



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

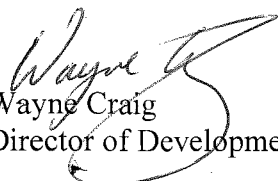
**Date:** June 27, 2014

**File:** RZ 13-644887

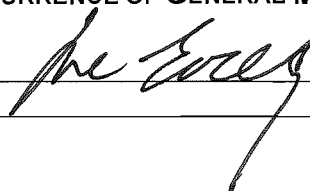
**Re:** Application by Balandra Development Inc. for Rezoning at 8600 and 8620  
No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, for the rezoning of 8600 and 8620 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:el

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

## Staff Report

### Origin

Balandra Development Inc. has applied to the City of Richmond for permission to rezone 8600 and 8620 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of nine (9) townhouse units.

### Project Description

The two (2) properties, with a total combined frontage of 43.29 m, are proposed to be consolidated into one (1) development parcel containing a total of nine (9) townhouse units. The proposed density is 0.6 FAR. The layout of the townhouse units is oriented around one driveway providing access to the site from No. 2 Road and a north-south drive aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. A total of four (4) brownstone-style buildings are proposed: a triplex and a duplex with two (2) levels of habitable space plus inhabitable dormers in the roof structures, fronting No. 2 Road; and two (2) 2½-storey duplexes along the rear yard interface with single-family housing to the east. While the proposed rear yard setback complies with the Townhouse Development Requirements under the Arterial Road Policy and exceeds the RTL4 zoning bylaw requirements, a front yard setback variance is being requested. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### Findings of Fact

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

### Surrounding Development

To the North: Single-family homes on large lots zoned “Single Detached (RS1/E)” and under Land Use Contract (LUC141); and then two (2) newer homes on compact lots with lane access, zoned “Compact Single Detached (RC1)”, at the corner of Danube Road and No. 2 Road.

To the South: Single-family homes on large lots zoned “Single Detached (RS1/E)”; and then a 10 unit two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)” at the corner of Francis Road and No. 2 Road.

To the East: Single-family homes on smaller lots under Land Use Contract (LUC141), fronting Delaware Road.

To the West: Across No. 2 Road, a mix of single-family homes on larger and smaller lots zoned “Single Detached (RS1/E)” and a duplex on a lot zoned “Two-Unit Dwellings (RD2)” with accesses to No. 2 Road as well as newly developed dwellings with lane accesses on lots zoned “Coach Houses (RCH)”.

## **Related Policies & Studies**

### Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map and meets most of the Townhouse Development Requirements under the Arterial Road Policy. However, the subject site has a lot frontage of 43.29 m which does not meet the minimum frontage requirement of 50 m for townhouse development on major arterial road such as No. 2 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire adjacent properties along No. 2 Road to create a larger land assembly that meets the guidelines related to minimum frontage. The applicant advised staff in writing that they have made attempts to acquire adjacent properties but the neighbouring property owners are not interested in selling their properties. This issue will be further discussed under the “Analysis” section below.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$25,608.60.

### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$9,859.31.

## **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Due to the mid-block location and the non-conforming site frontage, the applicant has met with adjacent property owners to seek input on the project. The applicant approached owners of 12 properties located adjacent to and across the street (No. 2 Road) from the development site. They have successfully met with the owners of two (2) of the properties and presented them with the proposed architectural renderings. Owners at 8611 Delaware Road received the information but did not provide any comments. Owners of 8651 Delaware Road voiced their concerns to the proposal and have subsequently submitted a letter to the City (Attachment 4) opposing the

proposed rezoning application. No response was received from the owners of the other 10 properties.

A list of concerns raised by the neighbouring residents is provided below, along with developer's responses in *italics*:

1. Loss of privacy and sunlight.

*The second floor of the rear units will be set back 6.0 m from the rear (east) property line; which is similar to the setback required from single-family homes. No window facing the rear yard will be proposed on the top floor of the rear units.*

*A shadow study (Attachment 5) demonstrates that the proposed buildings will not cast any shadow over on the neighbouring back yards to the east.*

2. Non compliance with zoning requirements.

*This is referring to the proposed front yard setback variance from 6.0 m to 5.4 m. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a larger rear yard setback is deemed necessary, provided that there is an appropriate interface with neighbouring properties. The proposed rear yard setbacks at 4.5 m to ground floor and 6.0 m to the second floor exceed the zoning requirement of 3.0 m under the "Low Density Townhouses (RTL4)" zone.*

3. The project is far too big for the lots.

*The project density at 0.60 FAR is on the low end of the expected density range for townhouse developments under the Arterial Road Policy in the OCP.*

4. Prefer to see duplex units at same height as the surrounding houses.

*Duplex units are proposed along the rear yard interface with single-family housing. The maximum building height of single family dwelling is 9.0 m. The proposed building height of the duplex unit along the rear property line is 10.65 m. Staff will work with the developer to develop options in order to bring the overall building height down, during the Development Permit process.*

5. Prefer to see a cedar hedge along the common property line.

*The developer has agreed to provide a minimum 2.75 m (9 ft.) tall hedge to address overlook concerns and provide screening.*

## **Staff Comments**

### **Tree Retention and Replacement**

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- 15 trees are identified on-site and all of these trees are low value fruit trees (i.e., Fig, Apple, Pear and Plum trees). Nine (9) of these trees are suitable for retention but are in conflict with the building envelope; five (5) of these trees are unsuitable for retention due to structural defects.



- One multi-branching fig tree was recommended for retention in the Arborist report; however, a site assessment noted there will be a required 1m (minimum) raising of existing grades around the tree to meet the Flood Protection bylaw requirements. Due to the low value nature of this tree and impact of raising the site grade, it is recommended that this tree be removed and replaced at 2:1 ratio.

A Tree Management Plan can be found in Attachment 6.

### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 32 replacement trees are required for the removal of 16 trees. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 23 new trees on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$4,500 to the City's Tree Compensation Fund in lieu of planting the remaining nine (9) replacement trees should they not be accommodated on the site.

### *Tree Protection*

Two (2) cedar hedge rows located along the east and south property line are identified for retention. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the hedge rows along the east and south property line will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these hedges will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected hedge rows survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$16,000 to ensure the replacement planting will be provided.

### Site Servicing and Frontage Improvements

No capacity analysis and service upgrades are required. Prior to final rezoning bylaw adoption, the developer is required to:

- Consolidate the two (2) lots into one (1) development parcel;
- Replace the existing Sanitary SRW along the east property line (due to sub-standard dimensions and configurations) with a new 3.0 m wide SRW along the entire east property line of the development site; and

- Grant a 0.17 m Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage on No. 2 Road for frontage improvement works (i.e., a 1.5 m sidewalk and 1.5 m boulevard).

Prior to issuance of a Building Permit, the developer is required to:

- Enter into the City's standard Servicing Agreement for the design and construction of frontage improvements and service connections (see Attachment 7 for details); and
- Pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

### Vehicle Access

One (1) driveway from No. 2 Road is proposed. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council Policy.

### Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> 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.

### Sustainability Features

The applicant has committed to achieving an EnerGuide rating of 82 and providing pre-ducting for solar hot water for the proposed development. City staff in the Sustainability Division has identified that the commitment to achieve an EnerGuide rating of 82 for the proposed development yields the following approximate per unit estimates of annual energy and greenhouse gas (GHG) savings (based on median amounts and averaged electric and natural gas units):

- Annual energy savings: 8.6 GJ (2,400 kWh) or 15% of annual energy costs; and
- Annual GHG savings: 0.20 tonnes of CO<sub>2</sub> emissions.

The details of construction requirements needed to achieve the rating will be resolved as part of the Development Permit Application review process.

## Analysis

### Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 OCP and satisfies the OCP location criteria and development requirements for arterial road townhouse developments. The frontage of the development site is 43.29 m, which does not comply with the minimum frontage requirement of 50.0 m on a major arterial road. In support to the application, the applicant has developed a concept plan showing how the rest of the block could be redeveloped (on file).

Staff support the proposed development based on the following:

- The subject site is specifically identified for townhouse development in the Official Community Plan (OCP).
- The subject proposal is not the first townhouse development on the block as townhouses already exist at the corner of No. 2 Road and Francis Road.
- The adjacent property owners are not interested in redeveloping their properties at this time.
- The subject proposal will not restrict future development of lands to the north or south of the subject site.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) on the subject site will be secured to provide vehicle access to future developments to the north and south along No. 2 Road.
- The project density at 0.60 FAR is within the density range for townhouse developments under the Arterial Road Policy in the OCP.
- The streetscape and rhythm created by the proposal (i.e., duplex and triplex along No. 2 Road) respect existing developments along both sides of No. 2 Road.

### Requested Variances

The proposed development is generally in compliance with the Low Density Townhouses (RTL4) zone. Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m.  
*Staff support the proposed variances based on the discussion above in the OCP Compliance section.*
2. Reduce the front yard setback from 6.0 m to 5.4 m.  
*The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a larger rear yard setback is deemed necessary, provided that there is an appropriate interface with neighbouring properties. The proposed rear yard setbacks at 4.5 m to ground floor and 6.0 m to the second floor exceed the zoning requirement of 3.0 m under the "Low Density Townhouses (RTL4)" zone. This variance will be*

*reviewed in the context of the required PROP SRW along the No. 2 Road frontage, at the Development Permit stage.*

3. Replace seven (7) standard residential parking stalls with small car stalls, one (1) in each of the side-by-side double car garages.

*Current Zoning Bylaw only allows small car parking stalls when more than 31 parking stalls are proposed on site. Transportation staff support the proposed variances to allow one (1) small car stall in each of the side-by-side double car garages.*

The variances above 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.

#### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000.
- Building form and architectural character:
  - Refine the proposed brownstone style row house character; while staff appreciate new design languages being introduced to Richmond, how the proposed design complements the existing surrounding developments and how the design complies with the Development Permit Design Guidelines in the OCP should be clearly identified.
  - While the proposed street fronting buildings are 2-storey plus dormers with no habitable space, in the roof structures, the buildings appear to be 3-storeys in height. Massing and articulation should be further developed to reduce the apparent building height at the edges of the site adjacent to existing single-family developments.
  - Revisit the design and apparent height of the duplex buildings along the rear property line. The massing of these duplex buildings should complement the adjacent small single family homes. While the proposed 3<sup>rd</sup> floor is contained within the main roof slope, the proposed building height is taller than the typical height of similar buildings in other arterial road townhouse developments; impact created by the extra half storey will be further examined.
- Installation of suitable hedging material along the east property line in order to provide a minimum 2.75 m (9 ft.) tall vertical screening to address overlook concerns.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

**Financial Impact or Economic Impact**

None.

**Conclusion**

The proposed nine (9) unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the Arterial Road Policy area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 7, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

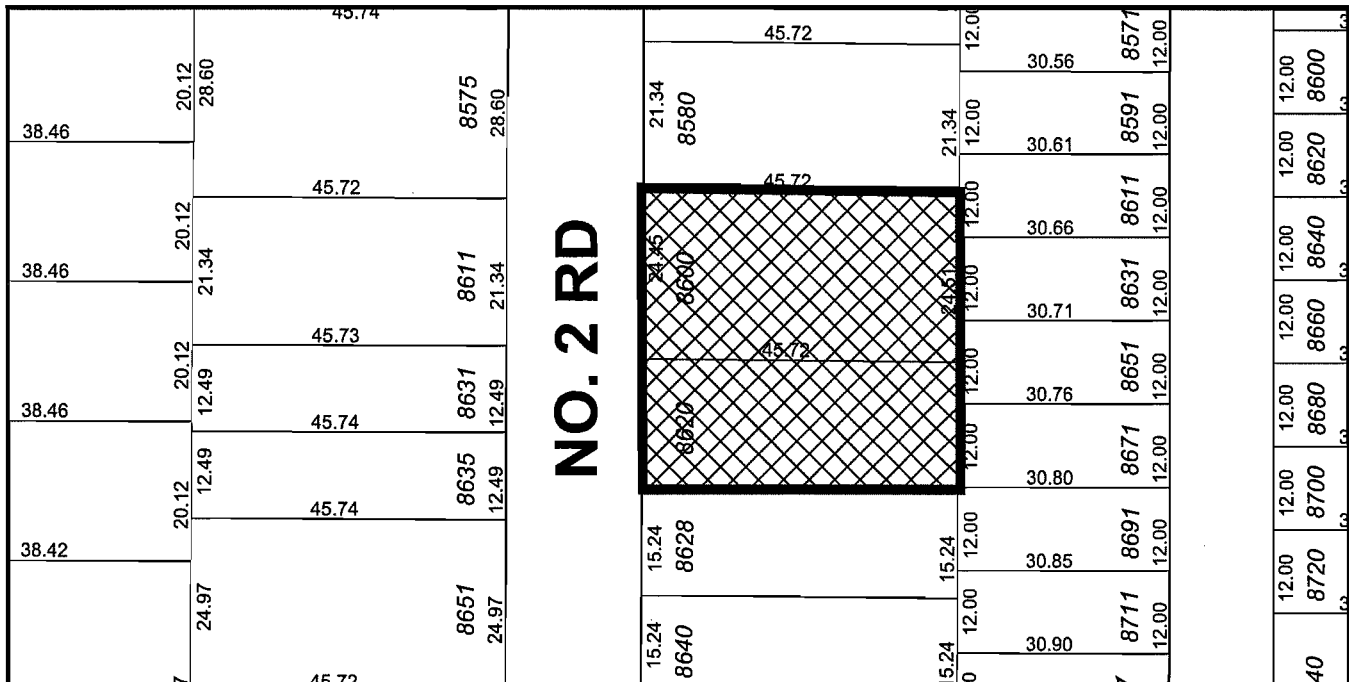
It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9146 be introduced and given first reading.



Edwin Lee  
Planning Technician-Design

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter Received
- Attachment 5: Shadow Study
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



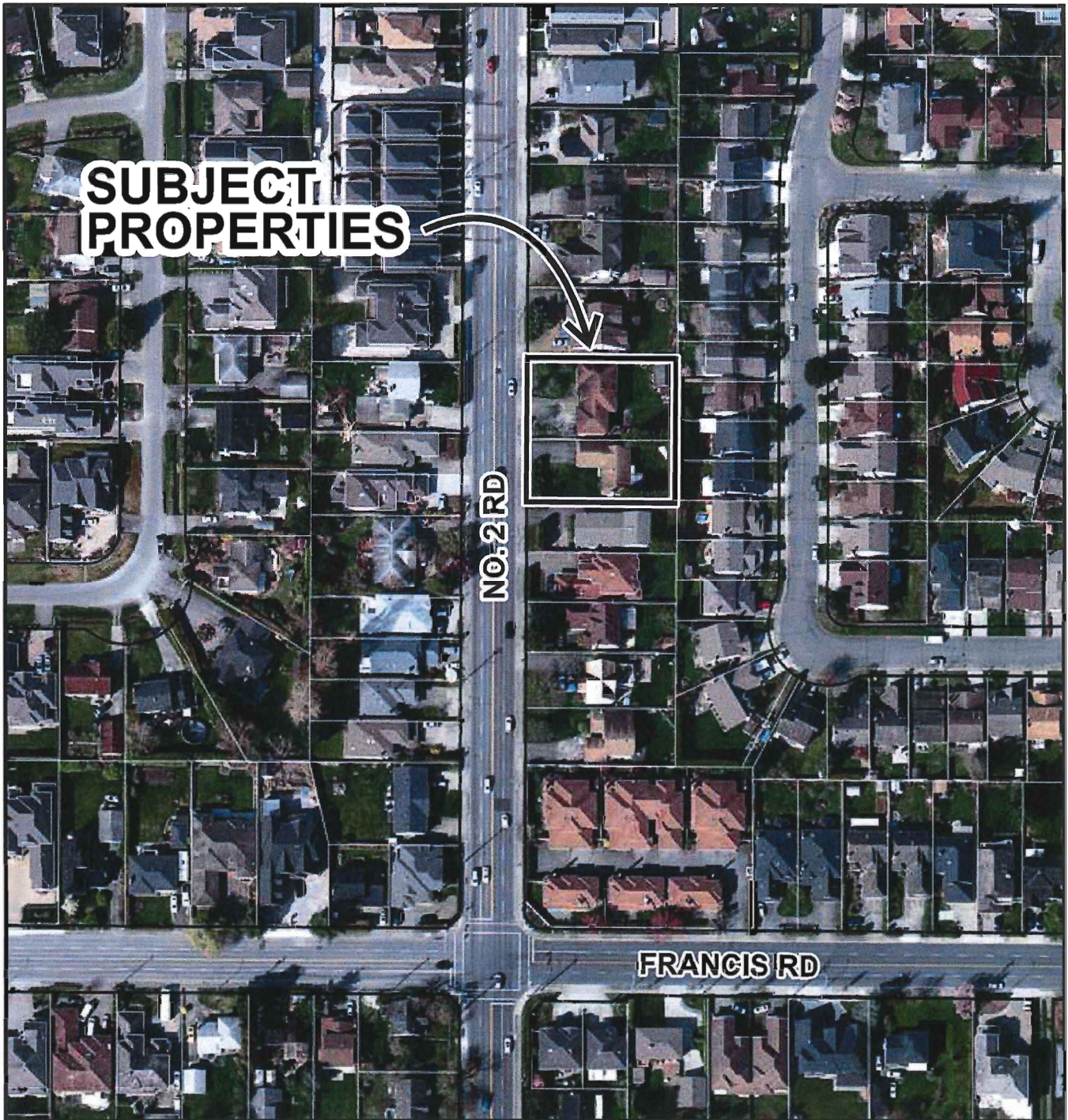
RZ 13-644887

Note: Dimensions are in METRES





City of  
Richmond



RZ 13-644887

Original Date: 06/11/14

Revision Date:

Note: Dimensions are in METRES





**PROVISION OF ACCESSIBILITY FEATURES  
"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:**

- Entry door minimum 889 mm clear opening (3'0" swinging door space)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10"
- Stairs with handrails
- Blocking to bedrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window or door in each bedroom
- One window in each bathroom
- One window that can be opened with a single hand in one bedroom



BALANDA DEVELOPMENTS INC.  
100-2012 BROADVIEW AVE. #100, MISSISSAUGA, ON L4X 1V2

AMHERST LANE  
8600 HWY 2 ROAD

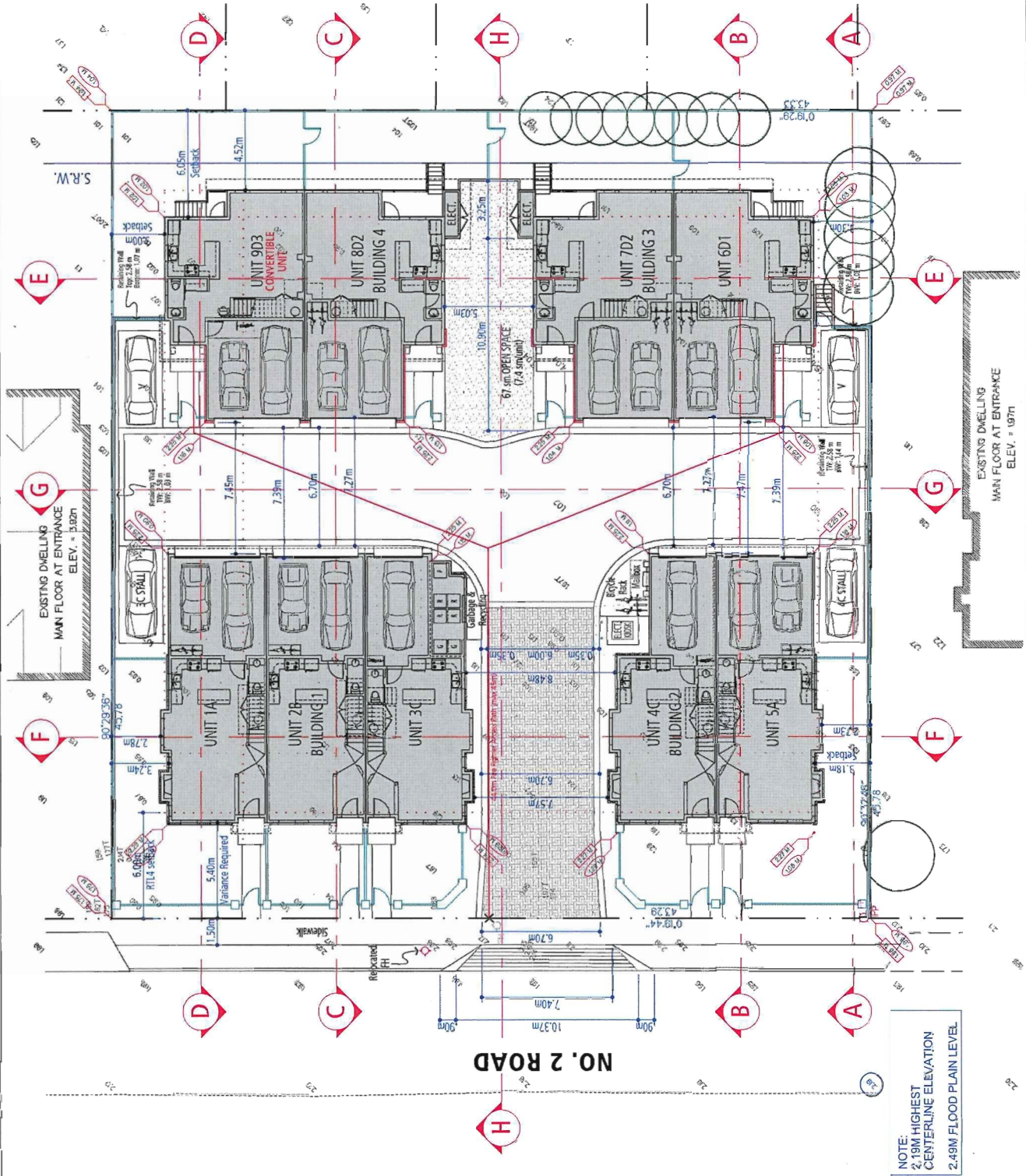
**SITE PLAN**  
SCALE 1/8" = 1'-0"

JUNE 02, 2014



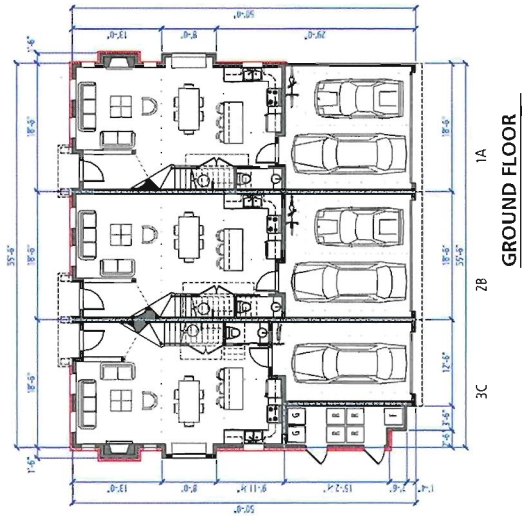
PLAN#01

ATTACHMENT 2

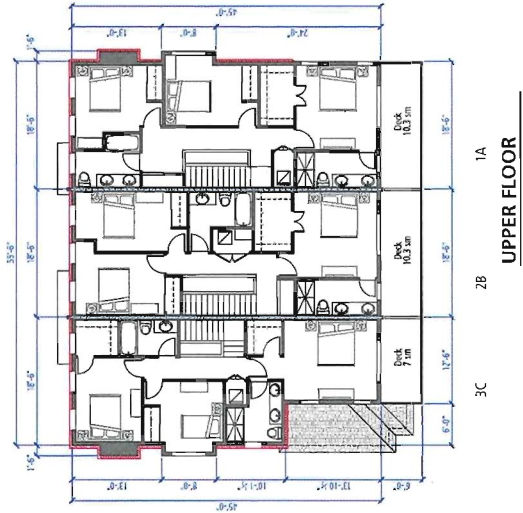




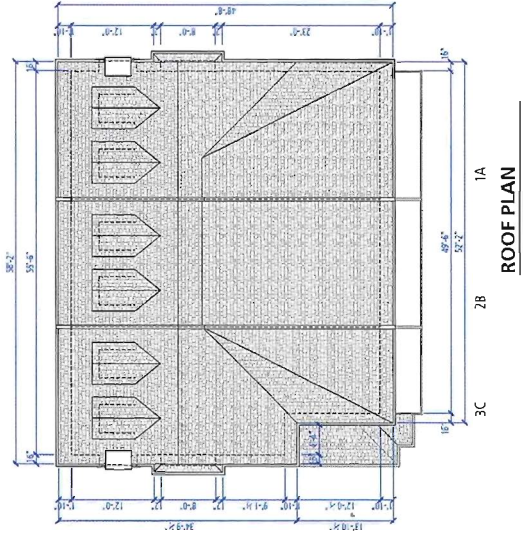




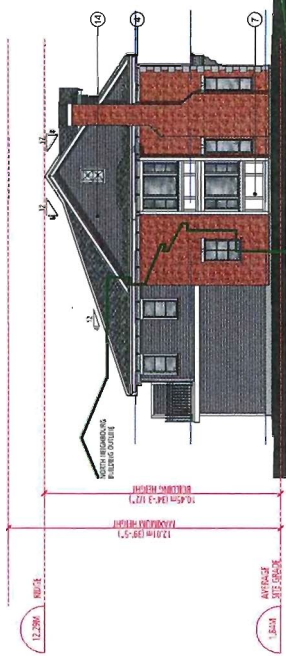
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**UPPER FLOOR**



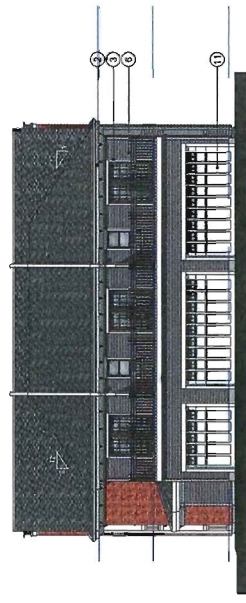
**ROOF PLAN**



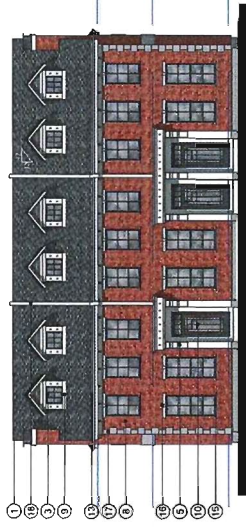
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

**EXTERIOR FINISHES SCHEDULE**

NO.	DESCRIPTION	FINISH
1	WALLS - EXTERIOR	BRICK - RED
2	WALLS - INTERIOR	PLASTER - WHITE
3	CEILING - EXTERIOR	ASPH/FLT - GRAY
4	CEILING - INTERIOR	PLASTER - WHITE
5	FLOOR - EXTERIOR	CONCRETE - GRAY
6	FLOOR - INTERIOR	WOOD - OAK
7	ROOF - EXTERIOR	ASPH/FLT - GRAY
8	ROOF - INTERIOR	PLASTER - WHITE
9	WALLS - GARAGE	CONCRETE - GRAY
10	FLOOR - GARAGE	CONCRETE - GRAY
11	CEILING - GARAGE	ASPH/FLT - GRAY
12	WALLS - PORCH	CONCRETE - GRAY
13	FLOOR - PORCH	CONCRETE - GRAY
14	CEILING - PORCH	ASPH/FLT - GRAY
15	WALLS - DECK	CONCRETE - GRAY
16	FLOOR - DECK	WOOD - OAK
17	CEILING - DECK	ASPH/FLT - GRAY
18	WALLS - PORCH	CONCRETE - GRAY
19	FLOOR - PORCH	CONCRETE - GRAY
20	CEILING - PORCH	ASPH/FLT - GRAY

**PROVISION OF ACCESSIBILITY FEATURES**

NO.	DESCRIPTION	FEATURE
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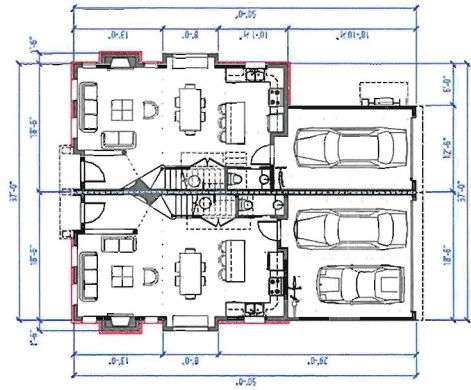
**BALANDRA**  
BALANDRA DEVELOPMENTS, INC.  
AMHERST LANE  
8600 RD 2 ROAD  
PO BOX 2020  
AMHERST, NC 27804

**BUILDING 1**  
SCALE 1/8" = 1'-0"

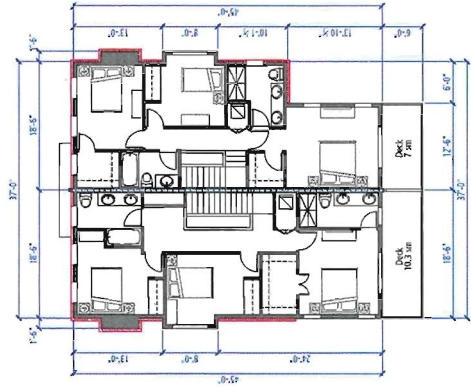
JUNE 02, 2014  
**FOUGERE**  
architecture inc.  
200-205 Quebec Street  
Montreal, QC H3B 2P7  
514.811.2707  
fougerearchitecture.com

**PLAN#04**

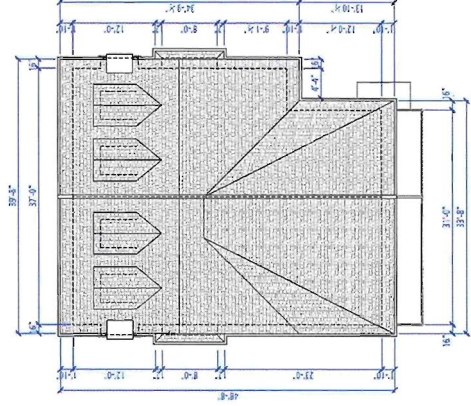




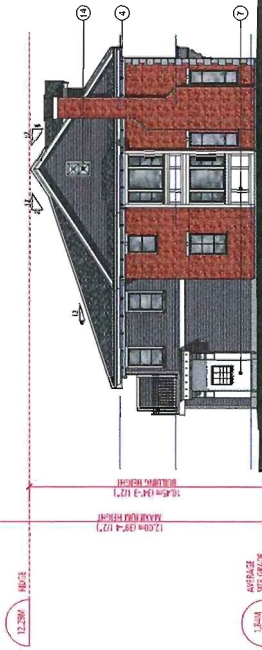
GROUND FLOOR



UPPER FLOOR



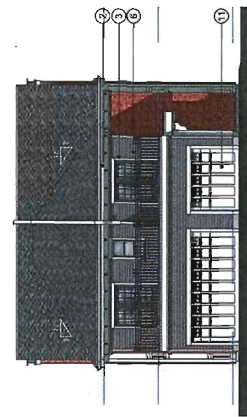
ROOF PLAN



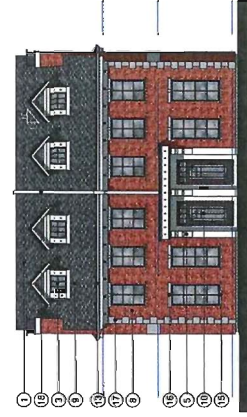
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



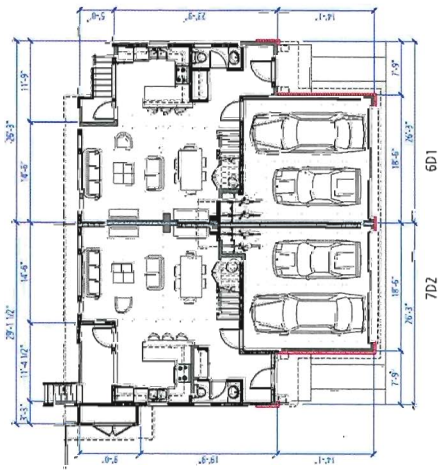
WEST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

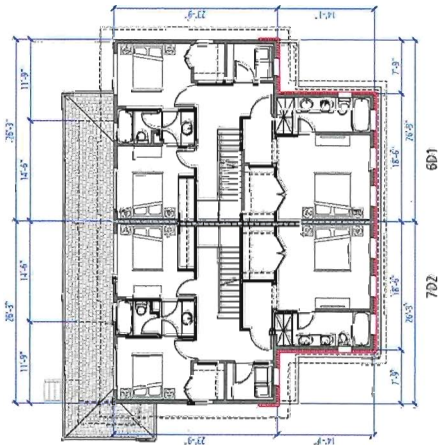
ITEM	DESCRIPTION
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5	WOOD PAINT - Blue
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7	WOOD PAINT - Yellow
8	WOOD PAINT - Orange
9	WOOD PAINT - Purple
10	WOOD PAINT - Pink
11	WOOD PAINT - Brown
12	WOOD PAINT - Tan
13	WOOD PAINT - Cream
14	WOOD PAINT - Ivory
15	WOOD PAINT - White
16	WOOD PAINT - Gray
17	WOOD PAINT - Black
18	WOOD PAINT - Red
19	WOOD PAINT - Blue
20	WOOD PAINT - Green
21	WOOD PAINT - Yellow
22	WOOD PAINT - Orange
23	WOOD PAINT - Purple
24	WOOD PAINT - Pink
25	WOOD PAINT - Brown
26	WOOD PAINT - Tan
27	WOOD PAINT - Cream
28	WOOD PAINT - Ivory
29	WOOD PAINT - White
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41	WOOD PAINT - Cream
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43	WOOD PAINT - White
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52	WOOD PAINT - Pink
53	WOOD PAINT - Brown
54	WOOD PAINT - Tan
55	WOOD PAINT - Cream
56	WOOD PAINT - Ivory
57	WOOD PAINT - White
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69	WOOD PAINT - Cream
70	WOOD PAINT - Ivory
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100	WOOD PAINT - Gray

**PROVISION OF ACCESSIBILITY FEATURES**

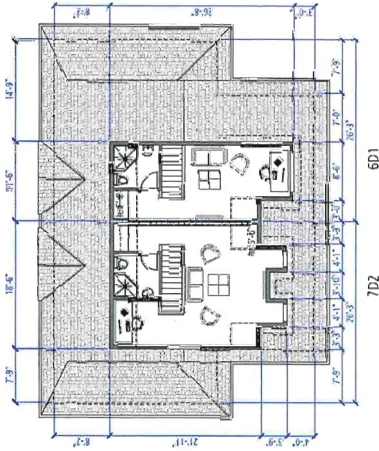
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98	WOOD PAINT - Ivory
99	WOOD PAINT - White
100	WOOD PAINT - Gray



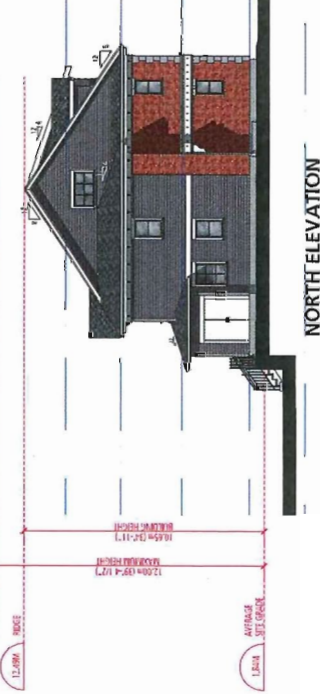
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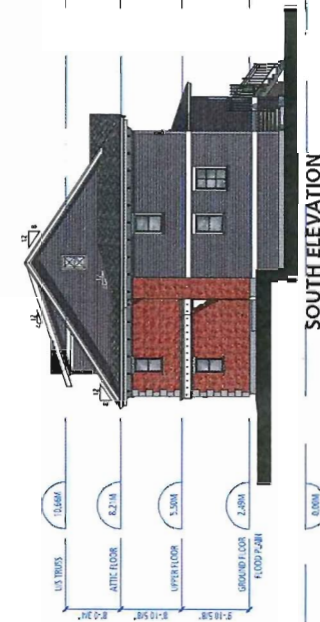
UPPER FLOOR



ATTIC FLOOR



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CEILING FINISHES				
2	CEILING FINISHES				
3	CEILING FINISHES				
4	CEILING FINISHES				
5	CEILING FINISHES				
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19	CEILING FINISHES				
20	CEILING FINISHES				

**PROVISION OF ACCESSIBILITY FEATURES**

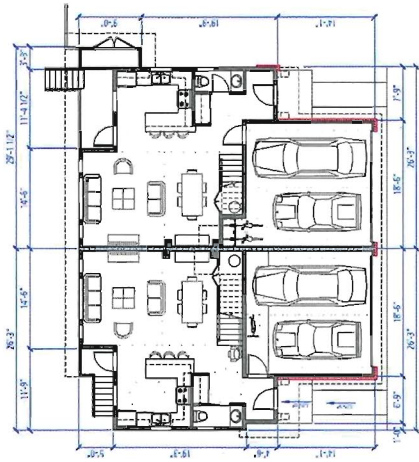
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3	CEILING FINISHES				
4	CEILING FINISHES				
5	CEILING FINISHES				
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16	CEILING FINISHES				
17	CEILING FINISHES				
18	CEILING FINISHES				
19	CEILING FINISHES				
20	CEILING FINISHES				

**BALANDRA**  
BALANDRA DEVELOPMENTS INC.  
AMHERST LANE  
8600 NR 2 ROAD

**BUILDING 3**  
SCALE 1/8" = 1'-0"

**FOUGERE**  
architecture inc.  
1000 RUE D'ARCADE  
MONTREAL, QUEBEC H3A 2B4  
514-392-1111  
www.fougerearchitecture.com

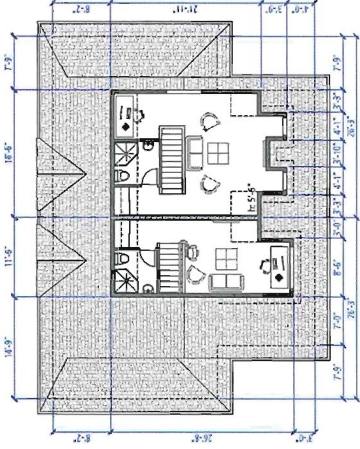




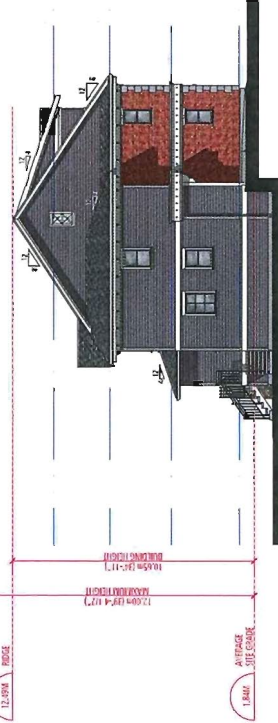
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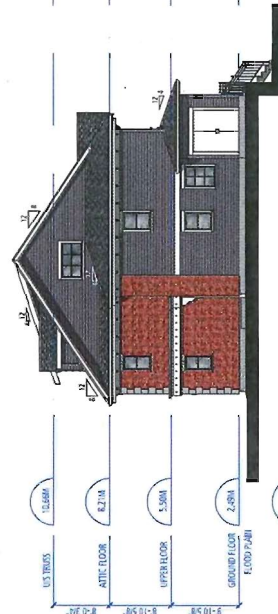
UPPER FLOOR



ATTIC PLAN



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



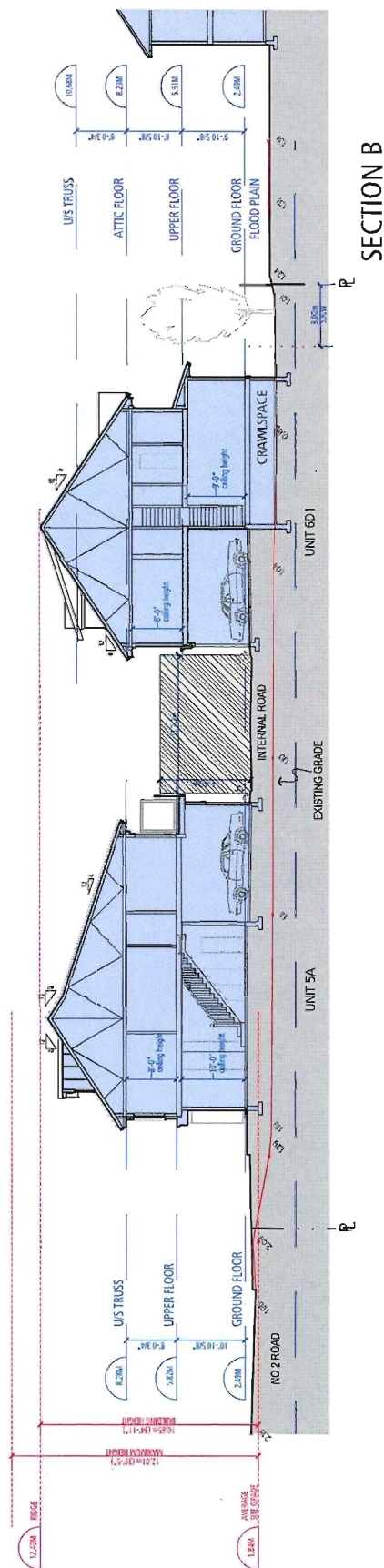
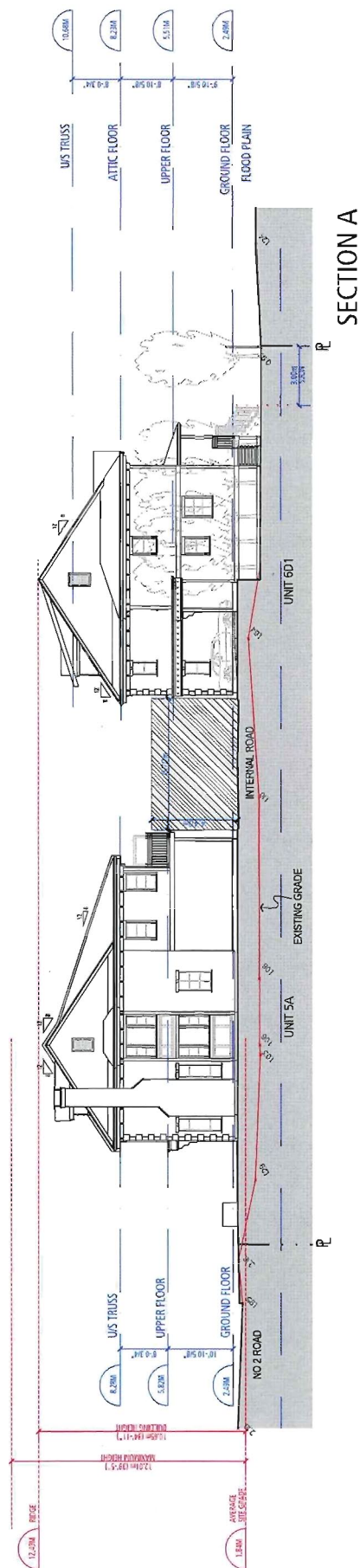
EAST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

NO.	DESCRIPTION	FINISH
1	WALLS	CLAY TILE - Cream
2	WOOD PANELING	CLAY TILE - Cream
3	WOOD PANELING	CLAY TILE - Cream
4	WOOD PANELING	CLAY TILE - Cream
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19	WOOD PANELING	CLAY TILE - Cream
20	WOOD PANELING	CLAY TILE - Cream

**PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS**

NO.	DESCRIPTION	FINISH
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2	WOOD PANELING	CLAY TILE - Cream
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18	WOOD PANELING	CLAY TILE - Cream
19	WOOD PANELING	CLAY TILE - Cream
20	WOOD PANELING	CLAY TILE - Cream



Balagula Developments Inc.  
3600 Bessie Road N., Richmond, B.C. V7A 1Z9

**AMHERST LANE**  
8000 No 2 Road

**SITE SECTIONS**  
SCALE 1/8" = 1'-0"



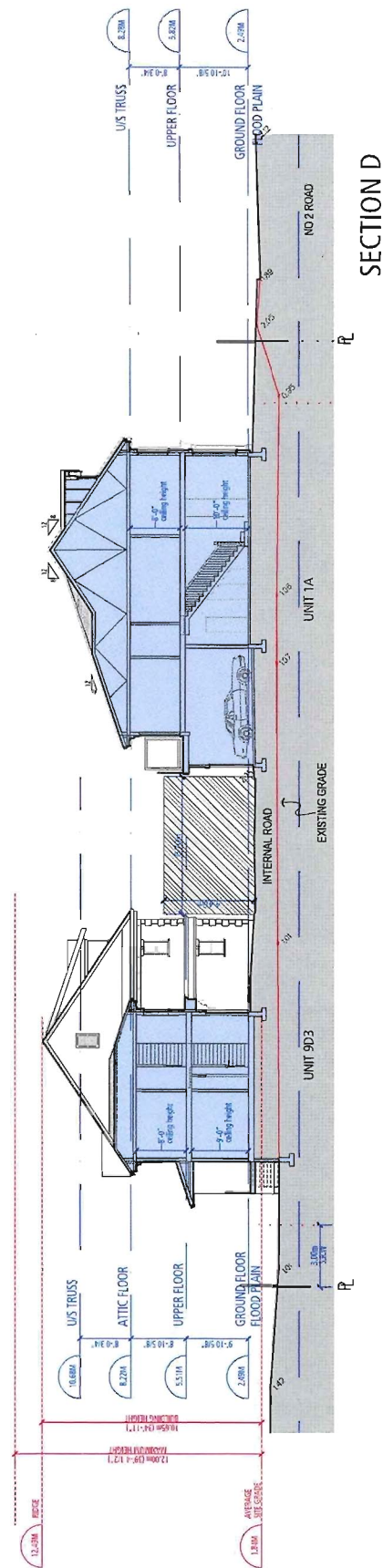
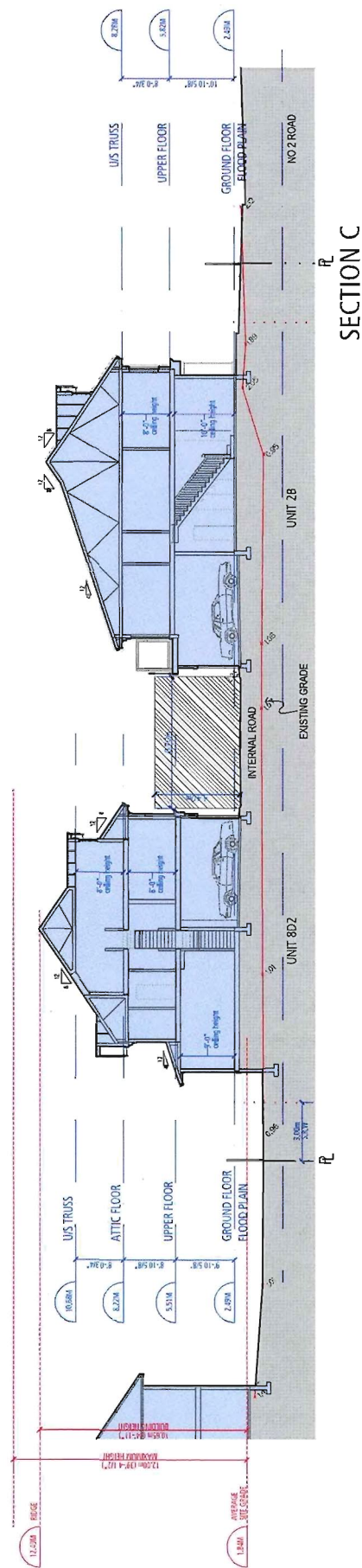
JUNE 02, 2014



**FOUGERE**  
architecture inc.  
10015 RUE LAMARCA • ALBERTA • VANCOUVER  
202 - 2475 Quebec Street  
Vancouver, BC V5Y 4L6  
604.873.2967  
info@fougerearch.ca

**PLAN#09**





**Balandra Developments Inc.**  
 25427 Woodhill Ave. Richmond, BC, V7C 2S9

**Balandra Developments Inc.**  
 25427 Woodhill Ave. Richmond, BC, V7C 2S9

AMHERST LANE  
8000 N 2 ROAD

8000 №2 RAD

**SITE SECTIONS**  
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



JUNE 07 2014



## FOILGEBE

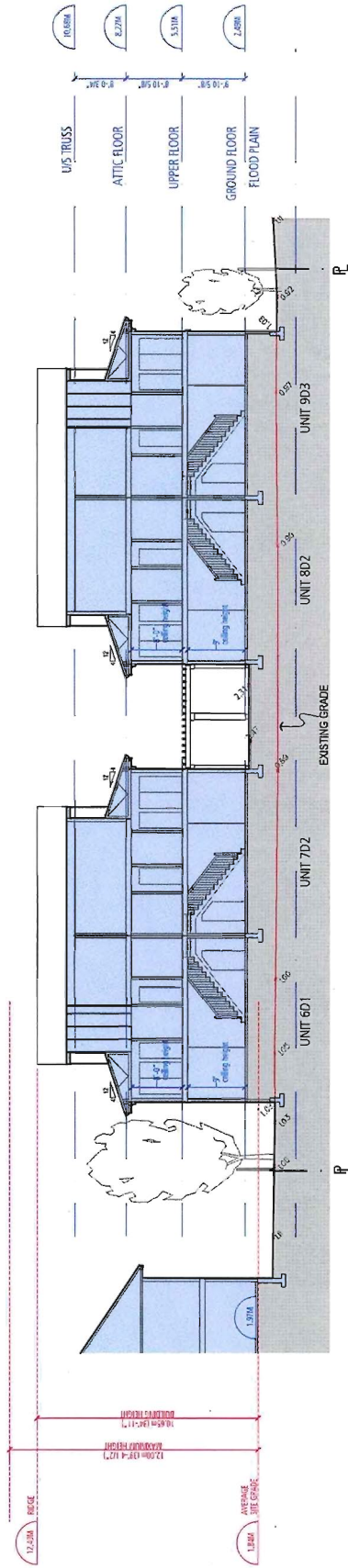
# TYTDOO

OTTELLI COLLEGE • ALBERTA • CANADA

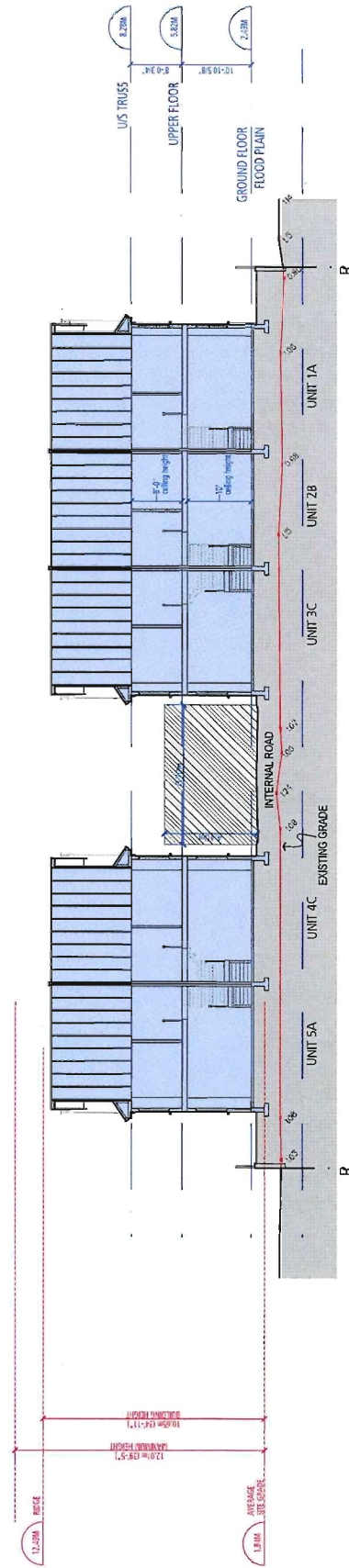
604.871.2907  
Nonumarchitects.ca

**PLAN#10**

**PLAN#10**



SECTION E



SECTION F



Balandra Developments Inc.  
100-2121 Blandford Ave. Richmond, BC, V7E 1Y7

AMHURST LANE  
R1000 N°2 ROAD

SITE SECTIONS

SCALE 1/8" = 1'-0"



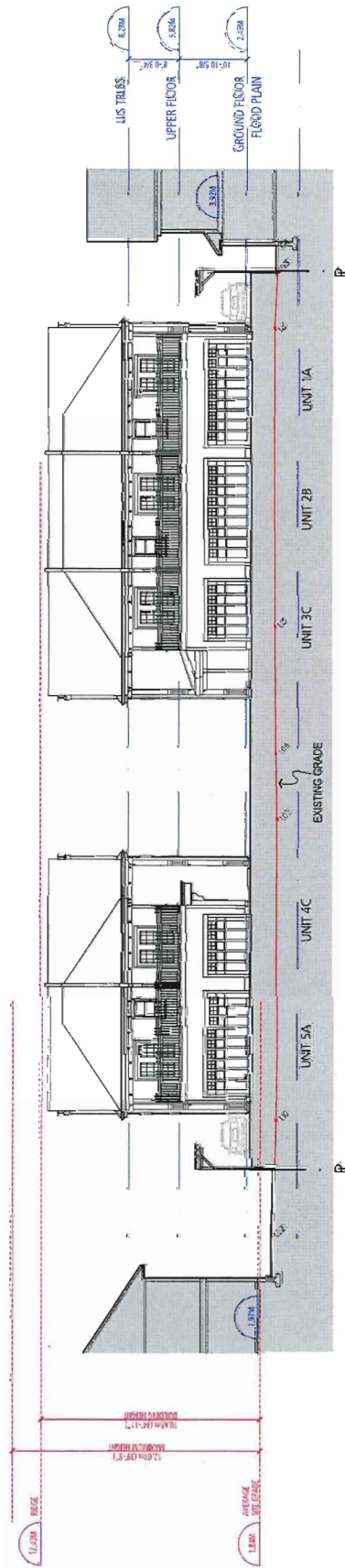
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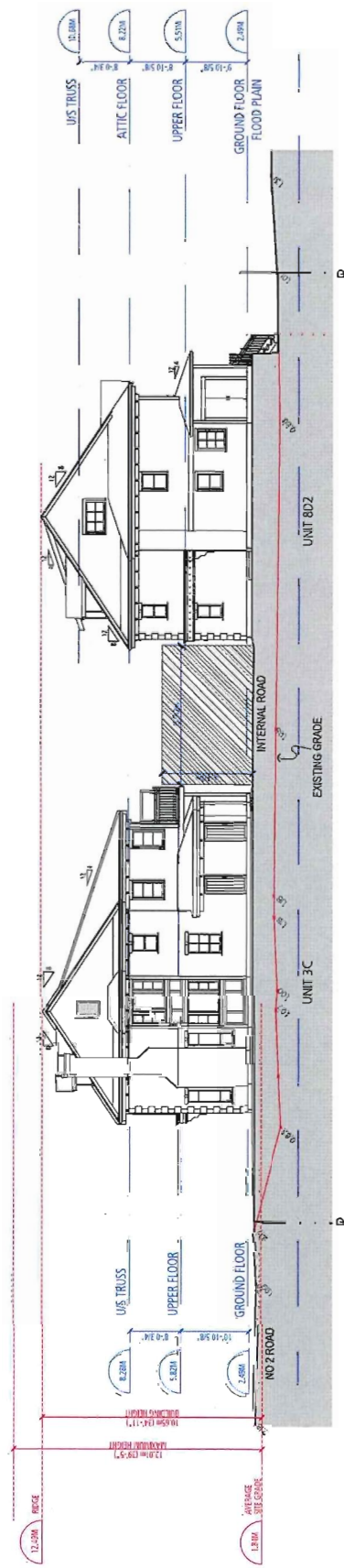
FOUGERE  
architecture inc.  
BRITISH COLUMBIA • ALBERTA • VICTORIA  
100-11111 Blandford Ave. Richmond, BC  
V7E 1Y7  
Tel: 604.273.1111  
Fax: 604.273.1112  
www.fougerearchitecture.com

PLAN#11





SECTION G



SECTION H

**BALANDRA**  
BALANDRA DESIGN GROUP, LLC  
1000 N. 2ND ST. SUITE 200  
AMHERST, MA 01002

**SITE SECTIONS**  
SCALE 1/8" = 1'-0"



JUNE 02, 2014  
**FOUGERE**  
architecture inc.  
1000 N. 2ND ST. SUITE 200  
AMHERST, MA 01002  
FOUGERE@FOUGEREARCH.COM  
FOUGEREARCH.COM

PLAN#12



NO. 2 ROAD



REAR PROPERTY LINE



AMHERST LANE  
8600 NO. 2 ROAD

STREETSCAPES  
SCALE 1/8" = 1'-0"



JUNE 02, 2014



FOUGERE  
architecture inc.  
3800 SHEPPARD AVENUE EAST SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T6  
416-291-1111  
www.fougerearchitecture.ca

PLAN#13







By Av  
1:50

SOIL DEPTHS WILL BE CHECKED AT 1/2" OR SUBSTANTIAL  
COMPRESSION REVIEW



**RZ 13-644887**

**Attachment 3**

Address: 8600 and 8620 No. 2 Road

Applicant: Balandra Development Inc.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Balandra Development Inc.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,980.0 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	9
<b>Other Designations:</b>	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m	<b>Variance Requested</b>
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	Ground Floor 4.5 m Min. Second Floor 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	43.29 m	<b>Variance Requested</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	7	<b>Variance Requested</b>
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 9 units = 54 m <sup>2</sup>	67 m <sup>2</sup>	none

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

Lee, Edwin

---

**To:** DevApps  
**Subject:** RE: RZ 13-311554 Ballandra Development Inc

**From:** [baaske@shaw.ca](mailto:baaske@shaw.ca) [mailto:[baaske@shaw.ca](mailto:baaske@shaw.ca)]  
**Sent:** Sunday, 01 December 2013 21:41  
**To:** DevApps  
**Cc:** Larry Biggar  
**Subject:** RZ 13-311554 Ballandra Development Inc

Attention: Edwin Lee  
City of Richmond - Planner

Dear Sir:

Further to our telephone conversation regarding the development proposed at 8600 and 8620 No 2 Road, as I explained our property is on the East side almost dead center between these two lots. Currently the two house on those lots are located more on the front of their properties leaving huge back yards which attached to my tiny back yard making our home and outdoor living space very private and quite a desirable location for anyone wanting a smaller lot. With the proposed development all this will change, we will entirely lose our privacy and any sunlight that we now enjoy will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. This is entirely not desirable for us and for the future will in fact narrow our potential buyer base.

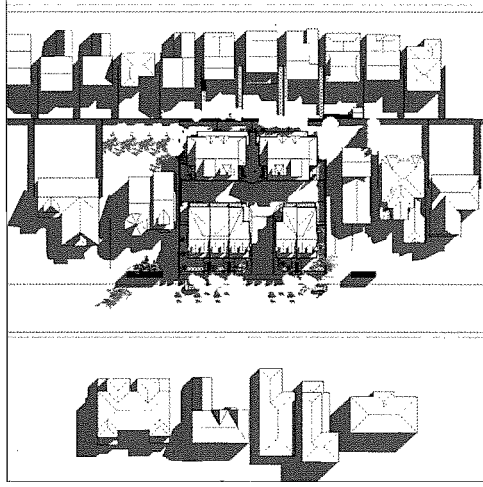
After attending a meeting with the Developer and Larry Beggar from RE/Max and listening to what they had to say my husband took a day off work to attend City Hall to look at the actual plans and read a letter written by the City dated Oct 29, 2013. This letter to our astonishment indicates the proposed site does not meet many of the Cities zoning requirements. The required zoning is in place to protect all parties and as a property owner we insist that this proposal for 9 townhouses be rejected, the project is far too big for the lots. I understand you can not stop new development however this is a bit overkill for the space. Would a nice area with two duplex's, the same height as the surrounding houses and a nice cedar hedge all around not be a better option for the buyers of the new townhouses as well as the families already in the area.

We would like to enjoy our home of 30 years for a few years more, please don't allow this unnecessarily large complex force us out before we are ready.

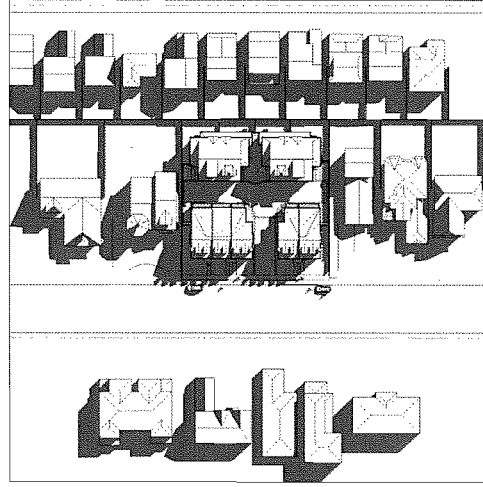
Thank you,  
Peggy and Fred Baaske  
8651 Delaware Road  
Richmond BC V7C AX



EQUINOX 10:00 am

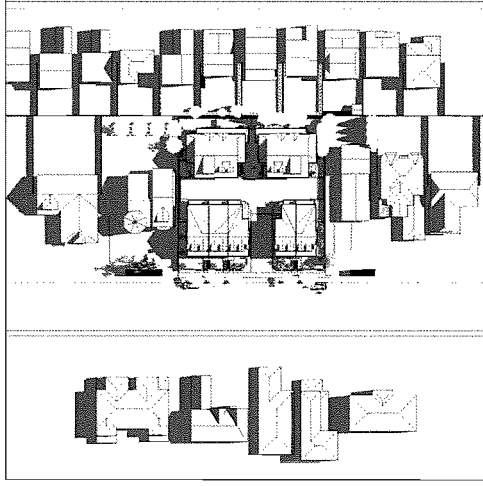


WITH TREES

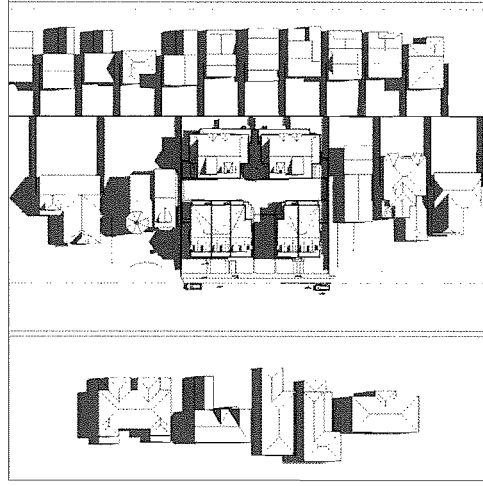


WITHOUT TREES

EQUINOX 12:00 pm

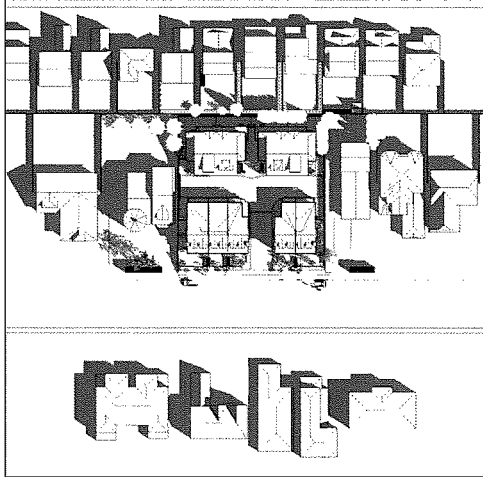


WITH TREES

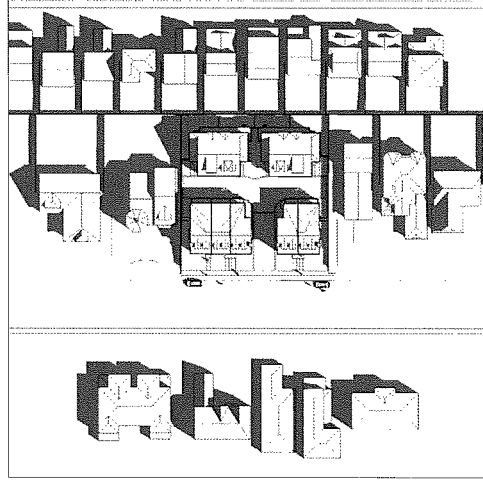


WITHOUT TREES

EQUINOX 2:00 pm



WITH TREES



WITHOUT TREES



Baland Development Inc.  
100-1025 West 10th Avenue, Suite 100  
Edmonton, Alberta T6C 1G9

AMHERST LANE  
8600 NW 2 ROAD

# SHADOW STUDY

JUNE 02, 2014



PLAN#17





City of  
Richmond

**Rezoning Considerations**  
Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 8600 and 8620 No. 2 Road

**File No.:** RZ 13-644887

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, 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. Registration of a statutory public-rights-of-passage right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments 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 this SRW.
3. Discharge existing Sanitary SRW (Registration Number RD92605, Plan Number 57019) along the east property line of the development site.
4. The granting of a 3.0 m wide statutory Sanitary right-of-way along the east property line.
5. The granting of a 0.17 m wide Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage on No. 2 Road for frontage improvement works.
6. Registration of a flood indemnity covenant on title.
7. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction to the Director of Development.
8. City acceptance of the developer's offer to voluntarily contribute \$4,500 to the City's Tree Compensation Fund for the planting of nine (9) replacement trees within the City. If additional replacement trees (over and beyond the 23 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$16,000 in total) to ensure the replacement planting will be provided.

9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$25,608.60) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$9,859.31) to the City's Public Art fund.
11. Contribution of \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of on-site indoor amenity space.
12. 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 hedges 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.
13. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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



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

1. Include notations on the Development Permit Plans that all residential units will be designed to meet Energuide 82 requirements and be pre-ducted for solar hot water with design specifications to be included on the building permit plans.

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

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

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

1. Enter into a Servicing Agreement\* for the design and construction of a new 1.5 m concrete sidewalk at the west property line of the site, and a 1.5 m grass and treed boulevard along the entire frontage of the site. The Design to include Water, Storm & Sanitary service connections; works included but not limited to the following:

Water:

- Submit fire flow calculations signed and sealed by a professional engineer based on F.U.S or ISO to confirm that there is adequate available flow.
- Existing fire hydrant may need to be relocated at the developer's cost to accommodate frontage improvements.

Storm:

- One of the existing tie-in points at the box culvert is to be utilized for the service connection; all others are to be abandoned and/or removed at the developer's cost.
- There is a shared connection with 8628 No. 2 Road; the developer is required to confirm if 8628 No. 2 Road is utilizing this connection. If yes, then the developer is required to provide separate IC & connection and undertake all necessary alterations at 8628 No. 2 Road.

Additional Requirement:

- Private utility companies will require rights-of-ways to accommodate their equipment (kiosks, vista, transformers, etc.); the developer is required contact the private utility companies to learn of their requirements.
2. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
  3. Incorporation of all accessibility and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
  4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
  5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.

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

- 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.

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9146 (RZ 13-644887)  
8600 and 8620 No. 2 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 **"LOW DENSITY TOWNHOUSES (RTL4)"**.

P.I.D. 005-024-145

Lot 51 Section 19 Block 4 North Range 6 West New Westminster District Plan 40278

and

P.I.D. 001-312-944

Lot 1 Except: Firstly: Part Subdivided by Plan 48746 and Secondly: Part Subdivided by Plan 54335; Section 19 Block 4 North Range 6 West New Westminster District Plan 7351

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9146"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

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