



To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 18, 2023
File: RZ 21-939470

Re: Application by Interface Architecture Inc. for Rezoning at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from “Single Detached (RS1/B)” Zone, “Single Detached (RS1/E)” Zone and “Two-Unit Dwellings (RD1)” Zone to “Medium Density Townhouses (RTM2)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, for the rezoning of 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from “Single Detached (RS1/B)” zone, “Single Detached (RS1/E)” zone and “Two-Unit Dwellings (RD1)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

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

WC:el
Att. 7

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

Staff Report

Origin

Interface Architecture Inc., on behalf of Steveston Townhouse Ventures Inc. (Incorporation number: BC1293948; Director: Barry Cavanaugh & Robert Arthur Barker), has applied to the City of Richmond for permission to rezone 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway (Attachment 1) from “Single Detached (RS1/B)” zone, “Single Detached (RS1/E)” zone and “Two-Unit Dwellings (RD1)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of 30 townhouse units with seven secondary suites and a right-in/right-out vehicle access from Steveston Highway.

Project Description

The eight properties (ten units) under this application have a total combined frontage of approximately 151 m along Steveston Highway and a 22 m frontage along Lassam Road; these properties will be 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 18 three-storey units in ten townhouse clusters. Seven secondary suites and five accessible units are included in this proposal. Vehicle access is provided by a single right-in/right-out driveway access to Steveston Highway. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for the design and construction of frontage beautification works and service connections.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The subject site currently contains six single-family homes and four duplex units. The applicant advised that there are no secondary suites in the homes and that all ten homes are currently tenanted. The developer advised that they have made these homes available to tenants at half the market rates with the clear understanding from all tenants that these are short term rentals within a development site and the homes will be demolished and legal notice to end tenancies in keeping with the Residential Tenancy Act will be issued.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

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/D)” and “Single Detached (RS1/E)”.

To the East: Across Lassam Road, existing single-family dwellings on lots zoned “Single Detached (RS1/B)”.

To the West: A recently constructed 28-unit townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.

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 30 townhouses is consistent with these designations.

Arterial Road Land Use 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.

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* and the *City’s Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel, with a total net site area of 6,214 m². The proposal consists of 30 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. A two-storey indoor amenity building is proposed at the southwest corner of the site.

Two outdoor amenity areas are proposed: one will be situated in a central open courtyard at the rear (north) of the site, opposite to the entry driveway; the other one will be located along the site's Lassam Road frontage, adjacent to the proposed indoor amenity building.

All three-storey units are proposed along Steveston Highway; a minimum 7.5 m interior side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns with the townhouse development to the east. 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.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 60 resident vehicle parking spaces are proposed, of which 14 spaces (23 per cent) are proposed in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title. Also consistent with the parking requirements, a total of six visitor parking spaces are proposed on-site, two of which will be accessible visitor parking spaces. In addition, a total of 39 resident (Class 1) bicycle parking spaces and six visitor (Class 2) bicycle parking spaces are proposed, which comply with the requirements under the Zoning Bylaw 8500.

Density Proposed

The Arterial Road Land Use Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development, including:

- corner lot developments with frontage improvements on two or more streets where significant road dedication is required (provided that the density bonus is used solely to balance the loss of land for road dedication);
- land assembly with more than 100 m frontage on a major arterial road;
- developments abutting a park or other non-residential land use where affordable housing is provided on-site;
- additional community benefits are provided (not including affordable housing contributions); and/or
- Low End Market Rental housing units are provided.

The applicant is proposing medium density townhouses with a maximum density of 0.65 FAR. Staff support the proposed density based on the applicant's commitment to include the following features in this townhouse development:

- Larger site assembly:
 - The subject site has more than 100 m frontage (i.e., 151 m) on a major arterial road (i.e., Steveston Highway).
- Installation of solar photovoltaic (PV) panels:
 - The developer is proposing to install four 450W solar panels per unit. The size and placement of the solar panels will be reviewed in detail through Development Permit and overall architectural design.
 - These solar panels would produce around 2,082 kWh per year or approximately 31 per cent of the power an average townhouse in British Columbia use. This would mean a saving of approximately \$300.00 per year per unit.
- Five accessible units:
 - These units will be designed based on City's Convertible Unit Checklist and Aging-in-Place features, with a stair lift installed.
 - Applicable Basic Universal Housing unit features will also be included in the accessible unit design.
 - Detailed design of the accessible units is presented in Attachment 4.
- Seven one-bedroom secondary suites:
 - These suites will be contained in the end units along Steveston Highway (Attachment 2) and will not be stratified.
 - The size of the secondary suite ranges from approximately 27 m² (295 ft²) to 34 m² (366 ft²).
 - Each secondary suite contains an open living/dining/kitchen area, a bedroom and a bathroom.
 - No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite, consistent with the parking requirements of Zoning Bylaw 8500.

All of these features will be secured through restrictive covenants, which will be registered on Title prior to final adoption of the rezoning bylaw.

Residual Site - 10880 Lassam Road

The proposed site assembly will leave a residual development site to the northwest at 10880 Lassam Road. This internal lot facing and addressed off a local road is identified for townhouse development under the Arterial Road Policy since it is located within 35 m from Steveston Highway.

The developer has made multiple attempts to explore the opportunity to include 10880 Lassam Road into the proposed townhouse development; however, the acquisition attempt was not successful (Attachment 5). To proceed with the subject development proposal, the developer has agreed to provide the following in support of the future redevelopment of the property:

- Vehicle access from the subject site to future multiple-family residential development on 10880 Lassam Road; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site to allow use of the driveway will be registered on Title of the subject site as a condition of rezoning to secure this arrangement; and
- Shared use of garbage/recycling collection facilities on-site with future multiple-family residential development on 10880 Lassam Road. A cross-access easement and agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

The proposed development will not restrict redevelopment of the adjacent site at 10880 Lassam Road. The applicant has provided a preliminary concept (on file) for 10880 Lassam Road to demonstrate that it could be redeveloped into a multiple-family residential development in keeping with the site's OCP designation in the future.

Transportation and Site Access

An existing Statutory Right-of-Way (SRW EPP92792) is registered over the drive aisle of the neighbouring townhouse development to the east at 5651 Steveston Highway, which may be utilized to provide vehicular access to the subject site. However, based on the scale of the subject development and its 151 m frontage along Steveston Highway, a separate vehicular access from Steveston Highway is proposed. The Transportation Department has reviewed and supported the proposed driveway, but this access will be restricted to right-in/right-out traffic movements.

As mentioned above, a SRW over the entire internal drive aisle on the subject site will be registered on Title to provide future access to 10880 Lassam Road. This SRW, as requested by the Fire Department, will also be required to provide emergency access to the neighbouring townhouse development to the east at 5651 Steveston Highway. The drive aisles of the two sites must be connected and kept open at all times. The Fire Department is willing to accept alternate arrangements (i.e., bollards on either side of the cross access with a chain across) should residents of the two developments have concerns over the drive aisle being kept open at all times. Detailed design will be reviewed at Development Permit stage.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 4.0 m x 4.0 m corner cut at the subject site's southwest corner, design and construct the frontage improvement works on both site's frontages and construct a concrete bus pad with electrical pre-ducting conduits at the Steveston Highway/Kingfisher Drive westbound bus stop (see Attachment 6 for details).

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, a concrete bus pad and service connections (Attachment 6). 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.

Existing Legal Encumbrances

There are existing 3.0 m wide utility Right-of-Ways (ROWs) generally along the north property line of the subject site for existing sanitary main and connections. The developer is aware that no construction is permitted in these areas.

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 46 bylaw-sized trees on the subject property, four trees on neighbouring properties and one street tree on City property.

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

- Two trees, a 22 cm cal Blue Spruce tree (tag# 267) and a 44 cm cal Noble Fir (tag# 295), located on-site, are identified in good condition and are to be retained and protected. A Tree Survival Security of \$15,000.00 will be required for the two trees.
- Two trees, a multi-branched Coral Barked Maple tree (tag# 265; 6, 6 & 8 cm cal) and a multi-branched Japanese Maple tree (tag# 992; 6, 7 & 8 cm cal), located on-site, are identified in good condition and are good candidates for relocation to the central amenity area.
- 42 trees (tag# 251-264, 266, 268-275, 293-294, 296, 983, 986-991, 993-1000 and S1) located on-site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. 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.
- Four trees (tag# S2, S3, 984 and 985) located on neighbouring property are to be protected as per Arborist report recommendations.
- Three hedgerows located at the City boulevard in front of 5571, 5591 and 5611 Steveston Highway, will be in conflict with required frontage improvement works and are recommended for removal; no compensation required.
- A 22 cm cal Katsura Tree (tag# S4) located at the City boulevard along Lassam Road, was dead and was removed by Parks staff in 2021.

Tree Replacement

The applicant wishes to remove 41 bylaw-sized on-site trees; the 2:1 replacement ratio would require 82 replacement trees. In addition, the applicant wishes to remove one significant tree on-site (tag #1000), the 3:1 replacement ratio would require an additional three replacement trees. Therefore, the total number of replacement trees required for the proposed removal of 42 trees on-site is 85 trees.

According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 60 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 \$18,750.00 (\$750.00/tree) to the City's Tree Compensation Fund in-lieu of planting the remaining 25 replacement trees, should they not be accommodated on-site.

Tree Protection and Relocation

The applicant has committed to relocate two trees on-site to the proposed outdoor amenity area. As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of the two trees and a Tree Survival Security to the City in the amount of \$10,000.00 will be required. Following construction and all required Building Permit Inspections, an acceptable post-construction impact assessment report must be submitted to confirm the tree has survived. The City will then release 50 per cent of the security; and the remaining 50 per cent of the security will be released one year later, subject to inspection and survival of the tree.

The applicant has also committed to retain and protect two other trees on-site and four trees located on adjacent properties. The applicant has submitted a Tree Management Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). 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 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.

Amenity Space

The conceptual development plans include 90 m² (970 ft²) of indoor amenity, which would meet the minimum requirements in the OCP. The proposed indoor amenity includes two multi-purpose rooms, a kitchenette and accessible washrooms.

Two outdoor amenity areas are proposed 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.

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.

Energy Efficiency

The developer has committed to design the subject development to meet the City's Step Code requirements. A commitment letter has been submitted (on file) to confirm that the proposed development will be designed to achieve Step 3 (with low carbon energy plant), which meets the current Step Code requirements.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund.

Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of City Centre) for a total contribution of \$521,718.13 prior to final adoption of the rezoning bylaw. The applicant is also voluntarily providing seven secondary suites within the development.

Market Rental Housing Policy

The City's Market Rental Housing Policy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$2.65 per buildable square foot for a total contribution of \$115,212.75 prior to final adoption of the rezoning bylaw.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$43,041.75.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone other than the variances noted below:

1. Reduction of the minimum front yard setback from 6.0 m to 4.5 m.
 - Staff support the requested variance as 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.
2. Reduction of the minimum exterior side yard setback from 6.0 m to 4.5 m.
 - Staff support the requested variance to facilitate the retention and protection of a 44 cm cal Noble Fir tree (tag# 295) and to accommodate a two-storey indoor amenity building proposed at the southwest corner of the site, adjacent to the secondary outdoor amenity space around the protected tree.

These variances 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.

Development Permit

A Development Permit processed to a satisfactory level is a requirement of rezoning 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 site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk along the site's frontages and to the adjacent existing developments.
- Refinement of site layout to maximize planting areas along internal drive aisles and to better define private vs. semi-private spaces on-site.
- Refinement of the proposed building form to achieve sufficient variety in design to create a cohesive yet interesting streetscape along Steveston Highway and to reduce visual massing of the three-storey units along Steveston Highway.
- Refinement of landscape design to optimize replacement tree planting on-site, to maximize permeable surface areas and to better articulate hard surface treatments on-site.
- 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 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 the sustainability strategy for the development proposal.

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 30-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 consistent 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 in 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 10496 be introduced and given First Reading.



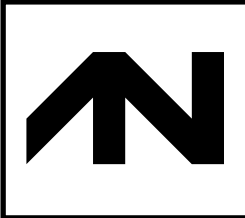
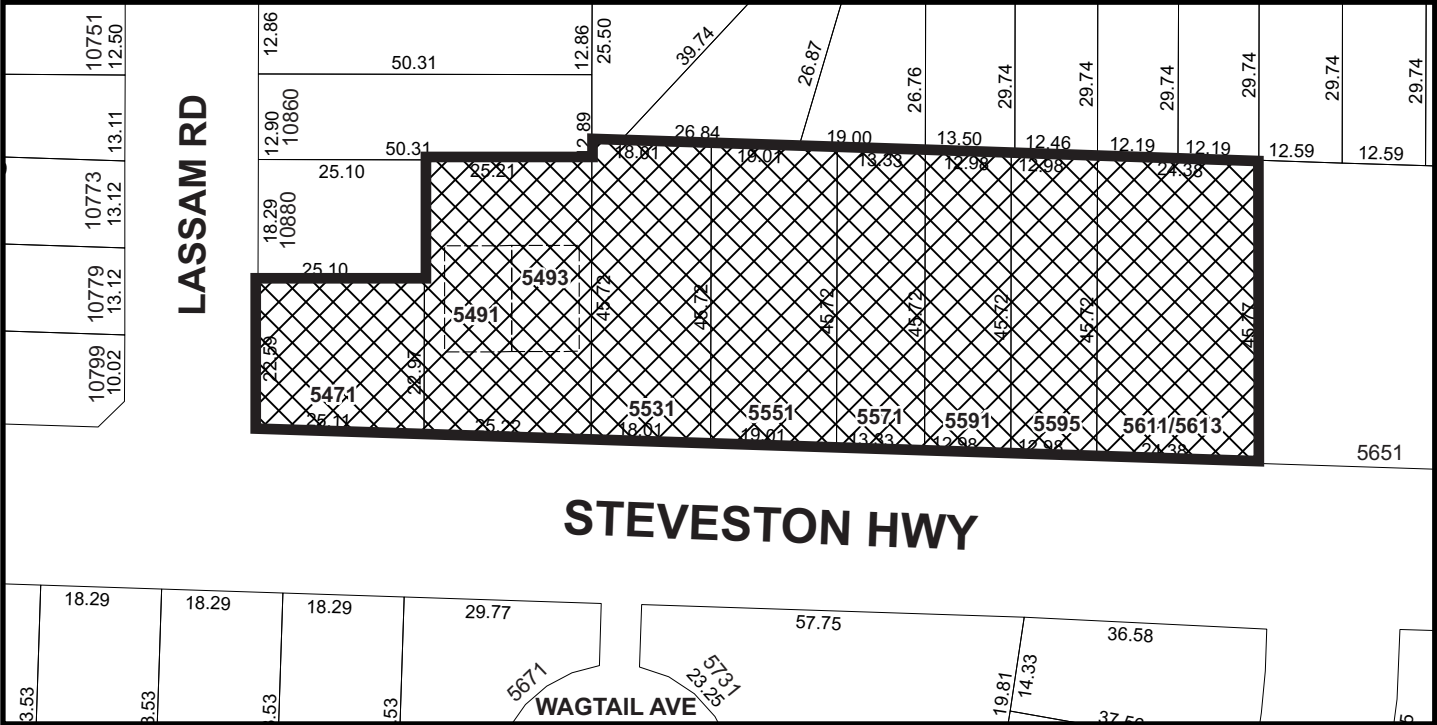
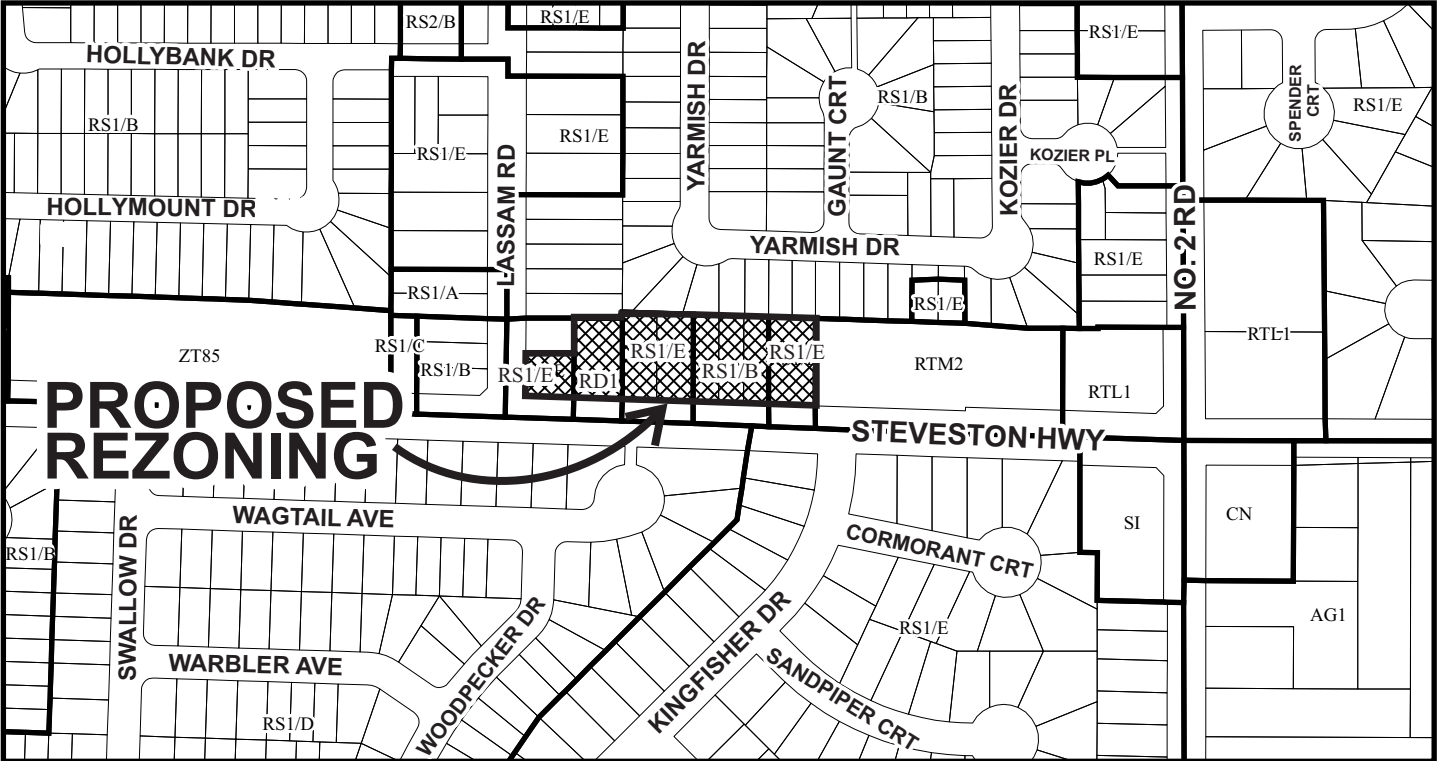
Edwin Lee
Planner 2
(604-276-4121)

EL:he

- Att. 1: Location Map
2: Conceptual Development Plans
3: Development Application Data Sheet
4: Preliminary Accessible Unit Design
5: Proof of Acquisition Attempts
6: Rezoning Considerations
7: Tree Management Plan



City of Richmond



RZ 21-939470

PLN - 20

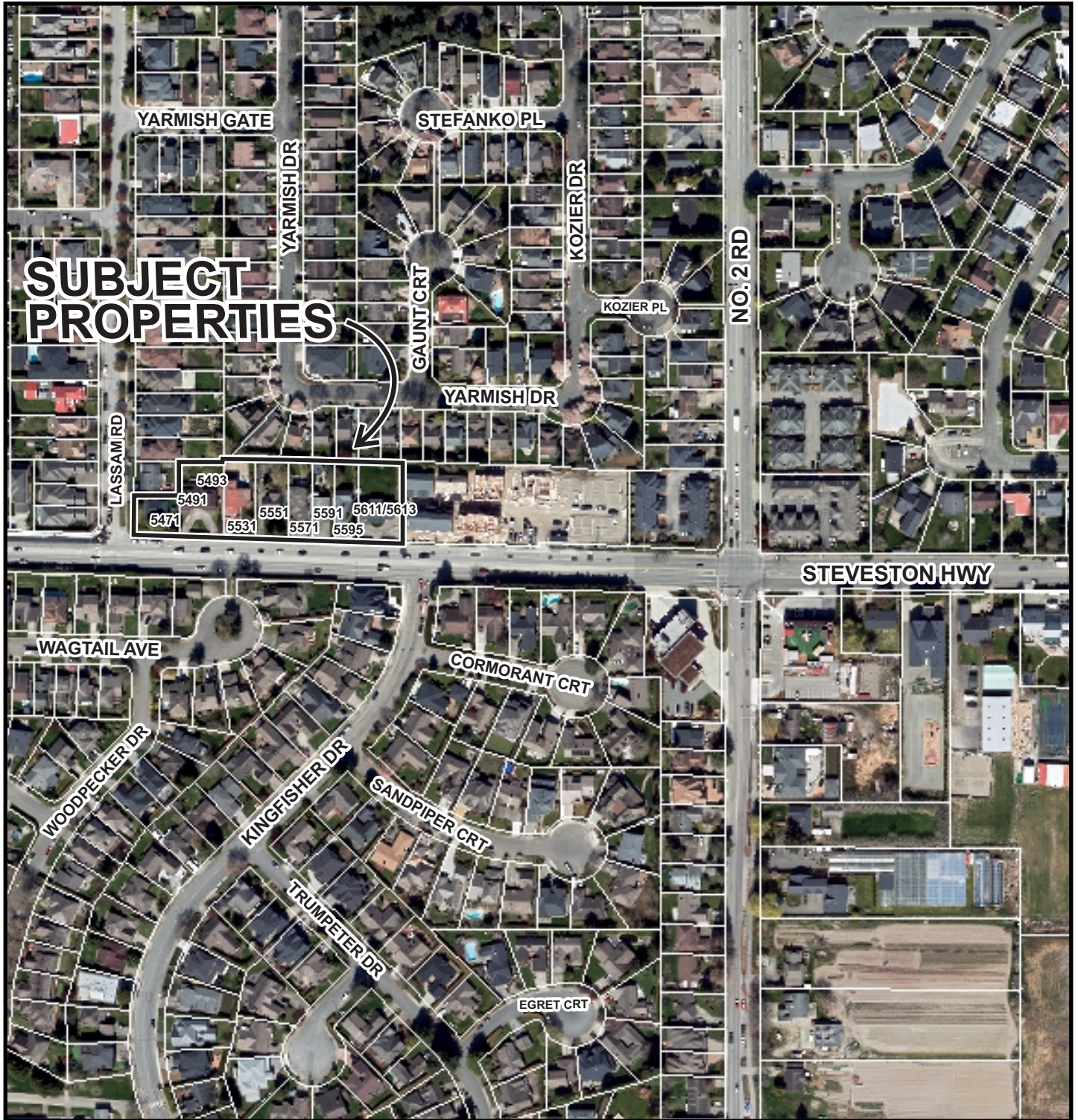
Original Date: 10/22/21

Revision Date: 10/27/21

Note: Dimensions are in METRES



City of Richmond



RZ 21-939470

PLN - 21

Original Date: 10/22/21

Revision Date: 09/19/23

Note: Dimensions are in METRES

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Table with 2 columns: CIVIC ADDRESS, LEGAL DESCRIPTIONS, PARCEL ID, ZONING. Lists property details for the rezoning application.

Table with 2 columns: PROJECT DESCRIPTION, ZONING. Provides details about the rezoning project and its classification.

Table with 2 columns: ZONING SUMMARY, PROPOSED. Summarizes zoning requirements and proposed changes.

Table with 2 columns: DRAWING LIST, Architectural. Lists the various drawings included in the application.

Table with 2 columns: CONTACTS, Architect. Lists contact information for the architectural and surveying firms.

Table with 2 columns: REVISIONS, DATE. Continuation of revision history.

Table with 2 columns: CIVIC ADDRESS, LEGAL DESCRIPTIONS, PARCEL ID, ZONING. Continuation of property details.

Table with 2 columns: PROJECT DESCRIPTION, ZONING. Continuation of project details.

Table with 2 columns: ZONING SUMMARY, PROPOSED. Continuation of zoning summary.

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Table with 2 columns: CONTACTS, Architect. Continuation of contact information.

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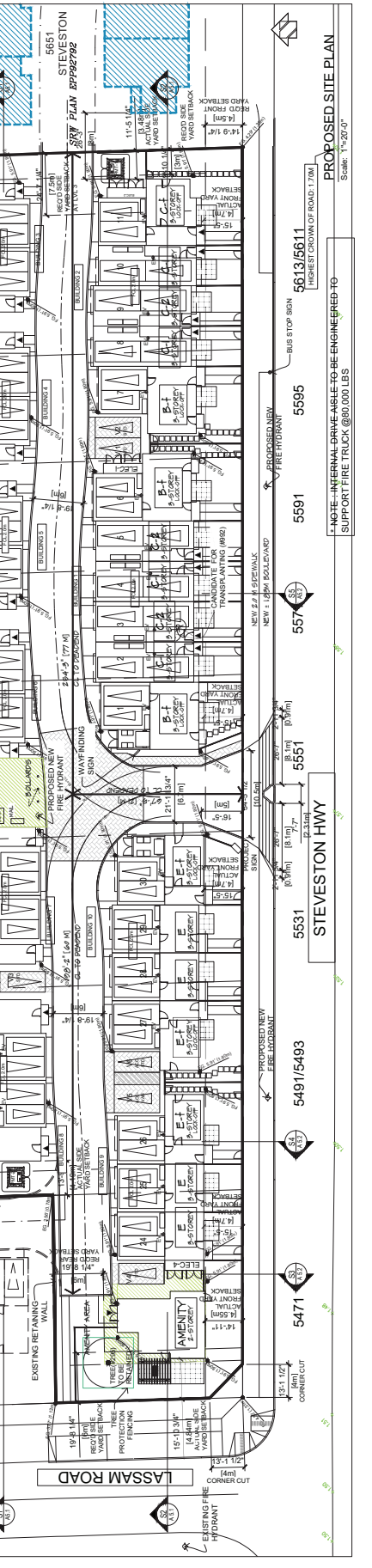
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Table with 2 columns: CONTACTS, Architect. Continuation of contact information.



Table titled 'AVERAGE FINISHED GRADE CALCULATION' with columns for SITE, SW, CORNER, MEAN CORNER, and AVG. Provides elevation data for the site.

Table titled 'CITY PERMIT NUMBERS' with columns for REZONING, DEVELOPMENT PERMIT, DP, and SA. Lists various permit numbers.



A1.1

PLAN - 22

REVISIONS	
Rev. 06. 2023	Re-Submission
Rev. 07. 2023	Re-Submission
Rev. 08. 2023	Re-Submission
Rev. 09. 2023	Re-Submission
Rev. 10. 2023	Re-Submission
Rev. 11. 2023	Re-Submission
Rev. 12. 2023	Re-Submission
Rev. 13. 2023	Re-Submission
Rev. 14. 2023	Re-Submission
Rev. 15. 2023	Re-Submission
Rev. 16. 2023	Re-Submission

CONSULTANTS

PROJECT

Proposed 30-Unit
Townhouse Development

SLOT ASSEMBLY
15905 Cambria Road
Richmond, VA 23235
T 804 821 1145
F 804 821 1145
www.interfacearchitecture.com

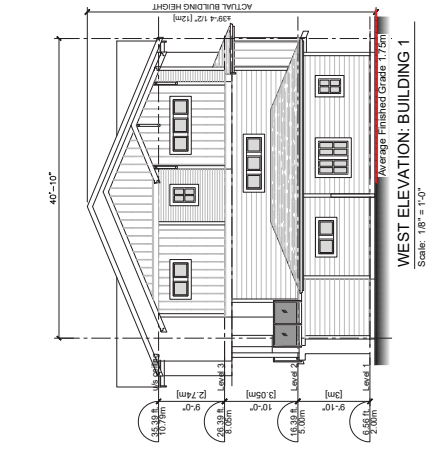
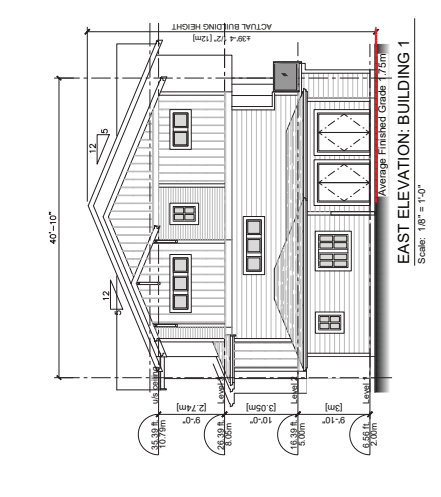
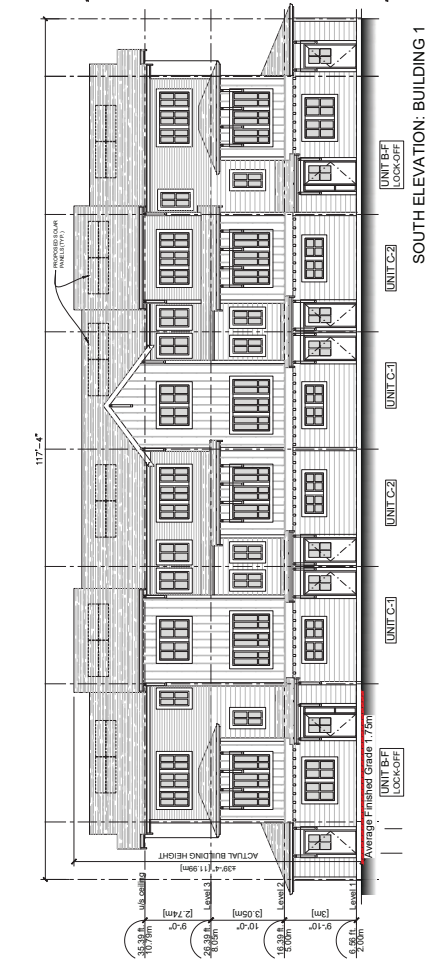
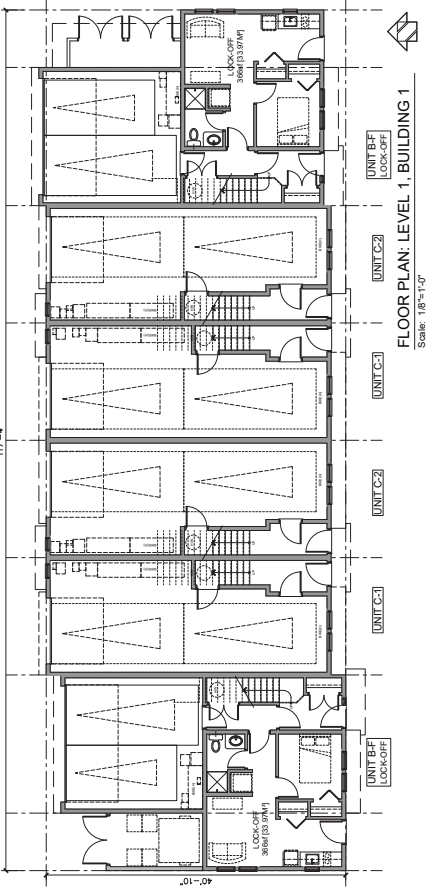
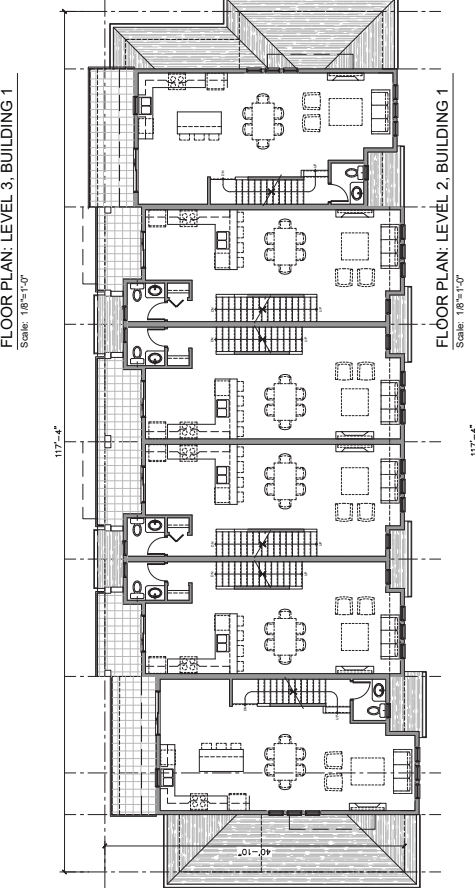
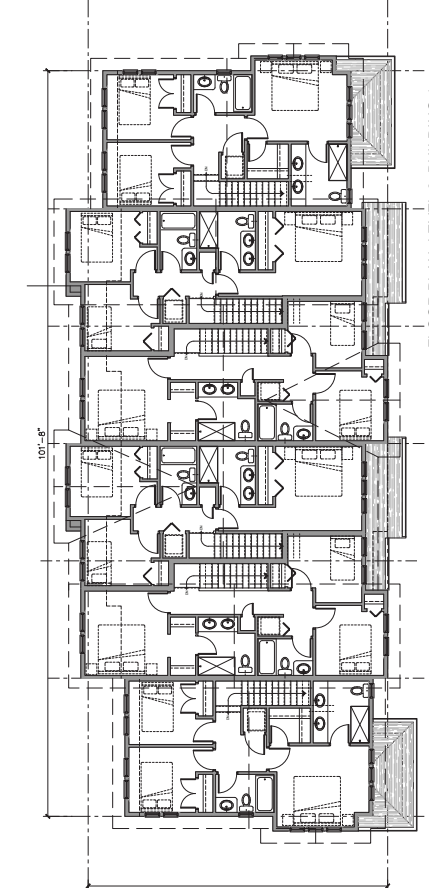
INTERFACE:
15905 Cambria Road
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PROJECT
Proposed 30-Unit
Townhouse Development

SLOT ASSEMBLY
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DATE: June 9, 2021
DRAWN BY: KYC/BSR/AL
CHECKED BY: KYC
SCALE: As Noted
SHEET TITLE: PLANS & ELEVATIONS - BUILDING 1

DRAWING: A2.1



PLN - 23

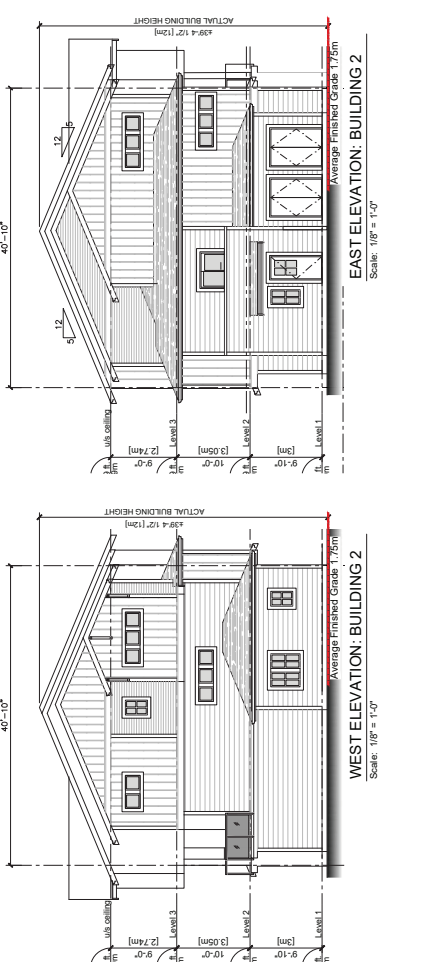
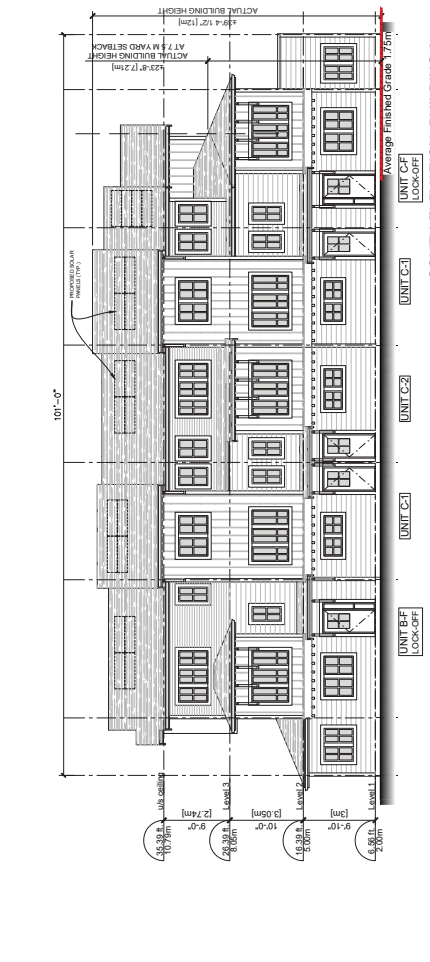
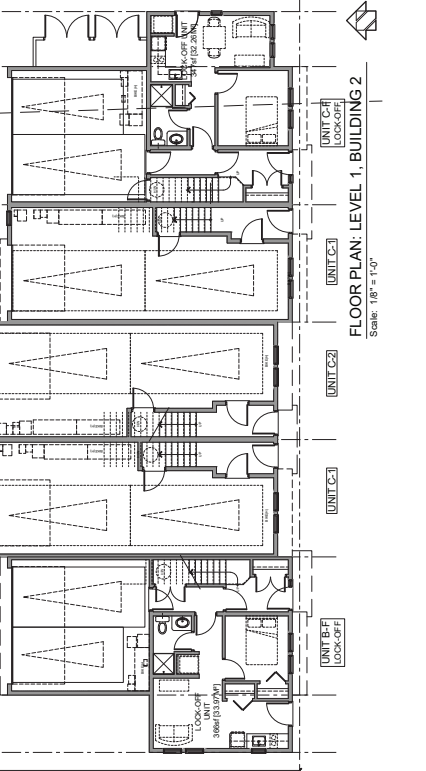
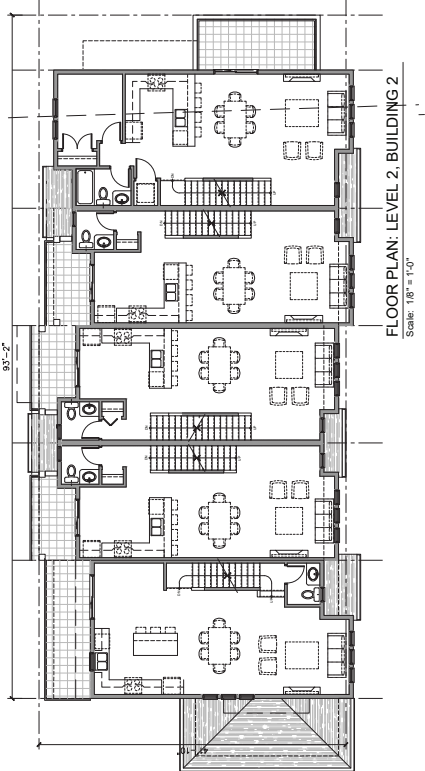
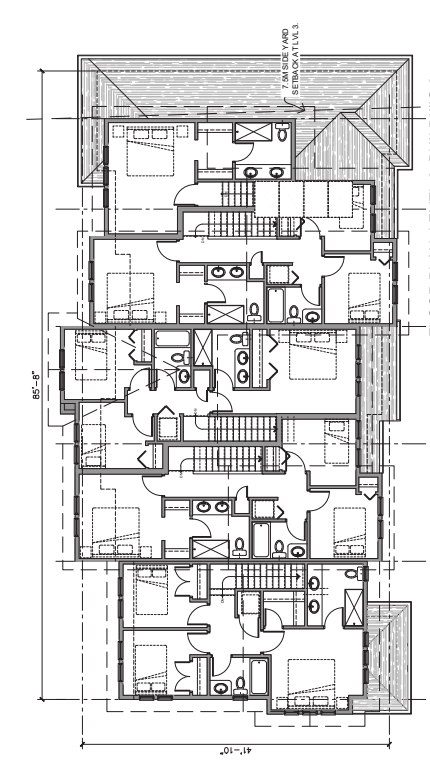
REVISIONS
Sept. 04, 2022 R22-02b Re-Submission
Aug. 21, 2022 R22-02 Re-Submission
Apr. 26, 2023 R23-01 Re-Submission
Apr. 04, 2023 R23-02 Re-Submission
June 24, 2022 Receiving Re-Submission
Aug. 15, 2021 Receiving Permit Application

CONSULTANTS

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 11900 Cambie Road
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PROJECT
 Proposed 30-Unit
 Townhouse Development
 3107 ASSEMBLY
 5911 30th Ave
 5911 30th Ave NW
 5911 30th Ave NW
 RICHMOND, BC
 PROJECT NO.
 210517VR
 SCALE
 As Noted
 DATE
 June 9, 2021
 DRAWN BY
 KYC/BSI/AL
 CHECKED BY
 KYC
 SHEET TITLE
 PLANS & ELEVATIONS -
 BUILDING 2

A2.2



REVISIONS
<p>REVISIONS</p> <p>ALL ROOMS</p> <p>LARGE TOGGLE-TYPE ELECTRICAL SWITCHES</p> <p>LEVER-TYPE DOOR HANDLES</p> <p>MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2" WHERE POSSIBLE)</p> <p>MINIMIZE CONTRAST IN COLORS OF FLOOR FINISHES WHERE POSSIBLE</p> <p>WALL COATING FOR FUTURE ADDITIONAL MINOR INSTALLATION</p> <p>INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE</p> <p>LESS STEEP RISE IN DIMENSIONS WHERE POSSIBLE</p> <p>WALL BLOORING FOR FUTURE COAM BARR INSTALLATION (AT BATHROOM TOILET)</p> <p>LEVER HANDLE TOILET AND FACETS</p> <p>LEVER HANDLE SINKS AND DRINKERS</p> <p>MIN. 300MM WIDTH</p> <p>HALLWAYS</p> <p>MIN. 900MM WIDTH</p>
<p>Aug. 06, 2020 R22-26 Re-Submission</p> <p>Aug. 21, 2020 R24 Re-Submission</p> <p>Aug. 26, 2020 R24 Re-Submission</p> <p>Apr. 04, 2021 R23 Re-Submission</p> <p>Jun. 24, 2022 Receiving Re-Submission</p> <p>Aug. 15, 2023 Receiving Permit Application</p>
<p>CONSULTANTS</p>

AGING-IN-PLACE MEASURES (ALL UNITS)
<p>TOILET CLEAR FLOOR SPACE MIN. 1000 MM AT SIDE AND IN FRONT</p> <p>WALL BLOORING FOR FUTURE GRAB BARS AT TOILET, TUB AND SHOWER</p> <p>REINFORCED WITH #3/4" SOLID LUMBER OR ALUMINUM BATHROOM SHOWER, AND TOILET LOCATIONS</p> <p>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES</p> <p>SHOWER AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL CABINETS UNDERNEATH SINKS ARE EASILY REMOVED</p> <p>FIXTURE PLACEMENT AND SHOWER CONTROL ARE ACCESSIBLE (AVOID) OR CLEAR AREA BEHIND UNDER WORKSPACE PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF SINKS ARE BROUGHT IN NO HIGHER THAN 34MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL</p> <p>CABINETS UNDERNEATH SINKS ARE EASILY REMOVED</p> <p>1900MM TURNING DIAMETER OR TURNING PATH DIAGRAM</p> <p>MIN. 1000MM TURNING RADIUS</p> <p>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES (KITCHEN, LIVING ROOM)</p> <p>PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS BEHIND WINDOW BOTTOM RAILS, ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS</p> <p>UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM</p>
<p>Aug. 06, 2020 R22-26 Re-Submission</p> <p>Aug. 21, 2020 R24 Re-Submission</p> <p>Aug. 26, 2020 R24 Re-Submission</p> <p>Apr. 04, 2021 R23 Re-Submission</p> <p>Jun. 24, 2022 Receiving Re-Submission</p> <p>Aug. 15, 2023 Receiving Permit Application</p>
<p>CONSULTANTS</p>

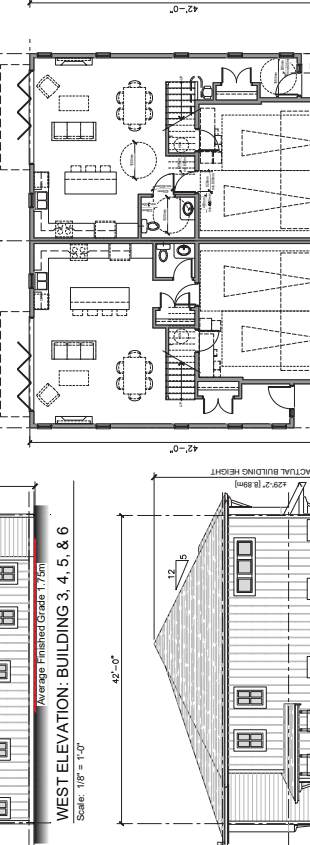
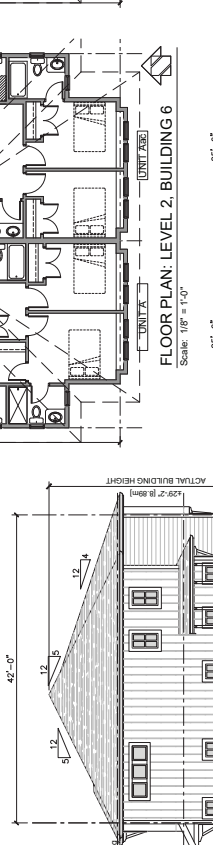
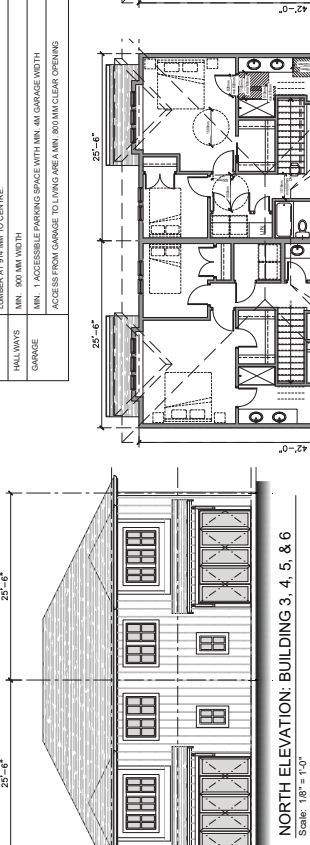
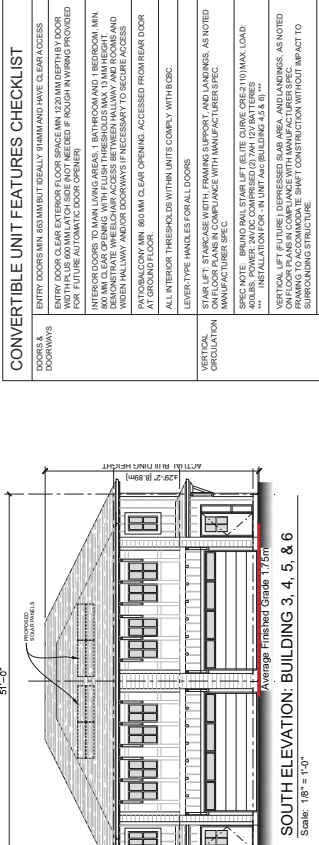
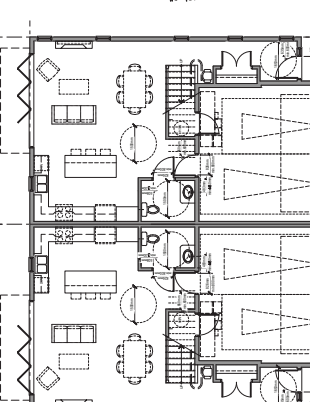
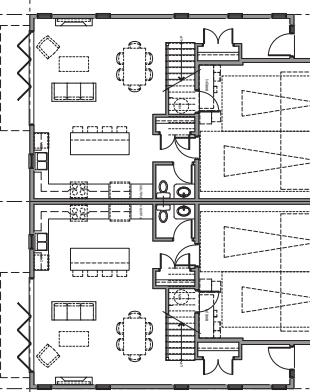
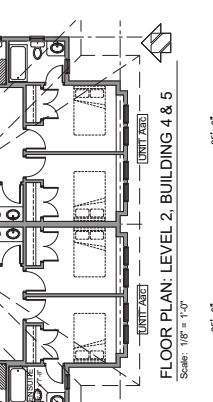
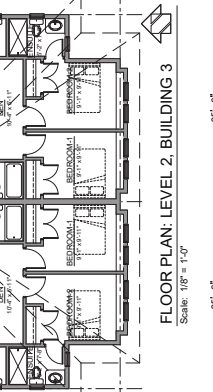
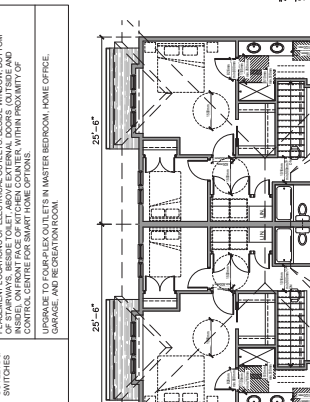
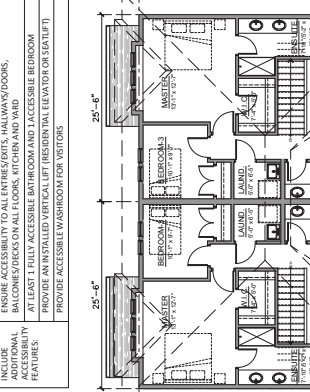
ACCESSIBLE UNITS
<p>INCLUDE ALL AGING-IN-PLACE MEASURES</p> <p>PROVIDE ACCESSIBLE UNIT FEATURES (THE YOUNGEST DIFFICULTY TO BE INSTALLED NOW)</p> <p>INCLUDE</p> <p>ENHANCE ACCESSIBILITY TO ALL ENTRANCES, HALLWAYS/DOORS, BALCONIES/DECKS ON ALL FLOORS, KITCHEN AND WARD</p> <p>AT LEAST 1 FULLY ACCESSIBLE BATHROOM AND ACCESSIBLE BEDROOM</p> <p>PROVIDE AN INSTALLED VERTICAL LIFT (RESIDENTIAL ELEVATOR OR STAIR LIFT)</p> <p>PROVIDE ACCESSIBLE WASHROOM FOR VISITORS</p>
<p>Aug. 06, 2020 R22-26 Re-Submission</p> <p>Aug. 21, 2020 R24 Re-Submission</p> <p>Aug. 26, 2020 R24 Re-Submission</p> <p>Apr. 04, 2021 R23 Re-Submission</p> <p>Jun. 24, 2022 Receiving Re-Submission</p> <p>Aug. 15, 2023 Receiving Permit Application</p>
<p>CONSULTANTS</p>

INTERFACE
 Suite 300
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PROJECT
Proposed 30-Unit Townhouse Development
SITING
PROJECT NO. 210517VR
SCALE As Noted
DATE June 9, 2021
DRAWN BY KYC/SRI/AL
CHECKED BY KYC
SHEET TITLE PLANS & ELEVATIONS - BUILDING 3, 4, 5 & 6
DRAWING A2.3

CONVERTIBLE UNIT FEATURES CHECKLIST
<p>ENTRANCE DOORS: MIN. 800MM CLEAR OPENING, ACCESSIBLE FROM REAR DOOR AT GROUND FLOOR</p> <p>ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH DOC</p> <p>LEVER-TYPE HANDLES FOR ALL DOORS</p> <p>VERTICAL CIRCULATION</p> <p>STAIR LIFT: STAIRCASE WITH FRAMING SUPPORT AND LANDINGS, AS NOTED MANUFACTURER SPEC</p> <p>ADULTS: POWER, AND/OR COMPRISED OF 7MM TO BATTERIES</p> <p>WATER LIFT: FOR TOILET, SINK, SHOWER, AND BATHING, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC</p> <p>SHOWER: TO ACCOMMODATE SMART CONSTRUCTION WITHOUT IMPACT TO LUMBER AT 94 MM TO CENTRE</p> <p>AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH #3/4" SOLID LUMBER AT 94 MM TO CENTRE</p> <p>MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH</p> <p>ACCESS FROM GARAGE TO LIVING AREA: MIN. 800MM CLEAR OPENING</p>
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<p>Aug. 06, 2020 R22-26 Re-Submission</p> <p>Aug. 21, 2020 R24 Re-Submission</p> <p>Aug. 26, 2020 R24 Re-Submission</p> <p>Apr. 04, 2021 R23 Re-Submission</p> <p>Jun. 24, 2022 Receiving Re-Submission</p> <p>Aug. 15, 2023 Receiving Permit Application</p>
<p>CONSULTANTS</p>



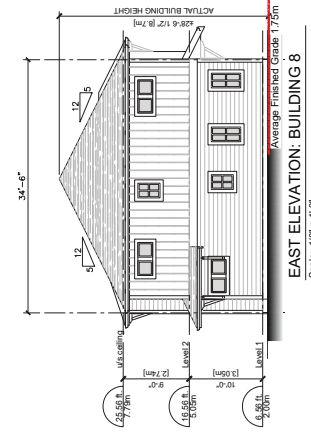
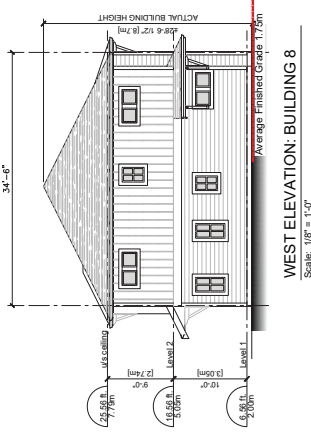
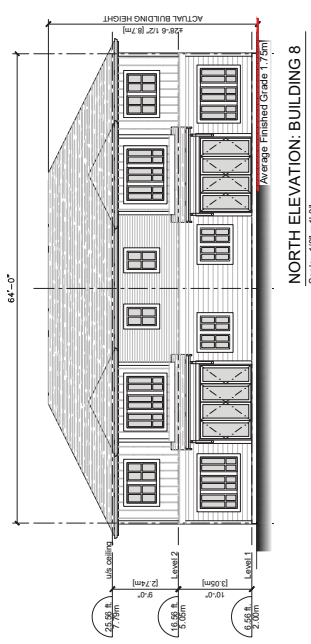
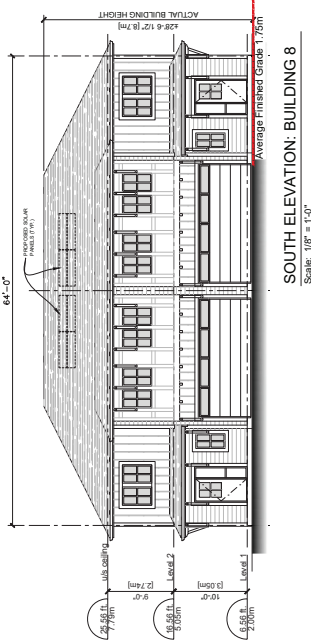
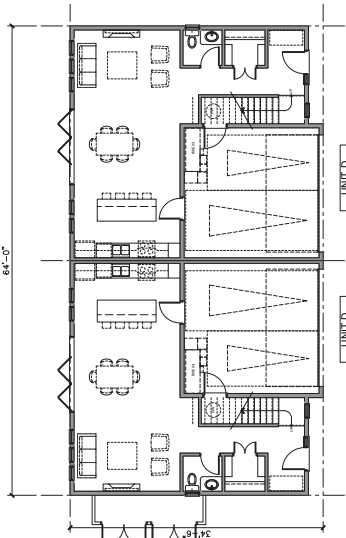
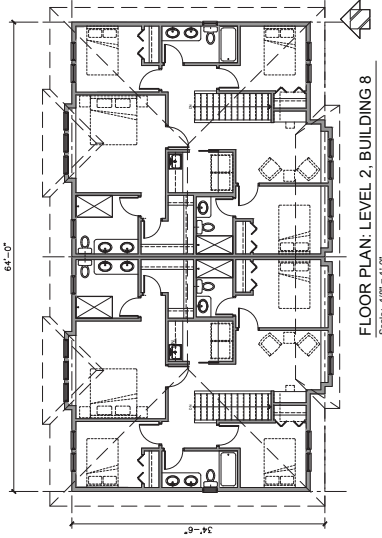
REVISIONS
Sep. 06, 2022 R20b Re-Submission Aug. 21, 2022 R20 Re-Submission Apr. 28, 2023 R22a Re-Submission Apr. 04, 2023 R23 Re-Submission Jun. 24, 2022 Reopening Re-Submission Aug. 15, 2021 Reopening Permit Application
CONSULTANTS

All drawings shall conform to the International Building Code, International Residential Code, International Mechanical Code, International Energy Conservation Code, International Fire Code, and applicable local codes. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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PROJECT
Proposed 30-Unit Townhouse Development
S/LOT ASSEMBLY KYC 15671 (090) 20287 / 50115.071 (090) 20287 / 50139.011 RICHMOND, KY
PROJECT NO. 210521VR
SCALE As Noted
DATE June 9, 2021
DRAWN BY KYC / BSR / AL
CHECKED BY KYC
SHEET TITLE PLANS & ELEVATIONS - BUILDING 8
DRAWING

A2.5

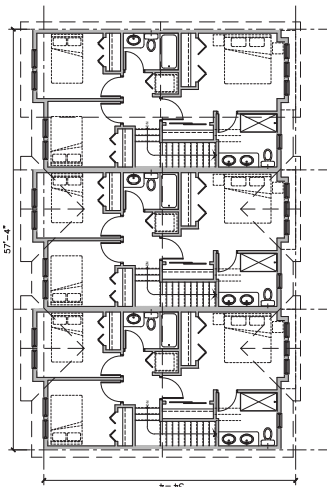


REVISIONS
Rev. 06. 2020 R224b Re-Submission
Aug. 27. 2020 R24 Re-Submission
Apr. 28. 2023 R224b Re-Submission
Apr. 04. 2023 R23 Re-Submission
Jun. 24. 2022 Reopening Re-Submission
Aug. 13. 2021 Reopening Permit Application
CONSULTANTS

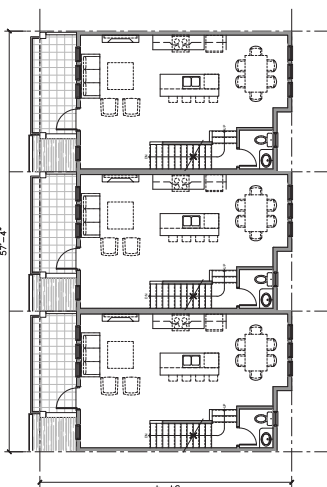
All drawings are the property of Interface Architecture and shall not be used for any other project without the written consent of Interface Architecture. The user of these drawings shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall indemnify and hold Interface Architecture harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from or in connection with the use of these drawings. The user shall also indemnify and hold Interface Architecture harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from or in connection with the use of these drawings. The user shall also indemnify and hold Interface Architecture harmless from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from or in connection with the use of these drawings.

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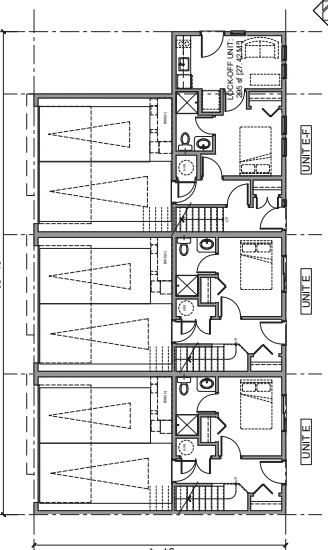
PROJECT
Proposed 30-Unit Townhouse Development
SLOT ASSEMBLY 551 5251 150th Street 551 5251 150th Street RICHMOND, BC
PROJECT NO. 210521VR
SCALE As Noted
DATE June 9, 2021
DRAWN BY KVC/BSR/JAL
CHECKED BY KVC
SHEET TITLE PLANS & ELEVATIONS - BUILDING 9
DRAWING A2.6



FLOOR PLAN: LEVEL 3, BUILDING 9
 Scale: 1/8" = 1'-0"



FLOOR PLAN: LEVEL 2, BUILDING 9
 Scale: 1/8" = 1'-0"



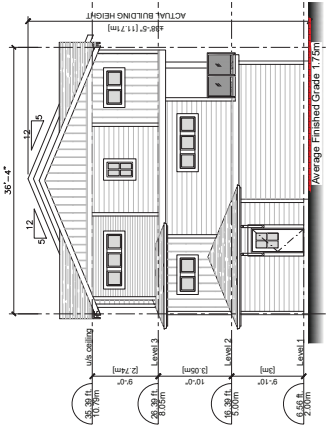
FLOOR PLAN: LEVEL 1, BUILDING 9
 Scale: 1/8" = 1'-0"



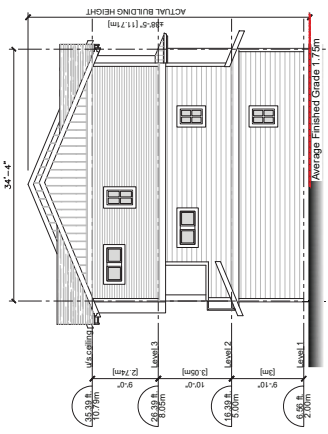
SOUTH ELEVATION: BUILDING 9
 Scale: 1/8" = 1'-0"



NORTH ELEVATION: BUILDING 9
 Scale: 1/8" = 1'-0"



EAST ELEVATION: BUILDING 9
 Scale: 1/8" = 1'-0"



WEST ELEVATION: BUILDING 9
 Scale: 1/8" = 1'-0"

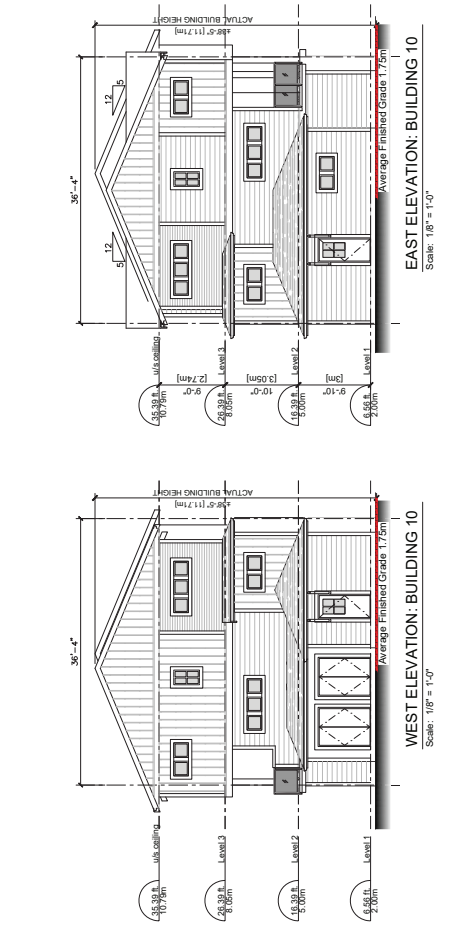
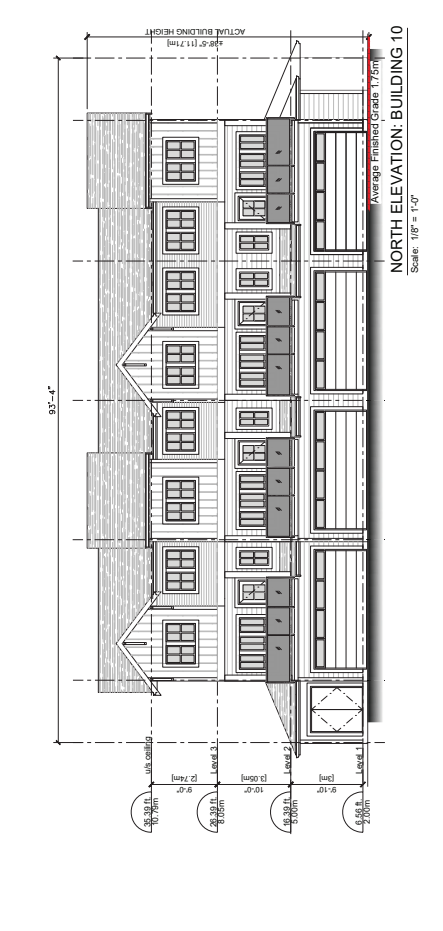
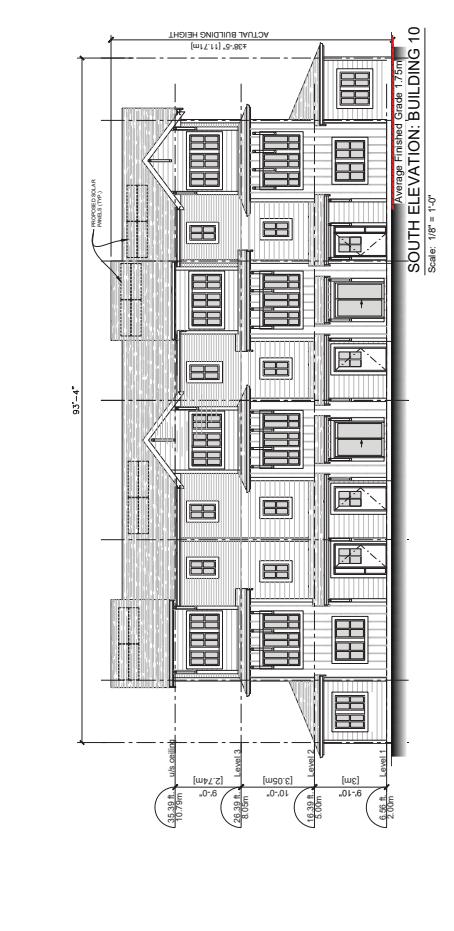
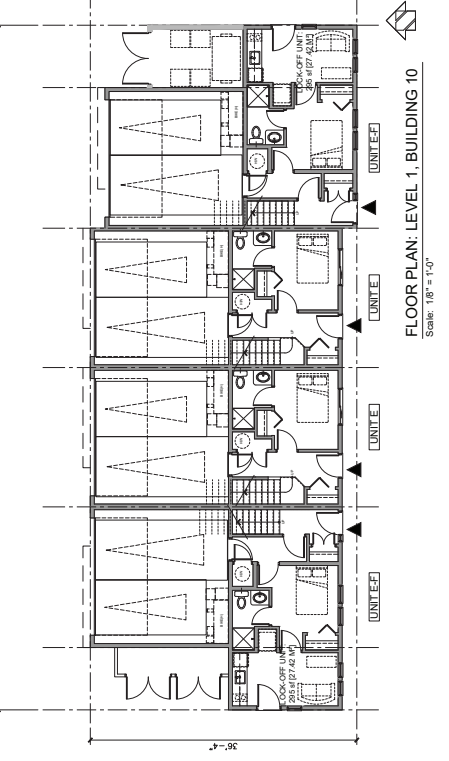
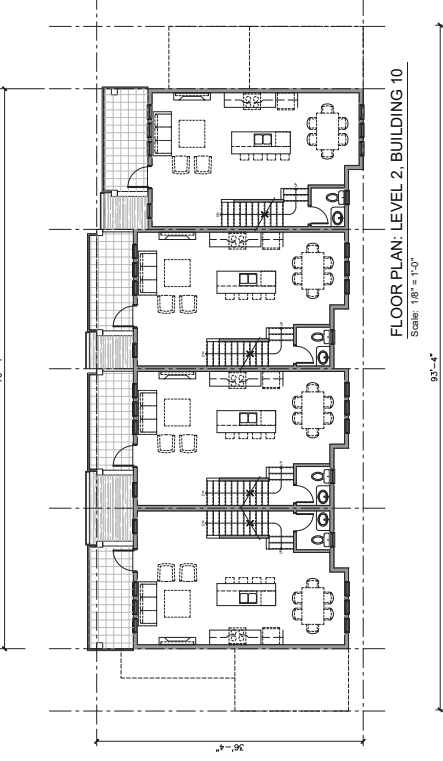
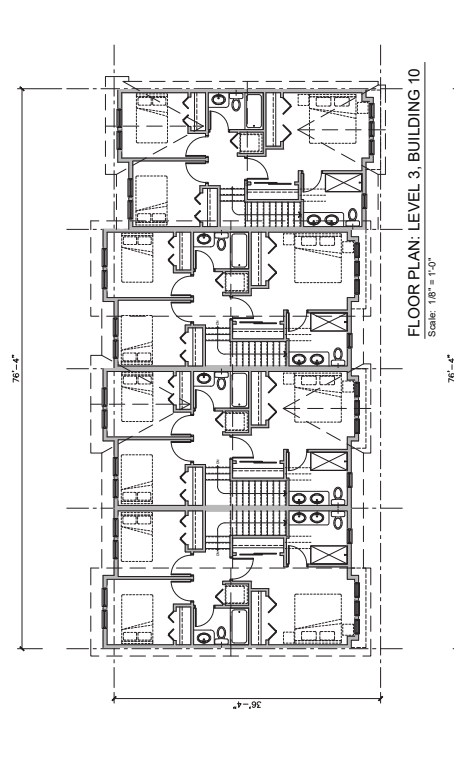
REVISIONS
Rev. 06. 2023 R24b Re-Submission
Aug. 21. 2023 R23 Re-Submission
Apr. 26. 2023 R23a Re-Submission
Apr. 04. 2023 R23 Re-Submission
Jun. 24. 2022 Receiving Re-Submission
Aug. 15. 2021 Receiving Permit Application
CONSULTANTS

All drawings and specifications are subject to change without notice and without liability on the part of the architect. The contractor shall verify all dimensions and conditions prior to construction. The architect is not responsible for any errors or omissions in the drawings or specifications. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect is not responsible for any delays or cost overruns caused by the contractor. The architect is not responsible for any damage to the site or surrounding property. The architect is not responsible for any environmental or safety issues. The architect is not responsible for any legal or financial issues. The architect is not responsible for any other issues.

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PROJECT
 Proposed 30-Unit
 Townhouse Development
 SLOTT ASSEMBLY
 5611 SLOTT AVENUE
 5611 SLOTT AVENUE
 RICHMOND, VA
 PROJECT NO.
 210521VA
 SCALE
 As Noted
 DATE
 June 9, 2021
 DRAWN BY
 KYC/BSJ/AL
 CHECKED BY
 KYC
 SHEET TITLE
 PLANS & ELEVATIONS -
 BUILDING 10

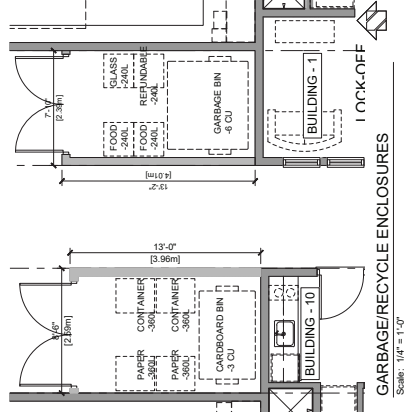
DRAWING
A2.7



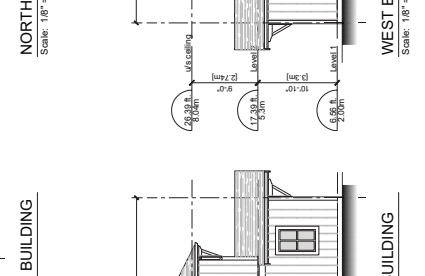
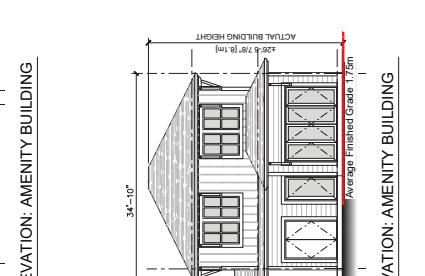
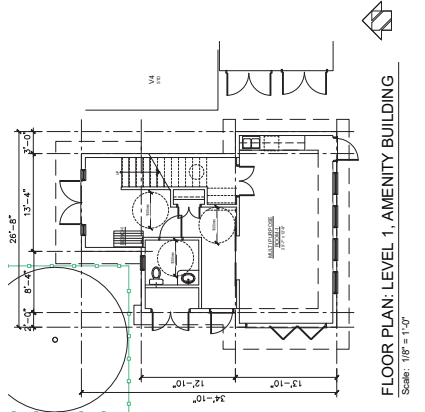
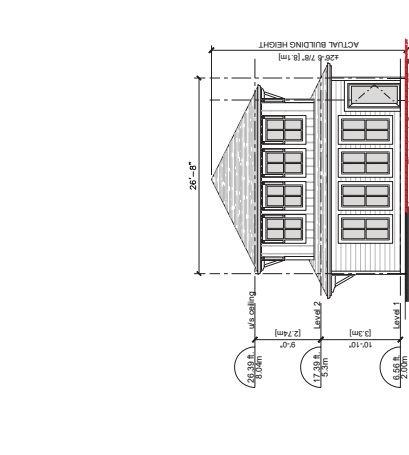
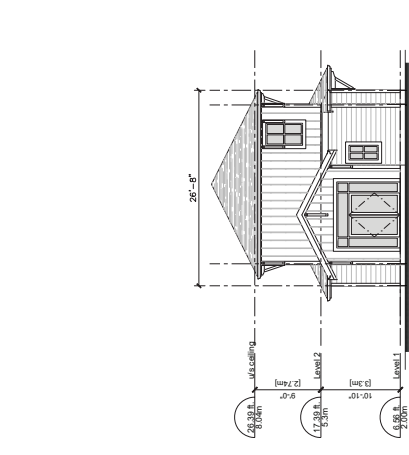
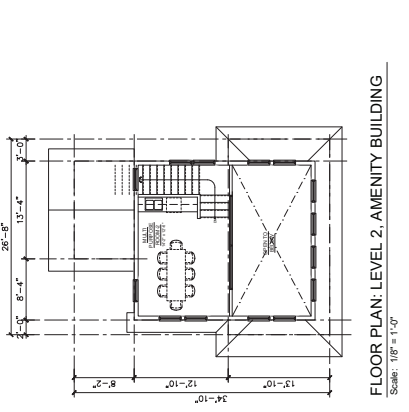
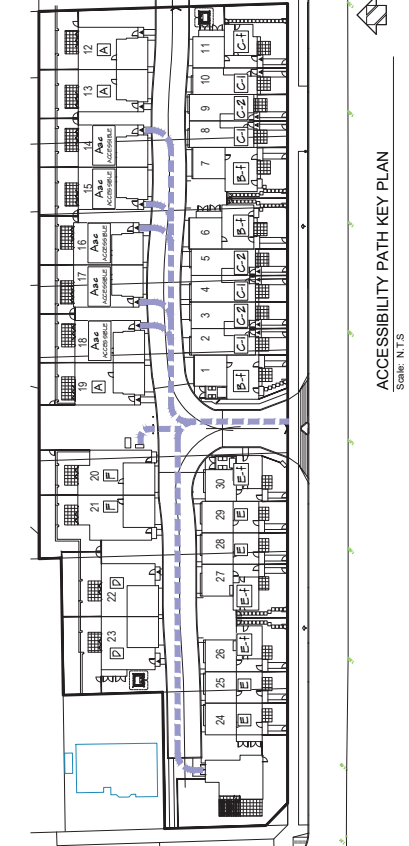
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Rev. 07, 2023	Re-Submission
Rev. 08, 2023	Re-Submission
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Rev. 94, 2023	Re-Submission
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Rev. 96, 2023	Re-Submission
Rev. 97, 2023	Re-Submission
Rev. 98, 2023	Re-Submission
Rev. 99, 2023	Re-Submission
Rev. 100, 2023	Re-Submission

INTERFACE
 Suite 300
 11500 Cambie Road
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 T 604 821 1122
 F 604 821 1145
 www.interfacearchitecture.com

PROJECT	Proposed 30-Unit Townhouse Development
SUBMITTAL	1. SITE PLAN 2. FLOOR PLAN 3. SECTION 4. EXTERIOR ELEVATION
DATE	June 9, 2021
DRAWN BY	KYC/SRL/AL
CHECKED BY	KYC
SHEET TITLE	PLANS & ELEVATIONS - AMENITY BUILDING GARB./RECY. ENCLOSURE ACCESSIBILITY PATH
DRAWING	A2.8



GARBAGE & RECYCLING BINS	
GARBAGE BIN (FRONT-END TOP LOADING) -6 yd	1.52 m (H) x 1.08 m (L) x 1.63 m (W)
GARBAGE BIN (FRONT-END TOP LOADING) -3 yd	1.22 m (H) x 0.70 m (L) x 0.62 m (W)
CONTAINER CART -360 L	1.18 m (H) x 0.80 m (L) x 0.71 m (W)
FOOD, GLASS & REFUNDABLE CART -240 L	1.09 m (H) x 0.70 m (L) x 0.62 m (W)



REVISIONS
Rev. 06, 2022 R24a Re-Submission
Aug. 21, 2022 R24 Re-Submission
Apr. 26, 2023 R25a Re-Submission
Apr. 04, 2023 R23 Re-Submission
Jun. 24, 2022 Reopening Re-Submission
Aug. 13, 2021 Reopening Permit Application

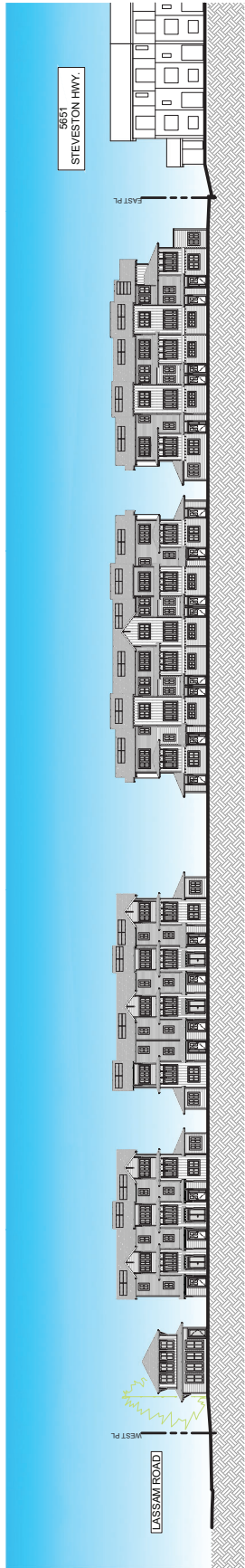
CONSULTANTS

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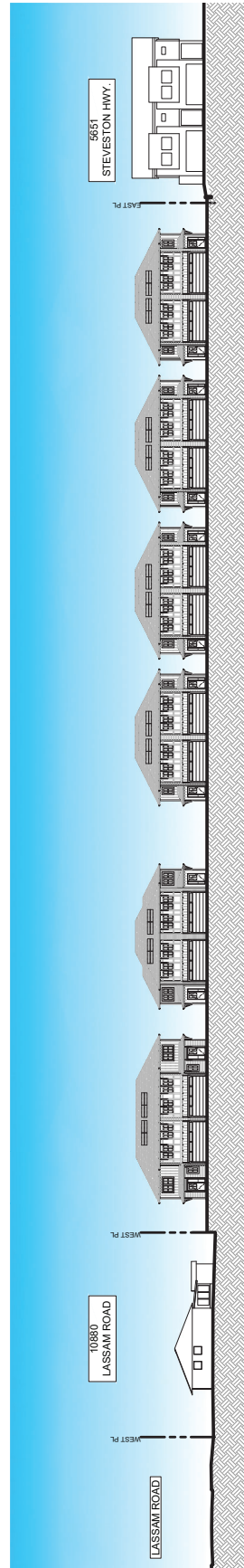
INTERFACÉ
 ARCHITECTURE, LLC
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 www.interfacearchitecture.com

PROJECT
 Proposed 30-Unit
 Townhouse Development
 81 LOT ASSEMBLY
 5651 STEVESTON HWY
 5651 STEVESTON HWY
 5651 STEVESTON HWY
 RICHMOND, BC
 PROJECT NO.
 2105STVSR
 SCALE
 As Noted
 DATE
 June 9, 2021
 DRAWN BY
 KVC / BSF / AL
 CHECKED BY
 KVC
 SHEET TITLE
 STREETSCAPES &
 SITE SECTIONS
 - S1 & S2
 DRAWING

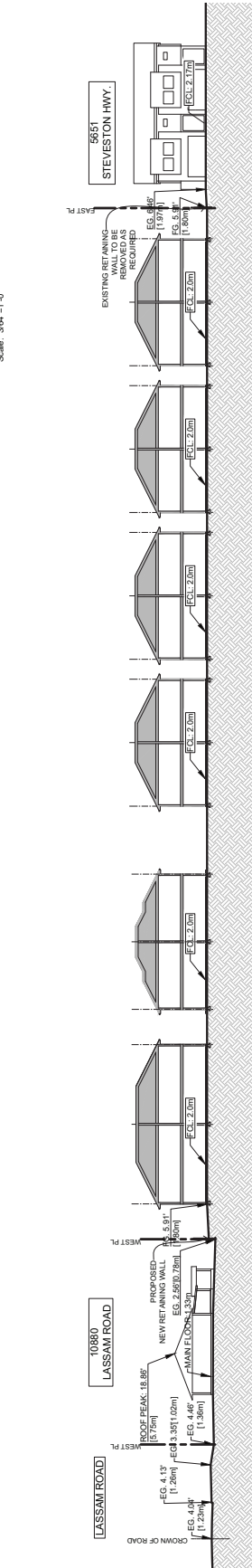
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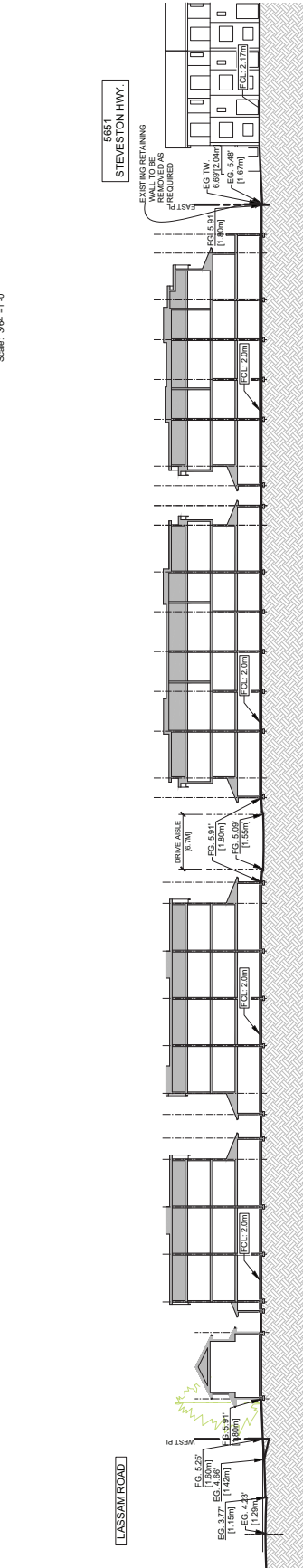
STREETSCAPE - ALONG STEVESTON HWY.
 Scale: 3/64"=1'-0"



STREETSCAPE - ALONG STEVESTON HWY.
 Scale: 3/64"=1'-0"



SITE SECTION: S1
 Scale: 3/64"=1'-0"



SITE SECTION: S2
 Scale: 3/64"=1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
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2	2024.03.28	REVISED	PHF
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100	2024.03.28	REVISED	PHF

PROJECT: **PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT**
 5471 - 5488 STEVESTON HIGHWAY, RICHMOND, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE:	APR 2025	DRAWING NUMBER:	
SCALE:	3/8" = 1'-0"	DRAWN:	PHF
DESIGNER:	PHF	CHECKED:	MTM
META PROJECT NUMBER:			

L1

OF 6

25-05 - 03.19



PLN - 33

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.04.22	ISSUE FOR PERMIT	PHF
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PROJECT: PROPOSED 30-UNIT TOWNHOUSE DEVELOPMENT
 5471 - 5493 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE: SHRUB PLAN

DATE	APR 22 2024	DRAWING NUMBER
SCALE	3/8" = 1'-0"	L2
DRAWN	PHF	
DESIGN	PHF	
CHECK	MJM	

OF 6
 25-035 - 03.1P



TREE TABLE

APPROXIMATE TREE REMOVAL - 40
 (SEE PLAN FOR TREE REMOVAL - 7 (MAY NOT BE)
 IN CITY OF RICHMOND TREE REPLACEMENT POLICY - 4.50 TREES REMOVED)
 PROPOSED REPLACEMENT TREES - 40
 (SEE PLAN FOR TREE REPLACEMENT POLICY - 4.50 TREES REMOVED)
 TO THE CITY TREE REPLACEMENT POLICY

PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	NO. FOR NUMBER	25-035 - 03.1P
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50	(Symbol)	PLANT NAME	50	

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLN - 34



RZ 21-939470

Attachment 3

Address: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway

Applicant: Interface Architecture Inc.

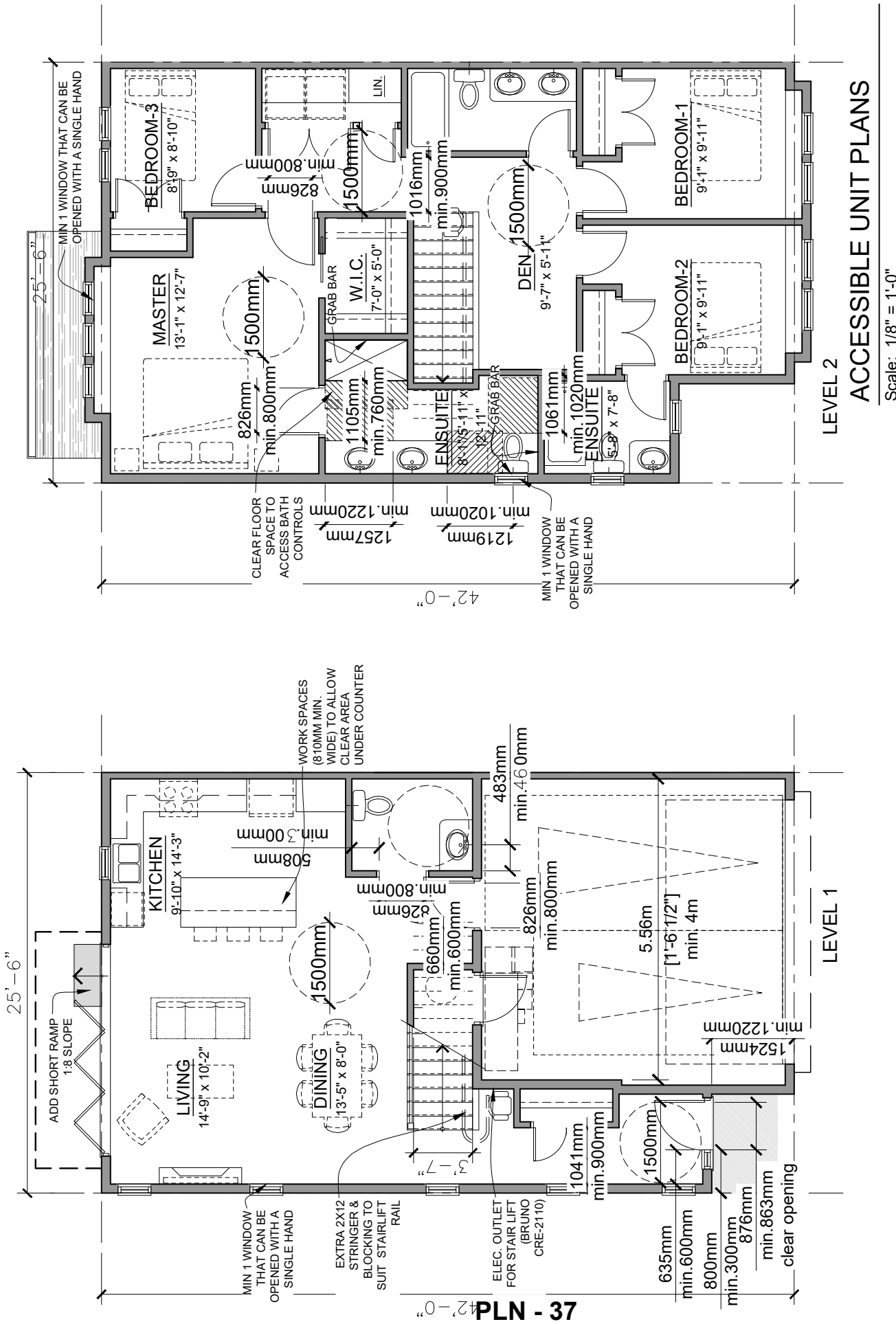
Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Steveston Townhouse Ventures Inc.	No Change
Site Size (m²):	6,222 m ²	6,214 m ²
Land Uses:	Single-Family/Duplex	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), Single Detached (RS1/E), Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
Number of Units:	9	30
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 – Steveston Hwy. (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Exterior (West) Side Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Interior (East) 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	151 m	none
Lot Depth:	Min. 35.0 m	45.8 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	60 (R) and 6 (V)	60 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (60 x Max. 50% = 30)	14	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (66 x Max. 50% = 33)	23	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (66 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.3 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	38 (Class 1) and 6 (Class 2)	39 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	95 m ²	none
Amenity Space – Outdoor:	Min. 6 m ² x 30 units = 180 m ²	186 m ²	none

Other: _____



INTERFACE: Suite 230 1-1590 Cambie Road Richmond BC Canada V6X 3Z5 T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com	PROJECT NO. 2106STVR	DATE AUG 16, 2023	PROJECT 30-Unit Townhouse Development 5471 - 5611(8 LOT) STEVESTON HWY. RICHMOND, BC	REVISIONS
	SCALE AS NOTED	DRAWN SRS, KC	SHEET TITLE ACCESSIBLE UNIT PLANS	DRAWING SK1

All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.

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CONVERTIBLE UNIT GUIDELINES	
REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
Entry doors min. 863 mm but ideally 914mm and have clear access	876 mm of clear opening for entry door is proposed.
Entry door clear exterior floor space min 1220 mm depth by door width plus 600 mm latch side (not needed if rough in wiring provided for future automatic door opener)	Entry door clear exterior floor space min. 1524 mm depth by door width plus 600 mm on latch side proposed.
Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max 13 mm height. demonstrate wheelchair access between hallway and rooms and widen hallway and/or doorways if necessary to secure access.	826 mm clear opening to master bedroom, ensuite, and living area is proposed. Also a portable short ramp in 1:10 slope will be installed at the thresholds over 13mm height gap.
Patio/balcony min. 860 mm clear opening, accessed from rear door at ground floor.	Min. 6' wide patio door is proposed
All interior thresholds within units comply with bcbc.	Complies
Lever-type handles for all doors.	All doors have lever-type handles
STAIR LIFT: staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer spec. manufacturer spec, OR VERTICAL LIFT: depressed slab area, and landings, as noted on floor plans in compliance with manufacturer spec. framing to accommodate shaft construction without impact to surrounding structure.	Installation of Bruno rail stair lift in unit Aac (5 units in building 4,5 & 6) SPEC NOTE: * Model: Elite curve cre-2110 * max. load: 400lbs, * power: 24vdc comprised (2) 7ah 12v batteries
At the top of all stairways, walls are reinforced with 2"x12" solid lumber at 914 mm to centre.	2"x12" solid lumber will be installed at all handrail connection points.
HALLWAYS	1016 mm is proposed
GARAGE	5.56 m garage width is proposed. Clear opening of 826 mm is proposed.

DOORS & DOORWAYS

PLN - 38

VERTICAL CIRCULATION

BATHROOMS (MIN 1/UNIT)	Toilet clear floor space min. 1020 mm at side and in front Wall blocking for future grab bars at toilet, tub, and shower. reinforced with 2"x12' solid lumber in all bathtub, shower, and toilet locations. Lever-type handles for plumbing fixtures. Pressure and temperature control valves are installed on all shower faucets. Cabinets underneath sink are easily removed. Demonstrate bath and shower controls are accessible (layout or fixture placement).	Clear space of 1219 mm at side and 1061 mm in front is proposed. Installation of grab bars at bathtub, toilet and shower. Location noted on floor plans. Installation of lever-type handles for all plumbing fixtures Installation of shower faucets with pressure and temperature control valves at accessible bathrooms. Clear area under the sinks. See the floor plans
KITCHEN	Clear area needed under future workspace. plumbing and gas pipes (in-wall and in floor) located clear of under counter area of future workspace (stove, sink & min. 810 mm wide counter). all pipes are brought in no higher than 304 mm to the centre of the pipe from floor level Cabinets underneath sink are easily removed. 1500 mm turning diameter or turning path diagram Lever-type handles for plumbing fixtures. Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	Clear area under the work space (stove, sink & min. 810 mm wide counter). Complies See the floor plans Installation of lever-type handles for accessible kitchen plumbing fixtures. Single hand operable window at living room, accessible bathroom and bedroom. Complies
WINDOWS	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options. Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.	Complies Complies
OUTLETS & SWITCHES		

INTERFACE:

Suite 230
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PROJECT NO.

2106STVR

SCALE

AS NOTED

PROJECT

30-Unit Townhouse Development
5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC

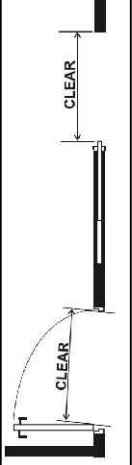
REVISIONS

SHEET TITLE

ACCESSIBLE UNIT FEATURES-1

DRAWING

SK2a

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BUILDING ACCESS	Each dwelling unit & each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area	All accessible unit and shared outdoor amenity areas are accessible to a person with a disability from a road and from an on-site parking area.
	Access to the elevator shall be provided from both the road and the entry to the on-site parking area	N/A
	Automatic door opener to main entry	N/A
	Min. clear opening to dwelling entry doors & common areas to be 850mm (swing doors)	Same as Convertible unit guidelines.
	Min. clear opening to at least one bedroom, one bath and living areas to be 800mm (swing doors)	Same as Convertible unit guidelines.
	Doors to be operable by devices that do not require tight grasping or twisting of wrist	Same as Convertible unit guidelines.
	Max. 13mm threshold height throughout building	Complies
	The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with disability is not anticipated.	N/A
	Clear openings to be measured as illustrated in Figure 1 in the zoning bylaw 4.16.10	Complies
		

PLN - 39

DOORS & DOORWAYS

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
MANOEUVRE SPACE AT DOORWAYS	Entry doors and common areas to have 600mm clear space on pull side and 300mm on push side of door latch	635mm on pull side and 800 mm on push side proposed. See the floor plans.
CORRIDOR WIDTHS	DOORS IN A SERIES IN COMMON AREAS: there must be separation of at least 1220 mm plus the width of the door, as illustrated in Figure 4 in Zoning Bylaw 4.16.11(c)	N/A
FLOOR SURFACES	Minimum 1220mm width and 1500mm by 1500mm clear space adjacent to elevator	N/A
WINDOWS	No abrupt changes in level (13mm max. flush threshold except at balconies, patio and deck door sills).	Complies
	Floor surfaces to be slip resistant	Complies
OUTLETS AND SWITCHES	Carpets to be firmly fixed, have a firm underlay and pile under 13.0 mm height	Complies
	Max. 750mm sill height to one in bedroom and one in living room for seated viewing	Complies
REQUIREMENTS	Opening mechanism with one hand not requiring tight grasping, pinching or twisting	Installation of lever-type handles.
	Switches and panels to be 900 to 1200mm from floor. intercom buttons to maximum of 1375mm from floor	Complies
INCLUDED IN PROPOSED ACCESSIBLE UNIT	Outlets and jacks to be 455 to 1200mm from floor	Complies
	Thermostat to be 900 to 1200mm from floor	Complies
REVISIONS	The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750 mm	Complies
	Switches to be rocker or paddle type	Complies

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 F 604 821 1146
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PROJECT NO.	DATE
2106STVR	AUG 16, 2023
SCALE	DRAWN
AS NOTED	SRS, KC

PROJECT
30-Unit Townhouse Development
 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC

SHEET TITLE
ACCESSIBLE UNIT FEATURES-2

DRAWING
SK2b

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BATHROOMS	At least one bathroom to have: (a) centre line of toilet position 420 to 480mm to side wall, 510mm from any obstruction on non-grab bar side and 800mm on front	Same as Convertible unit guidelines.
	(b) Min. clear floor area at the sink of 760 mm by 1220 mm positioned	Clear floor area at the sink of 1105 mm by 1257 mm proposed.
	(c) minimum clear area of 510.0 mm in depth along the full length of the bathtub	Clear floor area of 1105 mm in depth along the shower is proposed.
	(d) solid blocking in walls (and floor where applicable) behind and beside toilet for future grab bar installation	Same as Convertible unit guidelines.
	(e) easy to grasp handles on faucets, e.g., lever-type faucets.	Same as Convertible unit guidelines.
	Bathrooms that serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in the bathroom shall be 480.0 mm above the floor	A wheelchair accessible powder room is proposed on the main level to provide visitability.
KITCHEN	Easy access to counter space and cupboards; eg: continuous counter between stove and sink; adjustable shelving; pull-out work boards at 810mm height; pull-out shelves	Complies
	Lever-type faucets handles	Same as Convertible unit guidelines.
	Easy reach and grasp handles on cupboards	Complies
	Task light at sink, stove and key work areas	Complies
	Locate plumbing pipes under counter space for potential 810mm wide workspace (knee space) for easy future conversion of counters at sink and built-in stove top	Complies

PLN - 40

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BEDROOM & CLOSET	At least one bedroom in dwelling unit to have turning diameter of 1500mm on one side of double bed At least one bedroom closet in dwelling unit to have clear door opening of 900mm and floor space of 750mm by 1200mm where clothes hanger rod can be lowered to 1200mm	Master bedroom complies. See floor plans for the diagram. 2100 mm [7'-0"] x 1500 mm [5'-0"] at master bedroom closet is proposed. A portion of the closet will have hanger rods at 1200mm height.
PATIOS & BALCONIES	Min. 800mm access doors Min. 1500mm by 1500mm balcony or patio dimensions (does not apply to "juliet" or "french" style)	Same as Convertible unit guidelines. 4267mm [14'-0"] x 2438mm [8'-0"] paved patio is proposed
AGING-IN-PLACE MEASURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	Large toggle-type electrical switches	Complies
	Lever type door handles	Complies
	Minimize threshold heights (less than 1/2") where possible	Complies
	Minimize contrast in colours of floor finishes where possible	Complies
STAIRS & LANDINGS	Wall blocking for future additional handrail installation	Installation of additional handrails
	Intermediate stair landings whenever possible	N/A
BATHROOMS	Less steep rise/run dimensions where possible	190mm rise and 254mm run
	Wall blocking for future grab bar installation (at bathtub, toilet)	Installation of grab bars at bathtub and toilet
KITCHEN	Lever handle taps and faucets	Installation of lever-type handles for all plumbing fixtures and door handles.
	2'-8" sliding doors where possible	
HALLWAYS	Lever handle taps and faucets Min. 900 mm width	Min. 1016 mm proposed

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PROJECT NO.	DATE
2106STVR	AUG 16, 2023
SCALE	DRAWN
AS NOTED	SRS, KC

PROJECT
30-Unit Townhouse Development
 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC

REVISIONS

SHEET TITLE
ACCESSIBLE UNIT FEATURES-3

DRAWING

SK2C



September 1, 2023

To: Planning and Development Division, City of Richmond

File: RZ 21-939470; Rezoning Application 5471-5613 Steveston Highway

Schedule of Attachments:

1. Schedule A – Listing agent contacts Seller to join assembly #1
2. Schedule B – Listing agent contacts Seller to join assembly #2
3. Schedule C – Listing agent contacts Seller to join assembly #3
4. Schedule D – Seller's rejection of opportunity to join assembly
5. Schedule E – Listing agent contacts Seller to join assembly #3
6. Schedule F – Seller's final rejection of opportunity to join assembly

Per the request of the Planning and Development Division of the City of Richmond dated August 31, 2023, Sean Lawson, the Realtor for the applicant, of RZ 21-939470 hereby submits the following letter to staff to satisfy the proof of attempted purchase of the neighbouring property located at 10880 Lassam Road.

The assembly of the nine properties from 5471 to 5613 Steveston Highway was put together by Carmen McCracken of RE/MAX Westcoast, who has been working with the sellers on and off since 2016. Carmen contacted Sean Lawson on December 16th, 2020, to inform me of the opportunity.

Over the next couple months, Carmen and I worked on offers for five of the nine properties included in the assembly and successfully negotiated accepted offers. On February 17th, 2021, Carmen dropped a signed letter through the mail slot of 10880 Lassam Road advising the owner, Anca Brincus, that five of the neighbouring properties have accepted offer to sell to a developer and asking whether the owner would be interested in joining the assembly – attached as Schedule A. Carmen followed up by ringing the doorbell at the property on February 14th and 15th but received no response from the homeowner.

The assembly work moved ahead with the remaining four homes and by mid-March all nine of the properties had successfully negotiated accepted offers. I then asked Carmen once again to contact the Anca to see if there was any interest. She dropped another letter off at the property on March 19th, 2021 – attached as Schedule B.

On March 20th, 2021, Carmen called Anca to follow up on her letter and they were able to connect over the phone. Anca informed Carmen she responded to the February letter with a handwritten note, saying she is not interested in joining the assembly, which she mailed to RE/MAX Westcoast. Carmen followed up with her managing broker regarding this letter – statement attached as Schedule C.



StevestonRealEstate

Carmen called Anca on March 22nd, 2021 and asked her to put in writing proof that she is not interested in being part the assembly. This is because Carmen was unable to locate the handwritten note Anca sent to RE/MAX Westcoast. Anca replied on the same day via email saying she is not interested in joining the assembly and looks forward to enjoying her home for 15-20 more years – attached as Schedule D. The Rezoning application for the assembly of 5471-5613 Steveston Highway was submitted without the inclusion of 10880 Lassam Road on October 14, 2021.

Upon receiving the preliminary staff comments from the City on May 13, 2022, the applicant worked through the staff recommendations for several months. In an attempt to satisfy City feedback, I asked Carmen in the fall of 2022 to once again ask the owner of 10880 Lassam Road whether they would be interested in joining the active assembly. Carmen emailed the Seller on November 21, 2022 advising the Applicant was prepared to make an offer on her property. On December 5, 2022, Anca one again responded that she was not interested in selling or joining the assembly – attached as Schedules E and F. It has been made very clear in both written and oral correspondence that Anca does not want to sell her property, join this assembly, or be contacted on behalf of the applicant anymore.

Please consider the above declaration for proof of attempted purchase of the neighbouring property located at 10880 Lassam Road, with respect to RZ 21-939470, the Rezoning Application for the assembly of 5471-5613 Steveston Highway as requested by Planning and Development Division of the City of Richmond.

Please contact me should you have any questions. Sincerely,

Sean Lawson
Realtor for the Applicant
604.240.4837
sean@stevestonrealestate.com



SCHEDULE "A"

Sean Lawson <sean@stevestonrealestate.com>

Contact History with 10880 Lassam Road

2 messages

Carmen McCracken <carmen@callcarmen.ca>
To: Sean Lawson <sean@stevestonrealestate.com>

Wed, Feb 17, 2021 at 10:46 AM

Good Morning Sean:

I put the attached letter through the mail slot at [10880 Lassam Road](#) on the afternoon of February 12th. There was no response when I rang the doorbell.

I went over to the home again on February 14th with a handwritten note in which I said that I had spoken with Anca several years ago at which time she was not a property seller and in my note I asked if her position on selling was the same as several years ago.

There was no response to ringing the doorbell on February 12th, 14th and again on the 15th.

There was a black Jetta in the driveway on Sunday and Monday and I noticed it was gone on the afternoon of February 16th. It is unlikely that she would not have read the letter and hand written note.

Regards,
Carmen

Call Carmen

Carmen McCracken
REALTOR®
RE/MAX Westcoast
110-6086 Russ Baker Way
Richmond BC V7B 1B4

604-809-9626
www.CallCarmen.ca



Letter to 10880 Lassam Road Feb 12 2021.pdf
407K

Sean Lawson <sean@stevestonrealestate.com>
To: Carmen McCracken <carmen@callcarmen.ca>
Bcc: Barry.cav@pentabuilders.ca

Thu, Feb 18, 2021 at 8:22 AM

Thank you for your efforts and documentation of same.

Let's give her a few days and maybe try one more time. Maybe look for that car in driveway? Does not help much if they don't answer the door.

Update your documentation of further efforts and that's all we can do. As discussed these end homes are likely worth the same or more as single family or townhouse so no harm if left as is.

Sean Lawson
Personal Real Estate Corporation



DIRECT: [604.240.4837](tel:604.240.4837)
OFFICE: [604.274.7326](tel:604.274.7326)
12011 3rd Avenue,
Richmond, BC, V7E3K1

PLN - 43



**Carmen
McCracken**

February 12, 2021

Anca Brincus
10880 Lassam Road
Richmond BC V7E 2C3

Dear Anca:

I am a REALTOR® with RE/MAX Westcoast and I am representing five sellers on Steveston Highway east of Lassam. The properties along Steveston Highway have received offers from a local developer who plans to build townhomes on the site. I am writing to ask if you would consider joining the assembly as a seller.

I am available to answer any questions and suggest either a telephone discussion, a Zoom meeting or a discussion outside at a social distance.

My contact information is listed below and please do not hesitate to reach out to me.

Best Regards,

Carmen McCracken
RE/MAX Westcoast

WHEN INTEGRITY MATTERS

CallCarmen.ca
604.809.9626



PLN - 44



RE/MAX WESTCOAST 110-6086 Russ Baker Way, Richmond, BC V7B 1B4

This communication is not intended to cause or induce breach of an existing

SCHEDULE 'B'

March 19, 2021

Anca Brincus
10880 Lassam Road
Richmond BC V7E 2C3

Dear Anca:

I am following up to my letter of February 12, 2021 with respect to the assembly between 5471 – 5611 Steveston Highway. All nine owners are now under contract in accepted offers.

I am writing to ask you if you can confirm that you are not interested in joining the assembly. If you are not intending on being a seller in this assembly could you please confirm that?

The agent for the Buyer is Sean Lawson who can be reached at 604-240-4837 and is available to answer any of your questions.

Best Regards,

Carmen McCracken
RE/MAX Westcoast



StevestonRealEstate

SCHEDULE "C"

Sean Lawson <sean@stevestonrealestate.com>

10880 Lassam Road

2 messages

Carmen McCracken <carmen@callcarmen.ca>

Sat, Mar 20, 2021 at 10:28 AM

To: Richard Laurendeau <RichardL@remax.net>, Sean Lawson <sean@stevestonrealestate.com>

Good Morning Richard:

Sean now has the entire 9 lot assembly under contract. The Seller at [10880 Lassam Road](#) was contacted by me three times in February via telephone call, hand written card and a letter.

I dropped another letter yesterday which I followed up with a telephone call. The owner took my call and said that she had responded to my hand written note in February & mailed it to the brokerage saying she is not interested in joining the assembly. I have been to the office several times in recent weeks and I did not receive her response. Is it possible to check to see if the owner's note could have gone to the wrong mailbox.

I am endeavoring to get her to sign the letter I left yesterday but not sure she will!

Thx,
Camen

Call Carmen

Carmen McCracken
REALTOR®
RE/MAX Westcoast
110-6086 Russ Baker Way
Richmond BC V7B 1B4

604-809-9626
www.CallCarmen.ca



City of Richmond Map Steveston Highway Townhome Site.pdf
307K

Carmen McCracken <carmen@callcarmen.ca>

Sat, Mar 20, 2021 at 3:47 PM

To: Richard Laurendeau <remax-westcoast@telus.net>, Sean Lawson <sean@stevestonrealestate.com>

Thank you Richard. Samantha called me and she found it in mail slot next to mine. I will bring it to your office on Monday Sean.

Carmen

On Sat, Mar 20, 2021 at 12:39 PM Richard Laurendeau <remax-westcoast@telus.net> wrote:

I called office - our weekend reception will look around.

I would have expected a fellow Realtor to put it in the right place if found, but we have many examples of mail boxes that go unattended for a long time.

Richard Laurendeau
604-279-8044
RichardL@remax.net
RE/MAX Westcoast

PLN - 46



SCHEDULE "D"

Sean Lawson <sean@stevestonrealestate.com>

Fwd: Land Assembly on Steveston Hwy

25 messages

Carmen McCracken <carmen@callcarmen.ca>
To: Sean Lawson <sean@stevestonrealestate.com>

Mon, Mar 22, 2021 at 11:19 AM

Sean:

I had called Anca on Saturday before I realized the note she had sent to the office was found. She is clearly intending on enjoying her home for years to come!

All is good!
Carmen

Call Carmen
Carmen
604.809.9626

----- Forwarded message -----

From: **Brincus Anca** <brincus@brincusanca.com>
Date: Mon, Mar 22, 2021 at 9:38 AM
Subject: Land Assembly on Steveston Hwy
To: carmen@callcarmen.ca <carmen@callcarmen.ca>

Carmen,

As per your telephone request, I am writing today to once again advise in writing that I am not interested in joining the other owners in the land assembly development on Steveston Hwy. I will be contacting my real estate agent when I am ready to sell, but this has a 15-20 years horizon.


Regards,
Anca Brincus

Sean Lawson <sean@stevestonrealestate.com>
To: Carmen McCracken <carmen@callcarmen.ca>

Mon, Mar 22, 2021 at 5:24 PM

Could you send me a copy of this letter?
Thx much!!

Sean Lawson
Personal Real Estate Corporation


DIRECT: 604.240.4837
OFFICE: 604.274.7326
12011 3rd Avenue,
Richmond, BC, V7E3K1

On Mar 22, 2021, at 11:19 AM, Carmen McCracken <carmen@callcarmen.ca> wrote:

Sean:

I had called Anca on Saturday before I realized the note she had sent to the office was found. She is clearly intending on enjoying her home for years to come!

PLN-47

Land Assembly on Steveston Hwy

External

Inbox

Brincus Anca <>

Mon, Mar 22,
2021, 9:38
AM

to me

Carmen,

As per your telephone request, I am writing today to once again advise in writing that I am not interested in joining the other owners in the land assembly development on Steveston Hwy. I will be contacting my real estate agent when I am ready to sell, but this has a 15-20 years horizon.

Regards,

Anca Brincus

SCHEDULE "E"

On Monday, November 21, 2022 at 09:30:00 AM PST, Carmen McCracken <carmen@callcarmen.ca> wrote:

Dear Anca:

I am contacting you again at the request of the developer for the townhome site between 5471 & 5613 Steveston Highway. The Buyer is prepared to make an offer on your property as part of the assembly.

Can you confirm, as you had previously advised, that you are not interested in selling at this time.

Regards,

Call Carmen

Carmen McCracken
Personal Real Estate Corporation

REALTOR®

RE/MAX Westcoast
110-6086 Russ Baker Way
Richmond BC V7B 1B4
604-809-9626

www.CallCarmen.ca

When Integrity Matters



SCHEDULE "F"

Sean Lawson <sean@stevestonrealestate.com>

It's a Wrap

5 messages

Carmen McCracken <carmen@callcarmen.ca>

Mon, Dec 5, 2022 at 3:53 PM

To: Sean Lawson <sean@stevestonrealestate.com>, Kayla Nimchuk <reception@stevestonrealestate.com>

Sean & Kayla:

The owner of the small bungalow on Lassam has responded very definitively that she is not a Seller now or any time in the near future.

It's all good!

Cheers,
Carmen

Call Carmen

Carmen McCracken
Personal Real Estate Corporation
REALTOR®
RE/MAX Westcoast
110-6086 Russ Baker Way
Richmond BC V7B 1B4

604-809-9626
www.CallCarmen.ca

When Integrity Matters



Email Response Anca Brincus - Lassam Road.pdf

148K

Sean Lawson <sean@stevestonrealestate.com>

Mon, Dec 5, 2022 at 4:16 PM

To: Ken Chow <ken@interfacearchitecture.com>, Barry Cavanaugh <Barry.cav@pentabuilders.ca>

Sean Lawson
Personal Real Estate Corporation



DIRECT: 604.240.4837
OFFICE: 604.274.7326
12011 3rd Avenue,
Richmond, BC, V7E3K1

Begin forwarded message:

From: Carmen McCracken <carmen@callcarmen.ca>

Date: December 5, 2022 at 3:53:58 PM PST

To: Sean Lawson <sean@stevestonrealestate.com>, Kayla Nimchuk <reception@stevestonrealestate.com>

PLN - 50

Re: Townnhome Assembly Steveston Highway

External

Inbox

a

Brincus Anca

2:00 PM (1
hour ago)

to me

Hi Carmen,

I'm writing today to confirm that yes, I'm still NOT interested in selling at this time. Sorry for the late reply.

I hope you have a wonderful Christmas and New Year's!

Regards,

Anca

On Monday, November 21, 2022 at 09:30:00 AM PST, Carmen McCracken <carmen@callcarmen.ca> wrote:

Dear Anca:

I am contacting you again at the request of the developer for the townhome site between 5471 & 5613 Steveston Highway. The Buyer is prepared to make an offer on your property as part of the assembly.

Can you confirm, as you had previously advised, that you are not interested in selling at this time.

Regards,

Call Carmen

Carmen McCracken

Personal Real Estate Corporation

REALTOR®

RE/MAX Westcoast

110-6086 Russ Baker Way

Richmond BC V7B 1B4

604-809-9626

www.CallCarmen.ca

When Integrity Matters



Address: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway

File No.: RZ 21-939470

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, the developer is required to complete the following:

1. **(Subdivision)** Consolidation of all the lots into one development parcel (which will require the demolition of at least four of the existing dwellings) and provide a 4 m x 4 m corner cut at the subject site’s southwest corner.
2. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
3. **(Tandem Parking)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
4. **(Solar Photovoltaic Panels)** Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four 450W solar photovoltaic (PV) panels per unit to provide an alternative energy source.
5. **(Accessible Units)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until five accessible units are constructed on site, in accordance to the accessible unit features included in Schedule A, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
6. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
 - a) No final Building Permit inspection is granted until seven 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) The secondary suites cannot be stratified or otherwise held under separate Title.
7. **(Shared Driveway)** 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 existing residential development to the east and future adjacent residential development at 10880 Lassam Road, 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.
 - a) 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.
8. **(Shared Garbage/Recycling/Organic Waste Collection Facility)** Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway), in favour of the future multiple-family residential development (i.e., two or more stratified units) at 10880 Lassam Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
 - a) Language should be included in the SRW document that identification of the shared garbage/recycling/organic waste collection facility arrangements in the disclosure statement to unit purchasers is required.
9. **(Road Traffic Noise)** 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 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.
10. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. **(Tree Relocation)** Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of a multi-branched Coral Barked Maple tree (tag# 265) and a multi-branched Japanese Maple tree (tag# 992) onsite with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
12. **(Arborist’s Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone on site of the trees to be retained onsite and off-site. 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.
13. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing onsite around all trees to be retained onsite and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$25,000 for the 22 cm cal Blue Spruce tree (tag# 267) and a 44cm cal Noble Fir (tag# 295) to be retained onsite, and the multi-branched Coral Barked Maple tree (tag# 265) and the multi-branched Japanese Maple tree (tag# 992) to be transplanted on site. The City will release 50% of the security after construction and landscaping on the proposed development are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one (1) year later subject to inspection. A legal agreement is required to accompany the Tree Survival Security to set the terms for its use and release.
15. **(Tree Compensation)** City acceptance of the developer’s offer to voluntarily contribute \$18,750 to the City’s Tree Compensation Fund for the planting of 25 replacement trees within the City. If additional replacement trees (over and beyond the 60 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 may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
16. **(Affordable Housing)** City acceptance of the developer’s offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$521,718.13) to the City’s affordable housing fund.
17. **(Market Rental)** City acceptance of the developer’s offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$115,212.75) to the City’s affordable housing fund.
18. **(Public Art – Cash Contribution)** City acceptance of the developer’s offer to make a voluntary cash contribution towards the City’s Public Art Fund, the terms of which shall include the following:
- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site’s proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate (2023)	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99 per buildable square foot	43,476.5 ft ²	\$43,041.75

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

19. **(Public Hearing Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
20. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
21. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of frontage improvements along the site frontages. 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:
 - 1) Water Works:
 - a) Using the OCP Model, there is 1154 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.
 - b) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
 - c) At Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - d) At Developer's cost, the City will:
 - 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.
 - 2) Storm Sewer Works:
 - a) At Developer's cost, the Developer is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - 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 STIC51034, STIC51035, STIC51036, STIC51037, STIC51038, STIC51039, STIC51040, STIC51041, STIC51042, STIC51043, and STIC51066 to the development site.
 - 3) Sanitary Sewer Works:
 - a) At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - b) At Developer's cost, the City will:
 - Install a new sanitary service connection off of the existing manhole SMH3891 at the common property line of 5611 Steveston Highway.

- Cut and cap all existing sanitary service leads to the development site and remove inspection chambers SIC9496, SIC2003, and SIC7298. The existing inspection chambers SIC2001 and SIC9495 shall be retained to serve the neighboring properties.

4) Street Lighting:

a) At Developer's cost, the Developer is required to:

- Review street lighting levels along all road and lane frontages, and upgrade as required.
- Relocate streetlights as required by the proposed sidewalk alignment.

5) Frontage Improvements (Engineering)

a) The Developer is required to:

- 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

6) Frontage Improvements (Steveston Highway)

a) Frontage improvements (cross-section): Across the subject site's entire Steveston Highway frontage, construct a new 2.0 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the north curb of Steveston Highway. The cross-section of the frontage improvements (north to south) is to include:

- South property line of the subject site.
- 2.0 m wide concrete sidewalk (per Arterial Road Sidewalk Policy).
- 1.83 m wide landscaped boulevard with street trees.
- 0.15 m wide curb.

(Note: The dimensions given above are to be confirmed through legal surveys and SA detailed design).

- b) Frontage improvements (transition sections): The subject site's new sidewalk/boulevard are to have a transition section to connect to each of the frontage treatments at the immediate east neighbouring development and along the subject site's Lassam Road frontage.
 - c) Driveway closures/backfill: All existing driveways along the subject site's Steveston Highway and Lassam Road frontages are to be closed permanently. Site vehicular access is to be provided via a single driveway at the site's Steveston Highway frontage. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- 7) Frontage Improvements (Northeast Corner of Steveston Highway/Lassam Road Intersection)
- a) Intersection design standards: Per Engineering Design Specifications, the northeast corner of the Steveston Highway/Lassam Road intersection is to be reconstructed to show a 5.5 m corner radius.
 - b) Accessibility: Two separate wheelchair ramps are to be included in the corner reconstruction. The design is to be consistent with Engineering Design Specifications (R-12-SD)/(R-13-SD) adjusted for a 5.5 m corner radius.
 - c) Traffic signal infrastructure: There is an existing special crosswalk at the Steveston Highway/Lassam Road intersection (west side). At the northeast corner of this intersection, there is an existing hydro pole that supplies power to this special crosswalk. Through the SA detailed design process, the Developer is to identify if this hydro pole will need to be relocated to accommodate the intersection corner radius reconstruction. The City Traffic Signals Group is to be contacted to confirm the findings of the Developer. The costs of such related works, if required and are not expected to be significant, are the full responsibility of the Developer.
- 8) Frontage Improvements (Lassam Road)
- a) Frontage improvements:
 - The existing sidewalk is located between a wide boulevard at the curb and a strip with scrubs at the property line. The sidewalk can be kept at its current alignment.
 - The boulevard at the curb is to be landscaped with new street trees per Parks/Tree Bylaw requirements.
 - The strip of scrubs at the property line is to be replanted with landscaping that would not obstruct pedestrian passage in the adjoining sidewalk.
 - b) Driveway closure/backfill: The existing driveway at the subject site's Lassam Road frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-down and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- 9) Transit Amenities
- c) There is an existing westbound bus stop at Steveston Highway/Kingfisher Drive. As part of the frontage improvements, the Developer is required to carry out the following SA works:
 - Construct a 3.0 m x 12.0 m concrete pad to upgrade this bus stop to accessible standards.
 - Install pre-ducting for future bus shelter electrical connections.
 - The bus stop upgrade is to be coordinated with TransLink and Pattison Outdoor (bus shelter supplier). (Note: Contact City Traffic Operations for further details).

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

1. Complete an acoustical and a 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 Development Permit* issuance, the following must be completed:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.

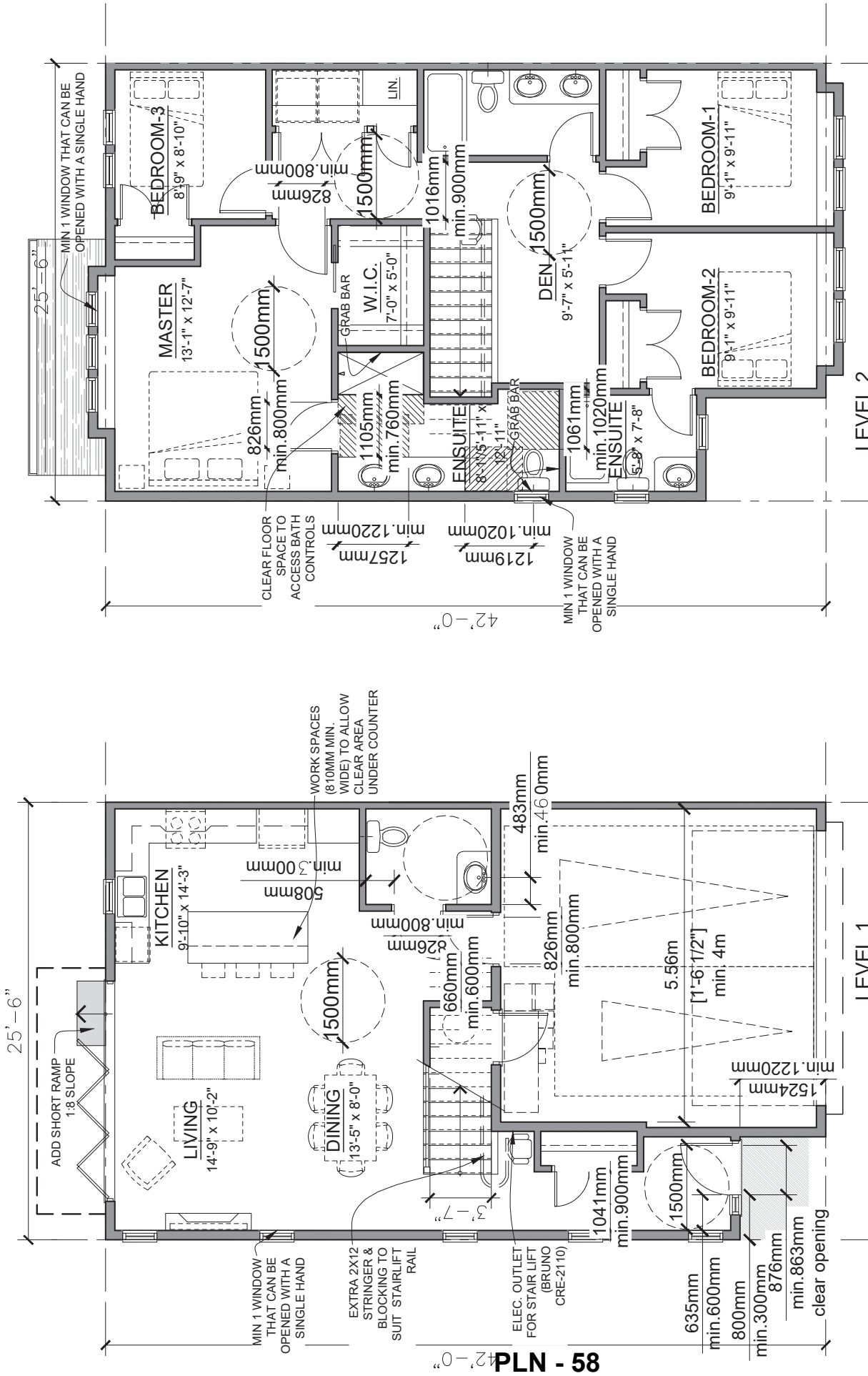
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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



ACCESSIBLE UNIT PLANS

Scale: 1/8" = 1'-0"

<p>INTERFACE: Suite 230 1-1590 Cambie Road Richmond BC Canada V6X 3Z5 T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com</p>	<p>PROJECT NO. 2106STVR</p>	<p>DATE AUG 16, 2023</p>	<p>PROJECT 30-Unit Townhouse Development 5471 - 5611(8 LOT) STEVESTON HWY. RICHMOND, BC</p>	<p>REVISIONS</p>
	<p>SCALE AS NOTED</p>	<p>DRAWN SRS, KC</p>	<p>SHEET TITLE ACCESSIBLE UNIT PLANS</p>	<p>DRAWING SK1</p>

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CONVERTIBLE UNIT GUIDELINES		BATHROOMS (MIN 1/UNIT)	
REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT		
Entry doors min. 863 mm but ideally 914mm and have clear access	876 mm of clear opening for entry door is proposed.	Toilet clear floor space min. 1020 mm at side and in front	Clear space of 1219 mm at side and 1061 mm in front is proposed.
Entry door clear exterior floor space min 1220 mm depth by door width plus 600 mm latch side (not needed if rough in wiring provided for future automatic door opener)	Entry door clear exterior floor space min. 1524 mm depth by door width plus 600 mm on latch side proposed.	Wall blocking for future grab bars at toilet, tub, and shower. reinforced with 2"x12" solid lumber in all bathtub, shower, and toilet locations.	Installation of grab bars at bathtub, toilet and shower. Location noted on floor plans.
Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max 13 mm height. demonstrate wheelchair access between hallway and rooms and widen hallway and/or doorways if necessary to secure access.	826 mm clear opening to master bedroom, ensuite, and living area is proposed. Also a portable short ramp in 1:10 slope will be installed at the thresholds over 13mm height gap.	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for all plumbing fixtures
Patio/balcony min. 860 mm clear opening, accessed from rear door at ground floor.	Min. 6' wide patio door is proposed	Pressure and temperature control valves are installed on all shower faucets.	Installation of shower faucets with pressure and temperature control valves at accessible bathrooms.
All interior thresholds within units comply with bcbc.	Complies	Cabinets underneath sink are easily removed.	Clear area under the sinks.
Lever-type handles for all doors.	All doors have lever-type handles	Demonstrate bath and shower controls are accessible (layout or fixture placement).	See the floor plans
STAIR LIFT: staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer spec. manufacturer spec, OR VERTICAL LIFT: depressed slab area, and landings, as noted on floor plans in compliance with manufacturer spec. framing to accommodate shaft construction without impact to surrounding structure.	Installation of Bruno rail stair lift in unit Aac (5 units in building 4,5 & 6) SPEC NOTE: * Model: Elite curve cre-2110 * max. load: 400lbs, * power: 24vdc comprised (2) 7ah 12v batteries	Clear area needed under future workspace. plumbing and gas pipes (in-wall and in floor) located clear of under counter area of future workspace (stove, sink & min. 810 mm wide counter). all pipes are brought in no higher than 304 mm to the centre of the pipe from floor level	Clear area under the work space (stove, sink & min. 810 mm wide counter).
VERTICAL CIRCULATION		Cabinets underneath sink are easily removed. 1500 mm turning diameter or turning path diagram	Complies See the floor plans
HALLWAYS	Min. 900 mm width	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for accessible kitchen plumbing fixtures.
GARAGE	Min. 1 accessible parking space with min. 4m garage width Access from garage to living area min. 800 mm clear opening	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	Single hand operable window at living room, accessible bathroom and bedroom.
		Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	Complies
		Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.	Complies

CONVERTIBLE UNIT GUIDELINES		PROJECT	
REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT	PROJECT NO.	DATE
Entry doors min. 863 mm but ideally 914mm and have clear access	876 mm of clear opening for entry door is proposed.	2106STVR	AUG 16, 2023
Entry door clear exterior floor space min 1220 mm depth by door width plus 600 mm latch side (not needed if rough in wiring provided for future automatic door opener)	Entry door clear exterior floor space min. 1524 mm depth by door width plus 600 mm on latch side proposed.	SCALE	DRAWN
Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max 13 mm height. demonstrate wheelchair access between hallway and rooms and widen hallway and/or doorways if necessary to secure access.	826 mm clear opening to master bedroom, ensuite, and living area is proposed. Also a portable short ramp in 1:10 slope will be installed at the thresholds over 13mm height gap.	AS NOTED	SRS, KC
Patio/balcony min. 860 mm clear opening, accessed from rear door at ground floor.	Min. 6' wide patio door is proposed	SHEET TITLE	
All interior thresholds within units comply with bcbc.	Complies	ACCESSIBLE UNIT FEATURES-1	
Lever-type handles for all doors.	All doors have lever-type handles	DRAWING	
STAIR LIFT: staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer spec. manufacturer spec, OR VERTICAL LIFT: depressed slab area, and landings, as noted on floor plans in compliance with manufacturer spec. framing to accommodate shaft construction without impact to surrounding structure.	Installation of Bruno rail stair lift in unit Aac (5 units in building 4,5 & 6) SPEC NOTE: * Model: Elite curve cre-2110 * max. load: 400lbs, * power: 24vdc comprised (2) 7ah 12v batteries	REVISIONS	
VERTICAL CIRCULATION		SK2a	
HALLWAYS	Min. 900 mm width	PROJECT	
GARAGE	Min. 1 accessible parking space with min. 4m garage width Access from garage to living area min. 800 mm clear opening	30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	

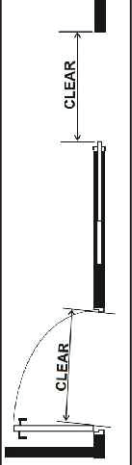
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PROJECT NO.	DATE
2106STVR	AUG 16, 2023
SCALE	DRAWN
AS NOTED	SRS, KC

REVISIONS
DRAWING

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BUILDING ACCESS	Each dwelling unit & each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area	All accessible unit and shared outdoor amenity areas are accessible to a person with a disability from a road and from an on-site parking area.
	Access to the elevator shall be provided from both the road and the entry to the on-site parking area	N/A
	Automatic door opener to main entry	N/A
	Min. clear opening to dwelling entry doors & common areas to be 850mm (swing doors)	Same as Convertible unit guidelines.
	Min. clear opening to at least one bedroom, one bath and living areas to be 800mm (swing doors)	Same as Convertible unit guidelines.
	Doors to be operable by devices that do not require tight grasping or twisting of wrist	Same as Convertible unit guidelines.
	Max. 13mm threshold height throughout building	Complies
	The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with disability is not anticipated.	N/A
	Clear openings to be measured as illustrated in Figure 1 in the zoning bylaw 4.16.10	Complies
		

PLN - 60

DOORS & DOORWAYS

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
MANOEUVRE SPACE AT DOORWAYS	Entry doors and common areas to have 600mm clear space on pull side and 300mm on push side of door latch	635mm on pull side and 800 mm on push side proposed. See the floor plans.
CORRIDOR WIDTHS	DOORS IN A SERIES IN COMMON AREAS: there must be separation of at least 1220 mm plus the width of the door, as illustrated in Figure 4 in Zoning Bylaw 4.16.11(c)	N/A
FLOOR SURFACES	Minimum 1220mm width and 1500mm by 1500mm clear space adjacent to elevator	N/A
WINDOWS	No abrupt changes in level (13mm max. flush threshold except at balconies, patio and deck door sills).	Complies
	Floor surfaces to be slip resistant	Complies
OUTLETS AND SWITCHES	Carpets to be firmly fixed, have a firm underlay and pile under 13.0 mm height	Complies
	Max. 750mm sill height to one in bedroom and one in living room for seated viewing	Complies
REQUIREMENTS	Opening mechanism with one hand not requiring tight grasping, pinching or twisting	Installation of lever-type handles.
	Switches and panels to be 900 to 1200mm from floor. intercom buttons to maximum of 1375mm from floor	Complies
INCLUDED IN PROPOSED ACCESSIBLE UNIT	Outlets and jacks to be 455 to 1200mm from floor	Complies
	Thermostat to be 900 to 1200mm from floor	Complies
REVISIONS	The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750 mm	Complies
	Switches to be rocker or paddle type	Complies

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PROJECT NO.	DATE
2106STVR	AUG 16, 2023
SCALE	DRAWN
AS NOTED	SRS, KC

PROJECT	REVISIONS
30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	
SHEET TITLE	DRAWING
ACCESSIBLE UNIT FEATURES-2	SK2b

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BATHROOMS	At least one bathroom to have: (a) centre line of toilet position 420 to 480mm to side wall, 510mm from any obstruction on non-grab bar side and 800mm on front	Same as Convertible unit guidelines.
	(b) Min. clear floor area at the sink of 760 mm by 1220 mm positioned	Clear floor area at the sink of 1105 mm by 1257 mm proposed.
	(c) minimum clear area of 510.0 mm in depth along the full length of the bathtub	Clear floor area of 1105 mm in depth along the shower is proposed.
	(d) solid blocking in walls (and floor where applicable) behind and beside toilet for future grab bar installation	Same as Convertible unit guidelines.
	(e) easy to grasp handles on faucets, e.g., lever-type faucets.	Same as Convertible unit guidelines.
	Bathrooms that serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in the bathroom shall be 480.0 mm above the floor	A wheelchair accessible powder room is proposed on the main level to provide visitability.
KITCHEN	Easy access to counter space and cupboards; eg: continuous counter between stove and sink; adjustable shelving; pull-out work boards at 810mm height; pull-out shelves	Complies
	Lever-type faucets handles	Same as Convertible unit guidelines.
	Easy reach and grasp handles on cupboards	Complies
	Task light at sink, stove and key work areas	Complies
	Locate plumbing pipes under counter space for potential 810mm wide workspace (knee space) for easy future conversion of counters at sink and built-in stove top	Complies

PLN - 61

BASIC UNIVERSAL HOUSING FEATURES		INCLUDED IN PROPOSED ACCESSIBLE UNIT
BEDROOM & CLOSET	At least one bedroom in dwelling unit to have turning diameter of 1500mm on one side of double bed At least one bedroom closet in dwelling unit to have clear door opening of 900mm and floor space of 750mm by 1200mm where clothes hanger rod can be lowered to 1200mm	Master bedroom complies. See floor plans for the diagram. 2100 mm [7'-0"] x 1500 mm [5'-0"] at master bedroom closet is proposed. A portion of the closet will have hanger rods at 1200mm height.
PATIOS & BALCONIES	Min. 800mm access doors Min. 1500mm by 1500mm balcony or patio dimensions (does not apply to "juliet" or "french" style)	Same as Convertible unit guidelines. 4267mm [14'-0"] x 2438mm [8'-0"] paved patio is proposed
AGING-IN-PLACE MEASURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	Large toggle-type electrical switches	Complies
	Lever type door handles	Complies
	Minimize threshold heights (less than 1/2") where possible	Complies
	Minimize contrast in colours of floor finishes where possible	Complies
STAIRS & LANDINGS	Wall blocking for future additional handrail installation	Installation of additional handrails
	Intermediate stair landings whenever possible	N/A
BATHROOMS	Less steep rise/run dimensions where possible	190mm rise and 254mm run
	Wall blocking for future grab bar installation (at bathtub, toilet)	Installation of grab bars at bathtub and toilet
KITCHEN	Lever handle taps and faucets	Installation of lever-type handles for all plumbing fixtures and door handles.
	2-8" sliding doors where possible	
HALLWAYS	Lever handle taps and faucets Min. 900 mm width	Min. 1016 mm proposed



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All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.
Contractors shall verify and be responsible for all dimensions and conditions of the job and this office shall not be held responsible for any errors in the dimensions and conditions shown on the drawing.

PROJECT NO.	DATE
2106STVR	AUG 16, 2023
SCALE	DRAWN
AS NOTED	SRS, KC

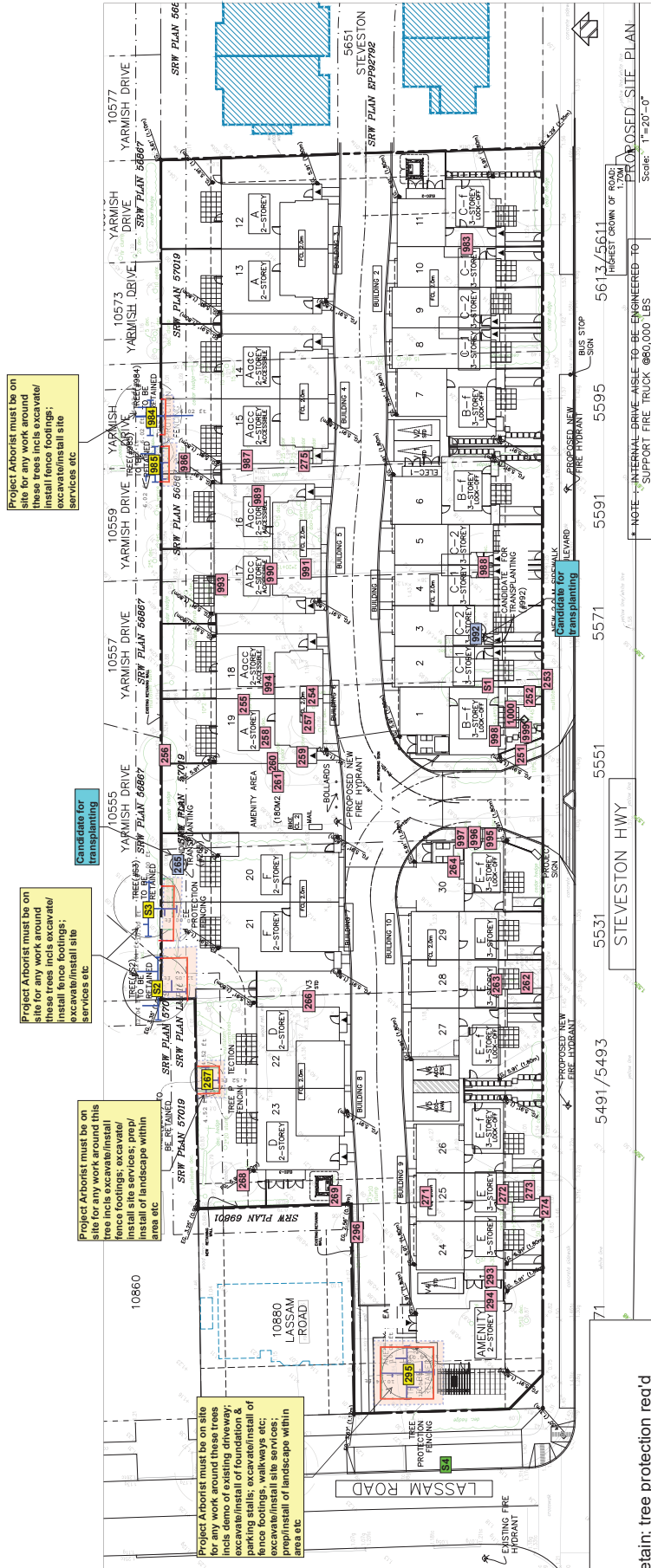
PROJECT	REVISIONS
30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	
SHEET TITLE	DRAWING
ACCESSIBLE UNIT FEATURES-3	

SK2C

REVISED #4 - REMOVAL, RETENTION & PROTECTION PLAN

5471 to 5613 Steveston Hwy, Richmond

Refer to Inventory Table & Recommendations section of report for further info on site trees



PLN - 62

LEGEND:

- # = retain; tree protection req'd
- # = removal is recommended
- # = candidate for transplanting
- # = tree previously removed by City
- = tree protection barriers
- = **hot zone**; no ground works or digging allowed without project arborist or any works within these areas require project arborist supervision

Project Arborist must be on site for any work around this tree. Annotations include: excavate/ install fence footings; excavate/ install site services etc.

Project Arborist must be on site for any work around this tree. Annotations include: excavate/ install site services; prop/ install of landscape within area etc.

Project Arborist must be on site for any work around this tree. Annotations include: demo of existing driveway; excavate/ install of foundation & parking stalls; excavate/ install of fence footings; walkways etc; prop/ install of landscape within area etc.

Candidates for transplanting

Candidate for transplanting

Scale: 1"=20'-0"

NOTE: INTERNAL DRIVE ASLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @80,000 LBS

Project Arborist must be on-site when any ground works, excavation or construction activities are occurring within the protection zones prescribed for the site trees.



REVISED #4 - Tree Inventory & Recommendations
5471 to 5613 Steveston Hwy, Richmond

24-Aug-23

Tree Tag #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Location of tree (S = on-site; OS = off site)	Tree Tag #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Location of tree (S = on-site; OS = off site)
983	Japanese Maple - <i>Acer palmatum</i> cvs	12 & 14	3.1	1.0	S	271	English Holly - <i>Ilex aquifolium</i>	33	2.5	≤0.5	S
984	Flowering Cherry - <i>Prunus</i> sp	30	7.6	5.3	OS	272	Pacific Yew - <i>Taxus brevifolia</i>	30, 24 & 30	7.6	2.7	S
985	Japanese Maple - <i>Acer palmatum</i> cvs	15 & 12	7.6	2.5	OS	273	Cypress - <i>Cupressus</i> sp	44	10.7	3.6	S
986	Norway Spruce - <i>Picea abies</i>	54	16.8	4.5	S	274	Golden Chain Tree - <i>Laburnum x waterii</i> 'Vossii'	64	4.5	4.5	OS
987	Black Hawthorn - <i>Crataegus douglasii</i>	52	10.7	6.3	S	275	Western Red Cedar - <i>Thuja plicata</i>	25	6.1	2.5	S
988	Orchard Pear - <i>Pyrus</i> sp	28	6.1	4.0	S	293	Cypress - <i>Cupressus</i> sp	78.5	13.7	4.5	S
989	Juniper - <i>Juniperus</i> sp	15, 5 & 6	3.1	1.0	S	294	Cypress - <i>Cupressus</i> sp	69.5	13.7	4.5	S
990	Common Fig - <i>Ficus carica</i>	20, 21 & 13.5	6.1	3.1	S	295	Noble Fir - <i>Abies procera</i>	44.5	11.3	2.5	S
991	Douglas Fir - <i>Pseudotsuga menziesii</i>	45 & 22	10.7	4.5	S	296	Cherry - <i>Prunus</i> sp	46.5	4.5	2.7	S
992	Japanese Maple - <i>Acer palmatum</i> cvs	6, 8 & 7	3.6	1.8	S	54	Katsura Tree - <i>Cercidiphyllum japonicum</i>	12	5.5	2.1	OS
993	Orchard Plum - <i>Prunus</i> sp	18 & 21	7.0	4.0	S						
994	Deodar Cedar - <i>Cedrus deodara</i>	27	8.3	3.1	S						
995	Manitoba Maple - <i>Acer negundo</i>	39	10.7	4.0	S						
996	Manitoba Maple - <i>Acer negundo</i>	18.5	9.1	3.6	S						
997	Manitoba Maple - <i>Acer negundo</i>	20	10.7	4.0	S						
998	English Holly - <i>Ilex aquifolium</i>	13 & 17	7.6	2.1	S						
999	Norway Spruce - <i>Picea abies</i>	37	12.2	5.0	S						
1000	Norway Spruce - <i>Picea abies</i>	99	18.2	13.7	S						
251	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	14, 12 & 16	8.3	2.0	S						
252	Norway Spruce - <i>Picea abies</i>	20	9.1	3.6	S						
253	Western Red Cedar - <i>Thuja plicata</i>	10, 12 & 11	6.1	2.7	OS						
51	Flowering Cherry - <i>Prunus</i> sp	45	2.5	0.0	S						
254	Flowering Cherry - <i>Prunus</i> sp	25 & 16	8.3	4.5	S						
255	Manitoba Maple - <i>Acer negundo</i>	60	10.7	7.5	S						
256	Orchard Plum - <i>Prunus</i> sp	14, 16 & 14	9.1	4.5	S						
257	Japanese Maple - <i>Acer palmatum</i> cvs	7, 7 & 7	7.6	2.5	S						
258	Star Magnolia - <i>Magnolia stellata</i>	7.5, 6.5 & 10	8.3	2.7	S						
259	Orchard Plum - <i>Prunus</i> sp	20	7.6	3.3	S						
260	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	36	9.1	1.5	S						
261	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	24 & 48	10.7	2.1	S						
262	Flowering Cherry - <i>Prunus</i> sp	51	4.5	3.6	S						
263	Flowering Cherry - <i>Prunus</i> sp	42	4.5	3.1	S						
264	Young's Weeping Birch - <i>Betula pendula</i> 'Youngii'	29	3.1	4	S						
265	Coral Bark Maple - <i>Acer palmatum</i> 'Sango Kaku'	6, 6 & 8	4.5	3.1	S						
52	Flowering Cherry - <i>Prunus</i> sp	35 & 20	7.6	6.1	OS						
53	Flowering Cherry - <i>Prunus</i> sp	50	7.6	5.0	OS						
266	Japanese Maple - <i>Acer palmatum</i> cvs	11 & 10	3.1	1.8	S						
267	Alberta Blue Spruce - <i>Picea glauca</i> 'Alberta Blue' cvs	22	5.5	2.5	S						
268	Orchard Plum - <i>Prunus</i> sp	16, 17 & 15	6.3	3.1	S						
269	Flowering Cherry - <i>Prunus</i> sp	33, 10 & 12	3.1	0.0	S						
270	Japanese Maple - <i>Acer palmatum</i> cvs	15, 10, 12	1.2	≤0.5	S						



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10496 (RZ 21-939470)
5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 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. 001-932-497

Lot 7 Except: Northerly 18.288 Metres, Section 36 Block 4 North Range 7 West New Westminster District Plan 15354

P.I.D. 002-146-444

Strata Lot 1 Section 36 Block 4 North Range 7 West New Westminster Strata Plan NW1956 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 002-146-461

Strata Lot 2 Section 36 Block 4 North Range 7 West New Westminster Strata Plan NW1956 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 003-843-700

Lot 781 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 000-793-540

Lot 775 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 003-858-065

Lot 906 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-985-725

Lot 907 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 002-780-801

Lot 908 of Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-566-404

Lot 83 Section 36 Block 4 North Range 7 West New Westminster District Plan 27036

- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10496”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor 