



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 18, 2018
File: RZ 16-733904


Re: Application by Interface Architecture Inc. for Rezoning at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from “Single Detached (RS1/B)” Zone and “Single Detached (RS1/E)” Zone to “Medium Density Townhouses (RTM2)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, for the rezoning of 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from “Single Detached (RS1/B)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 6

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

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway (Attachment 1) from “Single Detached (RS1/B)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of 28 townhouse units and two secondary suites with vehicle access from Steveston Highway.

Project Description

The seven properties under this application have a total combined frontage of approximately 129 m, and is required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.65 floor area ratio (FAR). The site layout includes 12 two-storey units and 16 three-storey units in 10 townhouse clusters. Two secondary suites and three convertible units are included in this proposal. Vehicle access is provided by a single driveway access to Steveston Highway.

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).

Subject Site Existing Housing Profile

Three of the seven houses on site have already been demolished. The applicant has advised that there are no secondary suites in the remaining four houses. The remaining houses were tenanted at the time the developer acquired the properties, but will be demolished soon for site preparation.

Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single Detached (RS1/B)”.

To the South: Across Steveston Highway, existing single family dwellings on lots zoned “Single Detached (RS1/E)”.

To the East: A 10-unit two-storey townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.

To the West: A number of single family homes and duplexes on lots zoned “Single Detached (RS1/B)”, “Single Detached (RS1/E)” or “Two-Unit Dwellings (RD1), which are all identified for townhouse development under the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 28 townhouses is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under 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.

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.

The developers have also consulted with the owners/residents of the neighbouring properties on the proposed development; concerns related to security and fencing were raised. The developers will address these concerns through detailed architectural and landscaping design at the Development Permit stage. A consultation summary package prepared by the developers and a map of the consultation area can be found in Attachment 4.

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

Built Form and Architectural Character

The applicant proposes to consolidate the seven properties into one development parcel, with a total net site area of 5,756.7 m². The proposal consists of 28 townhouses, in a mix of two-storey and three-storey townhouse units in 10 clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site.

All three-storey units are proposed along Steveston Highway; a minimum 7.5 m side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns. Two-storey duplexes are proposed along the rear (north) lot lines to serve as a transition to the single-family homes to the north. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Two ground level secondary suites are proposed to be included in the development. These suites will be contained in two of the three-storey units (unit type "C-F") proposed on site (see Attachment 2). The size of each secondary suite is approximately 27 m² (290 ft²) and the total net floor area of each of these "C-F" units is approximately 129 m² (1,387 ft²). Each secondary suite contains an open living/dining/sleeping area, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There are existing 3.0 m wide utility Right-of-Ways (ROWs) along the north property line of all seven subject properties for two existing sanitary sewer lines. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

One vehicular access from Steveston Highway is proposed, this access will be restricted to right-in/right-out traffic movements. The proposed vehicle access will also be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle will be secured as a condition of rezoning.

There are considerable transportation improvements required as part of this application. Prior to final adoption of the rezoning bylaw, the developer required to:

- Dedicate a 2.0 m wide of land along the Steveston Highway frontages of 5711, 5731 and 5751 Steveston Highway for future road widening.
- Design and construction of frontage improvements including, but not limited to a new 1.5 m wide concrete sidewalk along the new Steveston Highway property line and a minimum 1.5 m wide grass boulevard with street trees.
- Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/No. 2 Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
- Contribute \$25,000 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side of No. 2 Road or at an alternative bus stop in the vicinity.
- Contribute \$100,000 towards the future upgrade of the special crosswalk at Lassam Road/Steveston Highway to a full traffic signal. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, UPS (Uninterruptable Power Supply) system, controller cabinet/controller, illuminated street name signs and APS (Accessible Pedestrian signals).

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 83 bylaw-sized trees on the subject property, 14 trees on neighbouring properties, and seven street trees on City property.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two trees (tag# 2159 and 2160); specifically 46cm and 45cm caliper Norway Maples are in very good condition and should be retained and protected.
- Eight trees (tag# 864-872) location along the rear property line and 14 trees (tag# 788-791, 882, 884, 2013-2105, 2174 -2178) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

- 52 trees located on site are all in poor condition - either dying (sparse canopy foliage), have been historically topped, or exhibit significant structural defects. As a result, these trees are not good candidates for retention and should be replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Parks Operations staff has authorized the removal of seven Sycamore Maple trees (tag# 512, 513, 516, 519, 521, 821 and 954) and a number of Cedar and Boxwood hedge rows located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of \$9,100 is required for the removal of the Sycamore Maple trees.

Tree Replacement

The applicant wishes to remove 52 on-site trees. The 2:1 replacement ratio would require a total of 104 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 53 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$25,500 to the City's Tree Compensation Fund in lieu of planting the remaining seven replacement trees should they not be accommodated on the site.

Tree Protection

Two trees on the subject development site, eight trees location along the rear property line, and 14 trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- 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 Development Permit issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the Post-Construction Assessment Report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Prior to demolition of the existing dwellings 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 in compliance with the “Medium Density Townhouses (RTM2)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site. Staff support the requested variance recognizing that a 2.0 wide road dedication along the frontage of the eastern half of the site is required, and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Affordable Housing Strategy

In addition to the provision of two secondary suite on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy; for a contribution of \$342,356.62.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot to the City’s Public Art Reserve fund; for a total contribution in the amount of \$33,430.12.

Energy Efficiency & Renewable Energy

The subject rezoning application and the associated Development Permit application were received prior to the introduction of the BC Energy Step Code (approved by Council on July 16, 2018). The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.

The applicants have committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. Registration of a legal agreement on Title to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process; the developers will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

The developer has also reviewed the feasibility of incorporating solar photovoltaic (PV) installations into the proposed development to provide an alternative energy source. Based on research conducted by the developer and their energy consultant, implementing solar PV installations is suitable on this site. The developer is proposing to install four solar panels per unit, on the south-facing sloped roofs. The size and placement of the solar panels will be reviewed in detail through Development Permit and overall architectural design. The provision of PV panels will be secured through a restrictive covenant, which will be registered on Title prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units be provided in lieu of indoor amenity space. The total cash contribution required for this 28-unit townhouse development is \$37,000.00.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Development Permit

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Steveston Highway and along the internal drive aisles, to reduce visual massing of the three-storey units along Steveston Highway, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on Steveston Highway, and to the adjacent existing developments.
- Refinement of the 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 size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of site layout and landscape design to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of the sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82, as well as size and locations of the proposed solar panels.

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

Financial Impact or Economic Impact

The 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 proposed 28-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 6; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9982 be introduced and given First Reading.



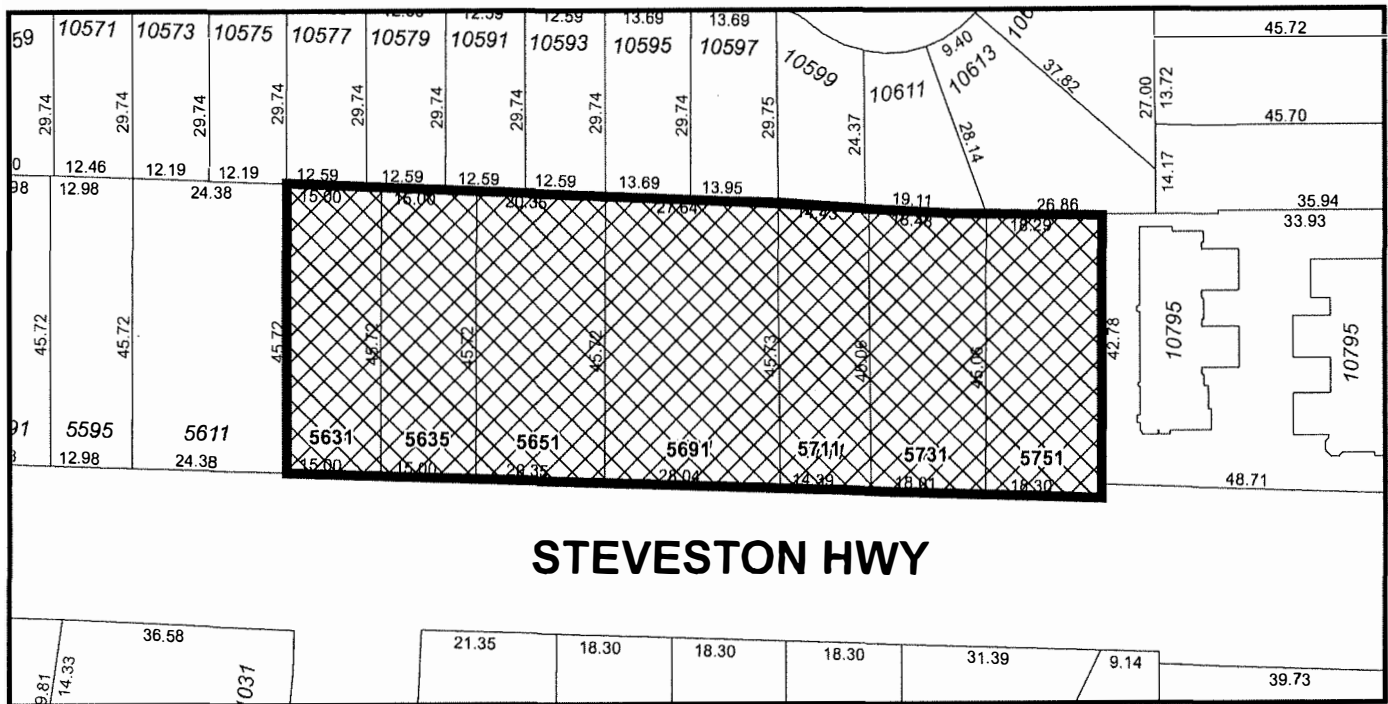
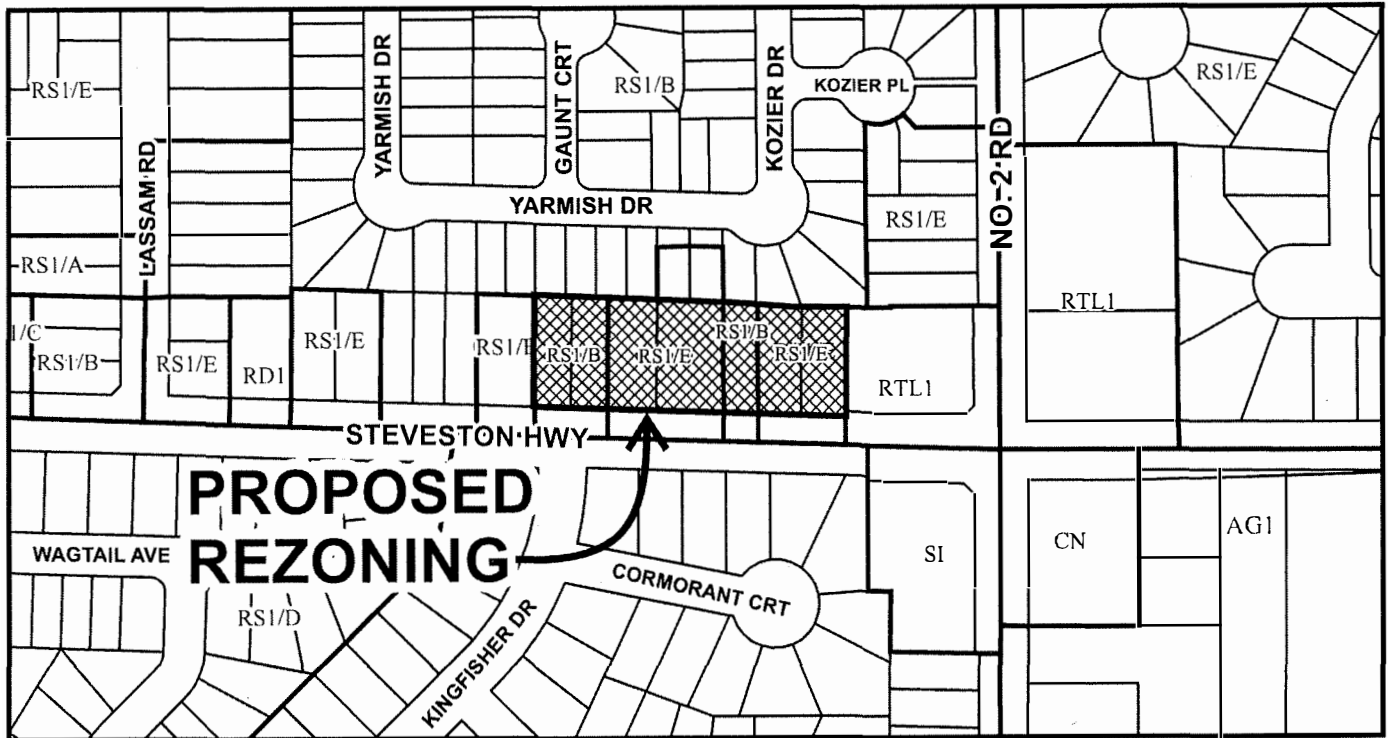
Edwin Lee
Planner 1
(605-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Consultation Summary
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



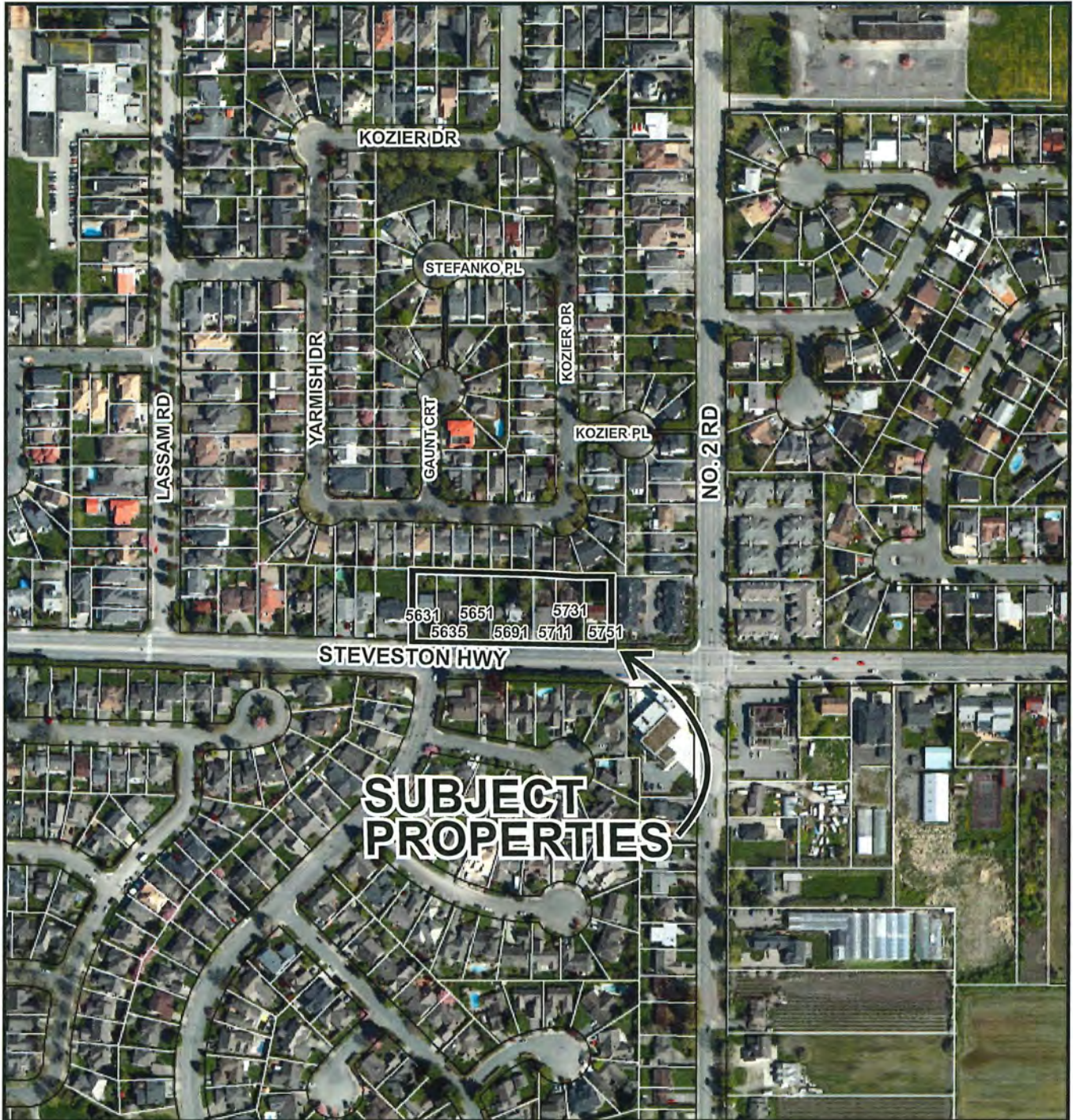
City of
Richmond



	<h1>RZ 16-733904</h1>	<p>Original Date: 07/07/16</p> <p>Revision Date: 01/02/18</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



RZ 16-733904

Original Date: 07/07/16

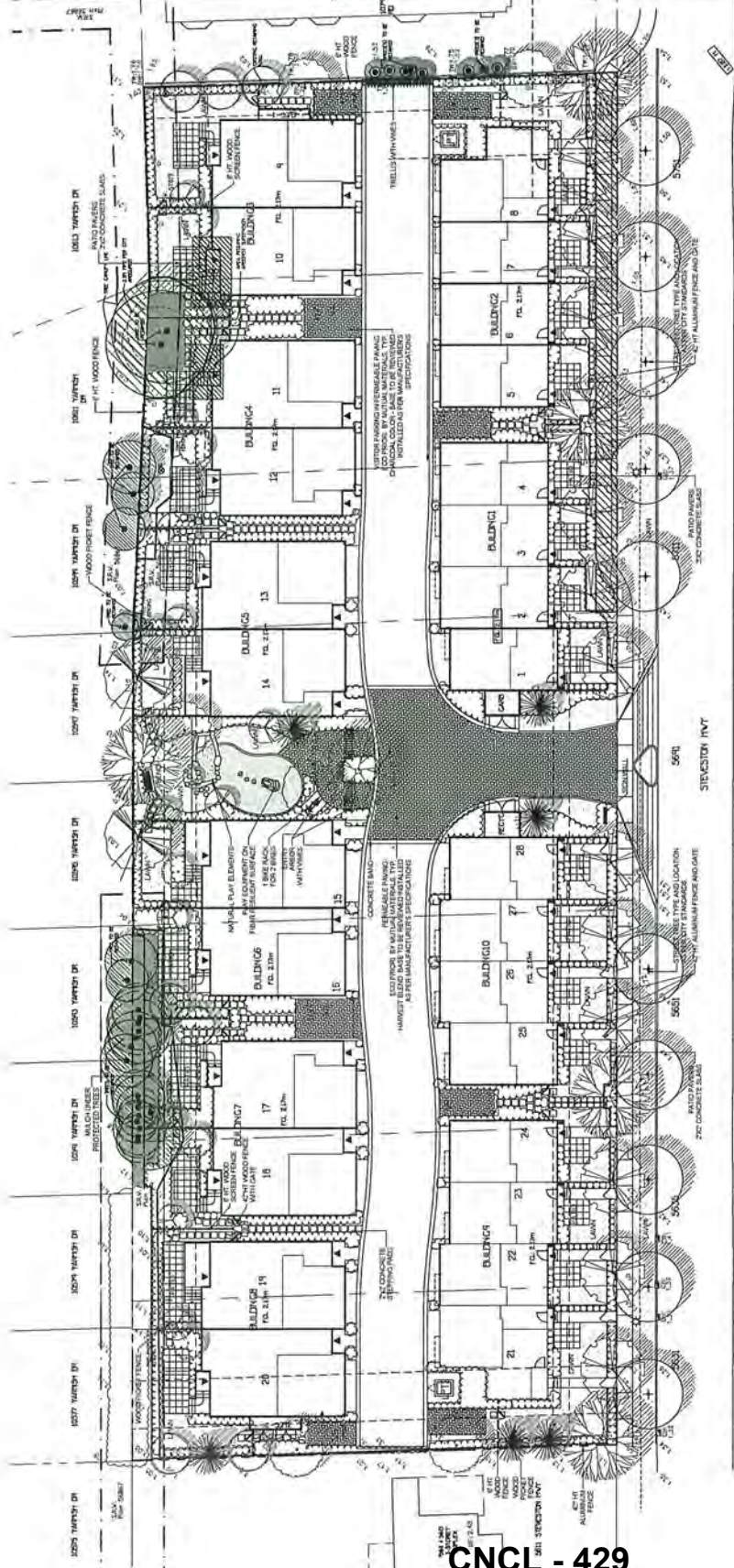
Revision Date: 01/02/18

Note: Dimensions are in METRES

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p&m
LANDSCAPE ARCHITECTS
5881-5761 STEVENSON HIGHWAY
RICHMOND, BRUNSWICK, VIC 3131
P 03 9424 0071 F 03 9424 0022

SCALE



CNCL - 429

NO.	DATE	REVISION/DESCRIPTION	BY
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3	15/08/22	REVISIONS	SL
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CLIENT: LUNCH (PROPERTIES) STEVENSON LTD

PROJECT
27 UNIT TOWNHOUSE
DEVELOPMENT

5881-5761 STEVENSON HIGHWAY
RICHMOND

DRAWING TITLE
LANDSCAPE
PLAN

DATE: 15/08/2022
SCALE: 1/12"=1'-0"
DRAWN BY: SL
CHECKED BY: SL
DATE: 15/08/2022
PROJECT NUMBER: 15072



PLANT SCHEDULE

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SEAL

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CLIENT: ENRICH PROPERTIES STEVENSON LTD

PROJECT:
**27 UNIT TOWNHOUSE
 DEVELOPMENT**

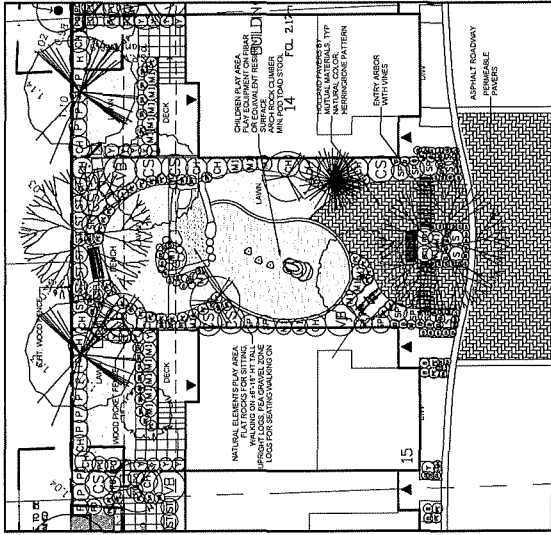
5631 STEVENSON HIGHWAY
 RICHMOND

DRAWING TITLE:
**LANDSCAPE
 DETAILS**

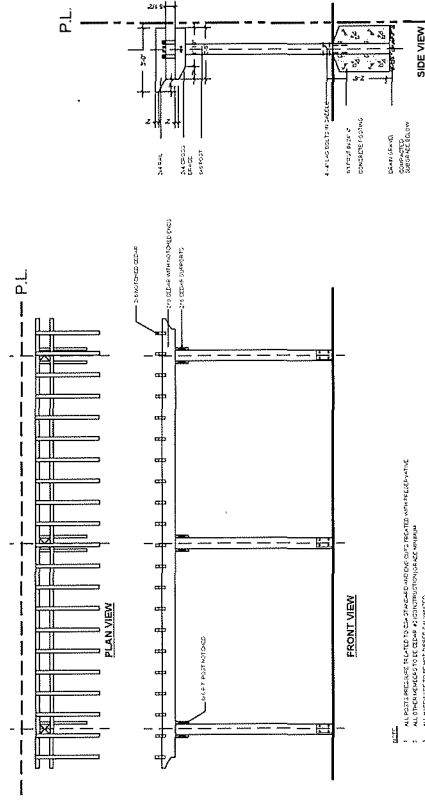
DATE: APR 07, 2017
 DRAWING NUMBER: **L2**

SCALE:
 DRAWN BY:
 DESIGNED BY:
 CHECKED BY:

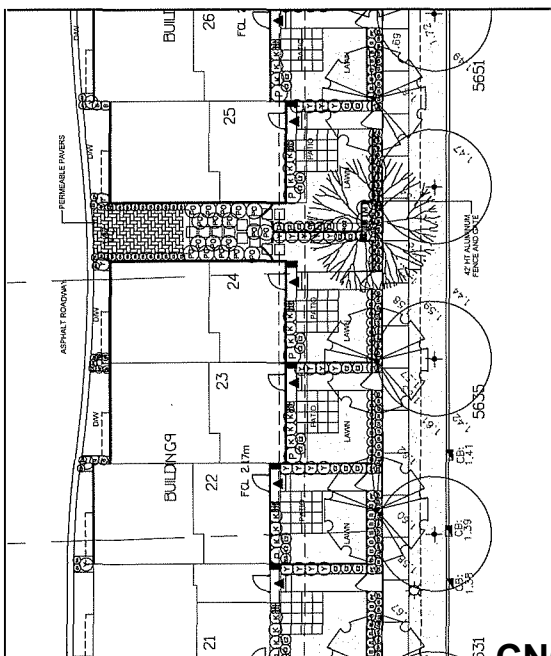
PMG PROJECT NUMBER: 16-072



ENLARGEMENT 2 - AMENITY AREA
 SCALE: 3/8" = 1'-0"



TRELLIS STRUCTURE
 SCALE: 3/8" = 1'-0"



ENLARGEMENT 1 - TYPICAL STREET FRONT
 SCALE: 1/2" = 1'-0"

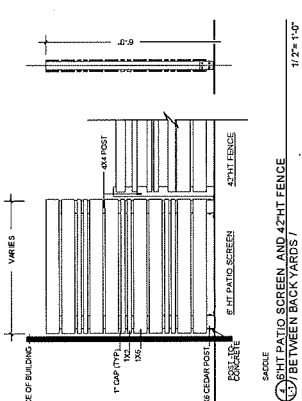
PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE / TREING
①	BERBERIS THUNBERGII 'NONGRAVE'	CHERRY BOMB BERRY	#2 POT
②	BUDROSA SPHULGA WINTERGEM'	UTILE CLIFTOP	#2 POT 25CM
③	CORNUS FLORIDA	DOGWOOD	#2 POT 35CM
④	HALIMYDIA POLYTRICHA	RECOVER DOGWOOD	#2 POT 50CM
⑤	KALIMA ARTICATA 'ELEG'	OWENS ROSEWOOD	#2 POT 50CM
⑥	ROSA SCARLET MEADOWLAND	SCARLET MEADOWLAND	#2 POT 40CM
⑦	ROSA WILSONIA 'SUNRAYS'	SUNRAYS ROSE	#2 POT 40CM
⑧	SPIRALAE BAMBUSA 'GOLDEN GLOW'	GOLDEN GLOW	#2 POT 40CM
⑨	SPARGANGLIA ANTHOIDS	ANCHOIDS	1.2M SHRUB
⑩	VARUNIA SPARGANGLIA	VARUNIA	1.2M SHRUB
⑪	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
⑫	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
⑬	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
⑭	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
⑮	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
⑯	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
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㉓	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
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㉕	CAREX OXYSTACHYOS	POSSIDED GRASS	#1 POT
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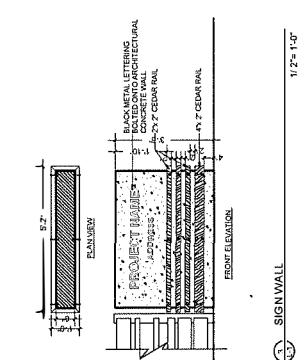
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 2. ALL PLANTS MUST BE DELIVERED TO THE SITE WITH PROPER LABELING.
 3. ALL PLANTS MUST BE DELIVERED TO THE SITE WITH PROPER LABELING.
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SEAL

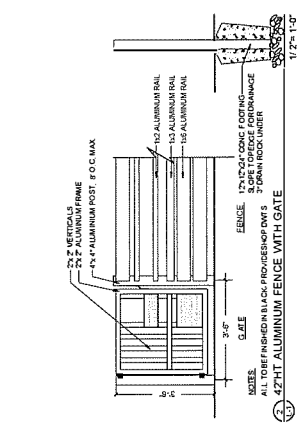
- NOTES**
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 2. ALL POSTS NOT PRESSURE TREATED OTHER NUMBERS TO BE CEDAR. (K) CONSTRUCTION GRADE MINIMUM.
 3. ALL WOODS NOT PRESSURE TREATED TO BE OAK UNLESS OTHERWISE SPECIFIED.
 4. ALL WOODS TO BE OAK UNLESS OTHERWISE SPECIFIED.
 5. ALL FENCES TO BE 10% CLEARANCE TO MANUFACTURER'S SPECIFICATION.
 6. ALL FENCES TO BE 10% CLEARANCE TO MANUFACTURER'S SPECIFICATION.
 7. ALL FENCES TO BE 10% CLEARANCE TO MANUFACTURER'S SPECIFICATION.
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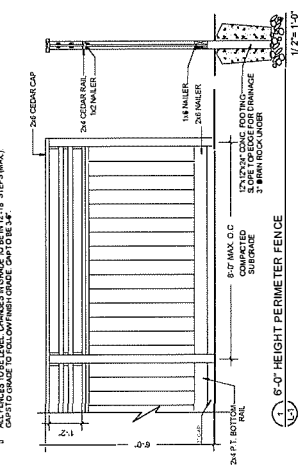
4' X 2' RATIO SCREEN AND 4' X 2' FENCE
1/2" = 1'-0"



SIGN WALL
1/2" = 1'-0"

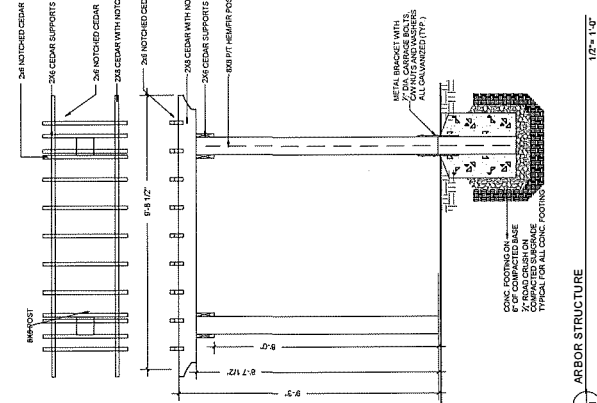


4' X 2' ALUMINUM FENCE WITH GATE
1/2" = 1'-0"

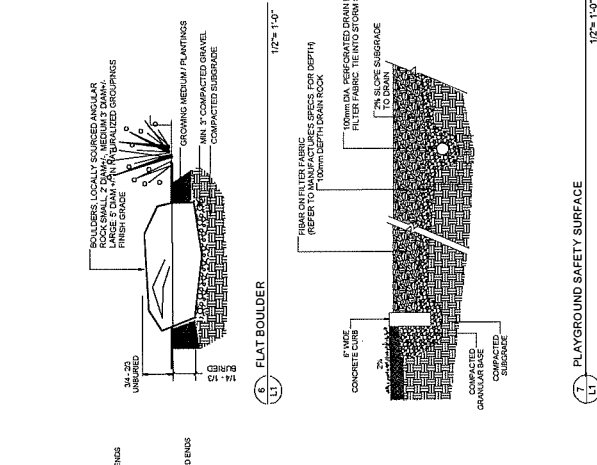


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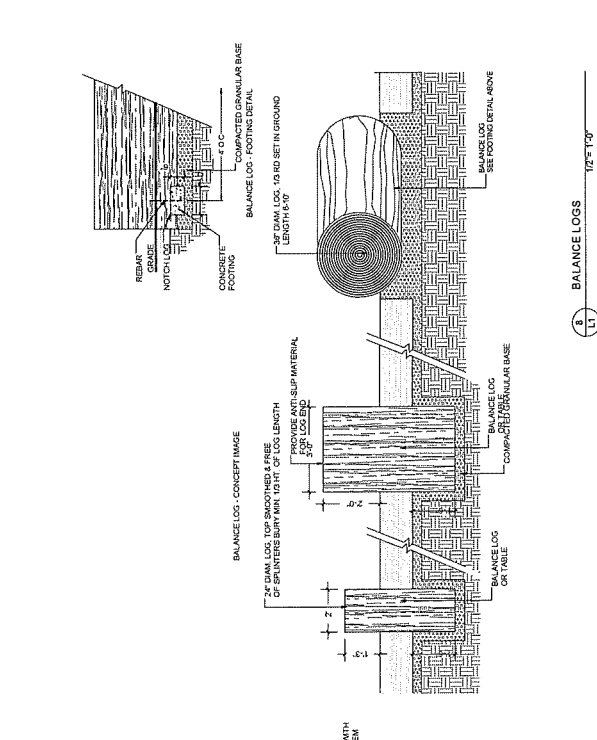
CNCL - 431



ARBOR STRUCTURE
1/2" = 1'-0"



FLAT BOULDER
1/2" = 1'-0"



BALANCE LOGS
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	11/20/23	NEW UTILITY LOCATIONS	DR
2	11/20/23	NEW UTILITY LOCATIONS	DR
3	11/20/23	NEW UTILITY LOCATIONS	DR
4	11/20/23	NEW UTILITY LOCATIONS	DR
5	11/20/23	NEW UTILITY LOCATIONS	DR
6	11/20/23	NEW UTILITY LOCATIONS	DR
7	11/20/23	NEW UTILITY LOCATIONS	DR
8	11/20/23	NEW UTILITY LOCATIONS	DR
9	11/20/23	NEW UTILITY LOCATIONS	DR
10	11/20/23	NEW UTILITY LOCATIONS	DR

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT
27 UNIT TOWNHOUSE DEVELOPMENT
5631-5751 STEVESTON HIGHWAY
RICHMOND

DRAWING TITLE
LANDSCAPE DETAILS

DATE: April 07, 2017
SCALE: AS SHOWN
DRAWN BY: [Name]
DESIGNED BY: [Name]
CHECKED BY: [Name]

L5

OF 5

16-072

PANGI PROJECT NUMBER

16074-42P

REVISIONS	
NOV 14, 2018	RZ Interim/Initial
SEPT 13, 2018	RZ Interim/Initial
AUG 29, 2018	RZ Interim/Initial
NOV 02, 2017	RZ Construction
APRIL 12, 2017	RZ Construction
APRIL 04, 2016	RZ Interim/Initial
CONCLUSIONS	

17799
NO. 2 RD

STEEVESTON HWY

SCALE: 1/16"=1'-0"

STREETSCAPE ALONG STEEVESTON HWY

17799
NO. 2 RD

STEEVESTON HWY

SCALE: 1/16"=1'-0"

STREETSCAPE ALONG DRIVE AISLE LOOKING NORTH

17799
NO. 2 RD

STEEVESTON HWY

SCALE: 1/16"=1'-0"

SITE SECTION - S1

17799
NO. 2 RD

STEEVESTON HWY

SCALE: 1/16"=1'-0"

SITE SECTION - S2

17799
NO. 2 RD

STEEVESTON HWY

SCALE: 1/16"=1'-0"

STREETSCAPES & SITE SECTIONS S1 & S2

DATE: March 20, 2017

PROJECT NO.: 17183702

SCALE: AS SHOWN

OWNER: RVC DIS. WAL

ENGINEER: NYC

SHEET TITLE: STREETSCAPES & SITE SECTIONS S1 & S2

PROJECT: Proposed 284-unit
Townhouse Development
LOT ASSEMBLY
5631 5632 5633 5634 5635
STEEVESTON HWY
RICHMOND, BC

INTERFACE

17799
NO. 2 RD
RICHMOND BC
CANADA V6V 2S5
P 604 821 1142
F 604 821 1142
www.interfaceinteriors.com

PROJECT

Proposed 284-unit
Townhouse Development
LOT ASSEMBLY
5631 5632 5633 5634 5635
STEEVESTON HWY
RICHMOND, BC

PROJ: 17183702

SCALE: AS SHOWN

DATE: March 20, 2017

OWNER: RVC DIS. WAL

ENGINEER: NYC

SHEET TITLE: STREETSCAPES & SITE SECTIONS S1 & S2

PROJECT: Proposed 284-unit
Townhouse Development
LOT ASSEMBLY
5631 5632 5633 5634 5635
STEEVESTON HWY
RICHMOND, BC

CONTRACT

A5.1

CNCL - 432

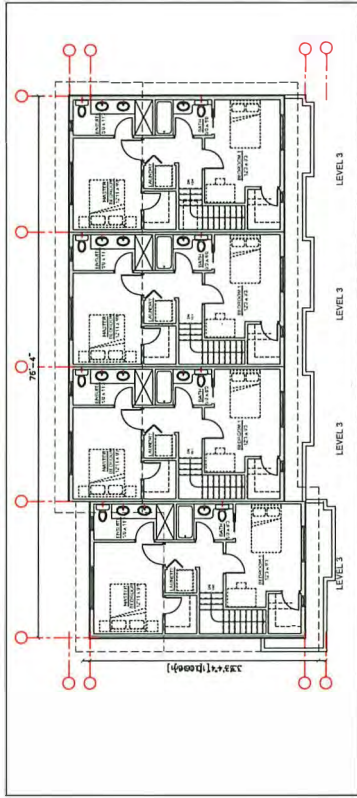
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SEPT 10, 2018	RC Final/Marking
JUN 08, 2018	RC Review/Marking
NOV 29, 2017	RC Submission
APRIL 11, 2017	RC Submission
APRIL 04, 2016	RC Application
CONSULTANTS	

INTERFACE:
 1555 Co. Road
 Richmond, BC
 Canada V6X 3E9
 Tel: 604.271.1185
 Fax: 604.271.1186
 www.interfacearchitecture.com

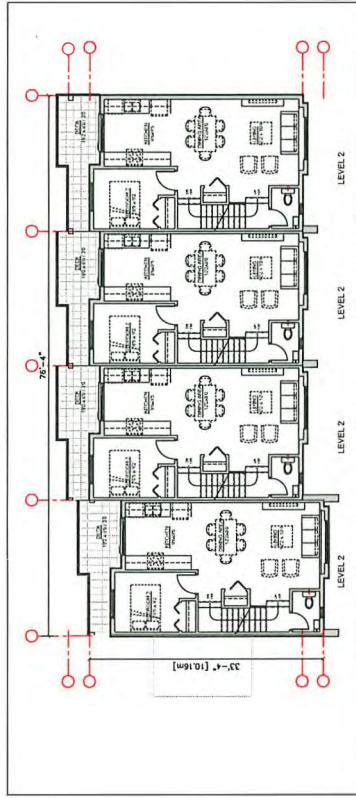
PROJECT: Proposed 28 Unit
 Townhouse Development
 ZLOTASSEMBLY
 5437/5435/5433/5431 /
 STEVENSON HWY
 RICHMOND, BC

PROJECT NO. I718702
 SCALE: AS SHOWN
 DATE: March 20, 2017
 DRAWN BY: RYC, SPS, WNL
 CHECKED BY: RYC
 SHEET TITLE: BUILDING 1
 PLANS & ELEVATIONS

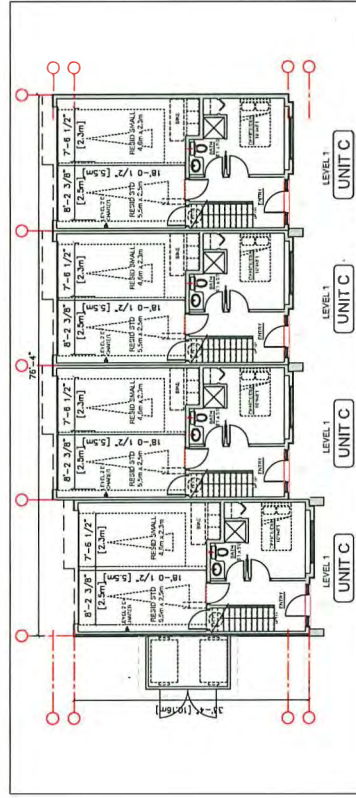
DRAWING: A2.1



FLOOR PLAN - LEVEL 3 BUILDING 1
 SCALE: 1/8" = 1'-0"

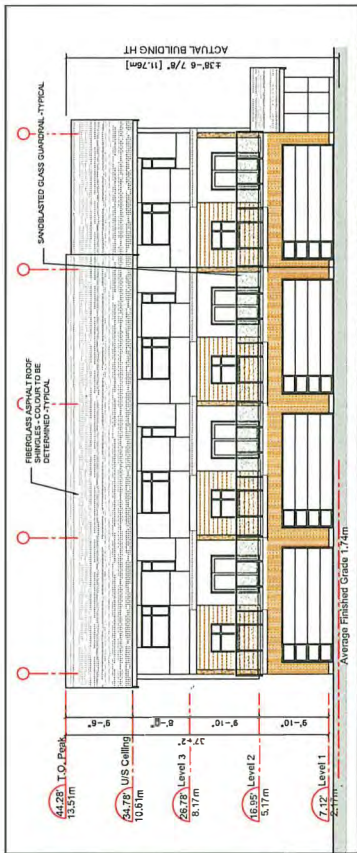


FLOOR PLAN - LEVEL 2 BUILDING 1
 SCALE: 1/8" = 1'-0"

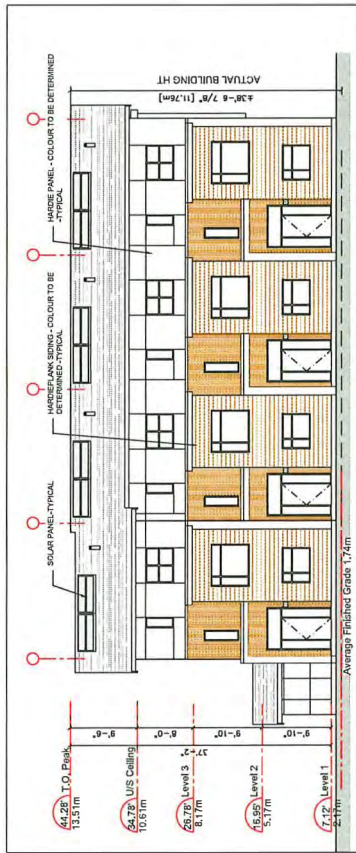


FLOOR PLAN - LEVEL 1 BUILDING 1
 SCALE: 1/8" = 1'-0"

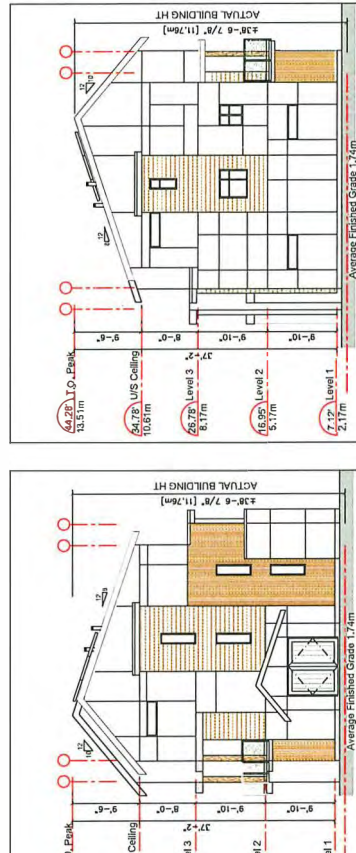
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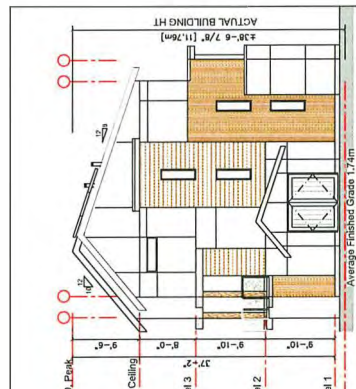
NORTH ELEVATION (DRIVE AISLE) - BUILDING 1
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET) - BUILDING 1
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 1
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST) - BUILDING 1
 SCALE: 1/8" = 1'-0"

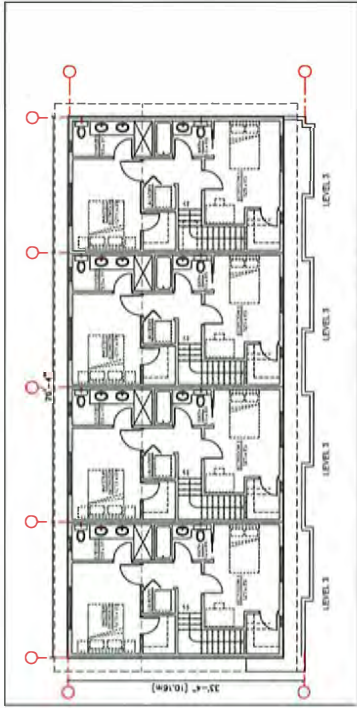
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SEPT 10, 2019	RZ Discussion
JUN 05, 2018	RZ Meeting
NOV 09, 2017	RZ Submission
APRIL 11, 2017	RZ Submission
APRIL 04, 2016	RZ Application
CONSULTANTS	

Interface Inc. 11402 Cambie Road, Richmond BC, Canada V6V 3G5
 Tel: 604.271.1166
 Fax: 604.271.1168
 www.interfaceinc.com

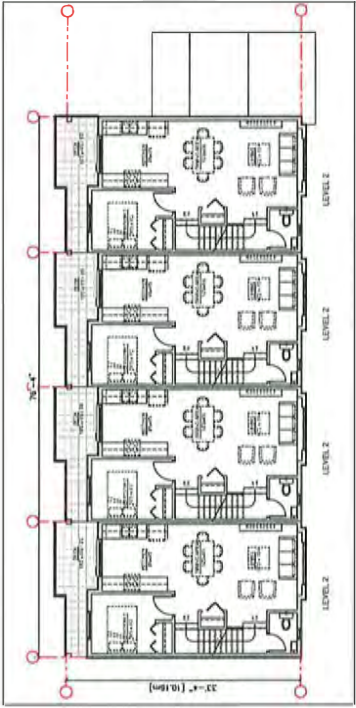
INTERFACE
 11402 Cambie Road
 Richmond BC
 Canada V6V 3G5
 Tel: 604.271.1166
 Fax: 604.271.1168
 www.interfaceinc.com

PROJECT Proposed 28-Unit Townhouse Development 2401 ASSISBELL 5871/5831/5851/5891/ 5845 STANLEY HWY RICHMOND BC	PRODUCT NO. 17-0872CZ	SCALE As Shown	DATE March, 20, 2019	DRAWN BY KING, SPOON, WONG	CHECKED BY KING	PROJECT TITLE BUILDING 2 PLANS & ELEVATIONS
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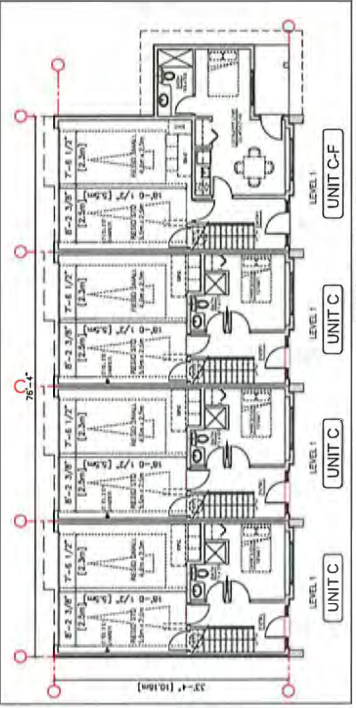
A2.2



FLOOR PLAN - LEVEL 3 BUILDING 2
 SCALE: 1/8" = 1'-0"

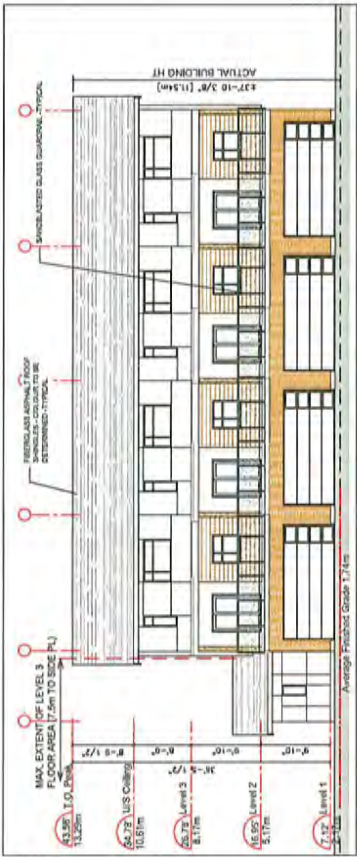


FLOOR PLAN - LEVEL 2 BUILDING 2
 SCALE: 1/8" = 1'-0"

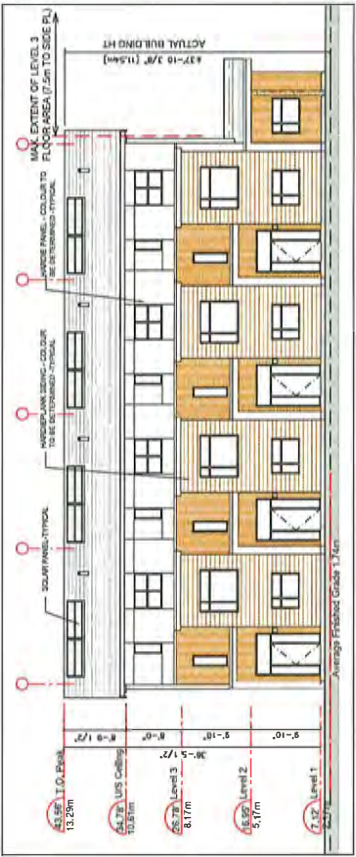


FLOOR PLAN - LEVEL 1 BUILDING 2
 SCALE: 1/8" = 1'-0"

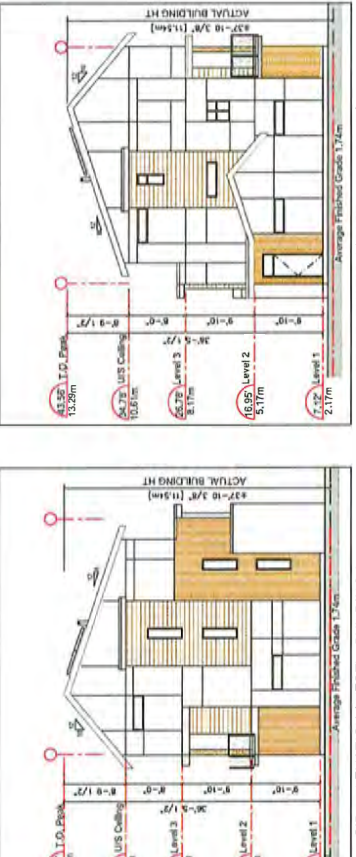
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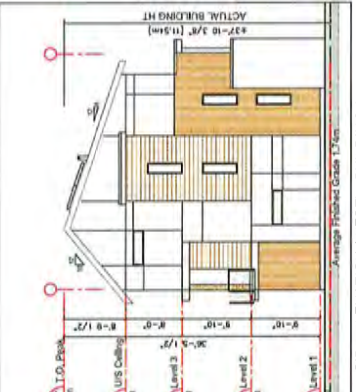
NORTH ELEVATION (DRIVE AISLE) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



RZ 16-733904

Attachment 3

Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

Applicant: Interface Architecture Inc.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	1104773 BC Ltd. & Enrich Properties Steveston Ltd.	No Change
Site Size (m²):	5,858.6 m ²	5,756.7 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Multiple-Family	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/B) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	7	28
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min. @ Buildings 1 & 2 5.6 m Min. @ Buildings 9 & 10	Variance Requested
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	129.06 m	none
Lot Depth:	Min. 35.0 m	44.76 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.21 (V) + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	58 (R) and 6 (V)	58 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (56 x Max. 50% = 28)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (64 x Max. 50% = 32)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (64 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	35 (Class 1) and 6 (Class 2)	35 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 28 units = 168 m ²	168 m ²	none

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

Enrich Properties Steveston Consultation Summary

Over the period of October 10 – 19, our consultation team from Enrich Properties Steveston Ltd consisting of primarily Ken Tsang and William Yang has been reaching out to the neighbouring properties of our development project to introduce our company, issue out the information flyer (attached for your reference), and to address any issues or feedback they may have via door to door visits. These neighbouring properties included all the units in the 10795 No 2. Road townhouse, 10575-10613 Yarmish Dr. single residential homes, and 5611/5613 Steveston Hwy.

Our first day of contact was on October 10 starting from 6:00pm and ending at 8:30pm. On this initial visit, Ken was able to contact Unit # 1, 2, 4, 5, 8 at 10795 No.2 Rd, 5611/5613 Steveston Hwy, and 10575, 10577, 10579, 10591, 10597, 10599, 10613 Yarmish Rd. This visit involved the discussion of the information flyer and spending time with each individual homeowner to address the rezoning and development of a 28-unit townhouse project on lots 5631 – 5751 Steveston Highway. During this consultation, we focused on the discussion of the rezoning and development of a 28-unit townhouse project on lots 5631-5751 Steveston Highway which included our estimated construction start date of late 2019, the construction of new privacy fences separating our townhouse from their property, the flow of traffic entering from the site entry located on the current 5691 Steveston Highway, the retention and removal of trees, and the number of storeys of each unit.

With each individual consultation, residences were given the opportunity to share any of their thoughts, concerns or feedback. Majority of residences had no concerns. Of those that did express concern, 10575 Yarmish Dr. was concerned with security and privacy and requested for higher fencing and trees. 10577 Yarmish Dr. requested for replacement of rear fencing and tree trimming. Unit #5 10795 No.2 Rd, the owner expressed no concerns and acknowledged the development but did not wish to sign at the moment. Unit #4 10795 No.2 Rd, were tenants and has forwarded Enrich Properties Steveston and the information provided during our visit to the homeowners. 10613 Yarmish Rd, was provided with the information flyer and will reply at a later date. All feedback sheets of our consultation have been signed and approved by the homeowners (attached for reference).

The second visit on October 16 between 6:00 pm to 6:30pm, we revisited the homeowners we were able to come in contact with to provide them with a copy of the information flyer and the contact information for both Enrich Properties Steveston and Edwin Lee at the City of Richmond. On this same visit, we continued to reach out to those we have missed on the first day and were able to contact 10611 Yarmish Dr. whom expressed concerns of security, privacy fencing provided, trees to be retained/removed, and overall more information.

Enrich Properties Steveston Consultation Summary

The third visit on October 18 from 7:00 pm to 7:30pm, we continued to visit the neighbors we were unable to contact. On this visit, we were able to reach Unit #6 10795 No.2 Road who was not aware of the development, did not express interest in knowing more nor signoff on the flyer.

To conclude, during our three consultation visits to the neighboring properties, we were able to reach out to the majority of the neighbors and were successful in providing information in regards to the rezoning and development of our 5631-5751 Steveston Highway project. Of those that expressed concerns, security and fencing were the most stated. We were unable to reach out to Unit# 3, 7, 9 10795 No.2 Road and 10593, 10595 Yarmish Drive.

Neighbour Feedback Sheet

Address	Unit	Note	Feedback	Status
10795 No. 2 Rd	1	Able to contact owner	No comments	Flyer attached
	2	Able to contact owner	No comments	Flyer attached
	3	Unable to contact owner		Three attempts 10/Oct 16/Oct 18
	4	Able to contact tenant	Renting Only	No Flyer
	5	Able to contact owner	Acknowledge the construction but not willing to sign	No Flyer
	6	Able to contact owner	Does not know anything about the construction and not willing to sign	Flyer attached
	7	Unable to contact owner		Three attempts 10/Oct 16/Oct 18
	8	Able to contact owner	No comments	Flyer attached
	9	Unable to contact owner		Three attempts 10/Oct 16/Oct 18
5611 Steveston Hwy		Able to contact owner	Cut the trees	Flyer attached
5613 Steveston Hwy		Able to contact owner	No comments	Flyer attached
10575 Yarmish Rd		Able to contact owner	Higher Fencing for better security, more trees for privacy	Flyer attached
10577 Yarmish Rd		Able to contact owner	Replacement of rear fencing/Tree trimming	Flyer attached
10579 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10591 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10593 Yarmish Rd		Unable to contact owner		Three attempts 10/Oct 16/Oct 18
10595 Yarmish Rd		Unable to contact owner		Three attempts 10/Oct 16/Oct 18
10597 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10599 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10611 Yarmish Rd		Able to contact owner	Security/Need for info/Fence height/Trees, did not sign	Flyer attached
10613 Yarmish Rd		Able to contact owner	Owner will replay later	No Flyer

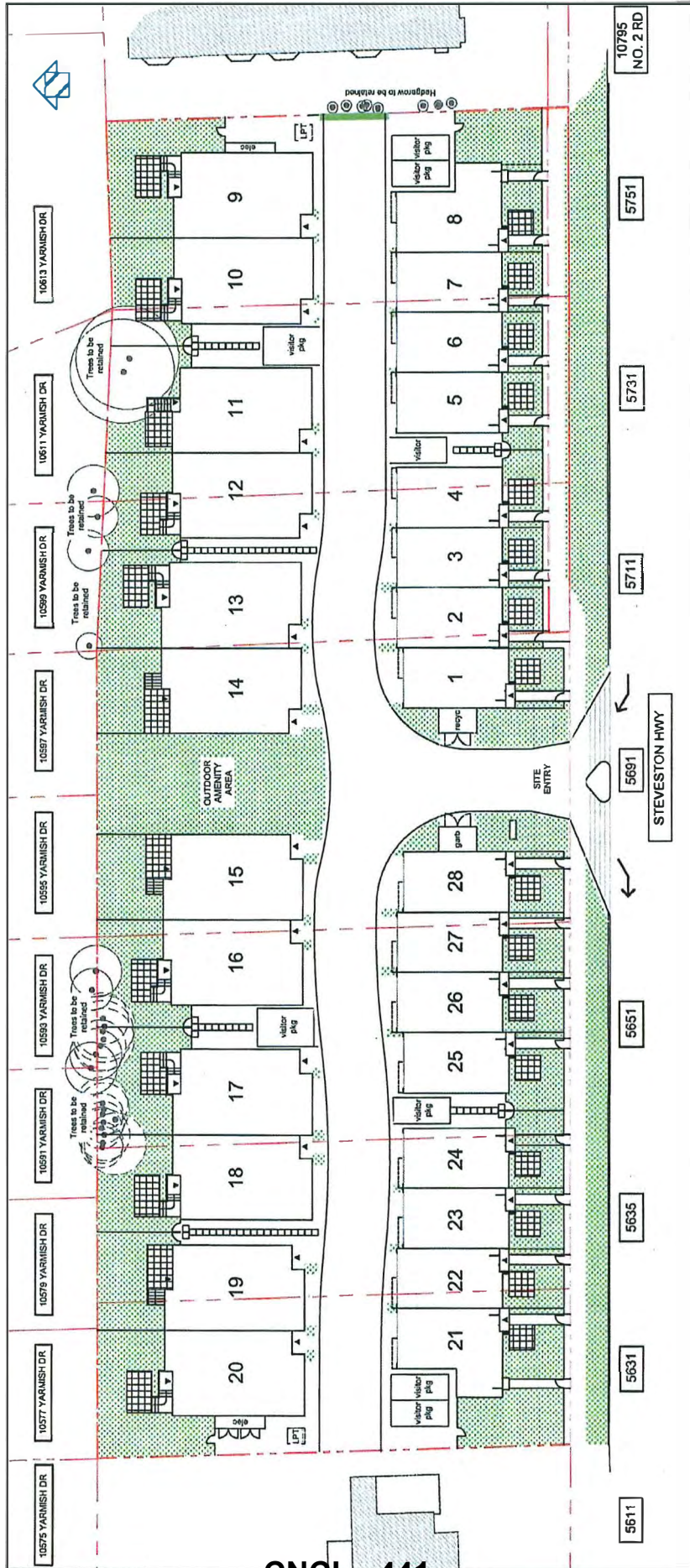
Townhouse Proposal

5631 / 5635 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 441

Neighbour Address: 1-10795, No 2 Rd Comments: _____

Name: Stevenson, N/A (print) _____

Signature: [Handwritten Signature] Date: OCT 10, 2018

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

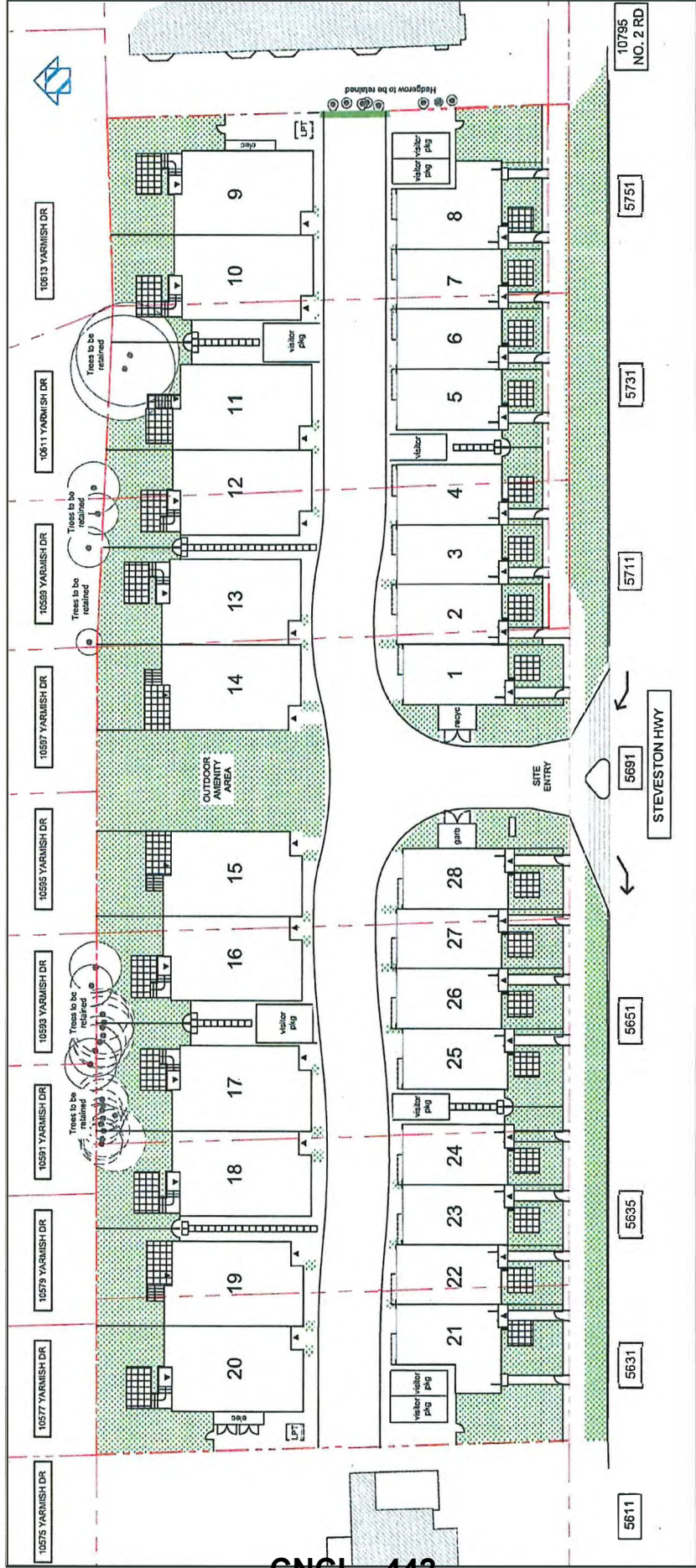
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 442

Neighbour Address: #2-10795 No. 2 Rd Comments: _____

Name: YOUNG YING BIU (print)

Signature: BY Date: OCT 10 2018

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

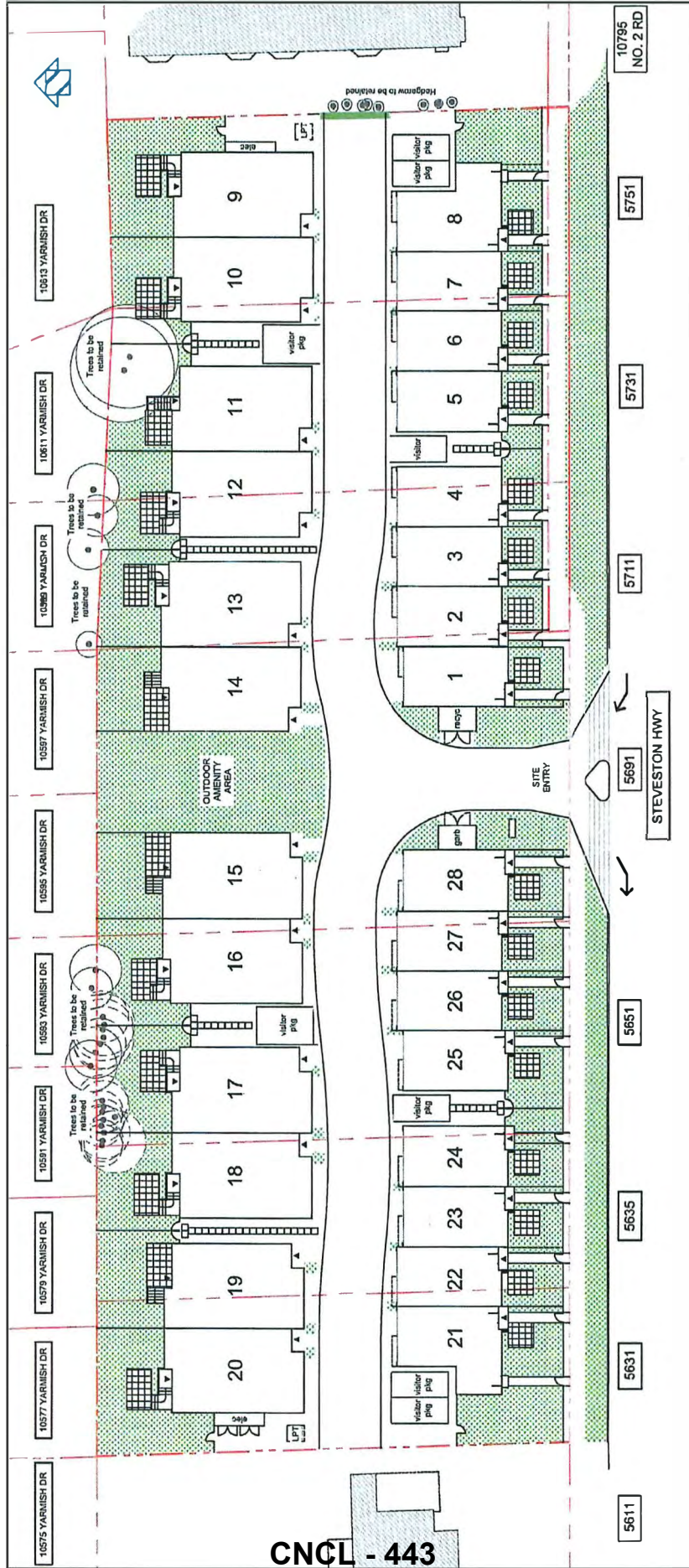
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 443

Neighbour Address: 6 Comments: Do not know anything
 Name: Wilson (print) about the project
 Signature: _____ Date: _____

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

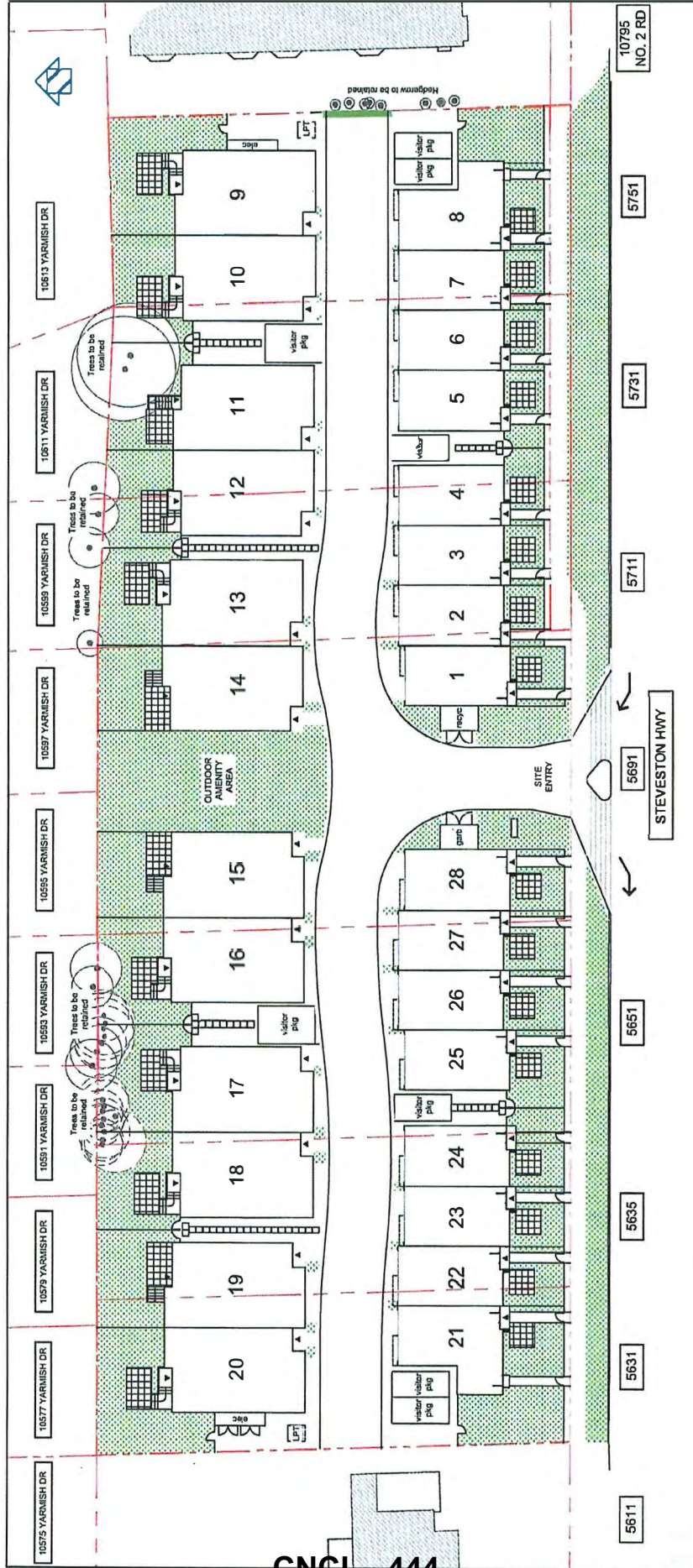
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 444

Neighbour Address: Unit #8 10795 No. 2 Rd. Comments: _____

Name: Keese Lin (print)

Signature: [Handwritten Signature] Date: Oct 10, 2018

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

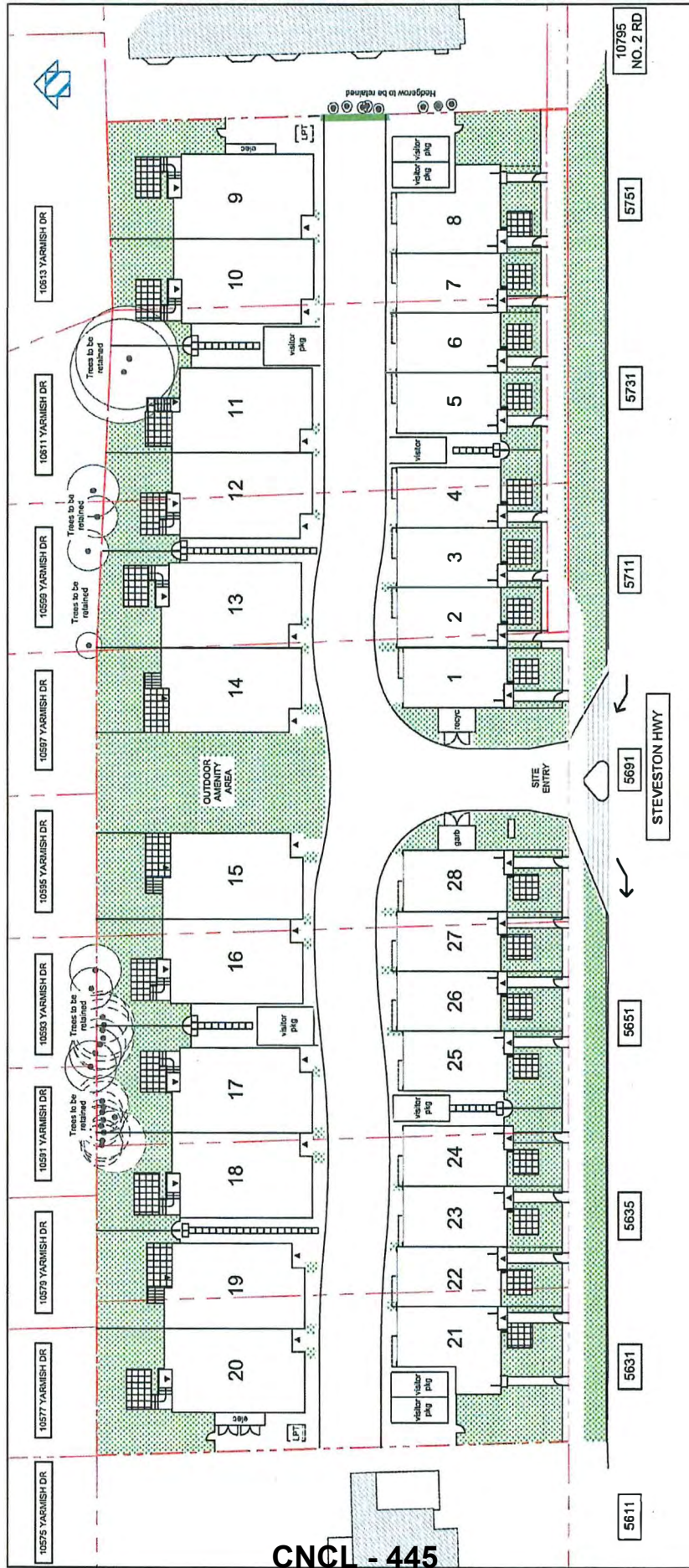
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 445

Comments: Cut the trees

Neighbour Address: 5611 Steveston Hwy

Name: ALBERT OH (print)

Signature: [Signature]

Owner Resident or Rental Resident

I Have No Issues With The Proposal

I Have Concerns With The Proposal

Date: Oct 10, 2018

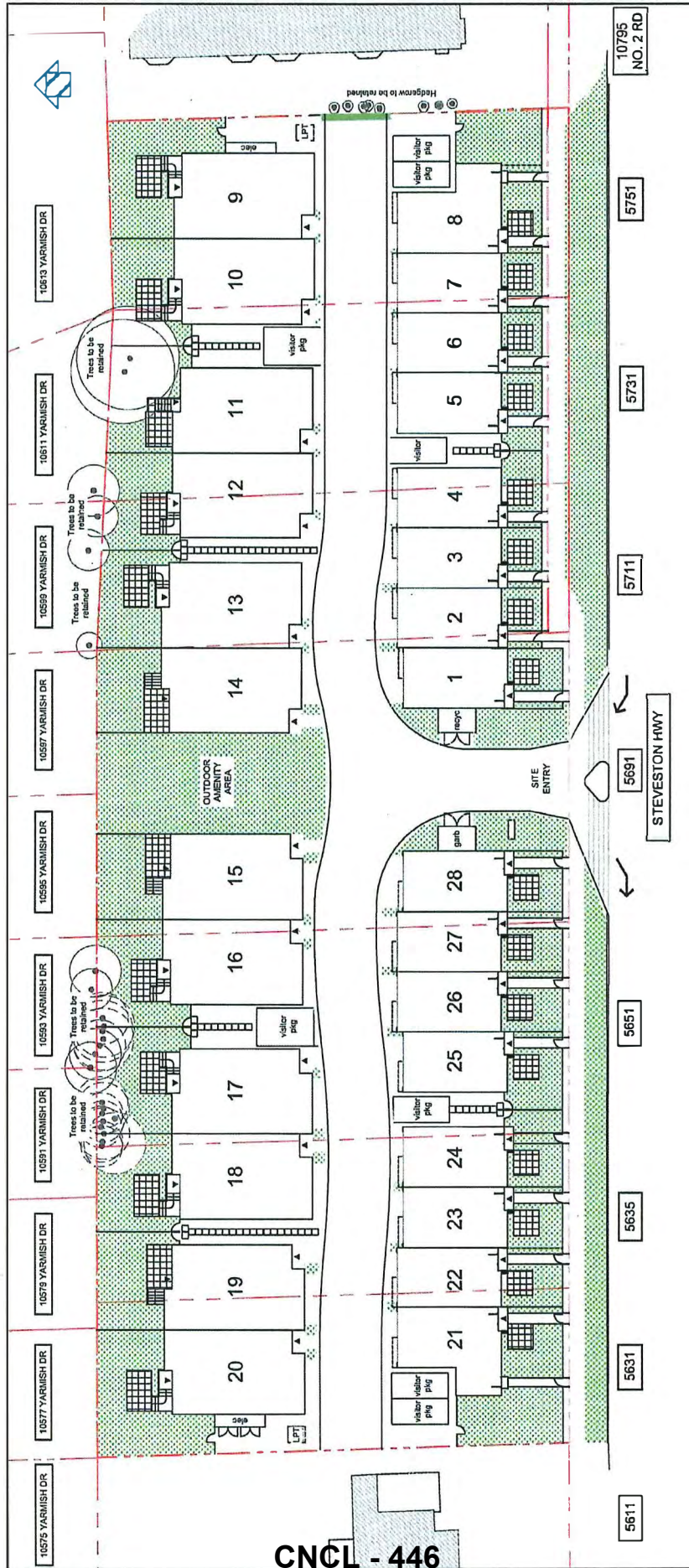
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



Neighbour Address: 7615 Steveston Comments: _____

Name: Michael Yu (print) Date: OCT 10, 2018

Signature: [Signature]

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

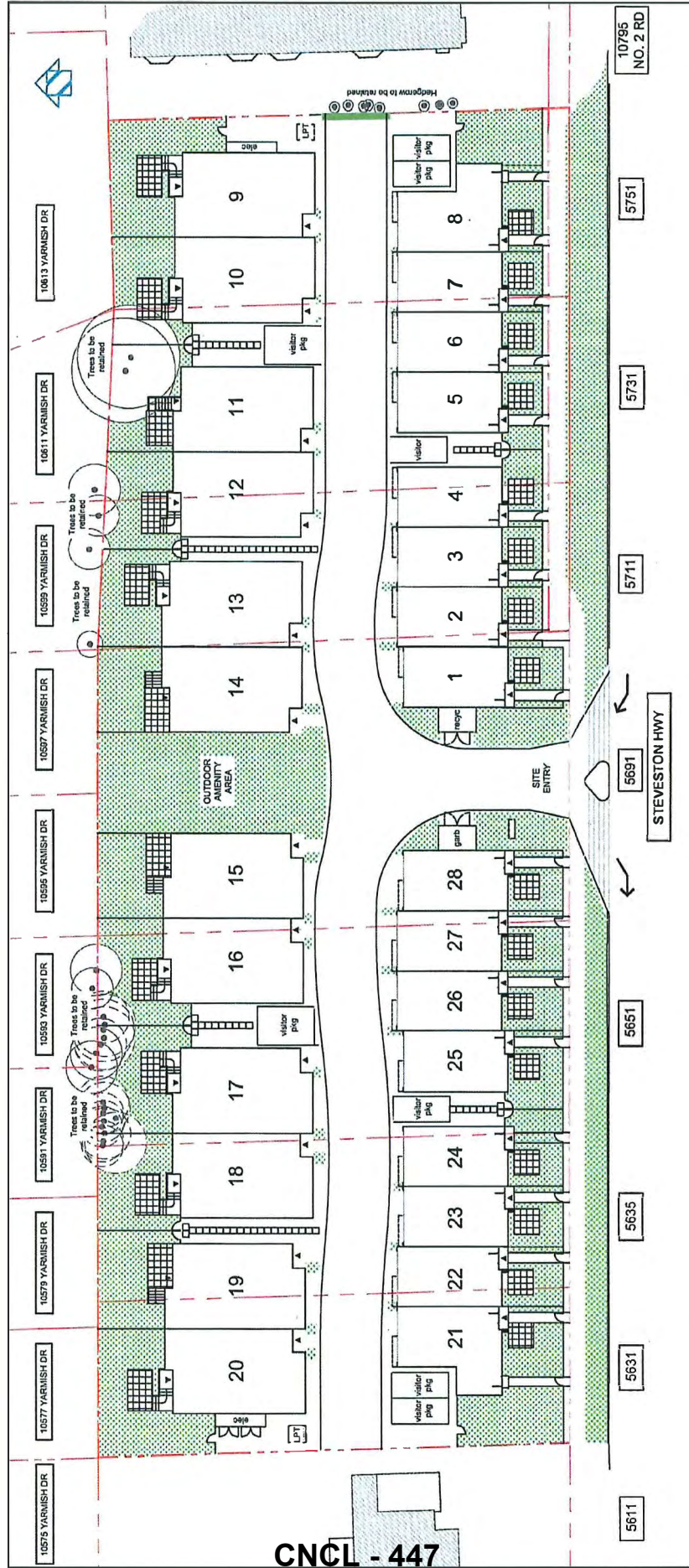
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



Neighbour Address: 10575 Yarmish Dr. Comments: Higher fencing for better security, More trees for privacy.

Name: Marc Magan (print)

Signature: Marc Magan

Date: OCT 10, 2018

Owner Resident or Rental Resident

I Have No Issues With The Proposal

I Have Concerns With The Proposal

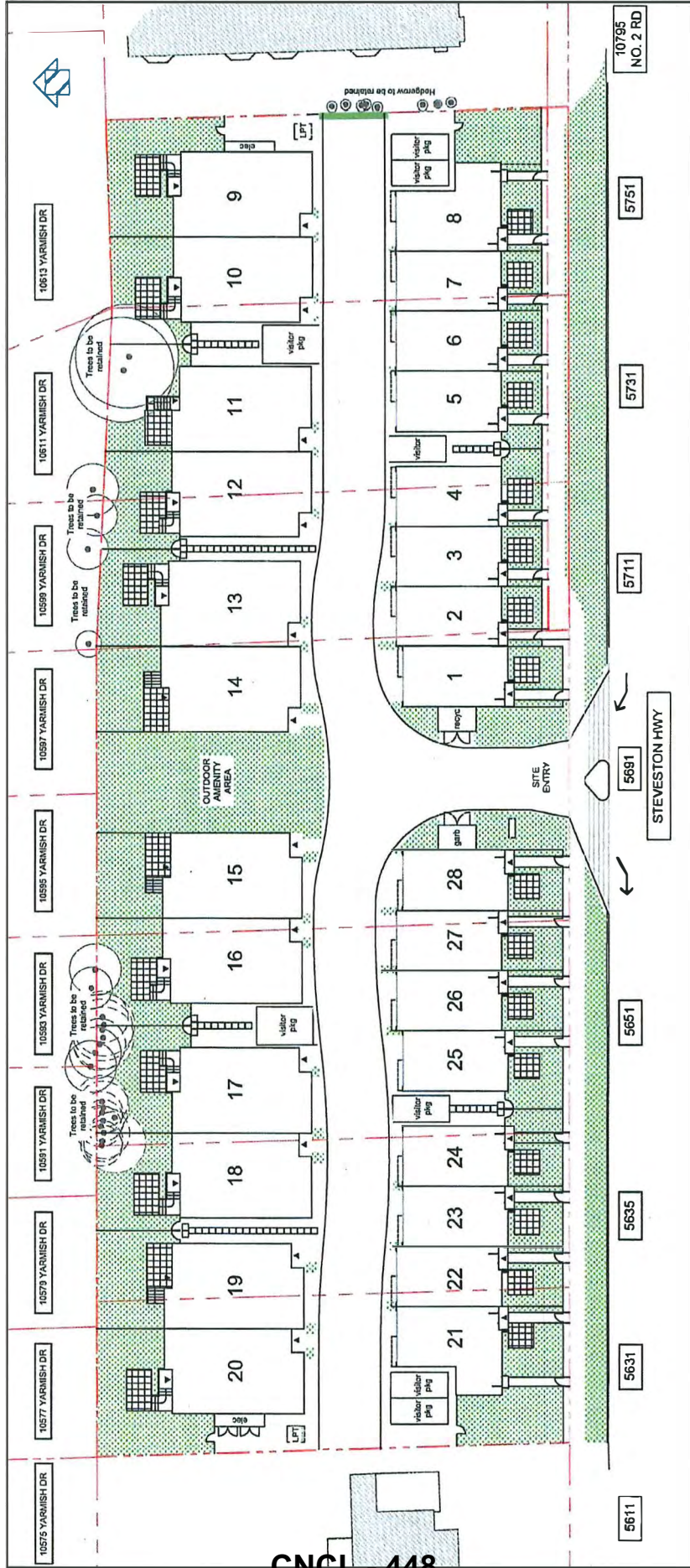
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



Neighbour Address: 10579 Comments: Replacement of roof fencing / tree trimming

Name: Shirley Elksley (print)

Signature: [Signature]
 Owner Resident or Rental Resident

Date: OCT 10, 2010
 I Have No Issues With The Proposal I Have Concerns With The Proposal

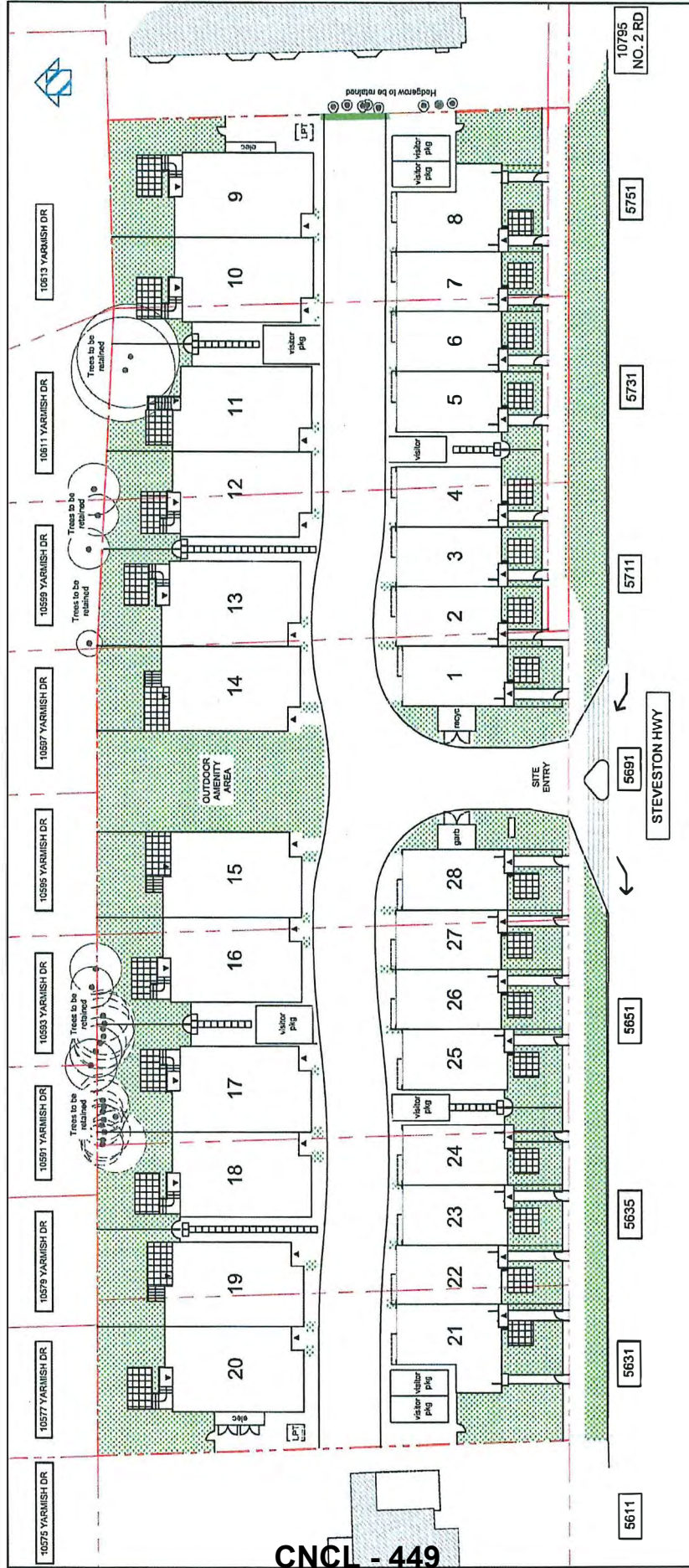
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 449

Neighbour Address: 10579 _____ Comments: _____

Name: ALISA KWONG (print) _____

Signature: *[Handwritten Signature]* _____ Date: OCT 10, 2018

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

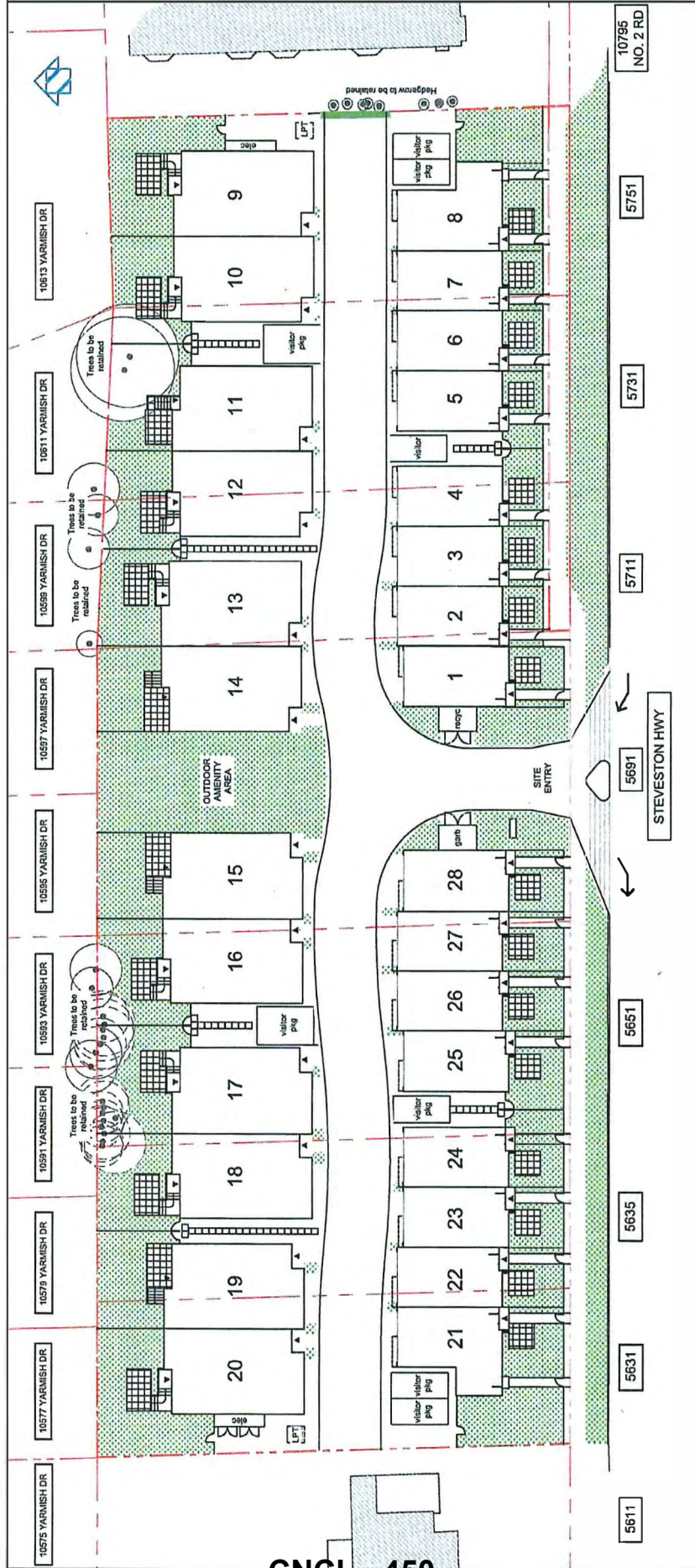
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 450

Neighbour Address: 10591 Yarmish Dr. Comments: _____

Name: Edith Chan (print)

Signature: [Signature] Date: OCT 10 2018

Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal

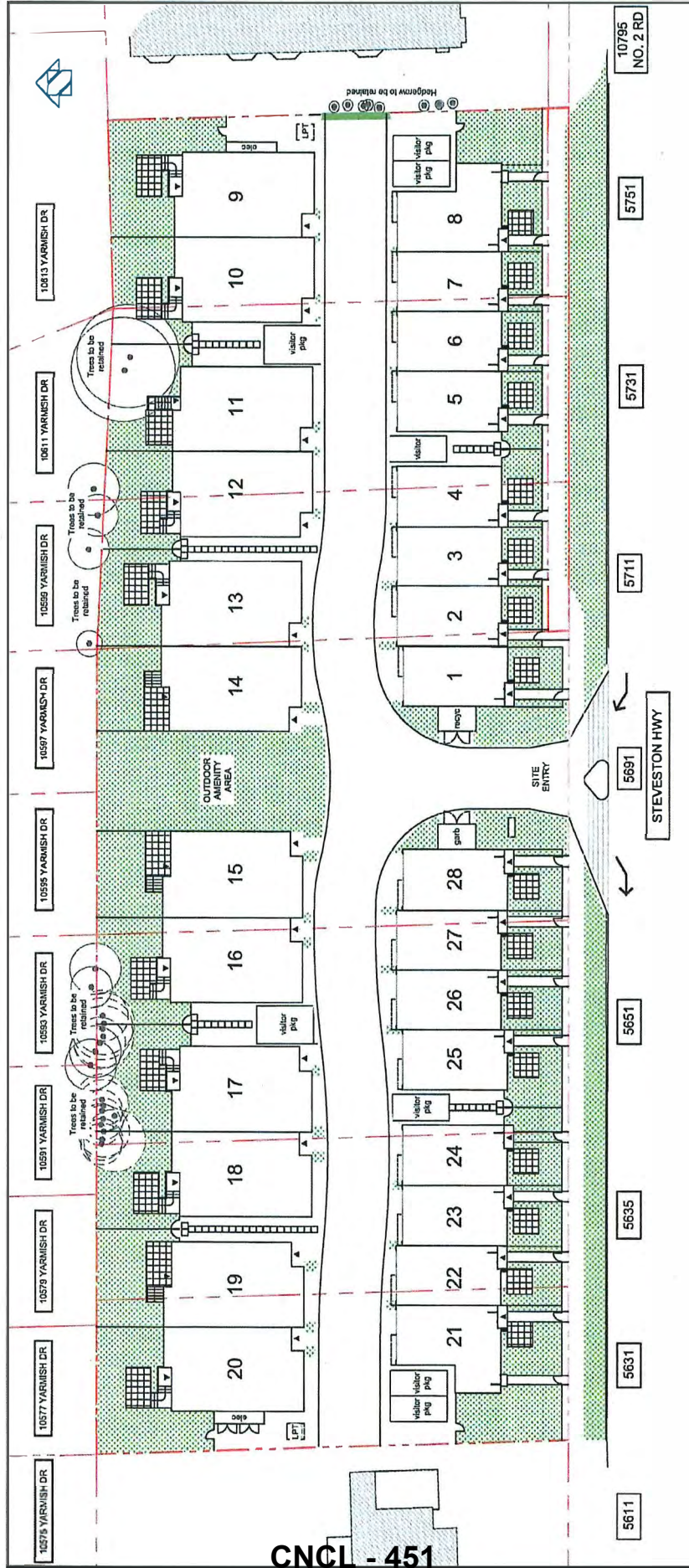
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



CNCL - 451

Neighbour Address: 10597 Yarmish

Comments: None

Name: Michael Paul (print)

Signature: [Signature]

Date: OCT 10, 2018

Owner Resident or Rental Resident

I Have No Issues With The Proposal

I Have Concerns With The Proposal

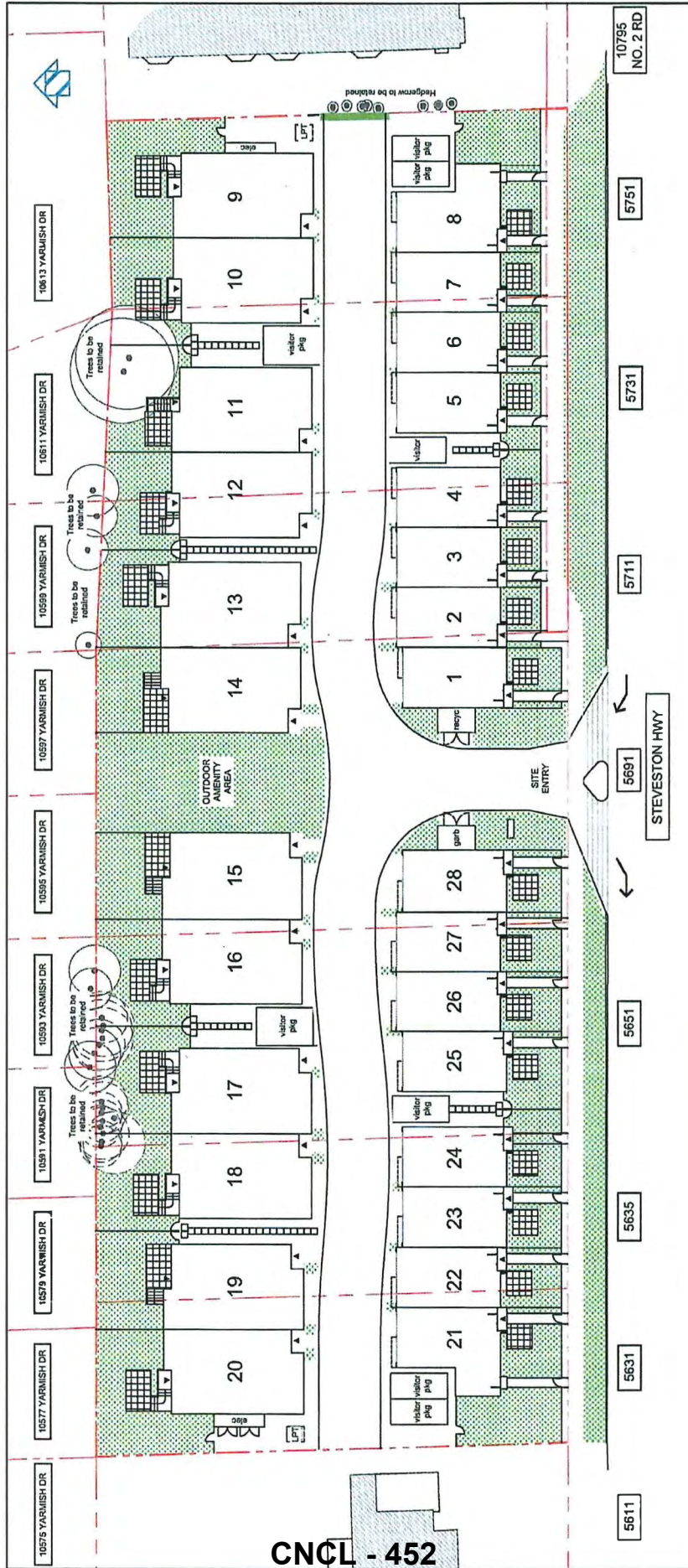
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



Neighbour Address: 10599 YARMISH DR Comments: _____

Name: WYKLE WONG (print)

Signature: [Handwritten Signature]

Date: Oct 10, 2018

Owner Resident or Rental Resident

I Have No Issues With The Proposal

I Have Concerns With The Proposal

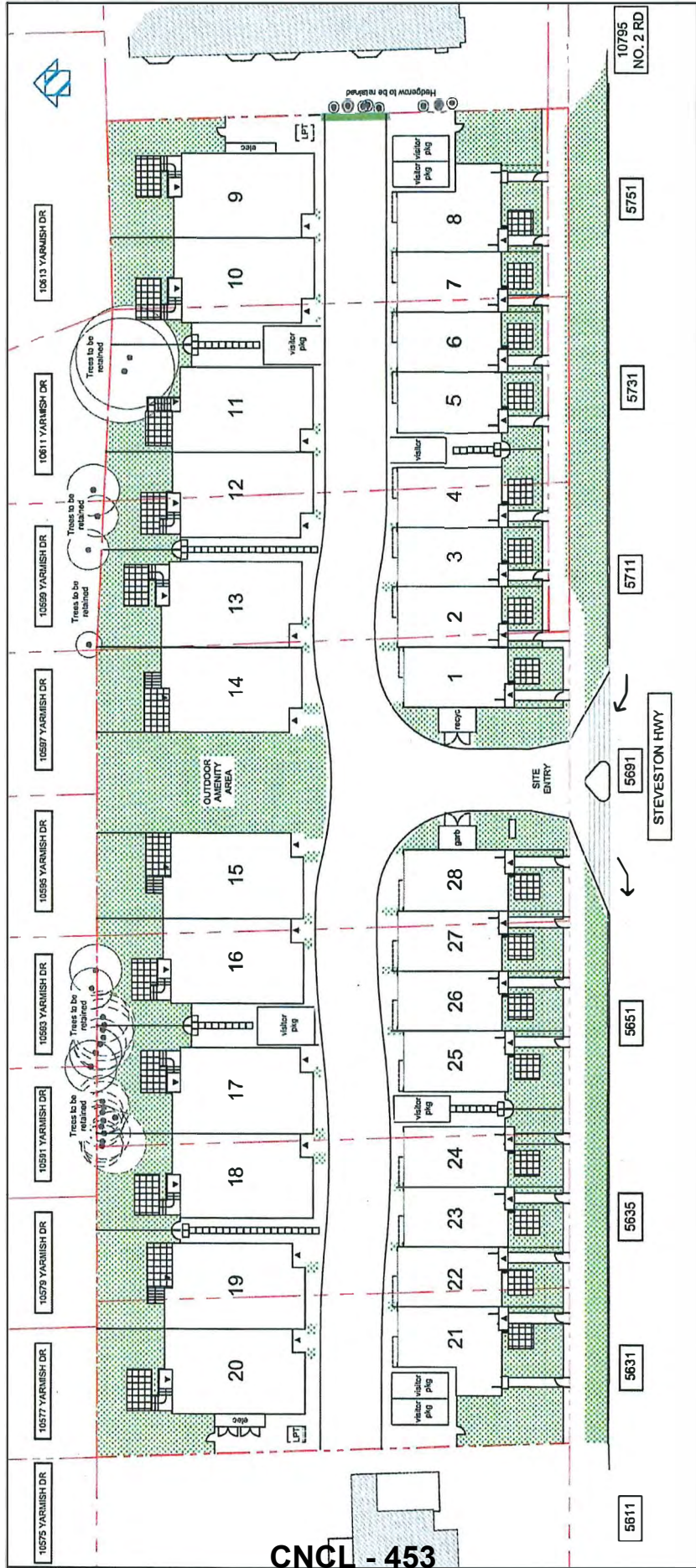
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested

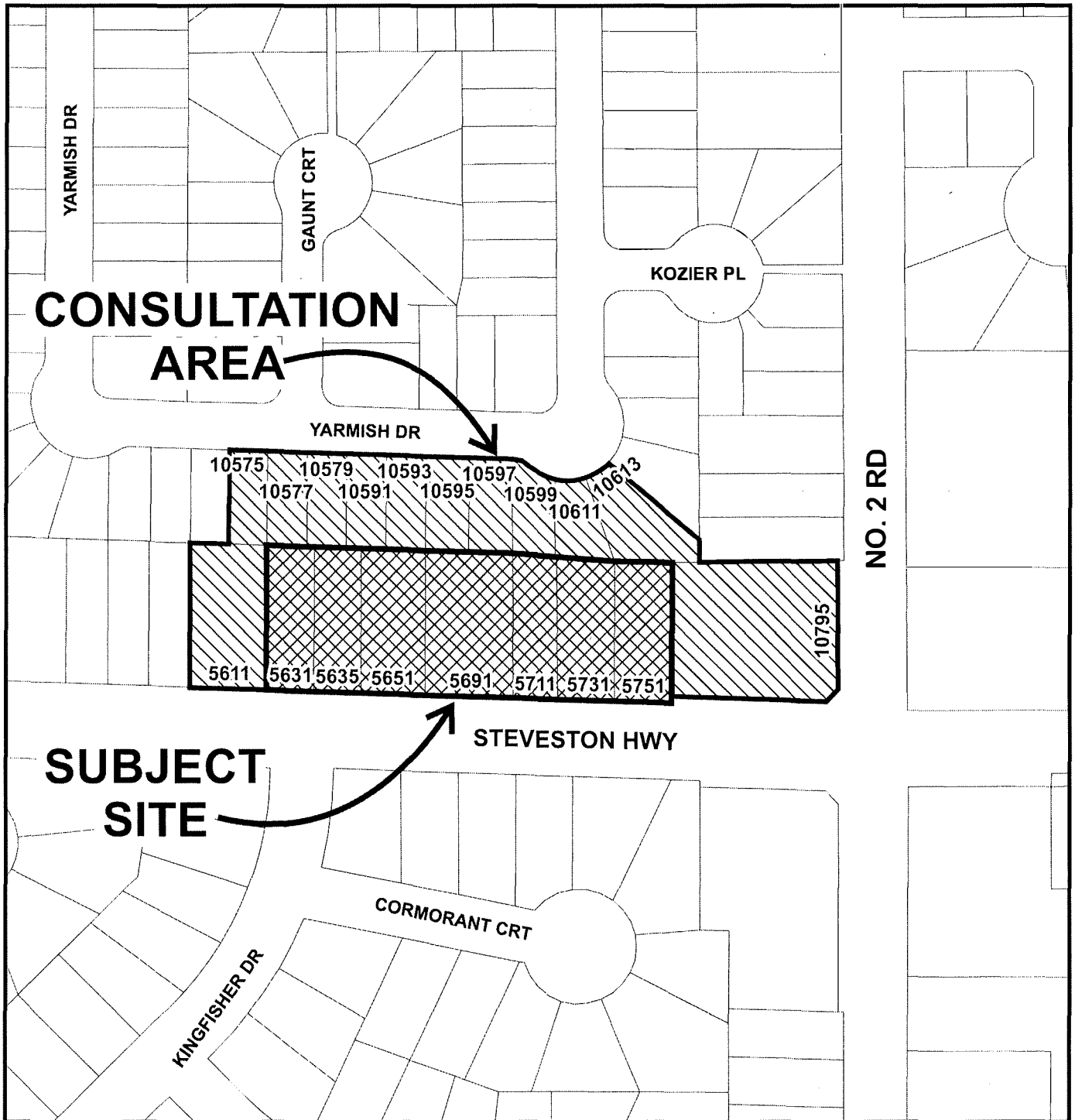


CNCL - 453

Neighbour Address: 10611 Comments: Security / more info. / Fence height
 Name: DONNA SARGENT (print) Free
 Signature: _____ Date: Oct 16
 Owner Resident or Rental Resident I Have No Issues With The Proposal I Have Concerns With The Proposal



City of
Richmond



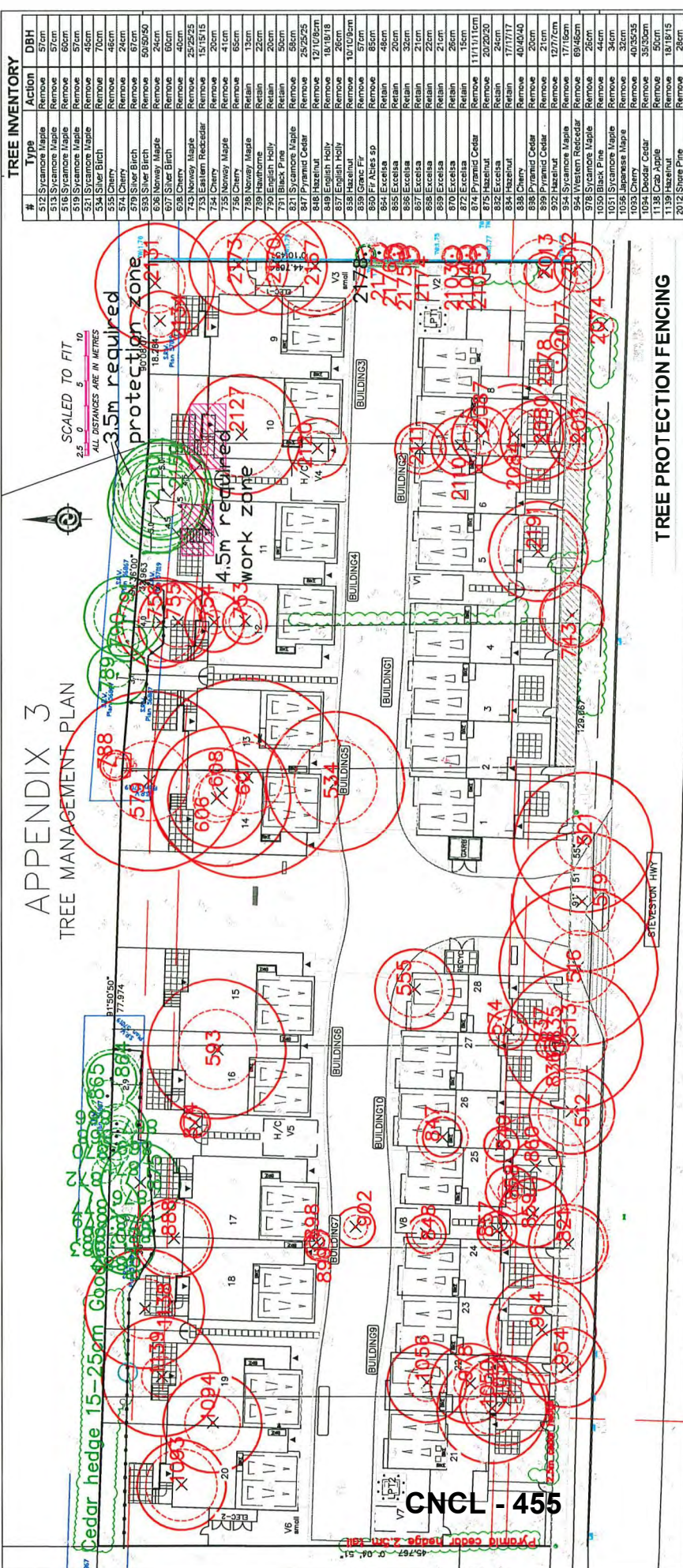
Consultation Area
RZ 16-733904

GNCL 454

Original Date: 12/17/18

Revision Date:

Note: Dimensions are in METRES



TREE INVENTORY

#	Type	Action	DBH
512	Sycamore Maple	Remove	57cm
513	Sycamore Maple	Remove	57cm
514	Sycamore Maple	Remove	60cm
515	Sycamore Maple	Remove	57cm
516	Sycamore Maple	Remove	57cm
517	Sycamore Maple	Remove	45cm
518	Sycamore Maple	Remove	70cm
519	Sycamore Maple	Remove	46cm
520	Sycamore Maple	Remove	46cm
521	Sycamore Maple	Remove	24cm
522	Sycamore Maple	Remove	67cm
523	Sycamore Maple	Remove	50x50x50
524	Sycamore Maple	Remove	24cm
525	Sycamore Maple	Remove	60cm
526	Sycamore Maple	Remove	60cm
527	Sycamore Maple	Remove	29x29x25
528	Sycamore Maple	Remove	15x15x15
529	Sycamore Maple	Remove	20cm
530	Sycamore Maple	Remove	41cm
531	Sycamore Maple	Remove	65cm
532	Sycamore Maple	Remove	13cm
533	Sycamore Maple	Remove	25cm
534	Sycamore Maple	Remove	25cm
535	Sycamore Maple	Remove	25cm
536	Sycamore Maple	Remove	25cm
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599	Sycamore Maple	Remove	25cm
600	Sycamore Maple	Remove	25cm

TREE PROTECTION FENCING

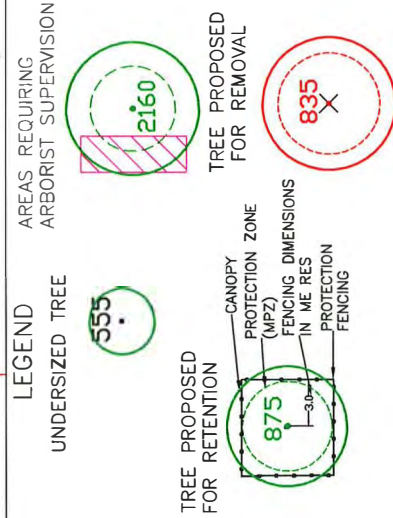
#	Type	DBH	Metres	Feet
768	Norway Maple	13cm	1.5m	4.9ft
769	Norway Maple	13cm	1.5m	4.9ft
770	Norway Maple	13cm	1.5m	4.9ft
771	Norway Maple	13cm	1.5m	4.9ft
772	Norway Maple	13cm	1.5m	4.9ft
773	Norway Maple	13cm	1.5m	4.9ft
774	Norway Maple	13cm	1.5m	4.9ft
775	Norway Maple	13cm	1.5m	4.9ft
776	Norway Maple	13cm	1.5m	4.9ft
777	Norway Maple	13cm	1.5m	4.9ft
778	Norway Maple	13cm	1.5m	4.9ft
779	Norway Maple	13cm	1.5m	4.9ft
780	Norway Maple	13cm	1.5m	4.9ft
781	Norway Maple	13cm	1.5m	4.9ft
782	Norway Maple	13cm	1.5m	4.9ft
783	Norway Maple	13cm	1.5m	4.9ft
784	Norway Maple	13cm	1.5m	4.9ft
785	Norway Maple	13cm	1.5m	4.9ft
786	Norway Maple	13cm	1.5m	4.9ft
787	Norway Maple	13cm	1.5m	4.9ft
788	Norway Maple	13cm	1.5m	4.9ft
789	Norway Maple	13cm	1.5m	4.9ft
790	Norway Maple	13cm	1.5m	4.9ft
791	Norway Maple	13cm	1.5m	4.9ft
792	Norway Maple	13cm	1.5m	4.9ft
793	Norway Maple	13cm	1.5m	4.9ft
794	Norway Maple	13cm	1.5m	4.9ft
795	Norway Maple	13cm	1.5m	4.9ft
796	Norway Maple	13cm	1.5m	4.9ft
797	Norway Maple	13cm	1.5m	4.9ft
798	Norway Maple	13cm	1.5m	4.9ft
799	Norway Maple	13cm	1.5m	4.9ft
800	Norway Maple	13cm	1.5m	4.9ft

Froggers Creek Tree Consultants Ltd
 7763 McGregor Avenue Burnaby BC V5J 4H4
 Telephone: 604-721-6002 Fax: 604-437-0970

TREE PROTECTION PLAN
 THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DATE: December 20, 2018

- NOTES:**
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED REPORT FOR TREE PROTECTION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - ALL MEASUREMENTS ARE METRIC





Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway **File No.:** RZ 16-733904

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
Note: All references to the terminated Land Use Contract should be discharged prior to consolidation.
2. 2.0 m wide road dedication along the Steveston Highway frontages of 5711, 5731 and 5751 Steveston Highway for future road widening. Further road dedications may be required if the existing width between the property line and the north curb of Steveston Highway along the site frontage is not sufficient to support the frontage improvements noted below. The exact road dedication is to be determined based on legal surveys and the road functional plan.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw;
 - b) one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit; and
 - c) the secondary suites cannot be stratified or otherwise held under separate title.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code.
7. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway 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.
8. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four solar photovoltaic (PV) panels per unit to provide an alternative energy source.
9. 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 on site and on adjacent properties. 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.

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10. City acceptance of the developer's offer to voluntarily contribute \$100,000.00 towards the future upgrade of the special crosswalk at Lassam Road/Steveston Highway to a full traffic signal. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, UPS (Uninterruptable Power Supply) system, controller cabinet/controller, illuminated street name signs and APS (Accessible Pedestrian signals).
11. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side No. 2 Road or at an alternative bus stop in the vicinity.
12. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$342,356.62) to the City's affordable housing fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$33,430.12) to the City's Public Art fund.
14. Contribution of \$37,000.00 in-lieu of on-site indoor amenity space.
15. City acceptance of the developer's offer to voluntarily contribute \$25,500.00 to the City's Tree Compensation Fund for the planting of 51 replacement trees within the City. If additional replacement trees (over and beyond the 53 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$52,000.00 in total) to ensure the replacement planting will be provided.

16. City acceptance of the developer's offer to voluntarily contribute \$9,100.00 to Parks Division's Tree Compensation Fund for the removal of seven Sycamore Maple trees (tag# 512, 513, 516, 519, 521, 821 and 954) and a number of Cedar and Boxwood hedge rows located on the City's boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
18. Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit for the Service Agreement will be required prior to adoption of the rezoning bylaw. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 985 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - 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 Building designs.
 - Obtain approval from Richmond Fire Rescue for all fire hydrant relocations and installations.
 - Provide a right-of-way for the water meter and meter chamber. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- At the Developers cost, the City is to:
 - Install one new water service connection off of the existing 400mm AC watermain on Steveston Hwy. Meter to be placed on site.
 - Cut and cap at main, all existing water service connections to the development site and remove meters.
 - Install an additional fire hydrant along Steveston Highway to meet City spacing requirements for multifamily land use.

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- Relocate the fire hydrant at the southwest corner of the development site as required by the proposed sidewalk alignment.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection off of the existing 750mm storm sewer along Steveston Hwy complete with inspection chamber.
 - Cut, cap and remove the existing service connection and inspection chambers STIC51033, STIC55027, and STIC61170 to the development site.
 - Cut and cap, at property line, the northwest lead at inspection chamber STIC50997 at the southeast corner of the development site. The inspection chamber and northeast lead are to be retained to serve 10795 No 2 Road.

Sanitary Sewer Works:

- The Developer is required to not start onsite building construction prior to completion of rear yard sanitary works.
- At Developer's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH3899 at the common property line of 5851 and 5891 Steveston Highway.
 - Cut and cap all existing sanitary service leads to the development site and remove inspection chambers SIC15979, SIC2000, and SIC1985. The existing inspection chambers SIC11602 and SIC5139 shall be retained to serve the neighboring properties.

Frontage Beautification Works:

Frontage improvements required for 5631/5635/5651/5691 Steveston Highway

1. Construct a new 1.5 m wide concrete sidewalk at the property line along these Steveston Highway development frontages. The new sidewalk is to connect to the existing sidewalks east and west of the subject site. The new sidewalk may have to be designed to go around trees that have been identified for retention. Consult Parks on the design of the new sidewalk to ensure that tree root systems are not compromised and natural irrigation can be maintained.
2. Remove the existing sidewalk and backfill the remaining area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.

Frontage improvements required for 5711/5731/5751 Steveston Highway

3. Construct a new 1.5 m wide concrete sidewalk at the new property line along these Steveston Highway development frontages. The new sidewalk is to connect to the existing sidewalks east and west of the subject site. The new sidewalk may have to be designed to go around trees that have been identified for retention. Consult Parks on the design of the new sidewalk to ensure that tree root systems are not compromised and natural irrigation can be maintained.
4. Remove the existing sidewalk and construct a new grass/tree boulevard over the remaining width between the new sidewalk and the north curb of Steveston Highway. The first 2.0 m wide boulevard strip (for future road widening) measured from the curb is to be free of any tree planting. The boulevard width is exclusive of the 0.15 m wide curb.

Frontage improvements required for entire Steveston Highway development frontage

5. All existing driveways along the Steveston Highway development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under Items 1/2 and 4/5 above.
6. The site access is restricted to right-in/right-out vehicle movements. A raised island with rollover curb is required to channelize and enforce the no left turn access restrictions. The right-in/right-out driveway design is to follow the following standards:
 - a) Driveway letdown (not curb return).

- b) The width of the driveway is to be 7.5 m wide at the PL. The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter).
 - c) Dimensions at the curb:
 - 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard.
 - 6.4 m wide channelization for both right-in and right-out vehicle movements.
 - 5.0 m wide concrete island.
 - d) To increase the size of the island, use a passenger car as the design vehicle to define the right-in/right-out channelization.
 - e) Use rollover curb around the edges of the island. Trucks are allowed to climb the rollover curb.
(Note: The design of this driveway is to follow that contained in SA 06-347587).
7. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
 8. Consult Engineering on lighting and other utility requirements as part of the frontage works.

Transit Amenities

9. Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/No. 2 Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards. Confirm the location and dimensions of the bus stop pad with City Traffic Operations staff prior to construction.

Other Improvements

- Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - To relocate overhead lines and poles as required by the proposed sidewalk and boulevard. This may require a rights-of-ways onsite in favor of BC Hydro, Telus, and/or other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Review the street lighting levels along Steveston Highway frontage and upgrade to City standards, as required.
- Relocate streetlights as required by the proposed sidewalk alignment.

General Items:

- The Developer is required to:
 - Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, 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.
 - Provide, within the first servicing agreement submission, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

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

1. 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 (EnerGuide 82 or better), in compliance with the City’s Official Community Plan.
2. 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

Prior to a Development Permit* issuance, the developer is required to complete the following:

3. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
4. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$32,000 in total) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9982 (RZ 16-733904)
5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

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. 004-306-481

Lot 909 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 004-866-029

Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-761-100

Lot 774 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 012-346-004

Parcel A (Reference Plan 9132) Lot 38 Except: Part Subdivided by Plan 57874 Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

P.I.D. 004-869-834

Lot 911 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 004-287-096

Lot 773 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 002-561-557

Lot 97 Section 36 Block 4 North Range 7 West New Westminster District Plan 32685

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9982".

FIRST READING

A PUBLIC HEARING WAS HELD ON

Two horizontal lines for signature or date.

Approval stamp: CITY OF RICHMOND, APPROVED by E.I., APPROVED by Director or Solicitor

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

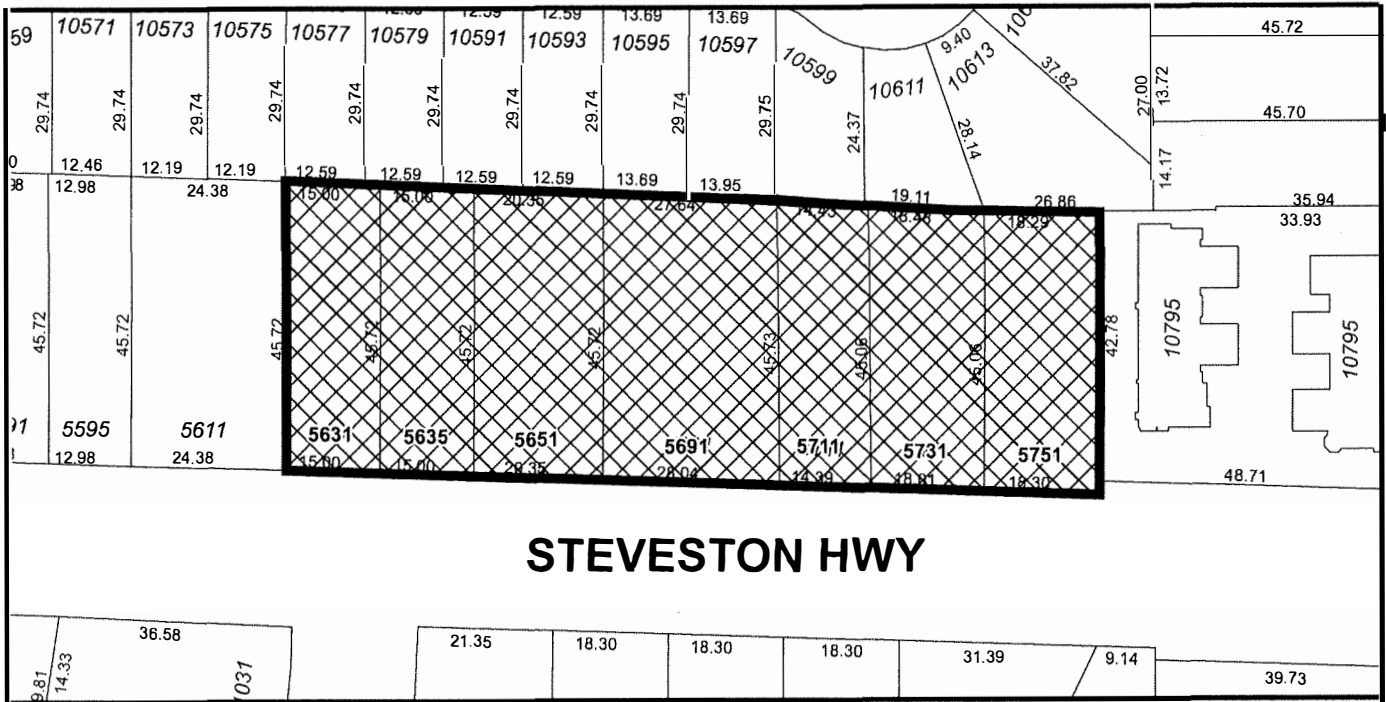
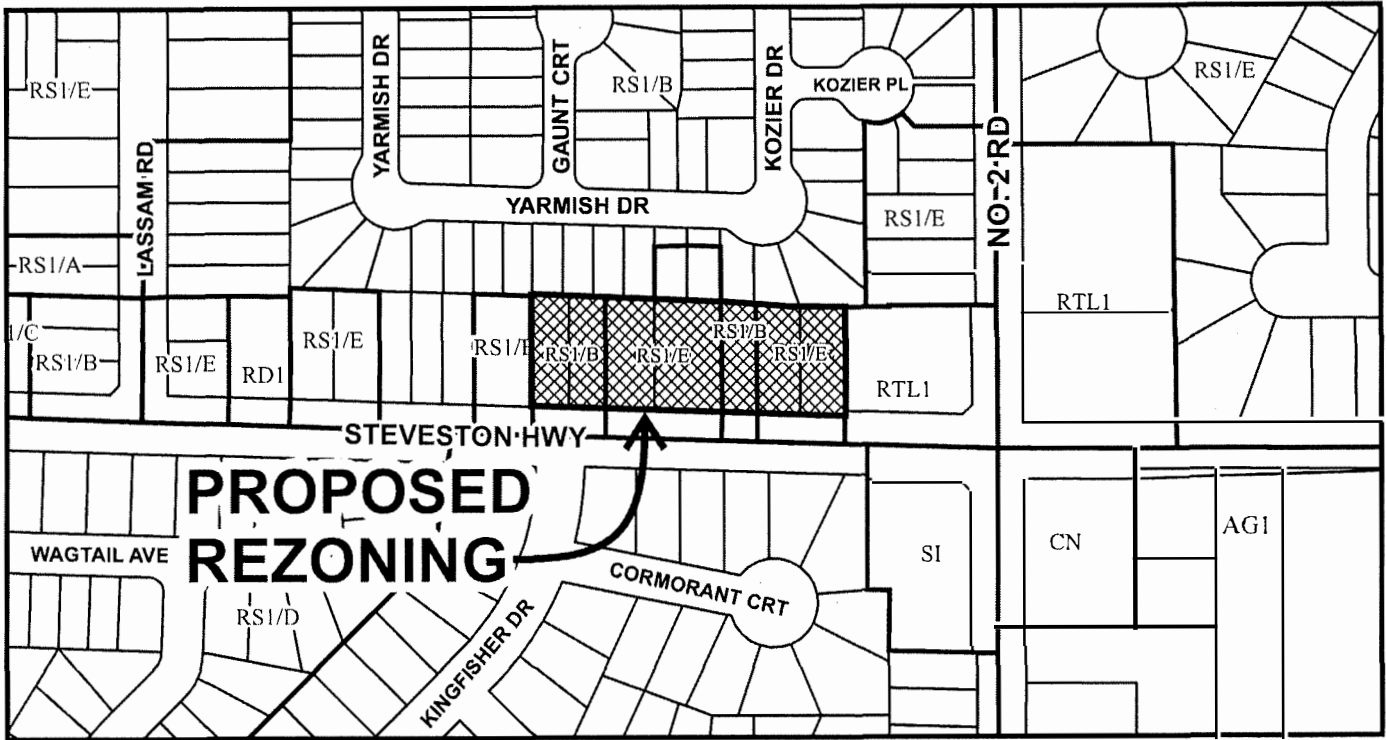
ADOPTED

MAYOR

CORPORATE OFFICER



City of Richmond



STEVESTON HWY



RZ 16-733904

Original Date: 07/07/16

Revision Date: 01/02/18

Note: Dimensions are in METRES

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