         | DR. |
| 39  | 20/01/23 | REV FOR PLAN         | DR. |
| 40  | 20/01/23 | REV FOR PLAN         | DR. |
| 41  | 20/01/23 | REV FOR PLAN         | DR. |
| 42  | 20/01/23 | REV FOR PLAN         | DR. |
| 43  | 20/01/23 | REV FOR PLAN         | DR. |
| 44  | 20/01/23 | REV FOR PLAN         | DR. |
| 45  | 20/01/23 | REV FOR PLAN         | DR. |
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| 47  | 20/01/23 | REV FOR PLAN         | DR. |
| 48  | 20/01/23 | REV FOR PLAN         | DR. |
| 49  | 20/01/23 | REV FOR PLAN         | DR. |
| 50  | 20/01/23 | REV FOR PLAN         | DR. |

CLIENT: Social Being, Pinc. GEO Dink.  
WITH: MATTHEW CHENG ARCHITECT INC.  
PROJECT: 19 UNIT TOWNHOUSE DEVELOPMENT  
10840 - 10430 NO. 4 ROAD RICHMOND BC V6V 1R7  
RZ 18-831725  
DRAWING TITLE: LIVE PLANT MATERIAL COVERAGE PLAN  
DATE: July 22, 2019 DRAWING NUMBER: 19-093  
SCALE: 1/16" = 1'-0"  
DRAWN BY: DESIGN: ED CHECKED: PCM  
PMG PROJECT NUMBER: 19-093  
19093-029P

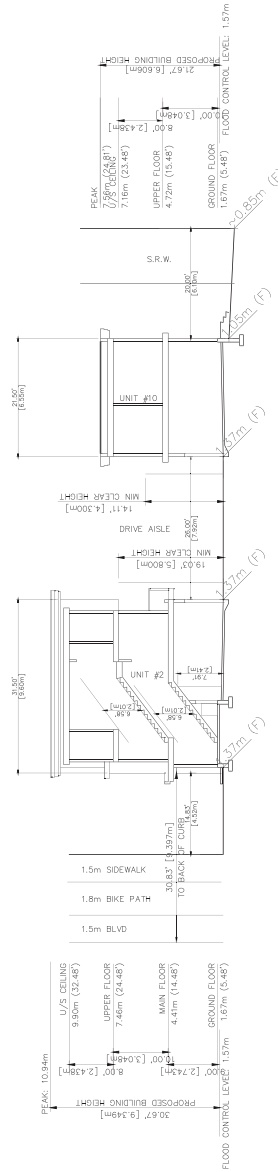
L5

OF 5



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SECTION



SECTION

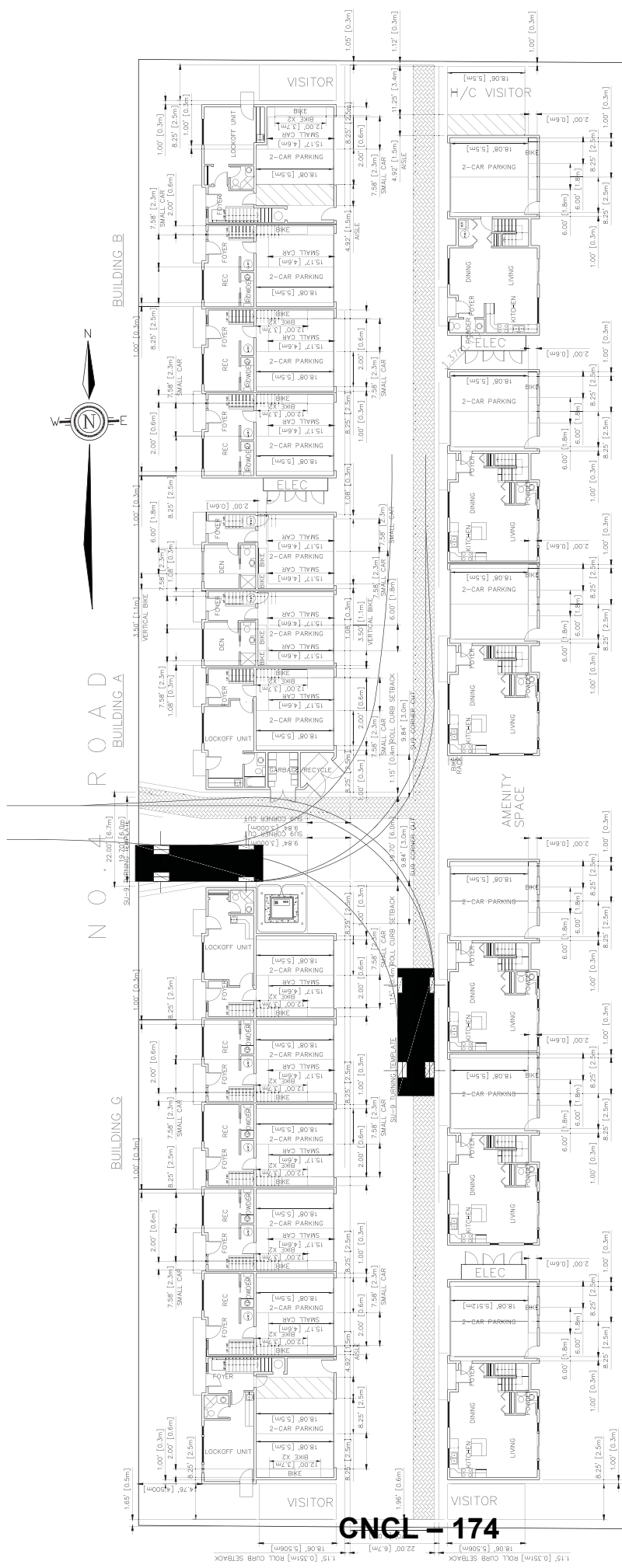
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|---|--|-------------------------|-------------------------|--------------------|--|--|---|---|
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|   |  | <p>No Date Revision</p> | <p>No Date Revision</p> | <p>Consultants</p> | <p>Project Title<br/> <b>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</b></p> <p>Project Number<br/> <b>RZ 18-831725</b></p> | <p>Sheet Title<br/> <b>SITE SECTIONS</b></p> | <p>Drawn:<br/>         MC</p> <p>Checked:<br/>         MC</p> <p>Scale:<br/>         3/32" = 1'-0"</p> <p>Project Number:<br/> </p> | <p>Revision Date:<br/>         DEC 22, 2020</p> <p>Print Date:<br/>         DEC 22, 2020</p> <p>Drawn No.<br/> <b>D05</b></p> |





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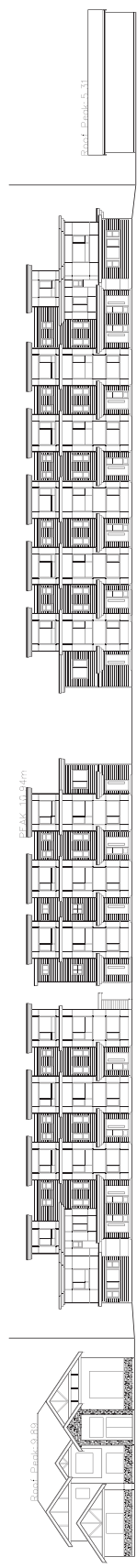
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|---|---|-------------------------|--------------------|---|---|---|--|
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|  |  |   |                                |                    |   |   |  |  |
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|--|--|---|--------------------------------|--------------------|---|---|--|--|



CONTEXT PLAN



STREETSCAPE ALONG NO. 4 ROAD

|   |  |                          |                          |                    |  |  |   |  |
|---|--|--------------------------|--------------------------|--------------------|--|--|---|--|
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|---|--|--------------------------|--------------------------|--------------------|--|--|---|--|





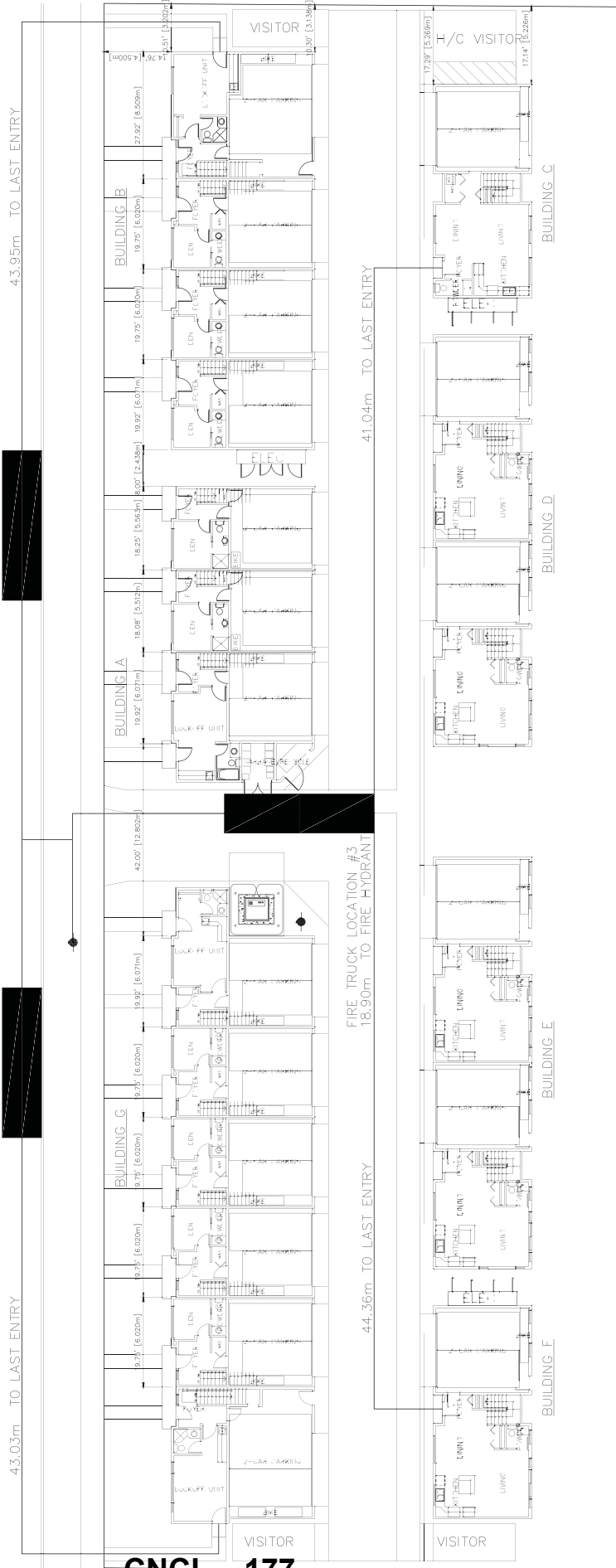
N O . 4 R O A D

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

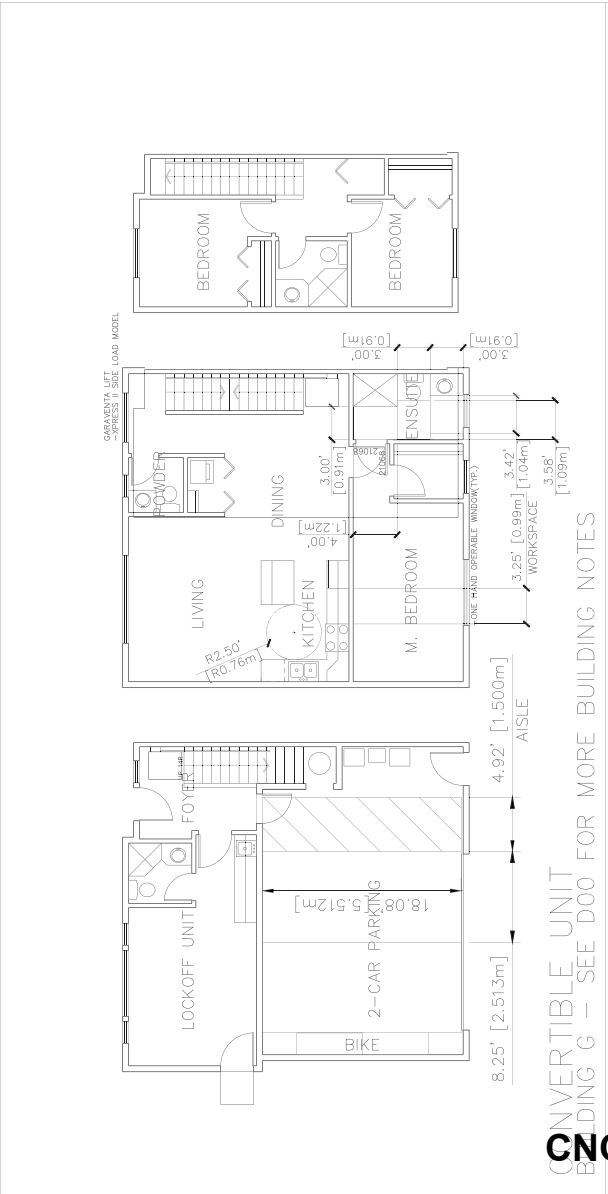


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|   |  |            |          |         |          |         |          |                    |  |  |   |  |
|---|--|------------|----------|---------|----------|---------|----------|--------------------|--|--|---|--|
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|   |  | <p>D08</p> |          |         |          |         |          |                    |  |  |   |  |

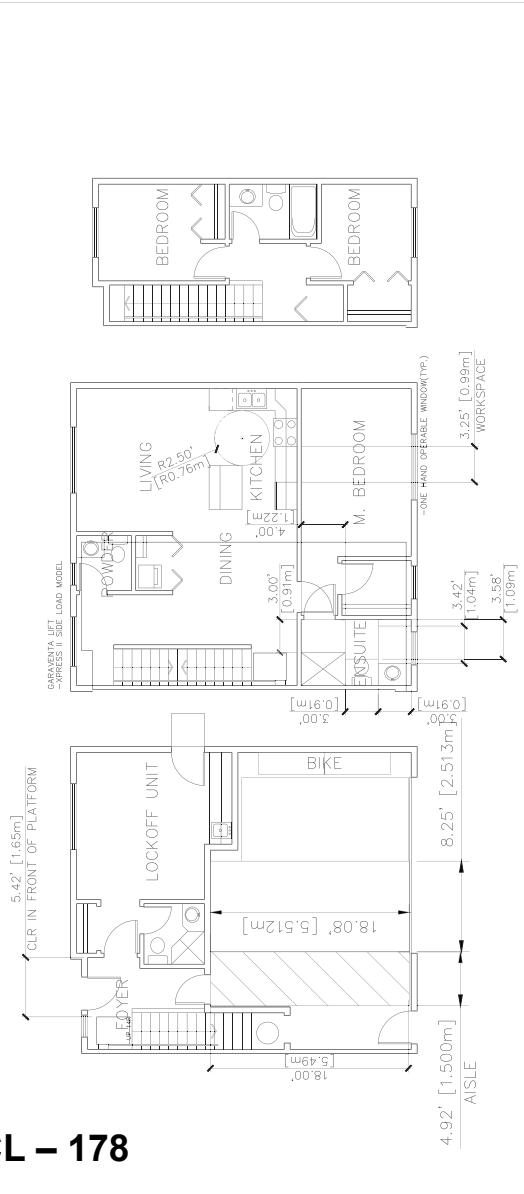
CONVERTIBLE UNIT GUIDELINES:

- 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) IS 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.
  - LIFT TYPE HANDLES FOR ALL DOORS.
- HALLWAYS:
  - MIN. 900 MM WIDTH.
  - 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 DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTERS, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. -UPGRADE TO FOUR-POLX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.



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CONVERTIBLE UNIT BUILDING G - SEE D00 FOR MORE BUILDING NOTES



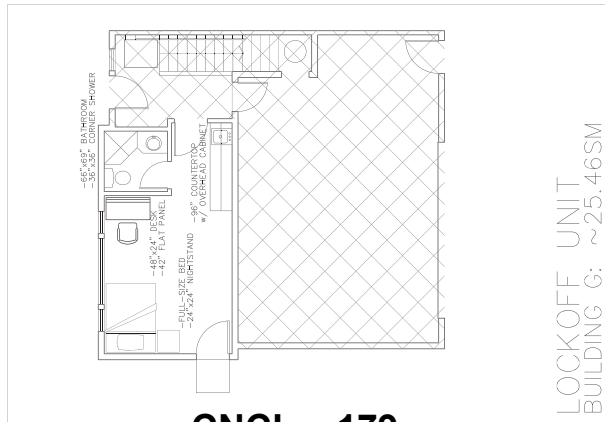
CONVERTIBLE UNIT BUILDING B - SEE D00 FOR MORE BUILDING NOTES

**MATTHEW CHENG ARCHITECT INC.**  
 1000-1015 BROADVIEW AVENUE  
 RICHMOND, B.C. V6X 4E6  
 TEL: (604) 273-1111 FAX: (604) 273-1188  
 WWW.MATTHEWCHENGARCHITECT.COM

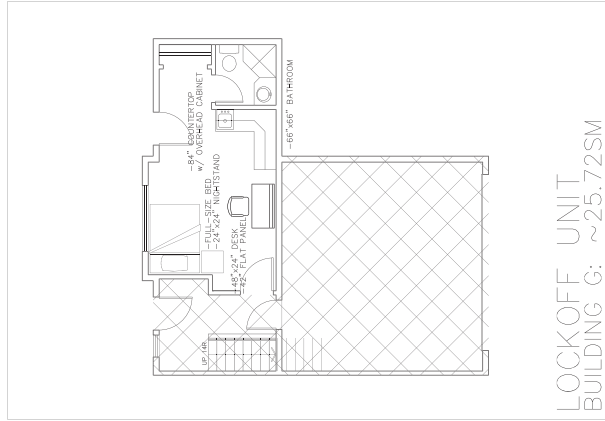
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|                             |  |
|-----------------------------|--|
| Project Title               | PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C. |
| Sheet Title                 | CONVERTIBLE UNIT FLOOR PLANS   |
| Drawn: HC                   | Checked: BC  |
| Scale: 3/8" = 1'-0"         | Project Number: RZ 18-831725   |
| Revision Date: DEC 22, 2020 | Print Date: DEC 22, 2020   |
| Drawn: HC                   | Checked: BC  |
| Scale: 3/8" = 1'-0"         | Project Number: RZ 18-831725   |
| Revision Date: DEC 22, 2020 | Print Date: DEC 22, 2020   |

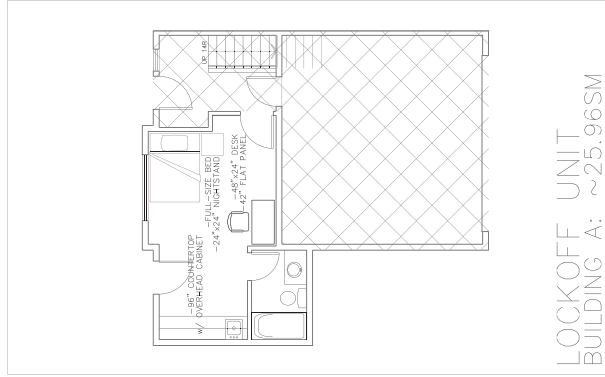
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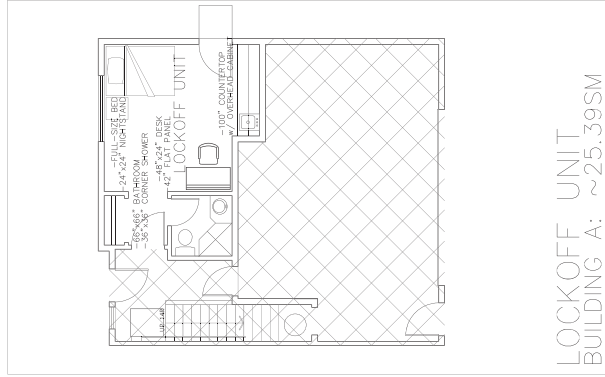
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BUILDING G: ~25.46SM



LOCKOFF UNIT  
BUILDING G: ~25.72SM



LOCKOFF UNIT  
BUILDING A: ~25.96SM



LOCKOFF UNIT  
BUILDING A: ~25.39SM

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









|  |                                       |  |  |
|--|---------------------------------------|--|--|
| Project Title<br><b>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</b><br>RZ 18-831725   | Sheet Title<br><b>SHADOW ANALYSIS</b> | Drawn: HC<br>Checked: BC<br>Scale: 3/32" = 1'-0"<br>Project Number:  | Revision Date: DEC 22, 2020<br>Print Date: DEC 22, 2020<br>Draw No: <b>D12</b> |
|  |                                       | No Date<br>Revision  | No Date<br>Revision  |
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LEGEND



EXCLUDED FLOOR AREA



FLOOR SURROUNDED BY 3 WALLS (INCLUDED)

CNCL - 182

|   |                         |                         |                 |   |   |  |   |
|---|-------------------------|-------------------------|-----------------|---|---|--|---|
| <p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM THE COMMENTARY OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED. 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, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p> | <p>No Date Revision</p> | <p>No Date Revision</p> | <p>Comments</p> | <p>Project Title<br/> <b>PROPOSED TOWNHOUSE DEVELOPMENT</b><br/>         10340-10420 NO. 4 ROAD<br/>         RICHMOND, B.C.<br/>         RZ 18-831725</p> | <p>Sheet Title<br/> <b>FLOOR AREA OVERLAY</b></p> | <p>Drawn:<br/>MC</p> <p>Checked:<br/>BC</p> <p>Scale:<br/>3/32" = 1'-0"</p> <p>Project Number:</p> | <p>Revision Date:<br/>DEC 22, 2020</p> <p>Print Date:<br/>DEC 22, 2020</p> <p>Drawn By:<br/>Dxx</p> |
|   | <p>UNIT #13</p>         | <p>UNIT #12</p>         | <p>UNIT #11</p> | <p>UNIT #10</p>   | <p>UNIT #9</p>                                    | <p>UNIT #8</p>   | <p>UNIT #7 CONVERTIBLE UNIT</p>   |



|     |          |                      |     |
|-----|----------|----------------------|-----|
| 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.

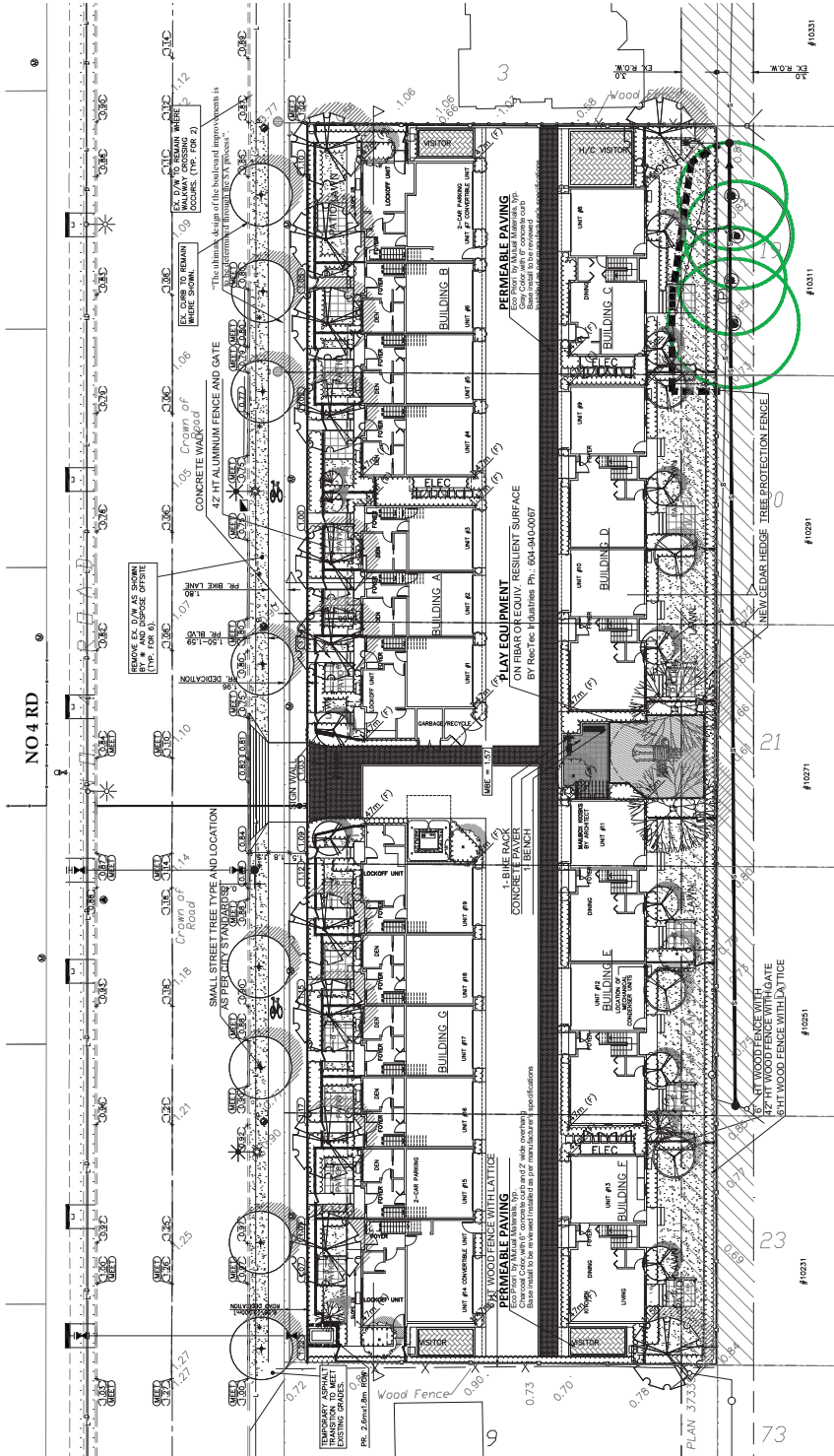
**19 UNIT TOWNHOUSE DEVELOPMENT**  
10840 - 10430 NO. 4 ROAD  
RICHMOND  
R2.18-831725

DRAWING TITLE:  
**LANDSCAPE PLAN**

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

PMG PROJECT NUMBER: 19-093

19093-029



| PLANT SCHEDULE | COMMON NAME                        | TYPE AND LOCATION BY CITY | PLANTED SIZE (REARUS)   | PMG PROJECT NUMBER: 19-093 |
|----------------|------------------------------------|---------------------------|-------------------------|----------------------------|
| 1              | STREET TREE                        |                           | 70% CAL 24 STD. 18B     |                            |
| 2              | ACER PALMATUM                      |                           | 60% CAL. 1.8MT STD. B&B |                            |
| 3              | ACERURUBRUM RED SUNNET             |                           | 60% CAL. 1.8MT STD. B&B |                            |
| 4              | FAGUS SYLVATICA HAYWICK            |                           | 17CM CAL. B&B           |                            |
| 5              | MANGOLIA KORDIS STELLATA PINK STAR |                           | 60% CAL. 1.8MT STD. B&B |                            |
| 6              | PNUS NEGRA ANKOLD SEATTLE          |                           | 5MT HT. B&B             |                            |
| 7              | JAPANESE MAPLE                     |                           | 60% CAL. 1.8MT STD. B&B |                            |
| 8              | RED SUNNET MAPLE                   |                           | 60% CAL. 1.8MT STD. B&B |                            |
| 9              | PASTEGATE OR DAWYOK BEECH          |                           | 17CM CAL. B&B           |                            |
| 10             | ANNOLD SEATTLE                     |                           | 5MT HT. 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 MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \*BOS-CULDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

| FURNITURE LEGEND | PLANT SCHEDULE          | COMMON NAME | TYPE AND LOCATION BY CITY | PLANTED SIZE (REARUS) | PMG PROJECT NUMBER: 19-093 |
|------------------|-------------------------|-------------|---------------------------|-----------------------|----------------------------|
| 1                | PERMEABLE PAVING        |             |                           |                       |                            |
| 2                | CONCRETE WALKWAY        |             |                           |                       |                            |
| 3                | WOOD FENCE              |             |                           |                       |                            |
| 4                | ALUMINUM FENCE          |             |                           |                       |                            |
| 5                | PLAY EQUIPMENT          |             |                           |                       |                            |
| 6                | BIKE RACK               |             |                           |                       |                            |
| 7                | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 8                | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 9                | PERMEABLE PAVING        |             |                           |                       |                            |
| 10               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 11               | WOOD FENCE              |             |                           |                       |                            |
| 12               | ALUMINUM FENCE          |             |                           |                       |                            |
| 13               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 14               | BIKE RACK               |             |                           |                       |                            |
| 15               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 16               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 17               | PERMEABLE PAVING        |             |                           |                       |                            |
| 18               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 19               | WOOD FENCE              |             |                           |                       |                            |
| 20               | ALUMINUM FENCE          |             |                           |                       |                            |
| 21               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 22               | BIKE RACK               |             |                           |                       |                            |
| 23               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 24               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 25               | PERMEABLE PAVING        |             |                           |                       |                            |
| 26               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 27               | WOOD FENCE              |             |                           |                       |                            |
| 28               | ALUMINUM FENCE          |             |                           |                       |                            |
| 29               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 30               | BIKE RACK               |             |                           |                       |                            |
| 31               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 32               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 33               | PERMEABLE PAVING        |             |                           |                       |                            |
| 34               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 35               | WOOD FENCE              |             |                           |                       |                            |
| 36               | ALUMINUM FENCE          |             |                           |                       |                            |
| 37               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 38               | BIKE RACK               |             |                           |                       |                            |
| 39               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 40               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 41               | PERMEABLE PAVING        |             |                           |                       |                            |
| 42               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 43               | WOOD FENCE              |             |                           |                       |                            |
| 44               | ALUMINUM FENCE          |             |                           |                       |                            |
| 45               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 46               | BIKE RACK               |             |                           |                       |                            |
| 47               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 48               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 49               | PERMEABLE PAVING        |             |                           |                       |                            |
| 50               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 51               | WOOD FENCE              |             |                           |                       |                            |
| 52               | ALUMINUM FENCE          |             |                           |                       |                            |
| 53               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 54               | BIKE RACK               |             |                           |                       |                            |
| 55               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 56               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 57               | PERMEABLE PAVING        |             |                           |                       |                            |
| 58               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 59               | WOOD FENCE              |             |                           |                       |                            |
| 60               | ALUMINUM FENCE          |             |                           |                       |                            |
| 61               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 62               | BIKE RACK               |             |                           |                       |                            |
| 63               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 64               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 65               | PERMEABLE PAVING        |             |                           |                       |                            |
| 66               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 67               | WOOD FENCE              |             |                           |                       |                            |
| 68               | ALUMINUM FENCE          |             |                           |                       |                            |
| 69               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 70               | BIKE RACK               |             |                           |                       |                            |
| 71               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 72               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 73               | PERMEABLE PAVING        |             |                           |                       |                            |
| 74               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 75               | WOOD FENCE              |             |                           |                       |                            |
| 76               | ALUMINUM FENCE          |             |                           |                       |                            |
| 77               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 78               | BIKE RACK               |             |                           |                       |                            |
| 79               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 80               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 81               | PERMEABLE PAVING        |             |                           |                       |                            |
| 82               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 83               | WOOD FENCE              |             |                           |                       |                            |
| 84               | ALUMINUM FENCE          |             |                           |                       |                            |
| 85               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 86               | BIKE RACK               |             |                           |                       |                            |
| 87               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 88               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 89               | PERMEABLE PAVING        |             |                           |                       |                            |
| 90               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 91               | WOOD FENCE              |             |                           |                       |                            |
| 92               | ALUMINUM FENCE          |             |                           |                       |                            |
| 93               | PLAY EQUIPMENT          |             |                           |                       |                            |
| 94               | BIKE RACK               |             |                           |                       |                            |
| 95               | WOOD FENCE WITH GATE    |             |                           |                       |                            |
| 96               | WOOD FENCE WITH LATTICE |             |                           |                       |                            |
| 97               | PERMEABLE PAVING        |             |                           |                       |                            |
| 98               | CONCRETE WALKWAY        |             |                           |                       |                            |
| 99               | WOOD FENCE              |             |                           |                       |                            |
| 100              | ALUMINUM FENCE          |             |                           |                       |                            |













**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



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**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

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PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

|  |
|--|
| CITY OF<br>RICHMOND  |
| APPROVED<br>by<br>                          |
| APPROVED<br>by Director<br>or Solicitor<br> |