



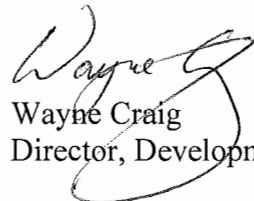
To: Planning Committee  
From: Wayne Craig  
Director, Development

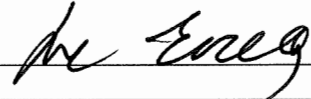
Date: May 6, 2019  
File: RZ 17-794287

Re: Application by 1132865 BC Ltd for Rezoning at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)"

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9983, for the rezoning of 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)" to permit the development of 30 townhouse units, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:db  
Att. 5

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

## Staff Report

### Origin

1132865 BC LTD has applied to the City of Richmond for the permission to rezone 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Rd from “Single Family Detached (RS1/E)” and “Two Unit Dwelling (RD1)” to “Medium Density Townhouse (RTM2)” in order to construct 30 townhouse units on the consolidated property with access from No. 1 Road. The development proposal is for 18 three storey units in four separate buildings fronting onto No. 1 Road and another 12 two storey units in six buildings behind. The development will include three convertible units and three lock-off suites. A front-yard setback variance to No. 1 Road is requested to accommodate the proposed development and discussed later in this report.

### Findings of Fact

The development site will require the consolidation of seven properties comprising of six existing single family dwellings and one two family dwelling. The subject properties are located in the Seafair Planning Area between Granville Avenue and Blundell Road (see the location map in Attachment 1).

All of the subject properties are generally below the level of the fronting sidewalk with the front yards or driveways typically having a gentle downward slope from the public sidewalk. The lots are regular shaped and range in depth between 41.0 m (134.5 ft.) and 43.74 m (143.5 ft.) deep.

Conceptual Development Plans are provided in Attachment 2. A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

### Subject Site Existing Housing Profile

The applicant has submitted a housing profile for each of the eight addressed properties. The submission indicates that all eight units are currently rented out. Seven of the addressed properties do not contain secondary suites. One half of the duplex unit (i.e. 7580 No. 1 Road) contains a rented unit on the main floor and a single two bedroom secondary suite in the upper floor of the structure.

### Surrounding Development

Surrounding Development is as follows:

- To the North and South: Large lot single family residential zoned “Single Detached (RS1/E)”.
- To the East: Behind four of the subject lots are three large lots zoned “Two-Unit Dwellings (RD1)” containing three duplex dwellings fronting Burton Avenue. To the east of the three remaining subject lots are three large single family residential lots zoned “Single Detached (RS1/E)” fronting Amundsen Place.

- To the West: Across No. 1 Road are three lots (7471, 7491 and 7531 No. 1 Road) zoned “Low Density Townhouses (RTL1)”. The lots vary in size from 0.18 ha (0.43 ac) to 2.28 ha (5.64 ac) in area. The dwellings are typically two storeys in height.

## **Related Policies & Studies**

### **Official Community Plan**

Under the Official Community Plan (OCP) (Bylaw 9000) the subject lots are designated as “Neighbourhood Residential” which, by definition, includes multiple family housing (specifically townhouses). The proposed development for 30 townhouse dwellings conforms to the OCP “Neighbourhood Residential” designation.

### **Arterial Road Policy**

The site is designated “Arterial Road Townhouse” in the City’s Arterial Road Housing Development Map. The proposed development complies with the Arterial Road Policy.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## **Analysis**

### **Built Form and Architectural Character**

The proposed townhouses are proposed to be arranged in two, north-south rows with a central vehicle access between the rows. Eighteen units will front No. 1 Road arranged in four three-storey buildings with four to five units per building with pedestrian connections to the street frontage. The second row of townhouses are proposed to be arranged in six buildings with two dwellings each. All of these units will be two storeys in height and provide pedestrian access to the internal drive aisle.

The Conceptual Development Plans (Attachment 2) show the townhouses as flat roofed allowing them to be shorter in height than townhouses with peaked roofs. The three storey units fronting No. 1 Road are proposed to be 9.91 m (32.5 ft.) tall which will appear closer to a typical two storey (9 m (29.5 ft.)) structure and therefore generally in keeping with the heights of the houses in the area. No rooftop decks are included in the development proposal.

Three convertible units (units 10, 12, 14) and three 26.5 m<sup>2</sup> (285 ft<sup>2</sup>) studio lock-off suites (secondary suite in units 1, 22 and 30) are proposed in the project. The Rezoning Considerations (Attachment 5) include requirements for agreements to be registered on Title to ensure that no final Building Permit inspection is granted until the secondary suites are constructed on site and that the secondary suites cannot be stratified or otherwise held under separate Title.

The Conceptual Development Plans show both vertical differentiation between floors and structural articulation across the building elevations. Additionally, several units / buildings are

slightly stepped in / out to provide visual relief to the building placement. Exterior materials and colors will be refined through a separate Development Permit (DP 18-829236) application and associated design review.

#### Existing Legal Encumbrances

Two Covenants (BE293306 and BE293307) on the titles of 7560 and 7580 No. 1 Road restricting the use of these properties to one-family dwellings will be removed prior to Bylaw adoption. This is reflected in the Rezoning Considerations (Attachment 5).

Right of Ways for sanitary sewer run along the eastern (rear) property boundaries of all the properties. Based on Engineering staff's review, no changes are indicated to the existing sanitary Right of Ways as a result of the proposed development. No building construction is proposed within the Right of Way.

The Rezoning Considerations (Attachment 5) include a requirement that Plan Strata Plan NW381 associated with 7560 and 7580 No. 1 Road must be dissolved prior to Rezoning adoption.

#### Transportation and Site Access

Vehicle access to the property will be provided via a central single access off No. 1 Road. A raised island at the vehicle entrance will enforce right-in and right-out passenger vehicle movements to/from No. 1 Road. The island will be designed to permit larger vehicles (e.g. SU-9) to partially drive onto the island to effect the turn.

Garbage and recycling facilities will be centralized adjacent to the vehicle entrance drive aisle allowing for efficient servicing.

Permeable pavers are proposed along the vehicle access and in front of the central amenity area providing a visual cue to drivers as to the locations of the outdoor amenity/play area and the vehicle entrance/exit for the site.

The development will be in full compliance with the Zoning Bylaw (No. 8500) through the provision of 60 parking spaces for residents and six parking spaces for visitors. No tandem parking spaces are proposed and the number of small parking spaces has been limited to 18 (27.3%) which will not exceed the 50% maximum permitted under the Zoning Bylaw. One accessible parking space will be required and is provided for in the proposed development.

The site's access and internal 6 m wide drive aisle are to be constructed to provide future access to adjacent properties to the north and south should those properties redevelop. To accomplish this, the Rezoning Considerations (Attachment 5) include a requirement for a Statutory Right-of-Way (SRW) with Public Right-of-Passage (PROP) to be registered on Title.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report (dated Dec. 4, 2017/ updated April 25, 2019); 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 32 bylaw-sized trees on the subject property, eight trees on neighbouring properties plus two trees on a shared property line with the neighbour.

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

- A total of 31 trees (refer to Attachment 3) located on the development site are proposed for removal from the subject site due to tree health and structure. The majority of these trees are located in three groupings:
  - i. Most of the trees (Tag #705-711) in the group running along the property boundary between 7464 and 7480 No. 1 Road have been topped. Their condition ranges from fair to declining or poor which does not make any suitable for retention.
  - ii. A second group of trees (Tag #727-736) are located around the property boundary between 7580 and 7600 No. 1 Road. Only one tree, a Japanese Maple (Tag #734), has been assessed to be in good condition. The rest of the trees have various concerns with lean, having been topped, sheared or having decay which does not make them suitable for retention.
  - iii. The third group of trees (Tag #718-725) are located near the south-east property boundary. Five of these trees have been topped and structural condition has been rated as poor by the project Arborist. Only one tree (Tag #718) has been noted as having no defects however it's health does not make it a good candidate for long-term retention.

Overall, the majority of these trees 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 or will be in conflict with the proposed development. As a result, these trees are not good candidates for retention and should be replaced. Through discussion with staff, the applicant has agreed to attempt a relocation of the Japanese Maple (Tag # 734). A survival security of \$1,000 is included in the Rezoning Considerations (Attachment 5).

- Two trees (#716, 726) located on a shared property line with the neighbouring properties (4051/4033 Burton Ave. and 7660 No. 1 Road) should be retained and protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Eight trees (8) located on adjacent neighbouring properties (4051/4053, 4031/4033, 4040/4044 Burton Ave. and 4051 Amundsen Pl.) are identified to be retained and protected. Tree protection is to be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The locations of trees to be retained and removed are shown on Attachment 3.

### *Tree Replacement*

The applicant wishes to remove 31 on-site trees (refer to Attachment 3). The 2:1 replacement ratio would require a total of 62 replacement trees. The applicant has agreed to plant a total of 62 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
24	6 cm	3.5 m
16	8 cm	4 m
8	9 cm	5 m
6	10 cm	5.5 m
8	11 cm	6 m

*Tree Protection*

Ten trees (# 716, 726, 750, 751, 752, 753, 754, 755, 756 and 757) on, or neighbouring properties or shared property lines are to be retained and protected. 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 3). 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.

The Rezoning Considerations (Attachment 5) include a requirement for submission of a survival security for the two shared trees (#716 and # 726) in the amount of \$10,000 to be held for one year. The security will be released upon submission of a satisfactory report by a Certified Arborist.

Variance Requested

A variance will be requested through the Development Permit Application (DP 18-829236) to reduce the front yard setback from 6.0 m (19.7 ft.) to 4.5 m (14.8 ft.). The closest building face will be 7.71 m (25.29 ft.) away from the back of the curb along No. 1 Road. The variance request is consistent with the OCP Development Permit Guidelines for Townhouses on arterial roads which support front yard setbacks to 4.5m (14.8 ft.) where a 6 m (19.7 ft.) rear yard setback to both the ground and second floors of the rear units is provided. The proposed development complies with the criteria and the associated conditions (e.g. varied building setbacks, no impact to tree preservation, provision of a minimum of 30 m<sup>2</sup> (323 ft<sup>2</sup>) of private

outdoor space etc.). The result will provide a wider space between the rear units of the subject development and the single family and duplex units that back onto the subject site.

#### On-Site Fire Hydrant

Due to the distances between the proposed new City fire hydrant in the boulevard and the furthest units (units 10 and 21) a private fire hydrant will be located near the front of the central amenity area. The location of the on-site hydrant is shown on the submitted plan set and will be reconfirmed through the Development Permit review.

#### Affordable Housing Strategy

Under the proposed “Medium Density Townhouse (RTM2)” zoning a contribution to the City’s Affordable Housing Reserve is required for the 0.65 Floor Area Ratio (FAR) being requested. Affordable Housing staff have advised that, per the 2017 Affordable Housing Strategy, a cash in lieu contribution of \$344,097.00 ( $\$8.50 \text{ per ft}^2 \times 40,482 \text{ ft}^2$ ) is required. The Rezoning Considerations (Attachment 5) include the requirement for the cash in lieu contribution prior the adoption of the Bylaw.

#### Townhouse Energy Efficiency and Renewable Energy

As this application was received prior to July 16, 2018, the applicant may meet the pre-step code energy compliance path (i.e. EnerGuide 82 and building to the BC Solar Hot Water Ready regulation). Under this approach the applicant will be required to submit an acceptable Building Energy Report prior to the Development Permit application (DP 18-829236) being forwarded to the Development Permit Panel. Staff note that this approach is acceptable as the application was submitted on December 22, 2017 and therefore qualifies as an “in-stream” application. However, to retain the “grandfathered” condition the applicant will be required to achieve Building Permit issuance before December 31, 2019.

The Rezoning Considerations (Attachment 5) include a requirement for registration of an agreement on Title, commitments to install all energy-efficiency upgrade measures and/or servicing agreements identified in the approved Building Energy Report prior to Bylaw adoption.

#### Amenity Space

The proposed development includes an outdoor amenity space of approximately  $188 \text{ m}^2$  ( $2,023.6 \text{ ft}^2$ ) in area which more than meets the Official Community Plan requirement of  $180 \text{ m}^2$  for a project of this size. The amenity space will be centrally located and contain a children’s play area, a bench, mail kiosk, bike rack and open lawn space. The children’s play area will have a resilient surface and include natural play elements. Details of the play elements will be reviewed through the separate Development Permit application (DP 18-829236) and design review.

In lieu of the provision of indoor amenity space the applicant has agreed to provide a voluntary cash contribution of \$65,600 as permitted in the City’s OCP. The Rezoning Considerations (Attachment 5) include a cash contribution provision for this amount to be paid prior to Bylaw adoption.

### Site Servicing and Frontage Improvements

The Rezoning Considerations (Attachment 5) include a requirement for the applicant to enter into a Servicing Agreement (SA) prior to the Bylaw adoption. The SA will address site servicing works and frontage improvements required for this development. A detailed listing of these works is included in the Rezoning Considerations. Highlights of the works include the following:

- Removal and replacement of water, storm and sanitary sewer connections to the site;
- Installation of various inspection chambers;
- Conduct a review of street lighting levels and install LED fixtures if required;
- Relocation of existing BC Hydro poles into the boulevard;
- Installation of a new 1.5 m wide concrete sidewalk, a 1.7 m wide boulevard with street trees and a 0.15 m wide curb along the site's frontage;
- Closure of all the existing driveways along No. 1 Road;
- Placement of new City fire hydrant within the boulevard near the entrance driveway;
- Upgrades to a nearby bus stop including a concrete bus pad with pre-ducting for a future bus shelter; and
- Installation of a raised island at the vehicle entrance to restrict access to right-in, right-out only.

The Rezoning Considerations (Attachment 5) also includes requirements for contributions toward the upgrading of the existing pedestrian traffic signal infrastructure at No. 1 Road and Morseby Drive and the upgrading of the traffic signal at No. 1 Road and Blundell Road.

The contribution for the pedestrian traffic signal, in the amount of \$8,500, will result in the following upgrades: Audible Pedestrian Signals (APS), pedestrian crossing countdown timers, and street light luminaire to new LED street light standard.

The contribution, in the amount of \$156,840, for the traffic signal at No. 1 Road and Blundell Road will result in the following upgrades: Uninterrupted Power Supply (UPS), Audible Pedestrian Signals (APS), signal upgrades (signal heads, hardware, bases, poles, arms, LED luminaires), cameras and LED street name signs.

### Public Art

Based on the buildable square footage possible at the subject site a voluntary contribution of \$34,440.64 to the City's public art fund is anticipated for this development (i.e. \$0.85 per buildable square foot x 62,336 ft<sup>2</sup> x 0.65 FAR). The applicant has indicated that they will opt for a cash contribution to the City's public art fund reserve. The Rezoning Considerations (Attachment 5) include this contribution to be submitted prior to Rezoning adoption.

### Development Permit Review

The proposed development will be required to undergo a separate Development Permit (DP 18-829236) application review wherein further design development could occur. Some of the elements that staff will verify through the DP review include:



- Landscaping species selections, sizes and placement;
- Confirming building setbacks and proposed encroachments;
- Placement of the project/address signage;
- Site grading along the east property boundary and options for reducing the height of the proposed retaining wall will be reviewed;
- Confirm placement of an on-site fire hydrant near the front of the amenity area;
- Detailed review of façade materials and colors, and;
- Detailed review of children's play space and equipment.

### **Financial Impact or Economic Impact**

Engineering staff have indicated that the rezoning application will result in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

1132865 BC LTD has applied to the City of Richmond for the permission to rezone 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No 1 Rd from "Single Family Detached (RS1/E)" and "Two Unit Dwelling (RD1)" to "Medium Density Townhouse (RTM2)" in order to construct 30 townhouse units on the consolidated property. The accompanying conceptual development plans, in conjunction with the Rezoning Considerations, have appropriately addressed all the technical concerns identified by staff.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 be introduced and given first reading.



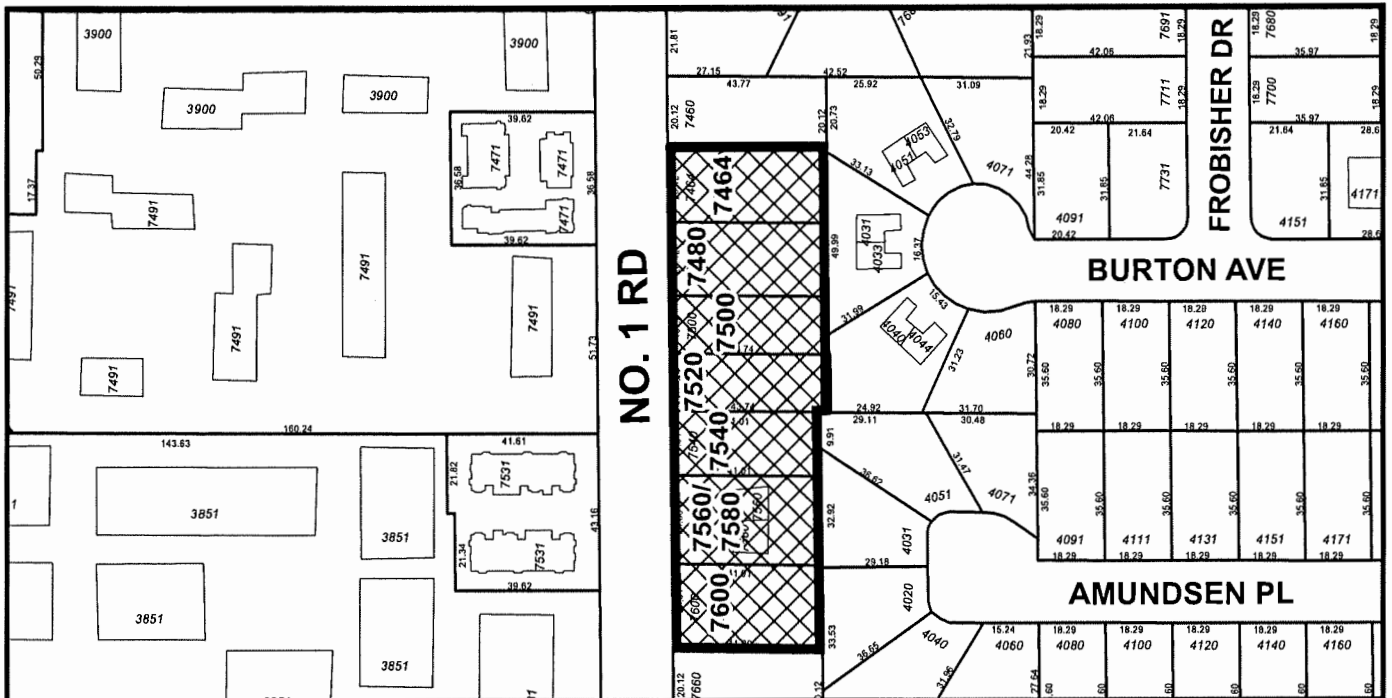
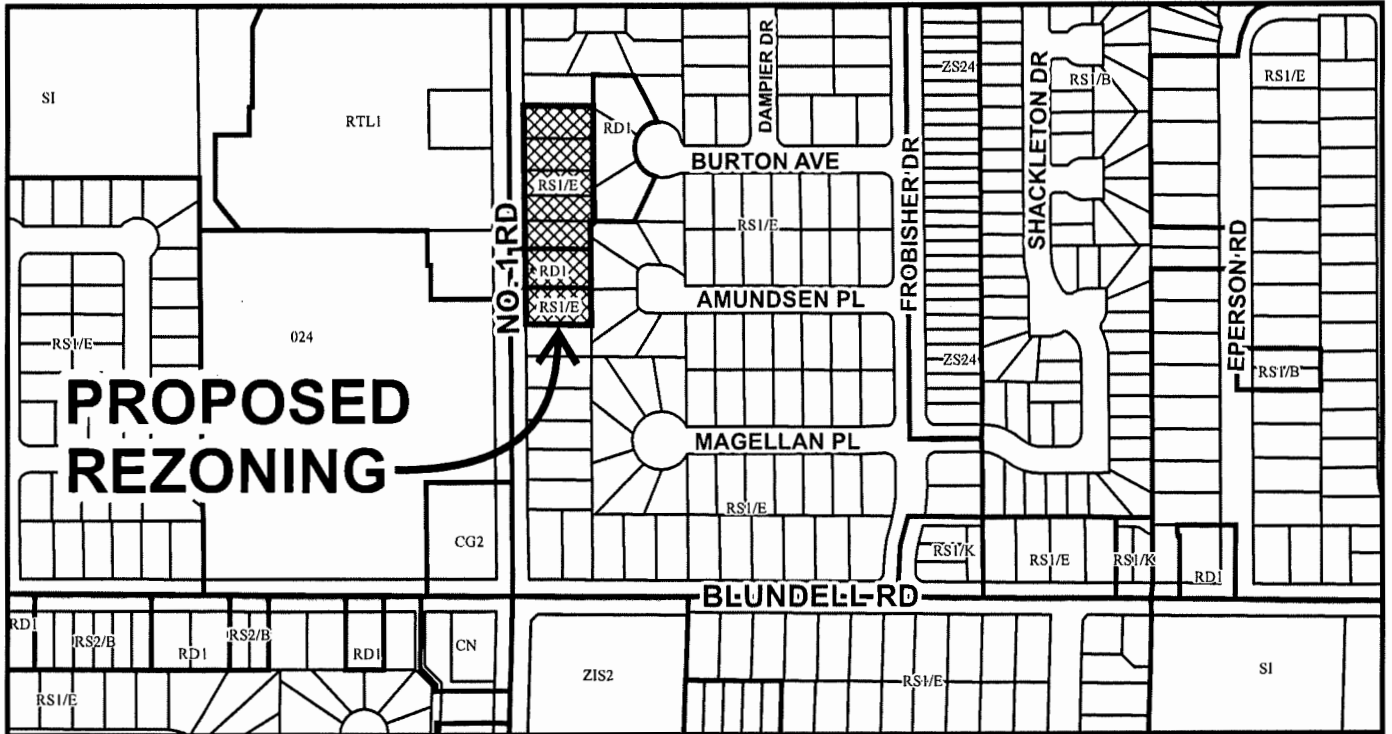
David Brownlee  
Planner 2


DCB:rg

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



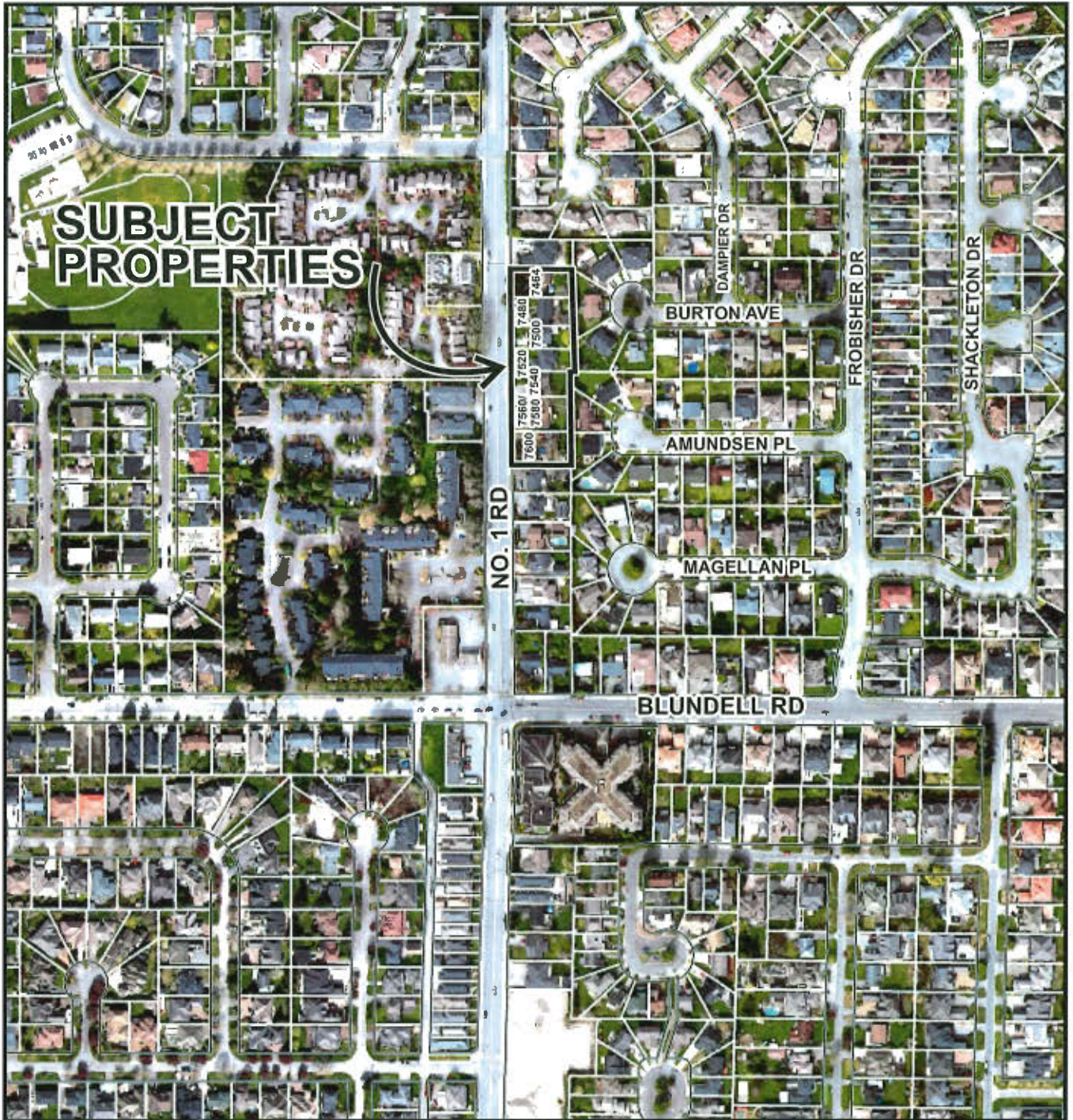
City of  
Richmond



	<h1>RZ 17-794287</h1>	Original Date: 01/09/18
		Revision Date: 04/01/19
		Note: Dimensions are in METRES



# City of Richmond



**RZ 17-794287**

Original Date: 01/09/18

Revision Date: 04/01/19

Note: Dimensions are in METRES

# REZONING APPLICATION - APRIL 26, 2019

## 30-UNIT TOWNHOUSE DEVELOPMENT

7464, 7480, 7550, 7520, 7540, 7560, 7590, 7600  
NUMBER 1 ROAD, RICHMOND BC

REVISIONS	DATE	DESCRIPTION

DATE	DESCRIPTION
APR 26, 2019	RE SUBMISSION
MAR 06, 2019	RE SUBMISSION
JAN 16, 2019	RE SUBMISSION
DEC 07, 2018	RE SUBMISSION
JUL 19, 2018	DP APPLICATION
DEC 22, 2017	RE APPLICATION
CONSULTANTS	

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[www.interfacearchitecture.com](http://www.interfacearchitecture.com)

PROJECT Proposed 30 Unit Townhouse Development 2,LOT ASSEMBLY 7464 / 7480 / 7550 / 7520 / 7540 / 7560 / 7590 / 7600 RICHMOND BC
PROJECT NO. 1717HLMR
SCALE AS SHOWN
DATE JULY 16, 2017
DRAWN BY ATUL GURAY
CHECKED BY ATUL GURAY
SHEET TITLE COVER SHEET
DRAWING <b>A1.0</b>

DRAWING LIST
<b>Architectural</b>
A1.0 COVER SHEET
A1.1 PROJECT DATA & SITE PLAN
A1.2 FURNISHING/LOAD BEARING
A1.3 FLOOR FINISH
A1.4 FIN OVERLAY & FLOOR AREA BREAKDOWN
A1.5 BLOCK 1 - PLANS & ELEVATIONS
A1.6 BLOCK 2 - PLANS & ELEVATIONS
A1.7 BLOCK 3 - PLANS & ELEVATIONS
A1.8 BLOCK 4 - PLANS & ELEVATIONS
A1.9 BLOCK 5 - PLANS & ELEVATIONS
A1.10 BLOCK 6 - PLANS & ELEVATIONS
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A1.101 BLOCK 97 - PLANS & ELEVATIONS
A1.102 BLOCK 98 - PLANS & ELEVATIONS
A1.103 BLOCK 99 - PLANS & ELEVATIONS
A1.104 BLOCK 100 - PLANS & ELEVATIONS

**Architect**  
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 Email: [info@conceptsconsulting.com](mailto:info@conceptsconsulting.com)

**Landscaping Architect**  
 PKW LANDSCAPE ARCHITECTS  
 SUITE C100 - 4188 STILL CREEK DRIVE  
 RICHMOND, BC V6X 2G5  
 Tel: 604-294-0221  
 Email: [info@pkwlandscape.com](mailto:info@pkwlandscape.com)

**Architect**  
 PROGRESS CREEK TREE CONSULTANTS  
 7181 MCGEECROFT AVENUE  
 RICHMOND, BC V6V 4Y1  
 Tel: 604-271-8622  
 Email: [info@conceptsconsulting.com](mailto:info@conceptsconsulting.com)

**Architect**  
 INTERFACE ARCHITECTURE INC.  
 4150-11990 LAMBE ROAD  
 RICHMOND, BC V6V 3Z5  
 Tel: 604-273-1149  
 Email: [info@interfacearchitecture.com](mailto:info@interfacearchitecture.com)

**Surveyor**  
 RICHARD FULLAND SURVEYING LTD.  
 3177 ROCKY PLACE  
 RICHMOND, BC V6V 2P6  
 Tel: 604-273-1149  
 Email: [info@interiorconsultants.com](mailto:info@interiorconsultants.com)

**Civil**  
 CORE CONCEPTS CONSULTING  
 RICHMOND, BC V6V 2P7  
 Tel: 604-271-8622  
 Email: [info@conceptsconsulting.com](mailto:info@conceptsconsulting.com)

**Landscaping Architect**  
 PKW LANDSCAPE ARCHITECTS  
 SUITE C100 - 4188 STILL CREEK DRIVE  
 RICHMOND, BC V6X 2G5  
 Tel: 604-294-0221  
 Email: [info@pkwlandscape.com](mailto:info@pkwlandscape.com)

**Architect**  
 PROGRESS CREEK TREE CONSULTANTS  
 7181 MCGEECROFT AVENUE  
 RICHMOND, BC V6V 4Y1  
 Tel: 604-271-8622  
 Email: [info@conceptsconsulting.com](mailto:info@conceptsconsulting.com)

**BUILDING 10**

**BUILDING 1**

PARTIAL STREET FRONTAGE ALONG NO.1 ROAD



REVISIONS
APR 28, 2018 RE SUBMISSION
MAR 06, 2018 RE SUBMISSION
JAN 18, 2018 RE SUBMISSION
DEC 07, 2017 RE SUBMISSION
JULY 16, 2018 RE APPLICATION
DEC 29, 2017 RE APPLICATION
COMMENTS

SCALE: N.T.S.

NO. 1 ROAD

NO. 2 ROAD

NO. 3 ROAD

NO. 4 ROAD

NO. 5 ROAD

NO. 6 ROAD

NO. 7 ROAD

NO. 8 ROAD

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NO. 97 ROAD

NO. 98 ROAD

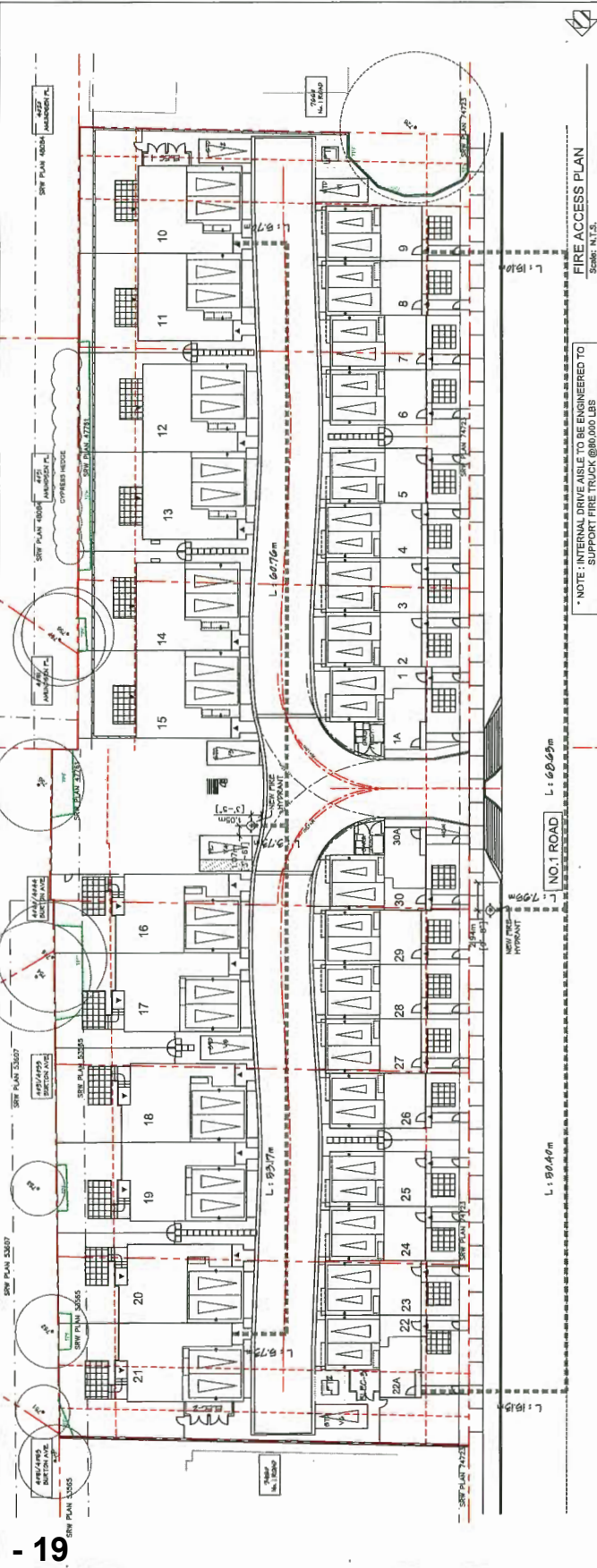
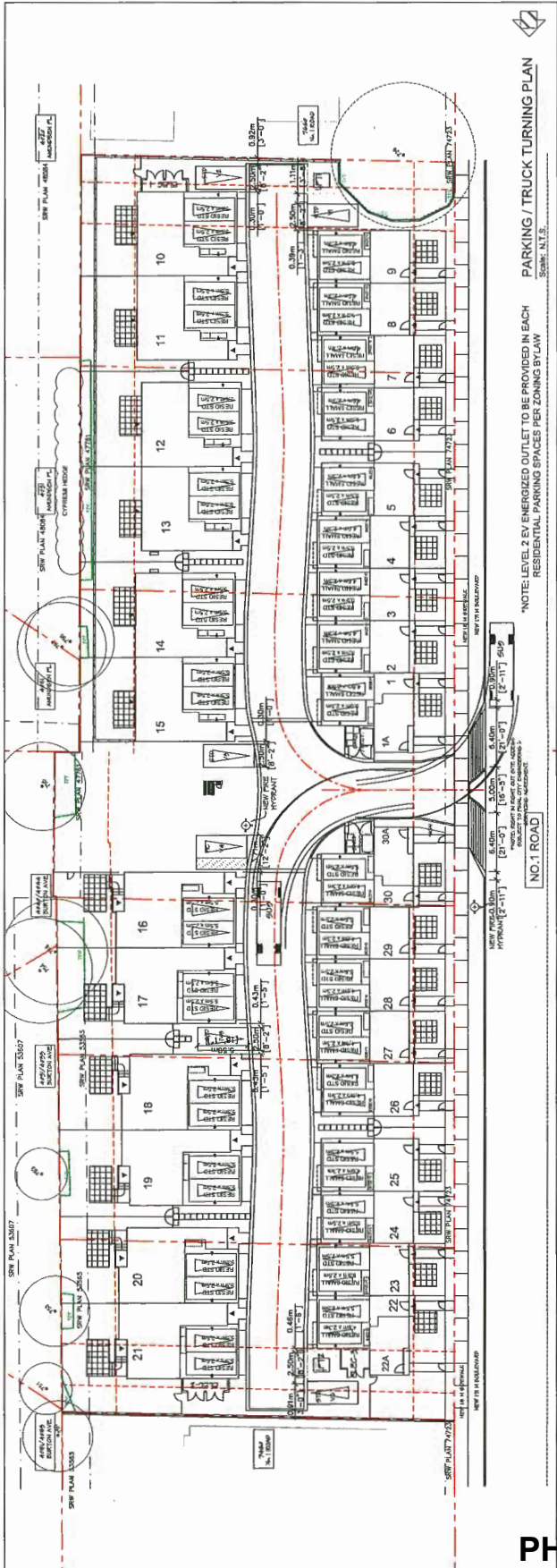
NO. 99 ROAD

NO. 100 ROAD

**INTERFACE:**  
 11500 Cambria Road  
 Columbus Development  
 Columbus, VER 225  
 T 604.831.1162  
 F 604.831.1146  
 www.interfacearchitect.com

PROJECT	Proposed 30-Unit Townhouse Development
ZONING ASSEMBLY	7000 / 7000 / 7000 / 7000 / 7000
NO. 1 ROAD	NO. 1 ROAD
NO. 2 ROAD	NO. 2 ROAD
NO. 3 ROAD	NO. 3 ROAD
NO. 4 ROAD	NO. 4 ROAD
NO. 5 ROAD	NO. 5 ROAD
NO. 6 ROAD	NO. 6 ROAD
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NO. 100 ROAD	NO. 100 ROAD

**A1.2**

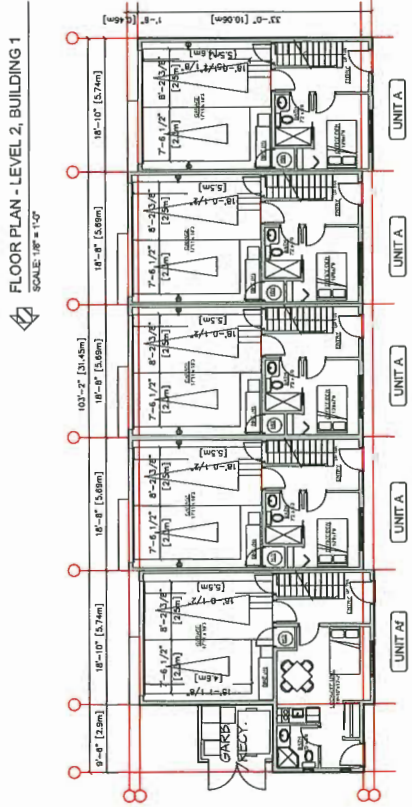
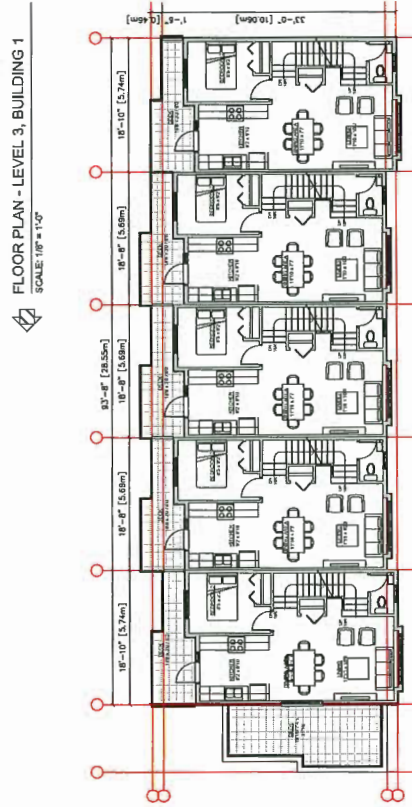
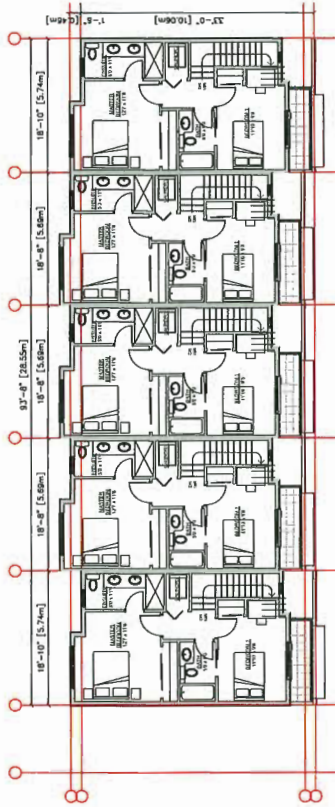


REVISED		
APR 02 2018	RE SUBMISSION	
MAR 06 2018	RE SUBMISSION	
JAN 14 2018	RE SUBMISSION	
DEC 07 2017	RE SUBMISSION	
AUG 17 2017	DP APPLICATION	
DEC 24 2017	RE APPLICATION	
	CONSULTANTS	

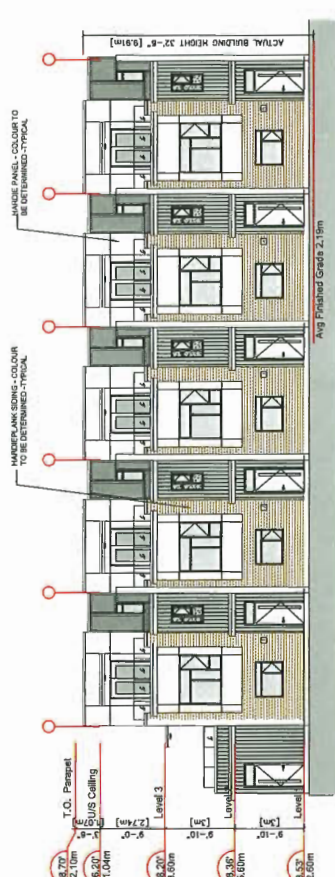
**INTERFACE:**  
 Suite 320  
 1717 Main Road  
 Richmond BC  
 Canada V6X 3Z5  
 T 604 651 1188  
 F 604 651 1189  
 www.interfacearchitect.com

PROJECT	Proposed 30 Unit Townhouse Development
2.07 ASSEMBLY	7441 / 7440 / 7502 / 7303 / 7501 / 7500 / 7503 / 7500 RICHMOND, BC
PROJECT NO.	1717/1/01
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYLLURA.XY
CHECKED BY	KYC
SHEET TITLE	BUILDING 1 PLANS & ELEVATIONS
DATE	

**A2.1**



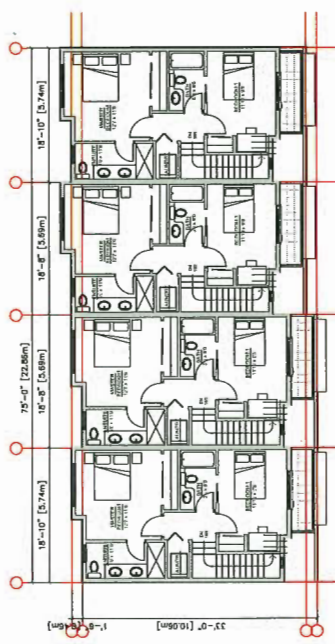
NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW



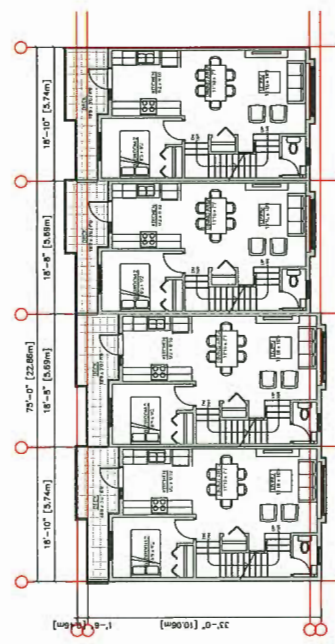
REVISIONS	
APR 29, 2018	RZ REVISIONS
MAY 08, 2018	RZ REVISIONS
JUN 18, 2018	RZ REVISIONS
DEC 07, 2018	RZ REVISIONS
JULY 18, 2018	IP APPLICATION
DEC 26, 2017	RZ APPLICATION
CONSULTANTS	

**INTERFACE:**  
 Suite 230  
 1580 Campbell Road  
 Mississauga, ON L4X 1L3  
 Canada, ONTARIO  
 T 644 821 1162  
 F 905 871 1162  
 www.interfacearchitecture.com

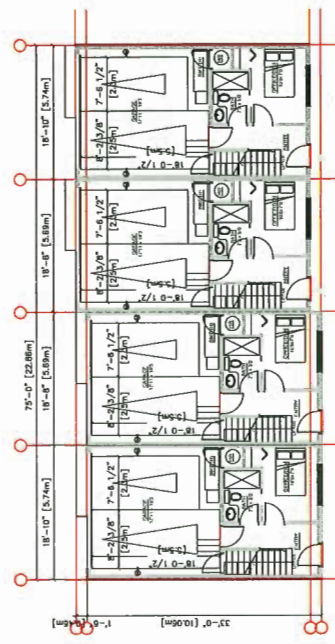
PROJECT	Proposed 30-unit Townhouse Development
LOCATION	2100 GERRARD ST. E. UNIT 100 MISSISSAUGA, ONTARIO L4X 1L3
PROJECT NO.	17770001
SCALE	As Shown
DATE	JUNE 21, 2018
DRAWN BY	KYC, JRS, JY
CHECKED BY	KYC
SHEET TITLE	BUILDING 2 PLANS & ELEVATIONS
DRAWING	A2.2



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

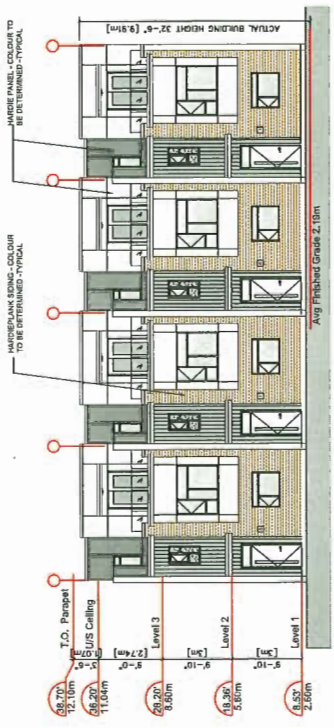


FLOOR PLAN - LEVEL 2, BUILDING 2  
 SCALE: 1/8" = 1'-0"

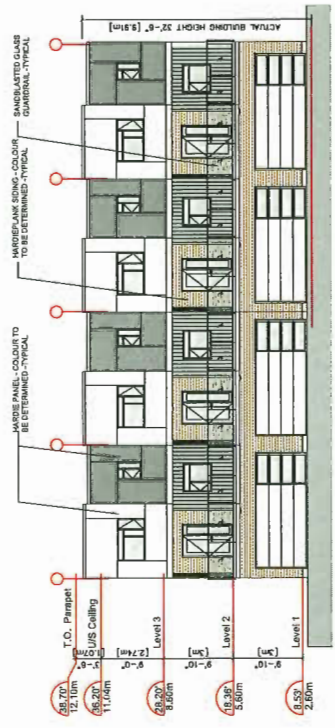


FLOOR PLAN - LEVEL 1, BUILDING 2  
 SCALE: 1/8" = 1'-0"

\*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BY-LAW



WEST ELEVATION (No.1 ROAD); BUILDING 2  
 SCALE: 1/8" = 1'-0"



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



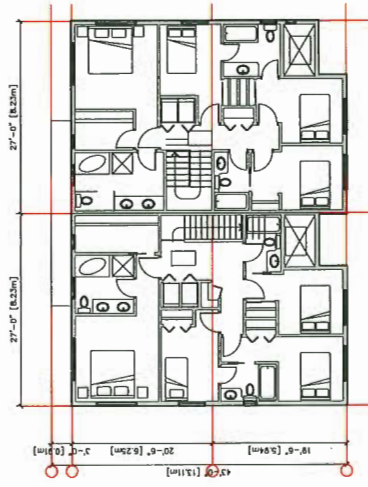


REVISIONS	
APR 24, 2018	RZ REUBRICATION
MAY 06, 2018	RZ REUBRICATION
JUN 18, 2018	RZ REUBRICATION
DEC 07, 2018	RZ REUBRICATION
JULY 16, 2018	IP APPLICATION
DEC 26, 2017	RZ APPLICATION
CONSULTANTS	

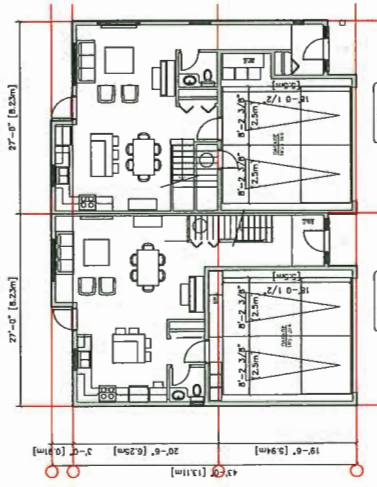
**INTERFACE:**  
 Suite 230  
 11000 Conroy Road  
 Cambridge, ON N3C 3Z5  
 T 844 871 1182  
 F 519 883 8833  
 www.interfacearchitects.com

PROJECT	Proposed 30-Unit Townhouse Development 2 LOGGERSHILL RD., 10000 CONROY RD. CAMBRIDGE, ON
PROJECT NO.	17170041
SCALE	As Noted
DATE	JUNE 21, 2018
DRAWN BY	KYC, SRS, KY
CHECKED BY	KYC
SHEET TITLE	BUILDING 6, 7 & 8 PLANS & ELEVATIONS
DRAWING	

**A2.4**

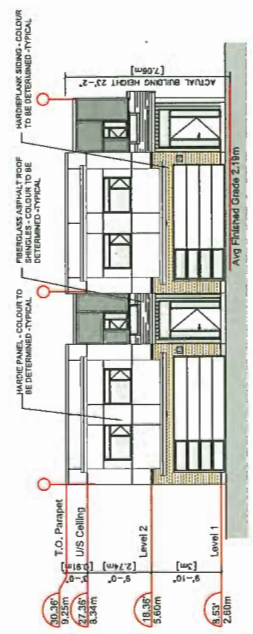


FLOOR PLAN - LEVEL 2, BUILDING 6, 7 & 8  
 SCALE: 1/8" = 1'-0"

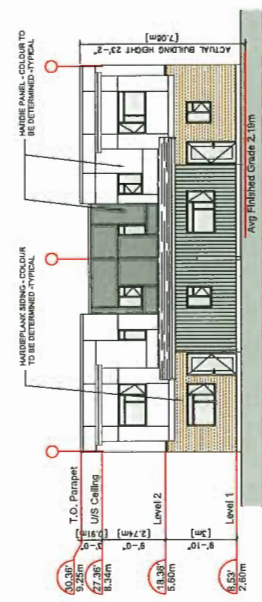


FLOOR PLAN - LEVEL 1, BUILDING 6, 7 & 8  
 SCALE: 1/8" = 1'-0"

\*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BY-LAW



WEST ELEVATION (DRIVE AISLE); BUILDING 6, 7 & 8  
 SCALE: 1/8" = 1'-0"



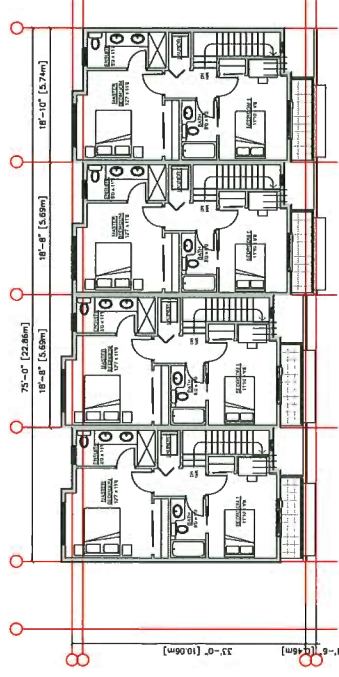
EAST ELEVATION (REAR YARD); BUILDING 6, 7 & 8  
 SCALE: 1/8" = 1'-0"

REVISIONS	
APR 29, 2019	RE SUBMISSION
MAY 06, 2019	RE SUBMISSION
JUN 11, 2019	RE SUBMISSION
DEC 07, 2018	RE SUBMISSION
AUG 11, 2018	DP APPLICATION
DEC 02, 2017	RE APPLICATION
CONSULTANTS	

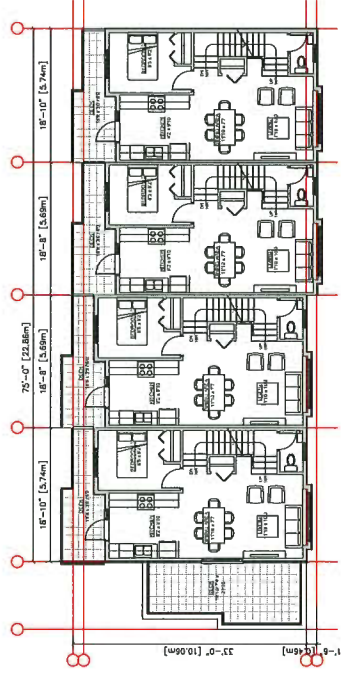
**INTERFACE:**  
 Suite 230  
 530 Centre Road  
 Mississauga, Ontario L4W 1A5  
 Canada, V5C 3Z5  
 T: 904 821 1142  
 F: 904 821 1143  
 www.interfaceinc.com

PROJECT	Proposed 3D-Unit Townhome Development
LOT ADDRESS	7440 / 7450 / 7460 / 7465 / 7470 / 7480 / 7490 / 7500
NO. OF UNITS	10
PROJECT NO.	17770401
SCALE	As Noted
DATE	JUNE 21, 2019
DRAWN BY	KYC, SRL, KY
CHECKED BY	KYC
SHEET TITLE	BUILDING 9 PLANS & ELEVATIONS
DRAWN	

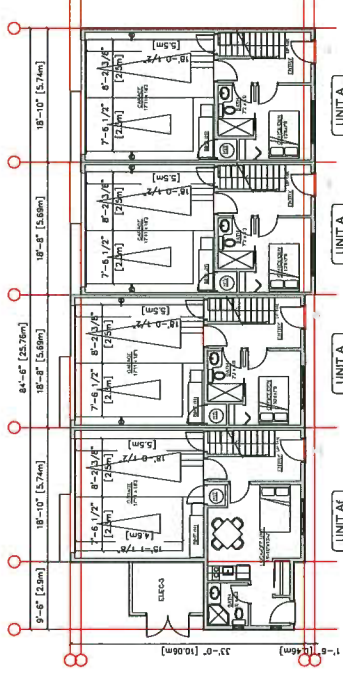
**A2.5**



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

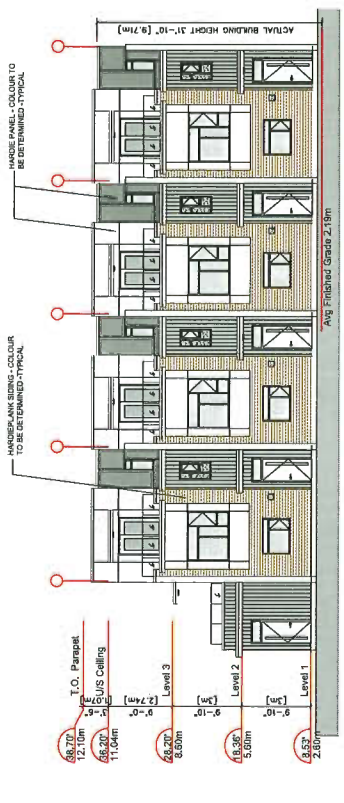


FLOOR PLAN - LEVEL 2, BUILDING 9  
SCALE: 1/8" = 1'-0"

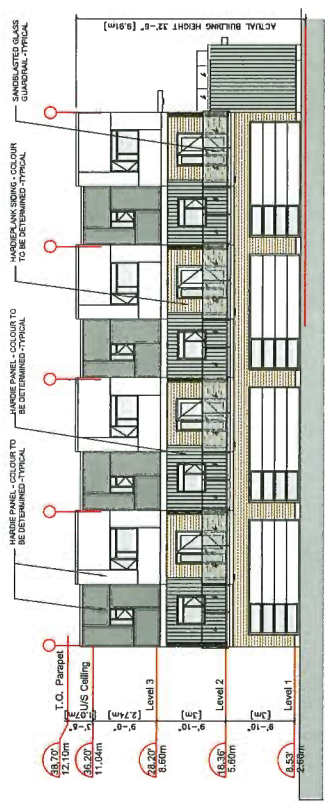


FLOOR PLAN - LEVEL 1, BUILDING 9  
SCALE: 1/8" = 1'-0"

\*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BY-LAW



WEST ELEVATION (No. 1 ROAD); BUILDING 9  
SCALE: 1/8" = 1'-0"



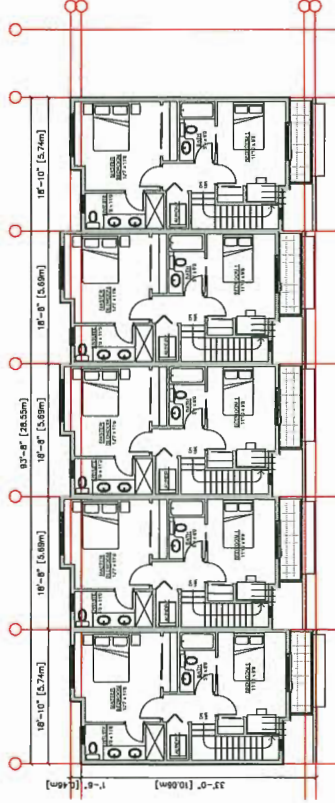
EAST ELEVATION (DRIVE ASLE); BUILDING 9  
SCALE: 1/8" = 1'-0"

REVISIONS	
JUNE 21, 2019	RE SUBMISSION
MAR 04, 2019	RE SUBMISSION
JAN 18, 2019	RE SUBMISSION
DEC 07, 2018	RE SUBMISSION
JULY 18, 2018	DP APPLICATION
DEC 23, 2017	RE APPLICATION
CONSULTANTS	

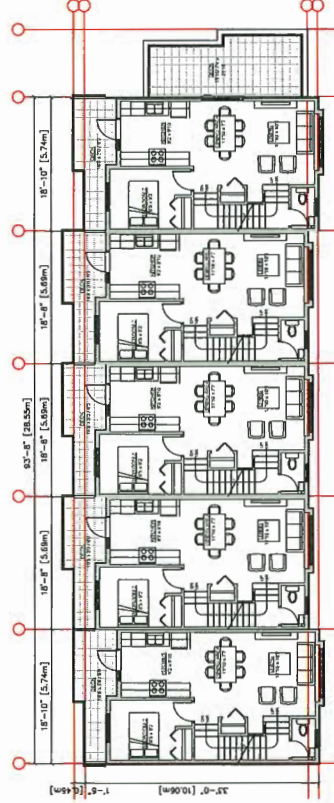
**INTERFACE**  
 Suite 210  
 4800 Steeles Road  
 Richmond BC  
 Canada V6X 2Z5  
 T: 604 851 1142  
 F: 604 851 1142  
 www.interfacearchitect.com

<b>PROJECT</b>	Proposed 304-JR Townhouse Development
<b>TLOZ ASSEMBLY</b>	7464 / 7465 / 7500 / 7501 / 7504 / 7505 / 7506 / 7507
<b>RICHMOND, BC</b>	
<b>PROJECT NO.</b>	17770401
<b>SCALE</b>	As Noted
<b>DATE</b>	JUNE 21, 2019
<b>DRAWN BY</b>	DRS, JY
<b>CHECKED BY</b>	KTC
<b>SHEET TITLE</b>	BUILDING 10 PLANS & ELEVATIONS

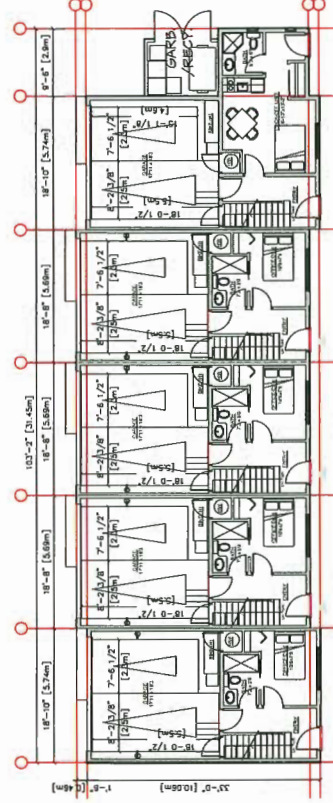
**A2.6**



**FLOOR PLAN - LEVEL 3, BUILDING 10**  
SCALE: 1/8" = 1'-0"



**FLOOR PLAN - LEVEL 2, BUILDING 10**  
SCALE: 1/8" = 1'-0"

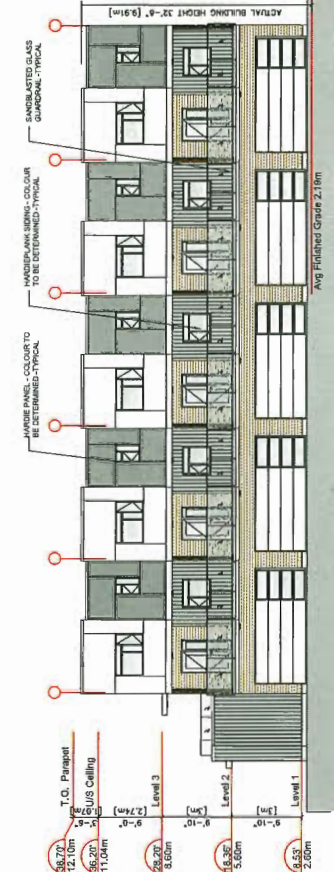


**FLOOR PLAN - LEVEL 1, BUILDING 10**  
SCALE: 1/8" = 1'-0"

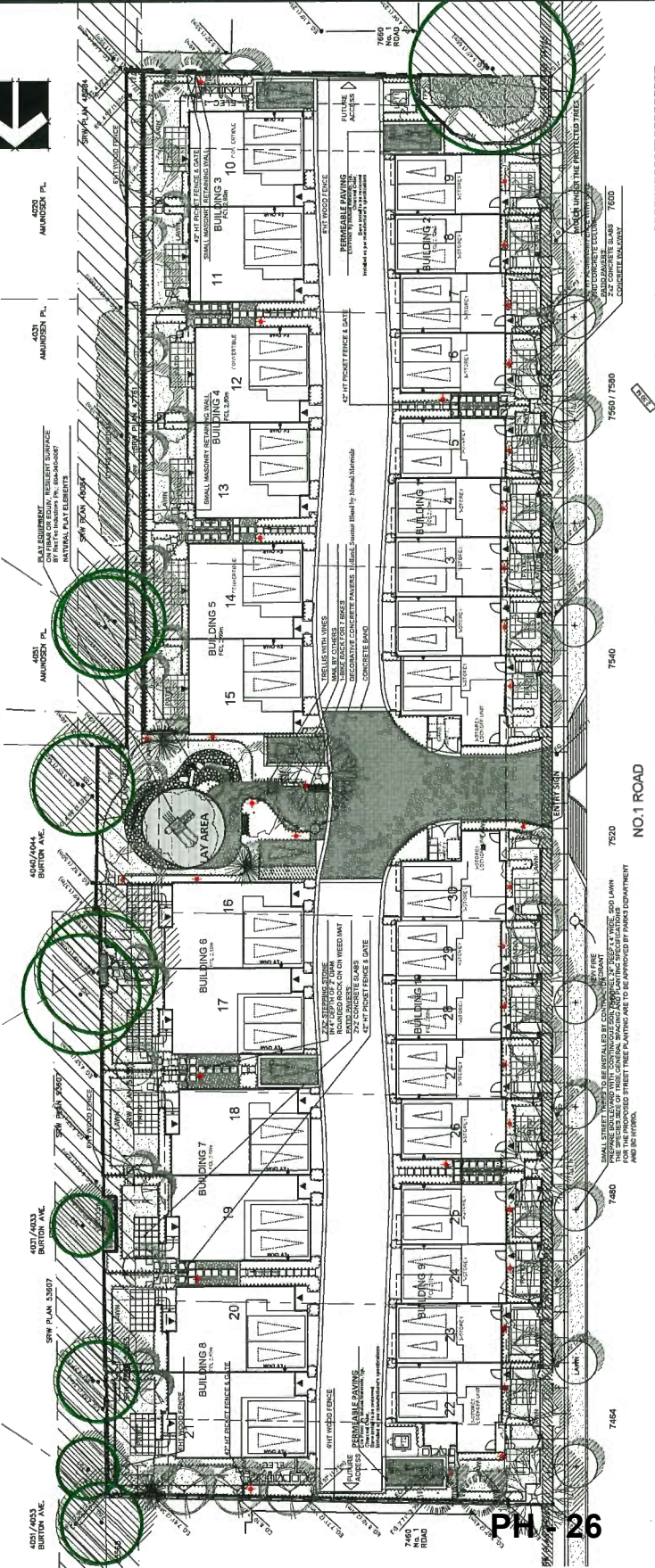
\*NOTE LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BY-LAW



**WEST ELEVATION (No.1 ROAD); BUILDING 10**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION (DRIVE AISLE); BUILDING 10**  
SCALE: 1/8" = 1'-0"



**PLANT SCHEDULE - STREET TREE**

SIZE	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER
10	10	STREET TREE	TO BE APPROVED BY PARKS DEPARTMENT	17-248
			8CM CAL. 2M STD. BAB	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINERS. SOURCE OF SUPPLY: AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND DELIVERY AVAILABILITY. \*\* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* SUBSTITUTIONS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**PLANT SCHEDULE**

TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REPAIRS	PMG PROJECT NUMBER
1	6	ACER PALMUM	JAPANESE MAPLE	8CM CAL. 1.8M STD. BAB	17-248
2	8	ACER RUBRUM	RED SUNSET MAPLE	8CM CAL. 2M STD. BAB	
3	4	CERCOPHYLLUM JAPONICUM	HATSUBARA TREE	10CM CAL. 1.8M STD. BAB	
4	10	QUERCUS ILEX	HOLOGRAPHIC OAK	8CM CAL. 1.8M STD. BAB	
5	13	CORYLUS CORNUS	MONKOLA LIGHT PINK	8CM CAL. 1.8M STD. BAB	
6	4	PRUNUS SPURGEA	SEBASTIAN SPRUCE	4.0M HT. BAB	
7	4	PRUNUS FLEXILIS	VANDERHOFF'S PYRAMIDAL LEMBER PINE	3.5M HT. BAB	
8	3	PRUNUS FLEXILIS	VANDERHOFF'S PYRAMIDAL LEMBER PINE	3.5M HT. BAB	
9	12	STYRAX JAPONICA	PINK FLOWERING JAPANESE SNOWBELL	8CM CAL. 1.8M STD. BAB	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINERS. SOURCE OF SUPPLY: AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND DELIVERY AVAILABILITY. \*\* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* SUBSTITUTIONS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



**LIGHTING LEGEND**

- UP LIGHTING
- SMALL BOLLARD LIGHT

PROJECT: 30 UNIT TOWNHOUSE DEVELOPMENT  
7463-7600 No.1 Road  
RICHMOND

DRAWING TITLE: LANDSCAPE PLAN

DATE: December 12, 2017  
SCALE: 1/4" = 1'-0"  
DRAWN: DD  
CHECKED: DD  
DATE: RCY

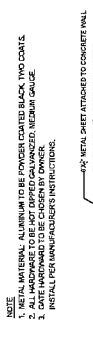
**L1**

PMG PROJECT NUMBER: 17-248  
OF 4

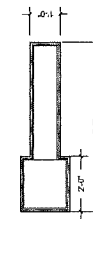
SCALE



**PH - 27**  
**1-3**  
**6'-0" HEIGHT PERIMETER FENCE**  
1/2" = 1'-0"



**1-3**  
**42" HEIGHT ALUMINUM FENCE WITH GATE AND COLUMN**  
1/2" = 1'-0"

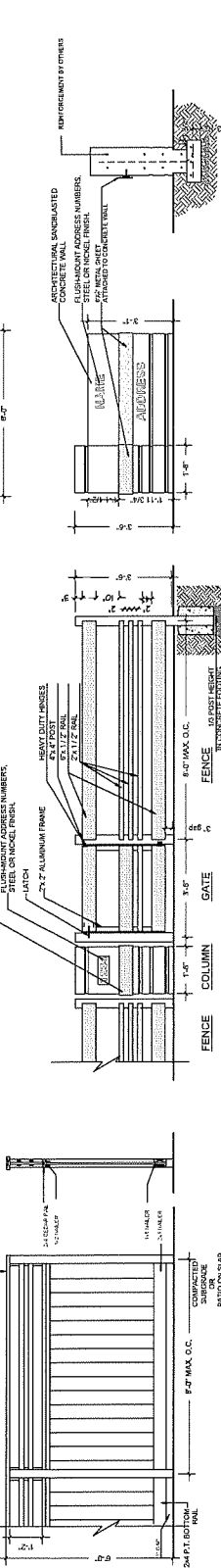


**1-3**  
**SIGN**  
1/2" = 1'-0"

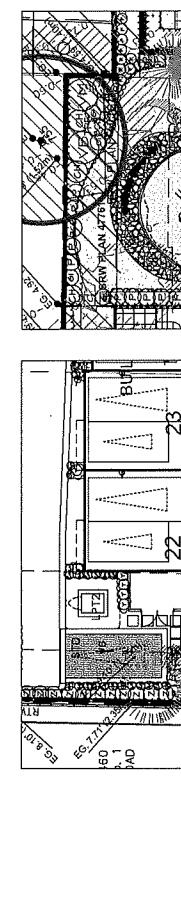


**1-3**  
**GATE**  
1/2" = 1'-0"

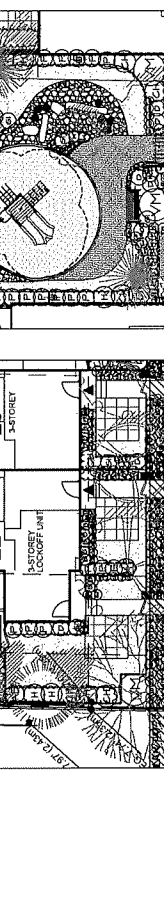
**NOTE:**  
1. ALL PARTS & FINISHES REFERRED TO ON THIS DRAWING AND ENG. DTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.  
2. ALL PARTS & FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.  
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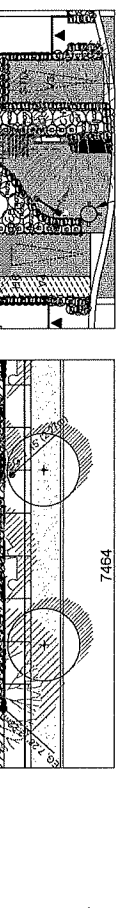
**PH - 27**  
**1-3**  
**BACKYARD FENCE LAYOUT**  
1/2" = 1'-0"



**1-3**  
**30 UNIT TOWNHOUSE DEVELOPMENT**  
1/2" = 1'-0"



**PLANT SCHEDULE**  
1/2" = 1'-0"



**PH - 27**  
**1-3**  
**BACKYARD FENCE LAYOUT**  
1/2" = 1'-0"

**PROJECT:**  
30 UNIT TOWNHOUSE DEVELOPMENT  
7464-7600 No.1 Road  
RICHMOND

**DRAWING TITLE:**  
LANDSCAPE DETAILS

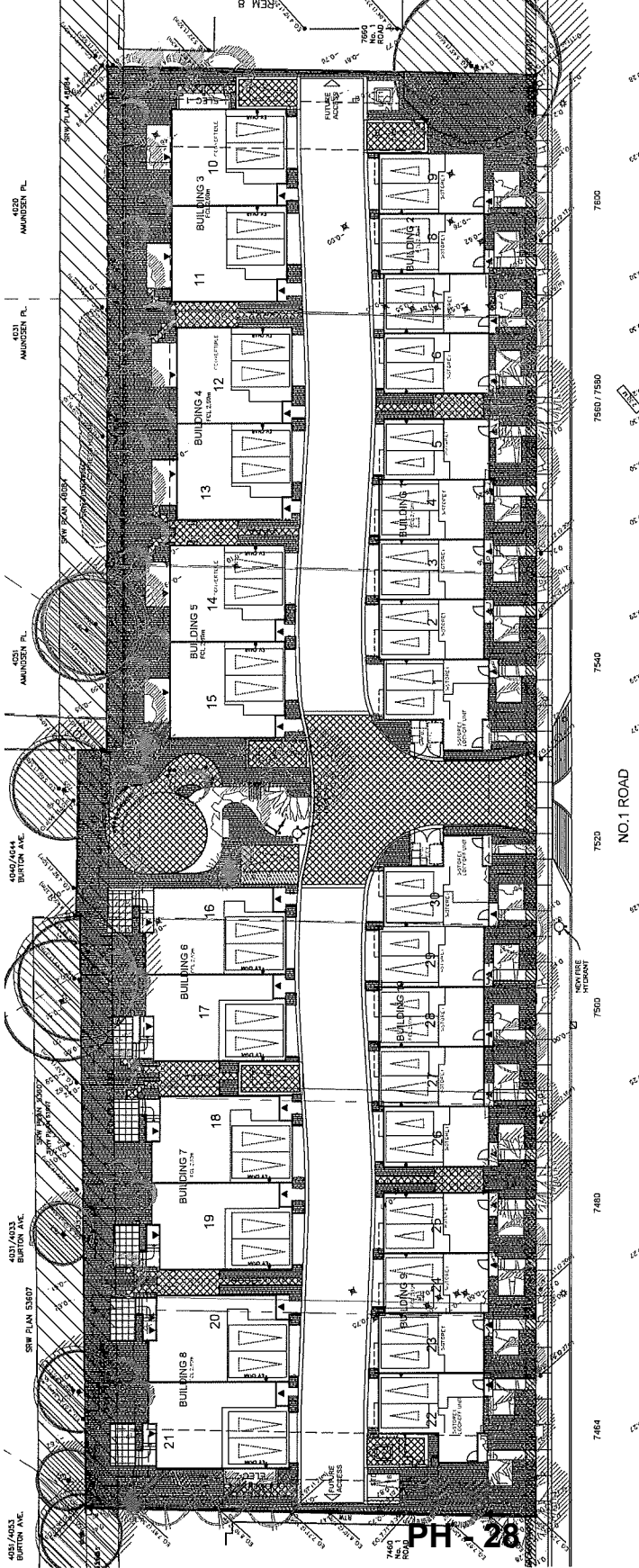
**DATE:** December 12, 2017  
**SCALE:**  
**DESIGNER:** DO  
**DRAWN:** DO  
**CHECKED:** DO  
**IN CHARGE:** JCY

**PROJECT NUMBER:** 17-268  
**DRAWING NUMBER:** L2  
**OF 4**

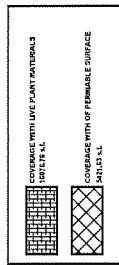
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Richmond, BC V6V 2K6  
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SCALE



PH 28



PROJECT:  
**30 UNIT TOWNHOUSE  
DEVELOPMENT**  
7464-7500 No.1 Road  
RICHMOND

DRAWING TITLE:  
**LOT COVERAGE  
PLAN**

DATE: December 12, 2017  
SCALE: 1/8"=1'-0"  
DRAWN: DB  
CHECK: DO  
CADD: MCT  
PROJECT NUMBER: 17266  
DRAWING NUMBER: **L4**  
OF 4

17266/29

NO.	DATE	REVISION/DESCRIPTION	DK
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SCALE

CLIENT

PROJECT

DEVELOPMENT

30 UNIT TOWNHOUSE

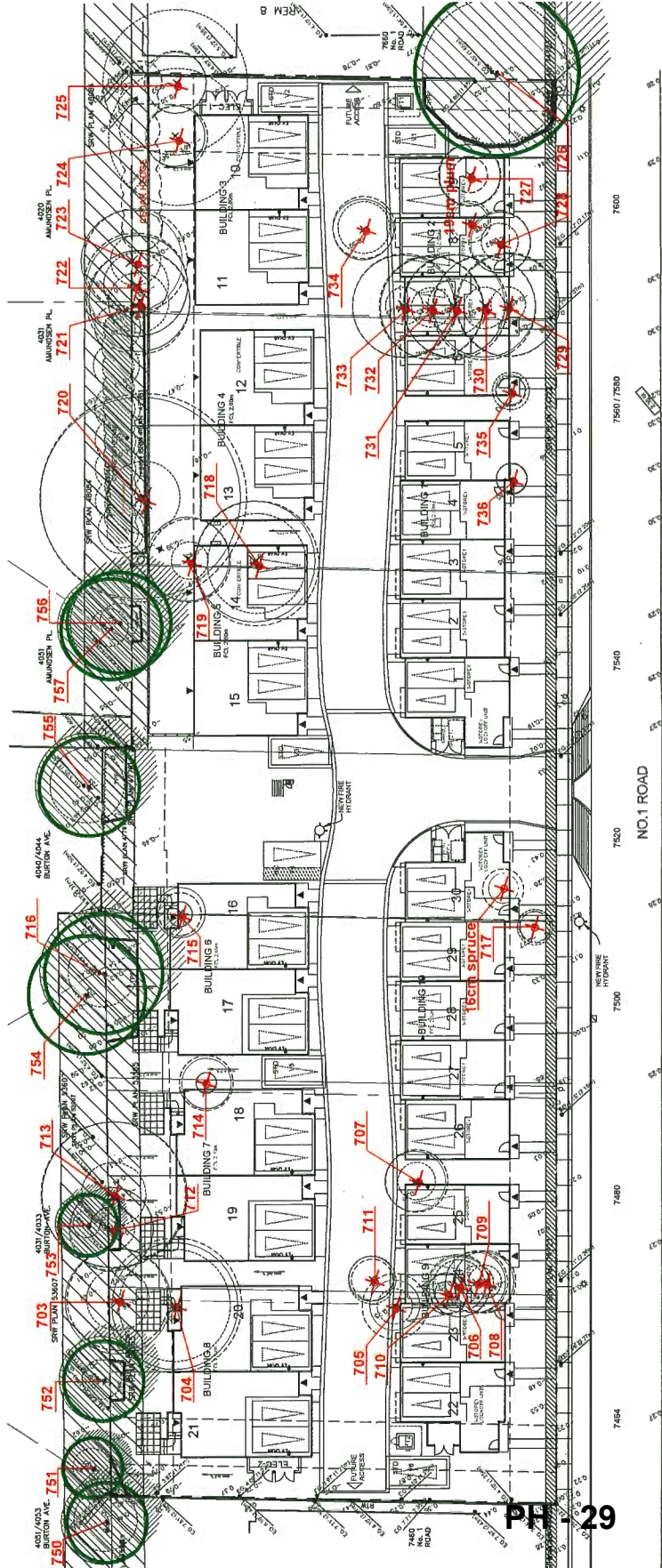
7663-7690 No.1 Road  
RICHMOND

DRAWING TITLE

TREE MANAGEMENT PLAN

DATE: December 12, 2017  
SCALE: 3/32"=1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NUMBER: 17248-229

OF 4  
17-268



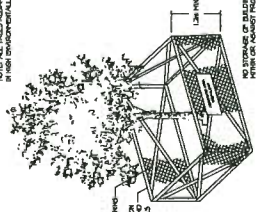
**TREE INVENTORY**

#	Type	Action	DBH	MPZ
703	Portuguese Laurel	Remove	35/28/25cm	3.0m
704	Cherry	Remove	90cm	5.4m
705	Portuguese Laurel	Remove	28cm	1.7m
706	Portuguese Laurel	Remove	20cm	1.2m
707	Apple	Remove	18/18cm	1.8m
708	Western Redcedar	Remove	27cm	1.6m
709	Cherry	Remove	26cm	1.6m
710	Western Redcedar	Remove	42cm	2.5m
711	Lawson Cypress	Remove	36cm	2.3m
712	Purple Plum	Remove	35cm	2.1m
713	Norway Maple	Remove	51cm	3.1m
714	Cherry	Remove	27/20cm	2.0m
715	Mountain Ash	Remove	20cm	1.2m
716	Norway Maple	Remove	55cm	3.3m
717	Norway Spruce	Remove	28cm	1.7m
718	Cherry	Remove	80cm	4.8m
719	Portuguese Laurel	Remove	20/19cm	1.8m
720	English Walnut	Remove	95cm	2.9m
721	Deodar Cedar	Remove	49cm	2.9m
722	Deodar Cedar	Remove	51cm	3.1m
723	Deodar Cedar	Remove	40cm	2.4m
724	Lombardy Poplar	Remove	110cm	6.6m
725	Lombardy Poplar	Remove	110/90cm	7.0m
726	Sycamore Maple	Retain	75/75/50cm	7.0m
727	Purple Plum	Remove	28cm	1.7m
728	Purple Plum	Remove	30cm	1.8m
729	Laburnum	Remove	28cm	1.7m
730	Laburnum	Remove	25/20cm	2.0m
731	Laburnum	Remove	45cm	2.7m
732	Laburnum	Remove	32cm	1.9m
733	Laburnum	Remove	30cm	1.8m
734	Japanese Maple	Remove	22/12/12cm	2.5m
735	Lawson Cypress	Remove	30cm	1.8m
736	Blue Spruce	Remove	25cm	1.5m
737	Cedar Hedge	Remove	30cm	2.5m
738	Western Redcedar	Retain	35/35cm	3.0m
739	Western Redcedar	Retain	15/15cm	1.8m
740	Cherry	Retain	32cm	1.9m
741	Western Redcedar	Retain	22cm	1.3m
742	Western Redcedar	Retain	80cm	4.8m
743	Western Redcedar	Retain	60cm	3.6m
744	Lawson Cypress	Retain	28cm	1.7m
745	Lawson Cypress	Retain	30cm	1.8m
746	Cypress Hedge	Retain	20 to 35cm	2.2m
747	DBH - trunk diameter, MPZ - protection zone			



NOTE: ALL TREE REMOVALS OF SIZE ARE PROHIBITED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TRUNK DIAMETER (DBH) AT 1.37M	MINIMUM PROTECTION PERCH SIZE (DBH)	MINIMUM PROTECTION PERCH LENGTH
25	15	1.5
30	18	1.8
35	21	2.1
40	24	2.4
45	27	2.7
50	30	3.0
55	33	3.3
60	36	3.6
65	39	3.9
70	42	4.2



1A TREE PROTECTION BARRIER





**RZ 17-794287**

**Attachment 4**

Address: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road

Applicant: 1132865 BC Ltd

Planning Area(s): SeaFair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	1132865 BC Ltd	Same
<b>Site Size (m<sup>2</sup>):</b>	5,791.2 m <sup>2</sup> (62,336 ft <sup>2</sup> )	Same
<b>Land Uses:</b>	Single Family and Two-Unit Dwelling Residential	Townhouse Residential
<b>OCP Designation:</b>	Neighbourhood Residential	Same
<b>Zoning:</b>	Single Detached (RS1/E) and Two-Unit Dwelling (RD1)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	8	30

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.65 with contribution to affordable housing	0.65	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	3,764.3 m <sup>2</sup> (40,518.4 ft <sup>2</sup> )	3,760.90 m <sup>2</sup> (40,482 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65%	Building: Max. 40% Non-porous Surfaces: Max. 65%	none
Lot Size:	1,750 m <sup>2</sup> minimum	5,791 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 136.83 m Depth: 41 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side (N): Min. 3.0 m Side (S): Min. 3.0 m	Front: Min. 4.52 m Rear: Min. 6.15 m Side (N): Min. 3.79 m Side (S): Min. 3.75 m	Variance for front yard setback
Height (m):	12 m	9.91 m - 3 storey front	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	Min. 60 (R) and 6 (V)	60 (R) and 6 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0%	none
Accessible Spaces:	Min. 2% of spaces Min. (1 space)	1 space	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Bicycle Spaces:	Min. Class 1: 38 Min. Class 2: 6	Class 1: 39 Class 2: 6	none
Amenity Space – Indoor:	70 m <sup>2</sup>	Pay in Lieu	none
Amenity Space – Outdoor:	180 m <sup>2</sup>	188 m <sup>2</sup>	none



**Address:** 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road **File No.:** RZ 17-794287

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9983, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees shared between the properties (tag# 716 and #726) to be retained. The security is to be held for one year and released upon a satisfactory report by a Certified Arborist.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the Japanese Maple tree (tag# 734) proposed to be relocated elsewhere on-site. The security is to be held for one year and released upon a satisfactory report by a Certified Arborist.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. 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 No. 1 Road and the internal north-south manoeuvring aisle, in favour of future residential development to the north and south. 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.
7. Registration of a flood indemnity covenant on title.
8. Strata Plan NW381 associated with 7560 and 7580 No. 1 Road must be dissolved.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
10. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$34,440.64 based on 62,336 ft<sup>2</sup> x 0.65 FAR) to the City's public art fund.
11. Contribution of \$65,600 in-lieu of on-site indoor amenity space.
12. City acceptance of the developer's offer to voluntarily contribute \$8,500 towards the upgrade of the existing pedestrian traffic signal infrastructure at No. 1 Road and Morseby Drive. The cash contribution is required for these upgrades: Audible Pedestrian Signals (APS), pedestrian crossing countdown timers, and street light luminaire to new LED street light standard. (Account 3550-10-556-55134-0000).
13. City acceptance of the developer's offer to voluntarily contribute \$156,840 towards the upgrade of the existing traffic signal infrastructure at No. 1 Road and Blundell Road. The cash contribution is required for these upgrades: Uninterrupted Power Supply (UPS), Audible Pedestrian Signals (APS), signal upgrades (signal heads, hardware, bases, poles, arms, LED luminaires), cameras and LED street name signs. (Account 3132-10-550-55005-0000).
14. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$344,097.00) to the City's affordable housing fund.
15. Registration of a legal agreement on Title, or other measures as determined to the satisfaction of the Director of Development, to ensure that:
  - a) No final Building Permit inspection is granted until three secondary suites are constructed on site, to the satisfaction of the City in accordance with the **PH-132** Building Code and the City's Zoning Bylaw; and,

Initial: \_\_\_\_\_

- b) The secondary suites cannot be stratified or otherwise held under separate Title.
16. Discharge of Covenants BE293306 and BE293307 on the titles of 7560 and 7580 No. 1 Road restricting the use of the lands to be a site of a one-family dwelling.
17. Enter into a Servicing Agreement\* for the design and construction of frontage works and utility upgrades. 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, the following:

### **Engineering Requirements**

#### **• Water Works:**

- a. Using the OCP Model, there is 367.0 L/s of water available at a 20 psi residual at the No.1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Install a new fire hydrant at the east side of No. 1 Road as required to meet City requirement of 75mm spacing between hydrants for townhouse developments.
- c. At Developers cost, the City is to:
- Cut and cap all existing water service connections that are currently serving the proposed development.
  - Install one new water service connection complete with meter and meter chamber (to be placed on-site) along the No. 1 Road frontage.
  - Provide a utility right of way for the required water meter chamber. The sizing of the required right of way shall be determined via the servicing agreement review process.

#### **• Storm Sewer Works:**

- a. The Developer is required to:
- Provide a 3m x 1.5m SRW for the future storm IC within development site.
- b. At Developers cost, the City is to:
- Cut and cap the existing storm sewer service connections and remove IC's serving the proposed development.
  - The storm service connection located at the south-west corner of the proposed development to be cut and capped at the IC. The IC is to be retained as it serves the neighbouring property (7660 No.1 Rd).
  - Install one new storm service connection complete with IC at the No. 1 Rd frontage. Location shall be determined via the SA design process.

#### **• Sanitary Sewer Works:**

- a. The Developer is required to:
- Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
  - Inspect the existing manhole SMH4589 to confirm its condition.
- b. At Developers cost, the City is to:
- Cut and cap the existing sanitary service connections and remove the existing ICs that are currently serving the proposed development.
  - Install one new sanitary service connection off of the existing manhole SMH4589.

- **Frontage Improvements:**

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground the service lines for the proposed development.
  - 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). Architects to coordinate with private utility companies to determine the onsite location prior to DP submission. Proposed onsite locations to be included within the DP drawings.
  - To relocate the existing BC Hydro poles into the new boulevard because the placement of the new sidewalk adjacent to the property line will put the existing poles approximately half a meter into the new sidewalk.
- b. Developer is required to:
  - Review street lighting levels along No. 1 Road frontage and provide lighting using LED fixtures if required.
  - Complete other frontage improvements as per Transportation's requirements.

- **General Items:**

- a. 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.
- b. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- c. The fill and retaining wall system that are proposed within the existing utility right of way along the east property line of the proposed site require an encroachment agreement. An encroachment agreement between the property owner and the City shall be required and finalized prior to the servicing agreement being approved. The detail of the proposed fill and retaining wall, if required, will be reviewed and approved via the SA.
- d. Obtain an arborist's input/ recommendations to ensure that the proposed tree removals will not impact existing sanitary lines. Pre and post tree removal video inspections are required.
- e. Pre and post preload video inspections are required.
- f. New trees or hedges are not permitted within existing Sanitary SRW.

### **Transportation Requirements**

#### **No. 1 Road Development Frontage Improvements (works include, but are not limited to the following)**

- 1) Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the property line. Construct a new boulevard with street trees over the remaining width between the new sidewalk and the existing

east curb of No. 1 Road. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site. The cross section of the frontage improvements shall include the following:

- a) East property line of the No. 1 Road right-of-way.
  - b) 1.5 m wide sidewalk.
  - c) 1.71 m wide boulevard with street trees.
  - d) 0.15 m wide curb.
- 2) All existing driveways along the No. 1 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Items 1 above.
  - 3) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - 4) Consult Engineering on lighting and other utility requirements as part of the frontage works.

#### **Road Dedication and SRW Requirements**

- 5) All above ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRW's are to be secured for the placement of this equipment.

#### **Transit Amenities**

- 6) As part of the Rezoning Considerations, the Developer is required to include in the Servicing Agreement upgrades to a near-by bus stop. The particulars of the bus stop upgrades are listed as follows:
  - a) Bus stop location – southbound bus stop on No. 1 Road just south of Morseby Drive (ID #56495).
  - b) Upgrade requirements – construction of a 3.0 m x 9.0 m concrete bus pad measuring from the bus stop post towards Moresby Drive. The bus pad construction is to include electrical conduit pre-ducting for future bus shelter installation.
  - c) Design standards – the bus pad is to be constructed to meet TransLink Accessible Bus Stops standards.
  - d) Contact – contact City Traffic Operations staff to confirm the accessible bus pad location and dimensions before commencement of construction.

#### **Site Vehicle Access**

- 7) All existing driveways along the No. 1 Road development frontage are to be closed permanently. Vehicle access to the development is to be provided by a single driveway located on No. 1 Road at approximately mid-point of the site. The following are further details on the site vehicle access requirements:
  - a) Vehicle access to the site is to be restricted to right-in/right-out traffic movements.
  - b) A raised concrete island with rollover curb at the site access driveway is required to enforce the left turn restrictions.
  - c) No left turn signs to/from No. 1 Road are required on site.
- 8) City design standards for driveways are to be met (7.5 m driveway width at the P/L, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard). The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter). A minimum 0.35 m wide setback (measured from edge of driving surface) is required on both sides of the drive aisle.
- 9) The following items are to be addressed as part of the SA design process:
  - a) The vehicle access to the site is to be restricted to right-in/right-out vehicle movements.
  - b) Enforcement is achieved by the provision of a raised concrete island and turn restriction signage.
  - c) The right-in/right-out driveway design is to follow the following standards:
    - Driveway letdown (not curb return).
    - The width of the driveway is to be 7.5 m wide at the PL. The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter).
    - Dimensions at the curb:
      - 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard.
      - 6.4 m wide channelization for both right-in and right-out vehicle movements.
      - 5.0 m wide raised concrete island.

- d) To increase the size of the island, use a passenger car as the design vehicle to define the right-in/right-out channelizations.
  - e) Use rollover curb around the edges of the island. Trucks are allowed to climb the rollover curb.
  - f) Wheelchairs ramps are to be provided at both sides of the driveway and at the raised concrete island if required (to be reviewed through the Servicing Agreement). The wheelchair ramps are to be oriented towards the raised island and not No. 1 Road. A landing area is to be provided at both sides of the driveway for the visually impaired and wheelchair bound pedestrians.
  - g) (Note: The design of this driveway is to follow that contained in SA 06-347587 and details provided above).
18. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code.

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

1. Submit a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**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 Copy in File

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9983 (RZ 17-794287)  
7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**MEDIUM DENSITY TOWNHOUSE (RTM2)**".

7464 No. 1 Road

P.I.D. 003-590-577

Lot 5 Except Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7480 No. 1 Road

P.I.D. 003-987-191

Lot 6 Except Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7500 No. 1 Road

P.I.D. 004-035-291

Lot 7 Except: Firstly: Part Subdivided by Plan 45816 and Secondly: Part Subdivided by Plan 49938 Section 14 Block 4 North Range 7 West New Westminster District Plan 10114

7520 No. 1 Road

P.I.D. 004-314-492

Lot 276 Section 14 Block 4 North Range 7 West New Westminster District Plan 45816

7540 No. 1 Road

P.I.D. 000-570-613

Lot 275 Except: Firstly: Part subdivided by Plan 45880 and Secondly: Part on Plan 46812 Section 14 Block 4 North Range 7 West New Westminster District Plan 45421

7560 No. 1 Road

P.I.D. 001-312-910

Strata Lot 1 Section 14 Block 14 North Range 7 West New Westminster District Strata Plan NW381 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

7580 No. 1 Road  
P.I.D. 001-312-936  
Strata Lot 2 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan  
NW381 Together with an Interest in the Common Property in Proportion to the Unit  
Entitlement of the Strata Lot as Shown in Form 1

7600 No. 1 Road  
P.I.D. 001-058-801  
Parcel "A" (Explanatory Plan 16239 of Lot 20 Except: Part on Plan 46812; Section 14  
Block 4 North Range 7 West New Westminster District Plan 10114

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9983".

FIRST READING

MAY 27 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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