



# City of Richmond

## Report to Committee

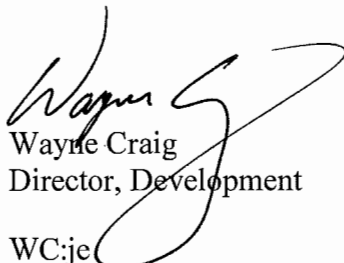
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

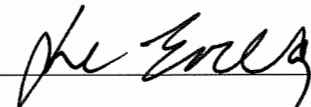
**Date:** February 20, 2019  
**File:** RZ 17-785742

**Re:** Application by Fougere Architecture Inc. for Rezoning at 9391, 9393, and 9411 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Medium Density Townhouses (RTM2)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 9391, 9393, and 9411 No. 2 Road from "Residential Single Family (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:je  
Att. 5

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

## **Staff Report**

### **Origin**

Fougere Architecture Inc. has applied to the City of Richmond for permission to rezone 9391, 9393 and 9411 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Medium Density Townhouses (RTM2)” in order to permit the development of eleven townhouse units and one secondary suite with vehicle access from No. 2 Road.

### **Project Description**

The properties under this application have a total combined frontage of 50.25 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.65 FAR. The site layout includes five two-storey units and six three-storey units in four townhouse clusters. One secondary suite is included in this development proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### **Findings of Fact**

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

### **Subject Site Existing Housing Profile**

The development site consists of two legal lots, a duplex lot at 9391 and 9393 No. 2 Road and a single family dwelling at 9411 No. 2 Road. Each is occupied as follows:

- 9391 No. 2 Road: a half-duplex with a secondary suite, with only the main suite tenanted. The secondary suite is not occupied.
- 9393 No. 2 Road: a half-duplex with a secondary suite, with only the secondary suite tenanted. The main suite is not occupied.
- 9411 No. 2 Road: a single dwelling unit rented back to the previous owner by the developer.

### **Surrounding Development**

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

To the North: An existing single family dwelling on a lot zoned “Single-Detached (RS1/E)”.

To the South: A single-story commercial building on a lot zoned “Neighbourhood Commercial (CN)”.

To the East: Across No. 2 Road, duplex homes on lots zoned “Two-Unit Dwellings (RD1)” and a single family dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West: Existing single family dwellings on lots zoned “Single-Detached (RS1/B)” fronting Laka Drive.

## **Related Policies & Studies**

### **Official Community Plan/Blundell Area Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

### **Arterial Road Policy**

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

### **Floodplain Management Implementation Strategy**

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

## **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

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

The applicant proposes to consolidate the two properties into one development parcel with a total area of 2,297 m<sup>2</sup> (24,724.7 ft<sup>2</sup>), and construct 11 townhouse units. The layout of the townhouse units is oriented around a ‘T’-shaped driveway, with access provided to the site directly from No. 2 Road. The internal drive aisle is proposed to provide access to the unit garages as well as to provide future access to the parcels to the north. To ensure that future access can be provided

to a future development to the north, registration of a legal agreement on title to secure this access is required prior to final adoption of the rezoning bylaw.

A 73 m<sup>2</sup> (789 ft<sup>2</sup>) outdoor amenity area for townhouse residents will be situated in a central open courtyard at the rear of the site, opposite the site entrance. The size of the outdoor amenity space complies with the OCP requirement, and the design of play features will be refined through the Development Permit.

One ground-level secondary suite (studio) is included in this proposal. The secondary suite is proposed within the townhouse unit immediately north of the site access, facing No. 2 Road (Unit 2A1) (see Attachment 3). The total floor area of this 2A1 unit is approximately 140 m<sup>2</sup> (1,511 ft<sup>2</sup>) and the size of the secondary suite is approximately 25 m<sup>2</sup> (269 ft<sup>2</sup>). Parking for the unit with the secondary suite is proposed as one parking stall enclosed within the townhouse unit's garage, and another parking stall located adjacent to the southern property line. Zoning Bylaw #8500 requires three parking stalls for a townhouse unit with a secondary suite on an arterial road, but waives the requirement for the third parking stall where parking is provided in a side-by-side, non-tandem arrangement. As the two parking stalls for this unit are not physically side-by-side, a variance is requested in order to allow the proposed physical arrangement of the two stalls. The arrangement of the two stalls meets the intent of the bylaw to enable independent access to each parking stall. Transportation staff have reviewed the proposal and support the variance.

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

To ensure that the surface parking stall is assigned to townhouse 2A1 for the sole use of that unit, registration of a legal agreement to this effect, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

#### Existing Legal Encumbrances

There is an existing 3.0 m wide utility right-of-way along the west property line of both parcels for the existing sanitary sewer and the existing storm sewer. This will be retained and the developer is aware that no construction can occur within the Right of Way.

There is currently a covenant registered on the title of 9391/9393 No. 2 Road, restricting the use of the site to a two-family dwelling only (RD150386). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title.

#### Transportation and Site Access

Direct vehicular access to the subject site is to be provided from No. 2 Road. Through this development, cross access is proposed to be secured for the future redevelopment of parcels to the north via the new internal drive aisle. The SRW is to cover the entire width and length of the north-south drive aisle on the subject development.

### Parking

The proposal will feature five units with a total of ten parking spaces in a tandem arrangement (45% of total required residential parking spaces), which is less than the maximum 50% of tandem parking permitted through the Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of tandem garage areas into habitable space is required prior to final adoption.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses twenty-six bylaw-sized trees on the subject property, two trees on the neighbouring property at 9364 Laka Drive, and one street tree on City property (Attachment 4).

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

- Eleven trees located on site are to be retained (tags #383, 384, 362, 363, 365, 366, 367, 368, 370, 390 and 391). Tree tags #383, 384, 362, 363, 365, 366, 367, 368, and 370, of which the majority are large caliper trees north of the proposed townhouse units, must be protected by a minimum of 4m out from the base of the tree or through a 3 m setback from the base of the trees to the exterior face of the building, with a further 1 m setback from the building foundation and "L" shaped footings. To avoid impacts to protected tree roots, no excavation for drainage or utilities is permitted in the north side yard setback. A temporary bridge will need to be constructed between the north edge of townhouses and the row of trees in order to protect the ground from compaction and disturbance to allow for construction access.

Remaining trees to be retained (tags #390 and 391) are to be protected with protective fencing per the arborist's recommendations.

- Sixteen trees (tag# 352, 353, 354, 355, 356, 357, 360, 361, 369, 381, 382, 386, 393, 394, 395 and no tag (a 20 cm copper beech) are in poor condition and are to be removed and replaced:
  - #352 (35 cm hemlock) and 353 (48 cm Douglas fir) are heavily pruned for overhead wires, with foliage die back. #354 (51 cm Douglas fir) is in good condition but is crowded with #352 and 353 and is reliant on those trees for stability. All three trees conflict with the proposed location of the driveway.
  - #355, 356, 357, 360, and 361 are Norway spruces (37 cm, 52 cm, 44 cm, 44 cm and 46 cm respectively) that have been historically topped for overhead hydro line clearance, and show evidence of upper limb instability with a likelihood of failure.
  - #369 (83 cm cedrus deodora) is heavily topped (top portion of tree removed).
  - #381 (68 cm Western redcedar) is in poor condition with a cavity in the trunk and dead wood in the canopy, and is crowded by #382 (may present hazard tree).

- #382 (51 cm Norway maple) has a crowded form and has been severely pruned. The tree exhibits a cavity in the lower trunk with a likelihood of root rot as evident by excessive dead wood in the canopy.
  - #386 (24 cm apple) fell over years ago and has very poor form and structure.
  - #393 (34 cm Norway maple) has a large crack and cavity in the trunk (may present hazard).
  - #394 (28 cm Norway maple), 395 (66 cm cherry), and no tag copper beech conflict with the proposed location of units.
  - #395 (66 cm cherry) is in good form but conflicts with the development footprint.
- Two trees (tag# 385 and 387) located on the neighbouring property at 9364 Laka Drive are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
  - Replacement trees should be provided at a 2:1 ratio as per the OCP.

### *Tree Protection*

Eleven trees (tags #383, 384, 362, 363, 365, 366, 367, 368, 370, 390 and 391) located on site and two trees (tag# 385, 387) on the neighbouring property are to be retained and protected. The applicant is to submit a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the trees identified for retention are protected at the 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, including tree pruning, 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 approval of the Development Permit, submission of an \$110,000 tree protection security.
- 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.

### *Tree Replacement*

The applicant wishes to remove sixteen on-site trees (tag# 393, 394, 395, 386, 382, 381, 369, 361, 360, 357, 356, 355, 352, 353, 354 and no tag (a 20 cm copper beech)). The 2:1 replacement ratio would require a total of thirty-two replacement trees. According to the preliminary landscape plan, the applicant is planning to plant fifteen new trees on site. 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
5	9 cm	5 m
4	10 cm	5.5 m
6	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute a total of \$8,500 to the City's Tree Compensation Fund for the remaining trees that cannot be accommodated on the subject property after redevelopment.

As part of the Development Permit application, the applicant must provide a landscape plan prepared by a Registered Landscape Architect. The City will collect a landscape security prior to issuance of the Development Permit based on the cost estimate for the works, including a 10% contingency, provided by the landscape architect.

#### 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 \$8.50 per buildable square foot as per the Strategy, for a contribution of \$136,170.

#### Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot to the City's Public Art Reserve Fund; for a total contribution in the amount of \$13,297.

#### Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. If an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development will be subject to the Energy Step Code. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Building Permit Application review process, the developer will ensure compliance with the terms of the covenant.

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. The Official Community Plan (OCP) allows a cash contribution of \$1,600 per unit for developments up to 19 units in lieu of providing the indoor amenity space. The total cash contribution required for this 11 unit townhouse development is \$17,600.

Outdoor amenity space with an area of 73 m<sup>2</sup> (789 ft<sup>2</sup>) 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, including landscaping and children's play equipment, meets the Development Permit Guidelines in the OCP.

### Site Servicing and Frontage Improvements

Prior to adoption of Rezoning, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage improvements along the site frontage, as well as service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charges and Address Assignment Fees.

Required frontage improvements include:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk,
- Constructing a new 1.5 m wide grass boulevard with street trees, and
- Completing upgrades to an existing bus stop on No. 2 Road.

A 0.14 m road dedication is required to accommodate the frontage improvements.

The developer will also be required to provide \$30,000 cash contribution for the purchase and installation of a City standard bus shelter.

### Variances Requested

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- Vary Section 7.5.13 to allow one small car parking stall in each of the side-by-side garages in the five two-storey townhouse units (five small car stalls in total).

***Staff are supportive of the proposed variance as it enables the required resident parking spaces to be provided within the garages of all two-storey units in a side-by-side arrangement. The Zoning Bylaw allows small parking stalls for on-site parking areas which contain 31 or more spaces.***

- Vary Section 8.7.6.1 to reduce the front yard setback from 6.0 m to a minimum of 5.05 m.



***Staff are supportive of the proposed variance for the following reasons:***

- ***the Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard is provided, on the condition that there is an appropriate interface with neighbouring properties. The proposal includes a 6 m landscaped rear yard setback with a privacy screen at the property line;***
- ***the setback is varied across the frontage, including a setback of 5.05 m for four of the fronting units, 5.51 m for two of the units and 6.57 m for the seventh fronting unit;***
- ***a 0.14 m road dedication is being provided in order to accommodate a sidewalk and a landscaped boulevard; and***
- ***significant tree protected is provided along the northern property boundary near No.2 Road.***
- Vary Section 5.4.1.o) to enable parking stalls for the townhouse unit with the secondary suite in a non-tandem arrangement but not in a side-by-side arrangement.

***Staff are supportive of the proposed variance as the proposed parking configuration meets the intent of the parking regulation by allowing independent use of the two required parking stalls.***

**Development Permit**

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.
- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

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

**Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

**Conclusion**

The proposed 11-unit townhouse and one secondary suite development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, 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 10001 be introduced and given first reading.



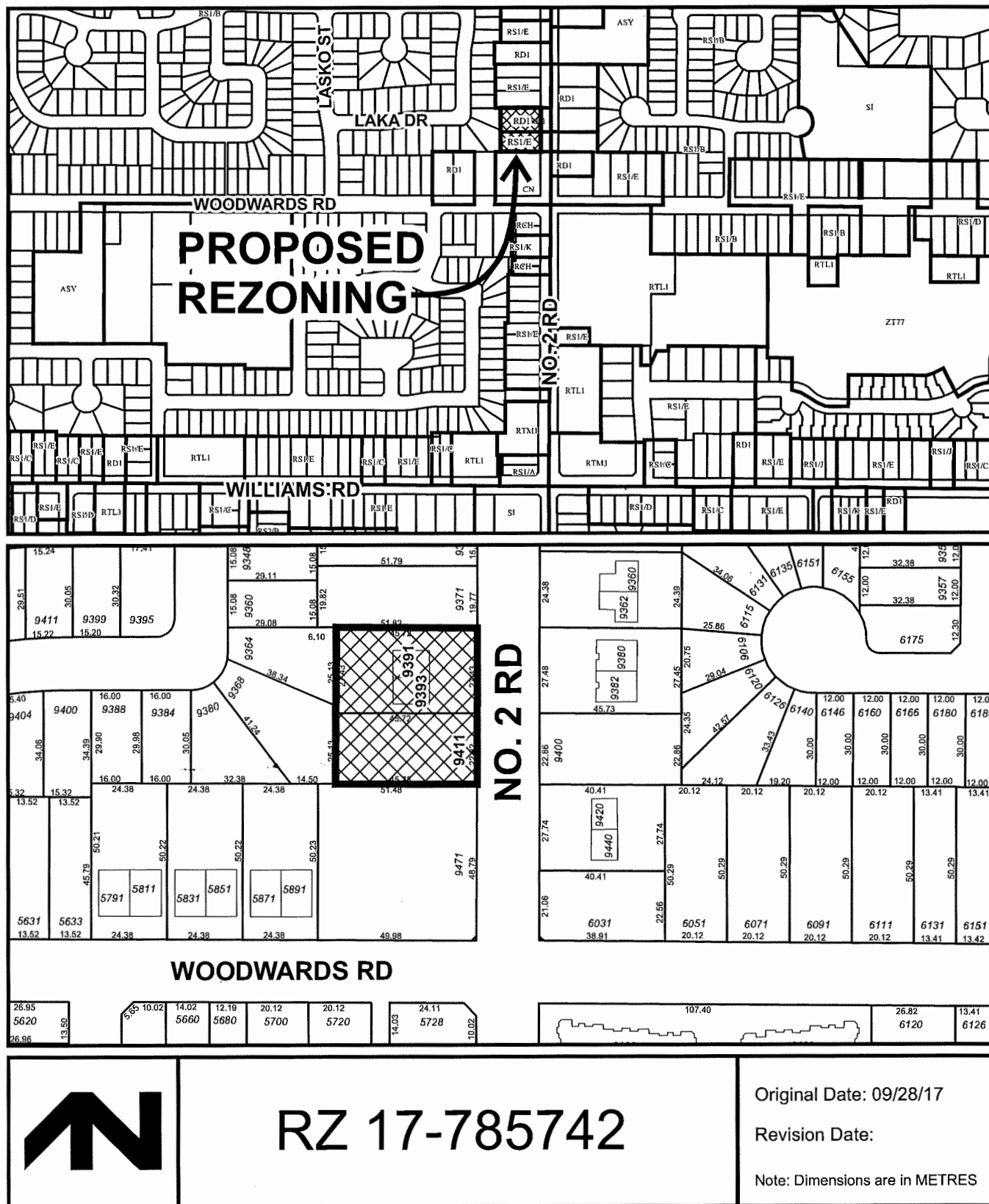
Jeanette Elmore  
Planner 2

JE:cas

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



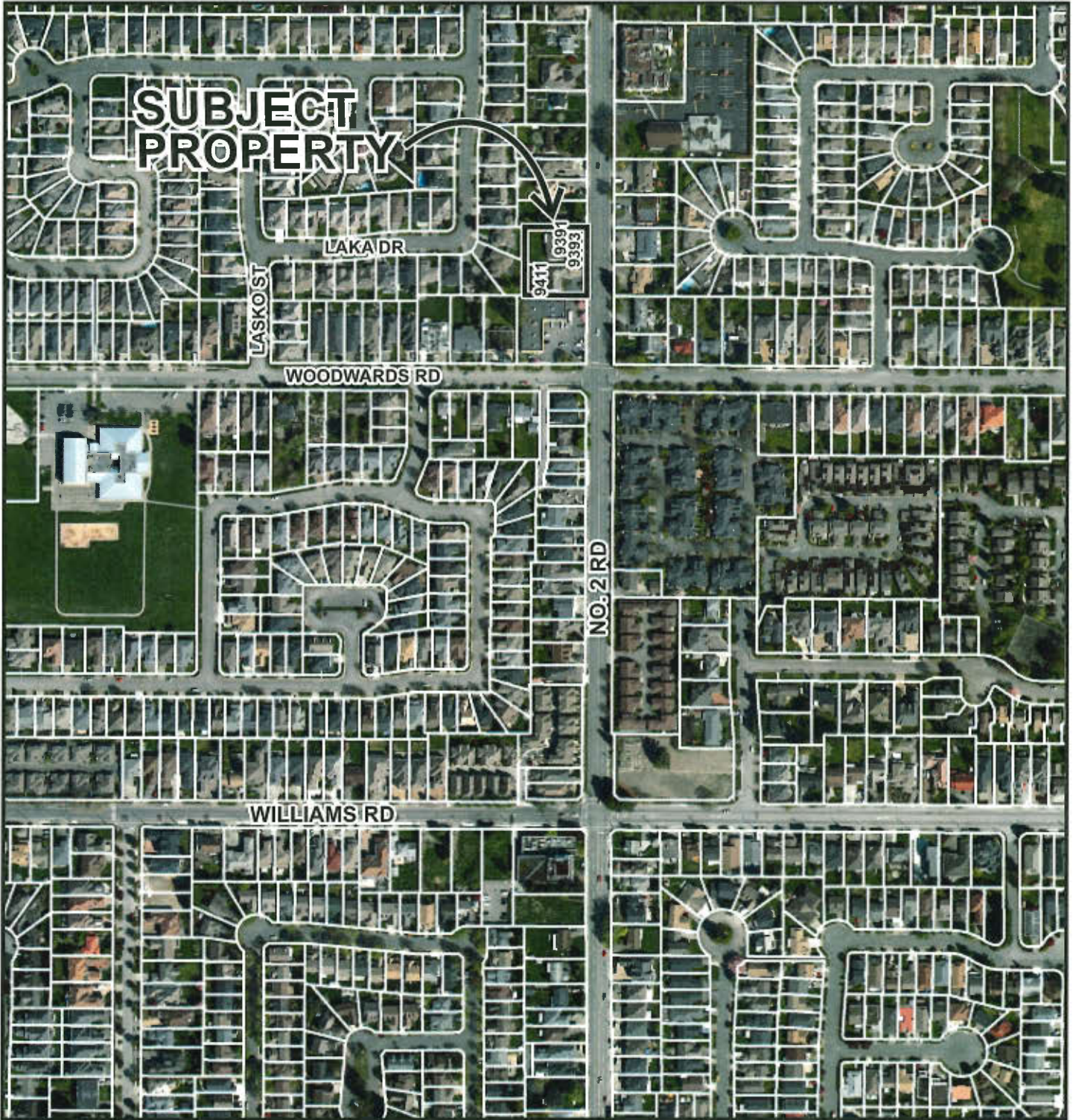
# City of Richmond







# City of Richmond



RZ 17-785742

Original Date: 09/29/17

Revision Date:

Note: Dimensions are in METRES





9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

CONTEXT PLAN

ATTACHMENT 2

SCALE: 1"=300'  
0 20' 40' 60'

FEBRUARY 12, 2019

**FOUGERE inc.**  
architecture inc.  
250-2500 Queen Street West  
Montreal, QC H3M 1Y2  
Tel: 514 399-1234  
Fax: 514 399-1235  
www.fougeredesign.com

1a



Citimark Projects Corp.

**NSJ**

CE

**1b** 201-2425 Quebec Street  
Vancouver BC V5T 4L5  
604.673.2507  
foaguard@telus.net



SCHEMATIC SITE DATA	
GROSS SITE AREA Road Deduction	24,725 sf (0.57 Acres) 73.3
NET SITE AREA	24,650 sf (0.57 Acres)
EXISTING ZONING PROPOSED ZONING	RST/E & M/D1 RTHG
FAR CALCULATION	
1. AT RTHG'S + LOCATED	1,510 sf
2. AT RTHG'S	1,510 sf
3. AT RTHG'S	1,250 sf
4. AT RTHG'S	1,258 sf
5. AT RTHG'S	1,255 sf
6. AT RTHG'S	1,409 sf
7. AT RTHG'S	3,612 sf
8. AT RTHG'S	3,182 sf
9. AT RTHG'S	1,591 sf
10. Hoses	10,079 sf
FAR	6,050
UPA	19.44
OUTDOOR AMBULANCE SPACE GARAGE/BICYCLING	73.3 sq. ft. (6.6 sq. ft. per bike) door-to-door pick up
LEVEL 2 BY CHANGING OUTLET FOR ALL RESIDENTIAL PARKING SPOTS (22 TOTAL)	
VARIANCE	5.18 M 5.18 M 5.18 M
SMALL CLOS. ENTRANCE LOCK-UP UNIT (HANGING)	5.18 M 5.18 M 5.18 M

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SCALE: 3/32" = 1'-0"

**FOUGERE**  
Architecture inc.

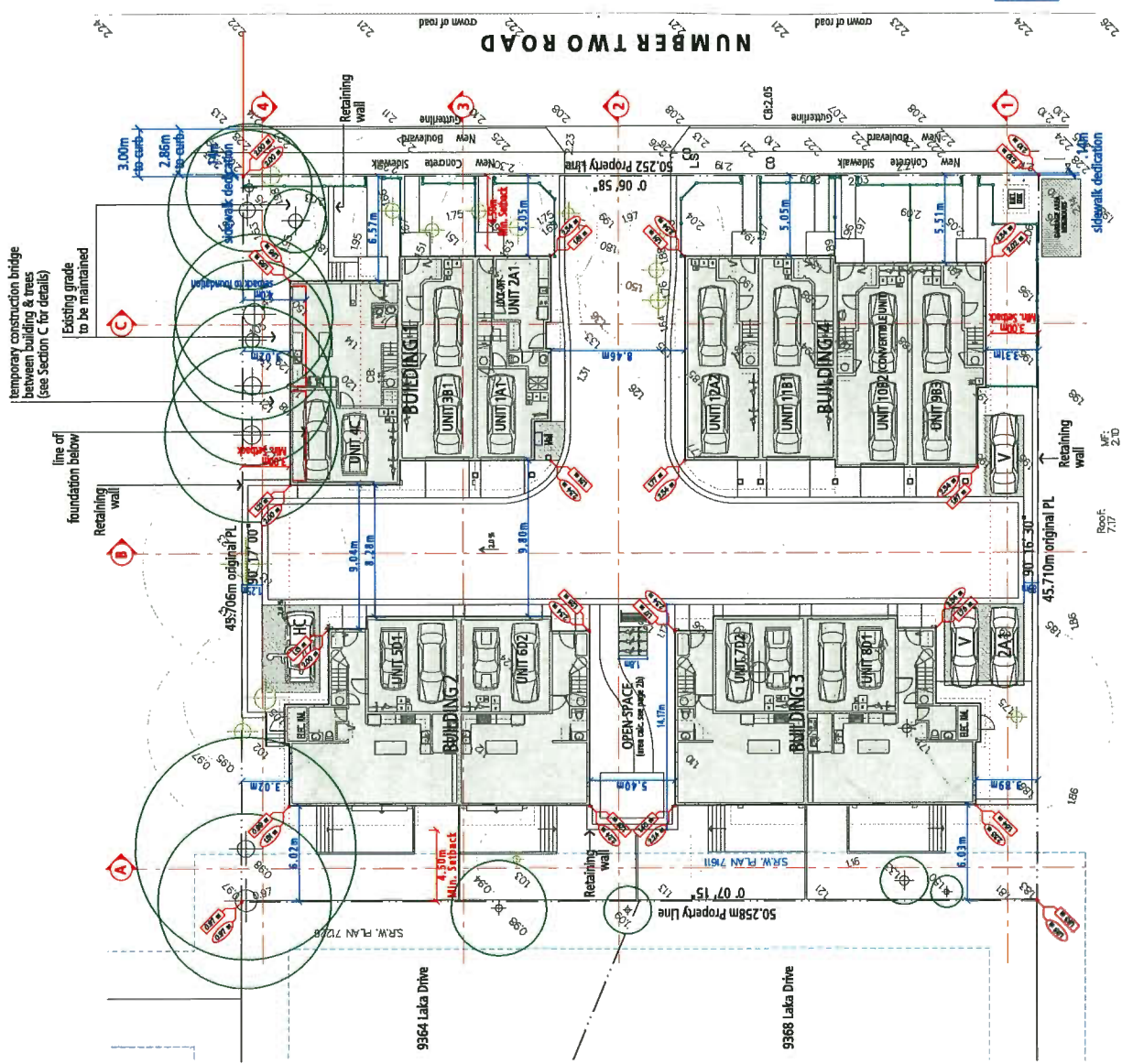
104-873-2587  
Fougere@architecte.ca

102-3423 Québec Street  
Montreal, QC H3A 2G4

BRITISH COLUMBIA - ALBERTA - VANCOUVER

FEBRUARY 27, 2019

2a





A new fire hydrant will be installed somewhere on the boulevard along the front property line. The final location has not been determined yet.

For the purpose of calculating the maximum distance of the fire fighter access path we assumed the location to be in front of the south-east corner of the site (furthest possible distance to site entry).

38.1m → distance from hydrant to site entry (fire truck location)  
 44.5m → distance from fire truck to turnest entry (unit 301)

Residential 2' conduit	22
Visitor 0.2 conduit	3
<b>Total Required</b>	<b>25</b>
<b>Parking Provided</b>	
Standard Stall	17
Small Stall	5
Visitor Provided	3
<b>Total Provided</b>	<b>25</b>

**5 Small Cars  
1 Exempt Stall (for Lock-off Unit)**

**Zoning Variance:**

On-site Worker Picking Requirements	
Class 1: 1.25 sublimit	14
max. 35% Vertical Stalls	4
Class 2: 0.02 sublimit	3
Total Class 1 Stalls Required	14
Total Class 1 Stalls Provided	15
Total Class 2 Stalls Required	3
Total Class 2 Stalls Provided	3
Horizontal Stalls Provided	14
Vertical Stalls Provided	1

STANDARD CAR STALL  
SIZE: 10.0m x 5.5m

SMALL CAR STALL  
SIZE: 8.0m x 4.0m

HANDICAPPED CAR STALL  
SIZE: 10.0m x 5.5m

CLASS 1 BIKE STALL  
SIZE: 1.0m x 0.6m

CLASS 1 BIKE STALL (Vertical)  
SIZE: 1.0m x 0.6m

LEVEL 2 Electric Vehicle Plug-ins  
one for each parking space

6.7m Wide Driveway  
6.0m Wide aisle with 4.4m Vertical Clearance  
0.43m pad over curbs



**9391 - 9411**  
**No 2 ROAD**  
for  
Citimark Projects Corp.

Citimark Projects Corp.

## PARKING PLAN

SCALE: 3/32" = 1'-0"

FEBRUARY 12 2019



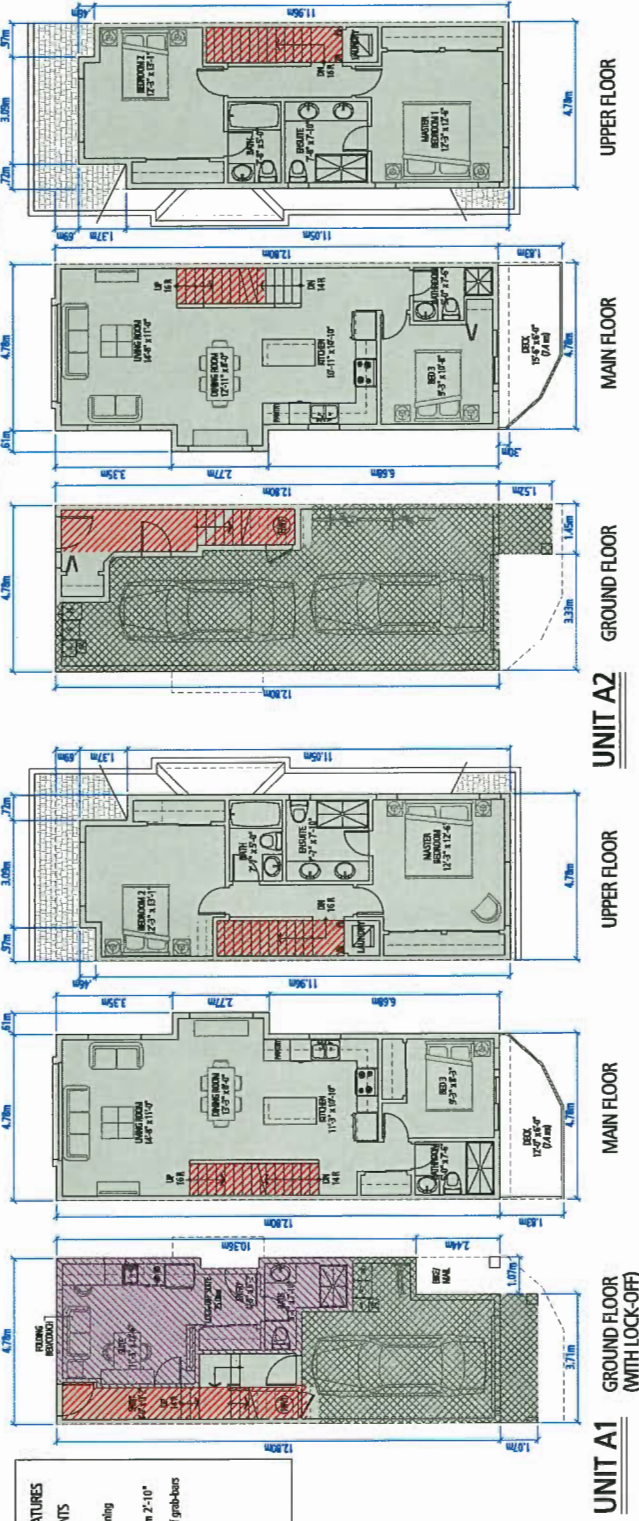
**FOUGERE**  
architecture inc.

BRITISH COLUMBIA AIRLIFT - VESSELINGTON  
252 - 2425 Quebec Street  
Vancouver BC V6T 4J1  
604.673.2367  
brimstone@brimstone.ca



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

- Entry door minimum 855 mm clear opening
- Entry door swing minimum 90°
- Bathroom minimum 200 mm width
- Door from garage to living area minimum 2'-10" (swing to clear spec.)
- Binding to bathrooms for installation of grab-bars (bathtub, tub and shower)
- Provision of three clear handrails
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



9391 - 9411  
No 2 ROAD

for  
Citimark Projects Corp.

## FLOOR PLANS

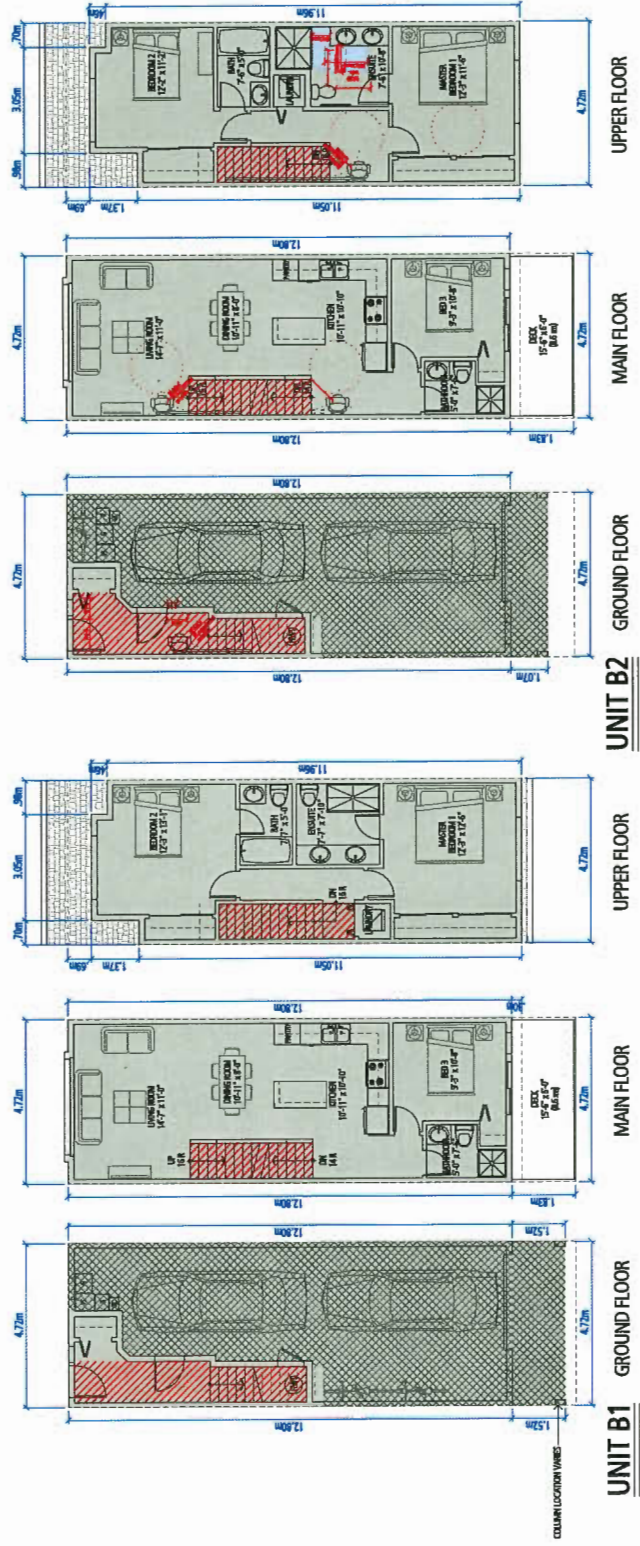
SCALE: 3/16" = 1'-0"

0 5' 10' 15'

FEBRUARY 12, 2019

**FOUGERE**  
architecture inc.  
200-5400 Queen Mary Rd. Suite 100  
North York, ON M2N 6K7  
Tel: 416-291-1111  
Fax: 416-291-1112  
www.fougerearch.com

3



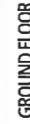
**"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (3' 0" swinging door spec.)
- Hallways minimum 900 mm width (swinging door spec.)
- Door from garage to living area minimum 2'-0" (swinging door spec.)
- Flooring to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

FLOOR AREA CALCULATION	
GROUND FLOOR	680 sf
MAIN FLOOR	658 sf
UPPER FLOOR	617 sf
<b>GROSS</b>	<b>1,955 sf</b>
less garage	490 sf
less covered area	49 sf
<b>GFA</b>	<b>1,416 sf</b>
less entry / stair	84 sf
less Main floor stair	24 sf
less Upper floor stair	43 sf
<b>TOTAL NET</b>	<b>1,265 sf</b>

FLOOR AREA CALCULATION	
GROUND FLOOR	959 sf
UPPER FLOOR	981 sf
<b>GROSS</b>	<b>1,940 sf</b>
less garage	394 sf
less covered area	0 sf
<b>GFA</b>	<b>1,546 sf</b>
less entry / stair	108 sf
less Upper floor stair	29 sf
<b>TOTAL NET</b>	<b>1,409 sf</b>

Citimark Projects Corp.



SCALE: 3/16" = 1'-0"



**FOUGERE inc.**  
architecture inc.  
BRITISH COLUMBIA - ALBERTA - WASHINGTON  
604.473.2297  
242 - 2425 Quaker Street  
Vancouver, BC V6T 4L8  
foougar@bcnet.ca



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

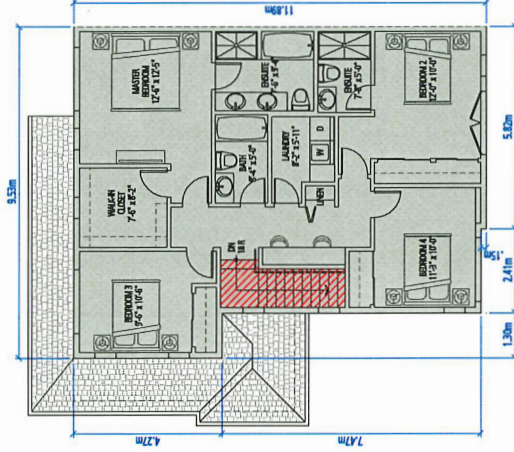
- Entry doors minimum 855 mm clear opening (2'-4" netting door spec.)
- Hallways minimum 900 mm width (netting door spec.)
- Door from garage to living area minimum 2'-10" (netting door spec.)
- Stairs to bedrooms for installation of grab-bars
- Provision of floor door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

## **UNIT D1**

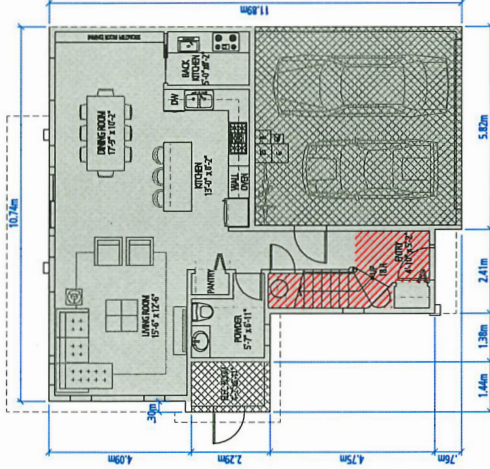
FLOOR AREA CALCULATION	
GROUND FLOOR	1,176 sq ft
UPPER FLOOR	1,109 sq ft
GROSS	2,285 sq ft
Less garage	366 sq ft
Less covered area	0 sq ft
GFA	1,919 sq ft
Less 1st floor gar	171 sq ft
Less 1st floor gar	50 sq ft
TOTAL NET	1,805 sq ft

## **UNIT D2**

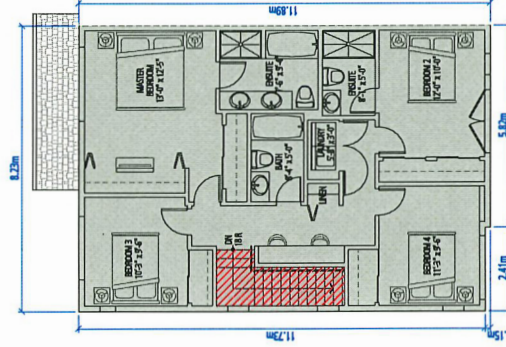
FLOOR AREA CALCULATION	
GROUND FLOOR	1,026 sq ft
UPPER FLOOR	1,068 sq ft
GROSS	2,094 sq ft
Less garage	366 sq ft
Less covered area	0 sq ft
GFA	1,728 sq ft
Less 1st floor gar	171 sq ft
Less 1st floor gar	50 sq ft
TOTAL NET	1,507 sq ft



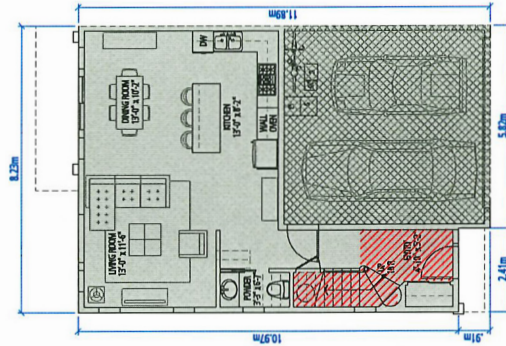
MAIN FLOOR



UNIT D1



MAIN FLOOR



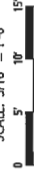
UNIT D2

**9391 - 9411  
No 2 ROAD**  
for  
Citimark Projects Corp.



## **FLOOR PLANS**

SCALE: 3/16" = 1'-0"



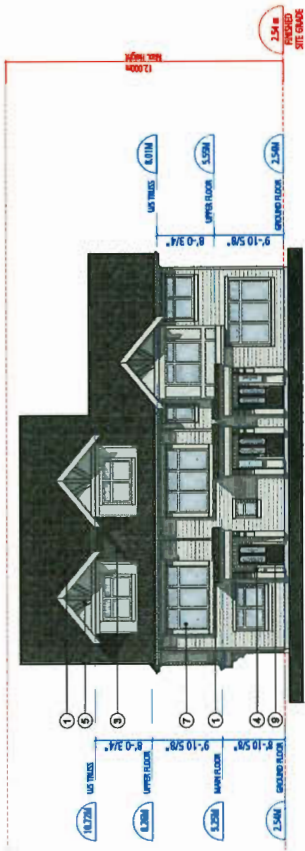
FEBRUARY 12, 2019

**FOUGERE**  
architecture inc.  
1000 AVENUE DU PARC  
SUITE 200  
BELLERIVE, QUEBEC H3V 2S4  
514-441-1111  
www.fougerearch.com

5



EAST ELEVATION



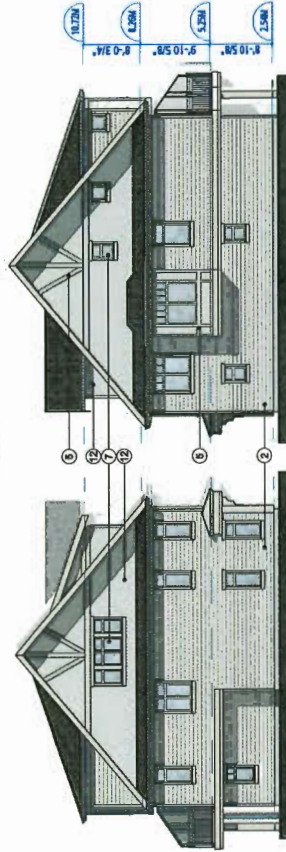
EAST ELEVATION



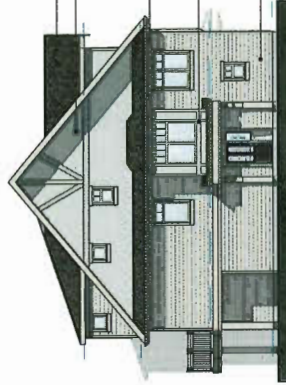
WEST ELEVATION



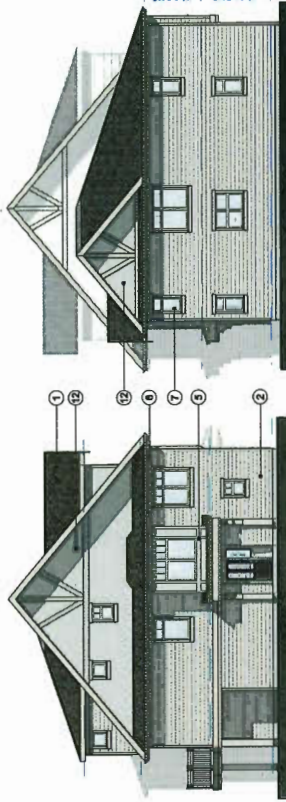
WEST ELEVATION



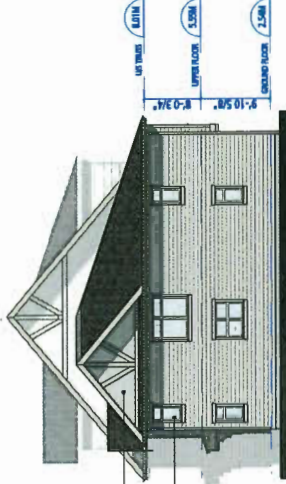
SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION

# BUILDING 4

# BUILDING 1

# BUILDING 1, 4 ELEVATIONS

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

FEBRUARY 12, 2019

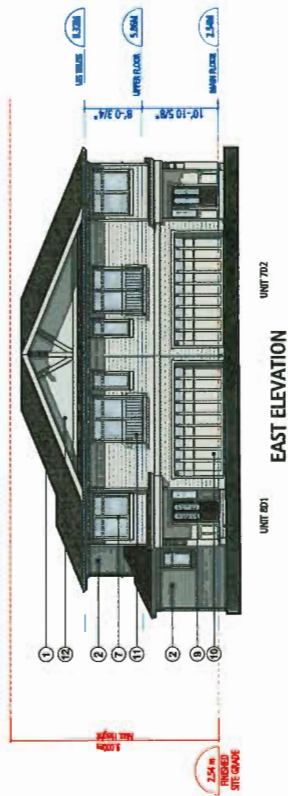
**FOUGERE**  
architecture inc.  
241-243 Quebec Street  
Montreal, QC H3T 4A8  
514.877.3891  
fo@fofugere.com

EXTERIOR FINISHES SCHEDULE

1	ASPHALT SHINGLES	10	SHINY HILLIARD - SHINY HILLIARD ALUMINUM
2	HARDWARE FLANGE LAMP BEING	11	SHINY HILLIARD - SHINY HILLIARD ALUMINUM
3	HARDWARE FLANGE LAMP BEING	12	SHINY HILLIARD - SHINY HILLIARD ALUMINUM
4	HARDWARE FLANGE LAMP BEING		
5	HARDWARE FLANGE LAMP BEING		
6	HARDWARE FLANGE LAMP BEING		
7	HARDWARE FLANGE LAMP BEING		
8	HARDWARE FLANGE LAMP BEING		
9	HARDWARE FLANGE LAMP BEING		
10	HARDWARE FLANGE LAMP BEING		
11	HARDWARE FLANGE LAMP BEING		
12	HARDWARE FLANGE LAMP BEING		

9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

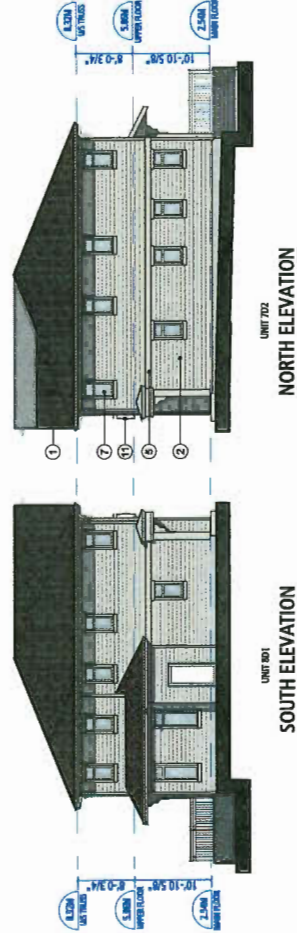




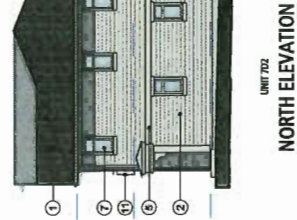
UNIT 801  
EAST ELEVATION  
UNIT 702



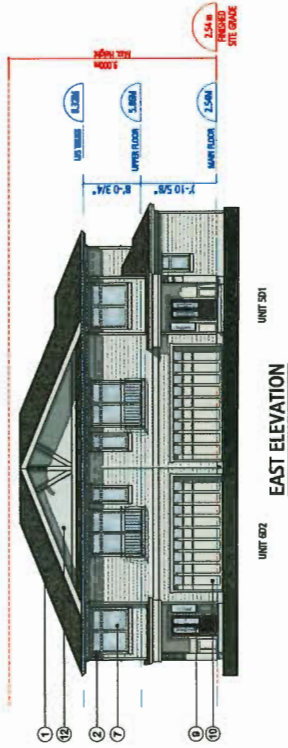
UNIT 801  
WEST ELEVATION  
UNIT 702



UNIT 801  
SOUTH ELEVATION  
BUILDING 3



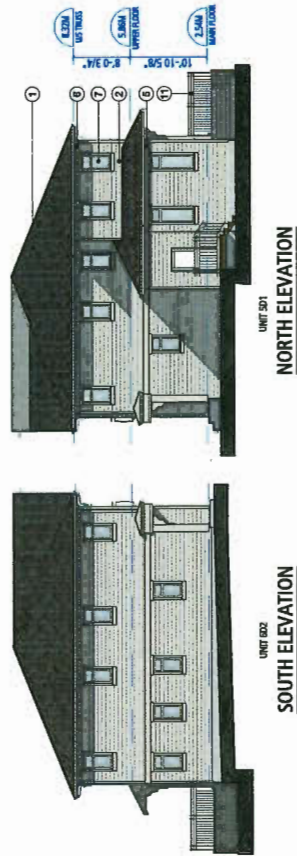
UNIT 702  
NORTH ELEVATION



UNIT 501  
EAST ELEVATION  
UNIT 602



UNIT 501  
WEST ELEVATION  
UNIT 602



UNIT 501  
SOUTH ELEVATION  
BUILDING 2



UNIT 501  
NORTH ELEVATION

EXTERIOR FINISHES SCHEDULE

NO.	FINISH	DESCRIPTION
1	ASPHALT SHINGLES	ROOF
2	HANDSE PLANED LAY SIDING	WALLS
3	BRICK	WALLS
4	BRICK	WALLS
5	BRICK	WALLS
6	BRICK	WALLS
7	BRICK	WALLS
8	BRICK	WALLS
9	BRICK	WALLS
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11	BRICK	WALLS
12	BRICK	WALLS
13	BRICK	WALLS

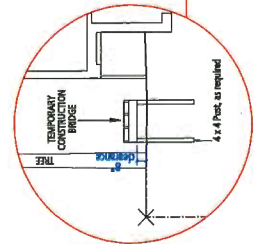
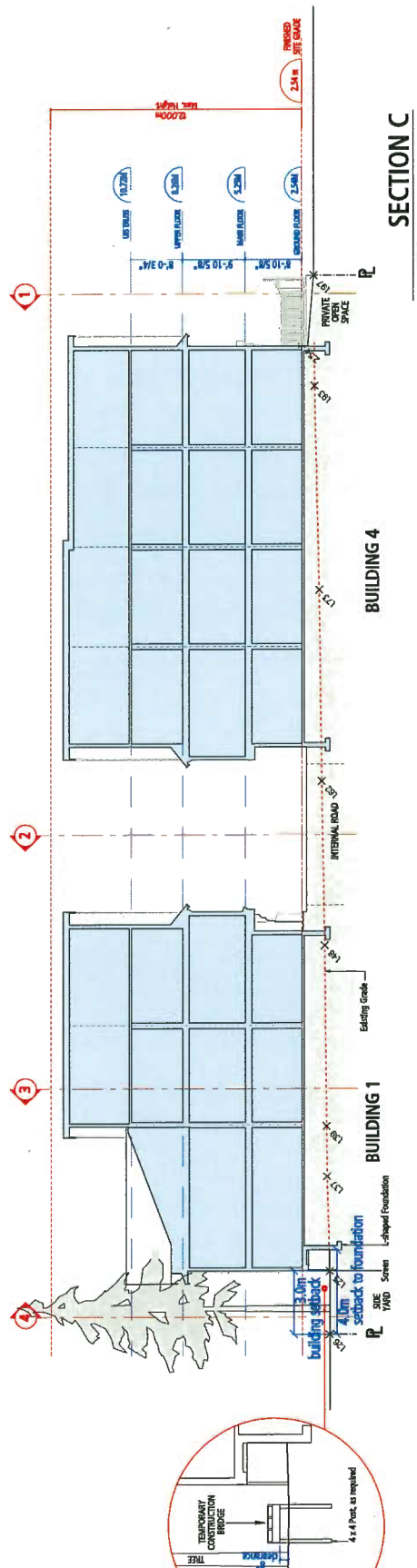
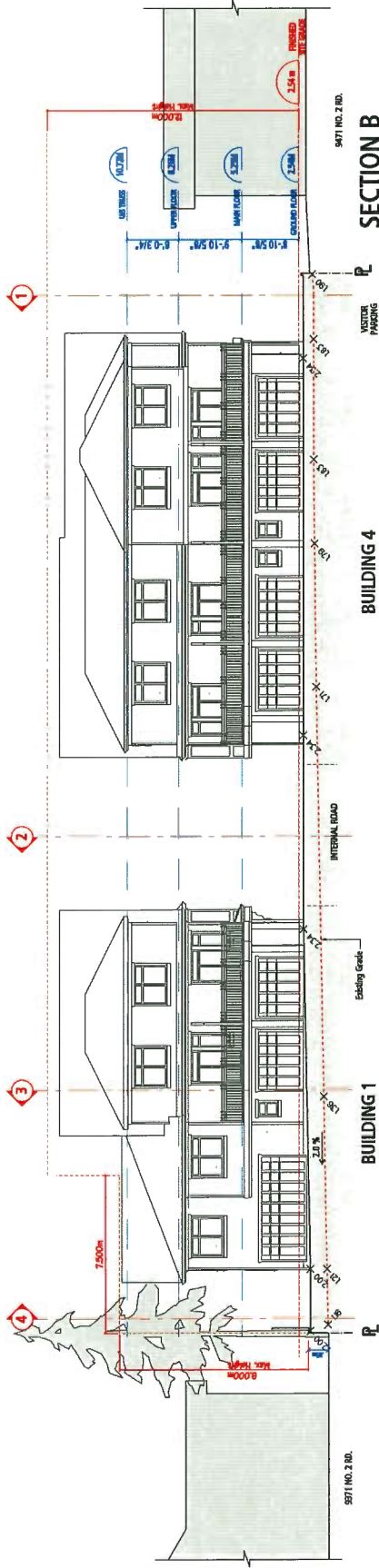
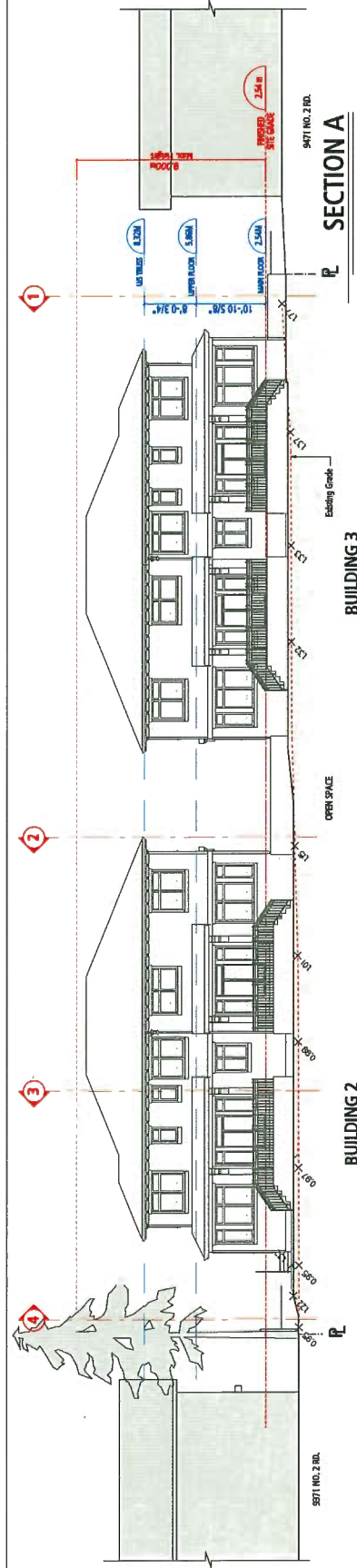
9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

BUILDING 2, 3  
ELEVATIONS  
SCALE: 1/8" = 1'-0"

0 5' 10' 20'

FEBRUARY 12, 2019

**FOUGERE**  
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1000 COLUMBIA AVE. SUITE 100  
VANCOUVER, BC V6T 1G5  
Phone: 604.681.1111  
Fax: 604.681.1112  
www.fougerearchitecture.com



9391 - 9411  
NO. 2 ROAD  
for  
Citimark Projects Corp.

SECTIONS

SCALE: 1/8" = 1'-0"  
0 5' 10' 20'

FEBRUARY 12, 2019

**FOUGERE**  
architecture inc.  
200-2425 Quebec Street  
Montreal, QC H3T 2G8





Citimark Projects Corp.

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

## BUILDING 2

## SECTION 4





9471 No 2 Road

RL

PROPOSED DEVELOPMENT

RL

9371 No 2 Road

## STREETSCAPE

9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.



9371 No 2 Road

RL

PROPOSED DEVELOPMENT

RL

9471 No 2 Road

## YARDSCAPE

STREETSCAPE  
YARDSCAPE

SCALE: 3/32" = 1'-0"  
0 10' 20' 30'

FEBRUARY 12, 2019

**FOUGERE**  
architecture inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
1000 West Broadway, Suite 100  
Vancouver, BC V6H 1A5  
fougere@fougere.ca



**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	1 (LD-01)	CONCRETE SLAB (Footings)
	2 (LD-02)	PAVEMENT (Paving)
	3 (LD-03)	GRAVEL (Base)
	4 (LD-04)	GRASS (Seeds)
	5 (LD-05)	RETAINING WALL (Concrete)
	6 (LD-06)	ASPHALT (Paving)
	7 (LD-07)	WATER FEATURE (Fountain)
	8 (LD-08)	LIGHT FIXTURE (Landscape)
	9 (LD-09)	PLANTING BED (Mulch)
	10 (LD-10)	FENCE (Wood)
	11 (LD-11)	GATE (Wood)
	12 (LD-12)	DRIVEWAY (Asphalt)
	13 (LD-13)	WALKWAY (Paving)
	14 (LD-14)	STAIR (Concrete)
	15 (LD-15)	RAMP (Concrete)
	16 (LD-16)	BARRIER (Concrete)
	17 (LD-17)	CURB (Concrete)
	18 (LD-18)	DRAINAGE (Concrete)
	19 (LD-19)	SLOPE (Grass)
	20 (LD-20)	FLAT (Grass)
	21 (LD-21)	HILL (Grass)
	22 (LD-22)	VALLEY (Grass)
	23 (LD-23)	WATER (Lake)
	24 (LD-24)	SWAMP (Marsh)
	25 (LD-25)	FOREST (Trees)
	26 (LD-26)	PARK (Grass)
	27 (LD-27)	GOLF COURSE (Grass)
	28 (LD-28)	TENNIS COURT (Concrete)
	29 (LD-29)	BASKETBALL COURT (Concrete)
	30 (LD-30)	BASEBALL FIELD (Grass)
	31 (LD-31)	SOFTBALL FIELD (Grass)
	32 (LD-32)	BASEBALL DIAMOND (Grass)
	33 (LD-33)	SOFTBALL DIAMOND (Grass)
	34 (LD-34)	BASEBALL BASE (Concrete)
	35 (LD-35)	SOFTBALL BASE (Concrete)
	36 (LD-36)	BASEBALL PITCHER'S MOUND (Grass)
	37 (LD-37)	SOFTBALL PITCHER'S MOUND (Grass)
	38 (LD-38)	BASEBALL HOME PLATE (Concrete)
	39 (LD-39)	SOFTBALL HOME PLATE (Concrete)
	40 (LD-40)	BASEBALL FOUL LINE (Grass)
	41 (LD-41)	SOFTBALL FOUL LINE (Grass)
	42 (LD-42)	BASEBALL WARNING TRACK (Grass)
	43 (LD-43)	SOFTBALL WARNING TRACK (Grass)
	44 (LD-44)	BASEBALL OUTFIELD FENCE (Grass)
	45 (LD-45)	SOFTBALL OUTFIELD FENCE (Grass)
	46 (LD-46)	BASEBALL INFIELD FENCE (Grass)
	47 (LD-47)	SOFTBALL INFIELD FENCE (Grass)
	48 (LD-48)	BASEBALL PITCHER'S MOUND (Grass)
	49 (LD-49)	SOFTBALL PITCHER'S MOUND (Grass)
	50 (LD-50)	BASEBALL HOME PLATE (Concrete)
	51 (LD-51)	SOFTBALL HOME PLATE (Concrete)
	52 (LD-52)	BASEBALL FOUL LINE (Grass)
	53 (LD-53)	SOFTBALL FOUL LINE (Grass)
	54 (LD-54)	BASEBALL WARNING TRACK (Grass)
	55 (LD-55)	SOFTBALL WARNING TRACK (Grass)
	56 (LD-56)	BASEBALL OUTFIELD FENCE (Grass)
	57 (LD-57)	SOFTBALL OUTFIELD FENCE (Grass)
	58 (LD-58)	BASEBALL INFIELD FENCE (Grass)
	59 (LD-59)	SOFTBALL INFIELD FENCE (Grass)
	60 (LD-60)	BASEBALL PITCHER'S MOUND (Grass)
	61 (LD-61)	SOFTBALL PITCHER'S MOUND (Grass)
	62 (LD-62)	BASEBALL HOME PLATE (Concrete)
	63 (LD-63)	SOFTBALL HOME PLATE (Concrete)
	64 (LD-64)	BASEBALL FOUL LINE (Grass)
	65 (LD-65)	SOFTBALL FOUL LINE (Grass)
	66 (LD-66)	BASEBALL WARNING TRACK (Grass)
	67 (LD-67)	SOFTBALL WARNING TRACK (Grass)
	68 (LD-68)	BASEBALL OUTFIELD FENCE (Grass)
	69 (LD-69)	SOFTBALL OUTFIELD FENCE (Grass)
	70 (LD-70)	BASEBALL INFIELD FENCE (Grass)
	71 (LD-71)	SOFTBALL INFIELD FENCE (Grass)
	72 (LD-72)	BASEBALL PITCHER'S MOUND (Grass)
	73 (LD-73)	SOFTBALL PITCHER'S MOUND (Grass)
	74 (LD-74)	BASEBALL HOME PLATE (Concrete)
	75 (LD-75)	SOFTBALL HOME PLATE (Concrete)
	76 (LD-76)	BASEBALL FOUL LINE (Grass)
	77 (LD-77)	SOFTBALL FOUL LINE (Grass)
	78 (LD-78)	BASEBALL WARNING TRACK (Grass)
	79 (LD-79)	SOFTBALL WARNING TRACK (Grass)
	80 (LD-80)	BASEBALL OUTFIELD FENCE (Grass)
	81 (LD-81)	SOFTBALL OUTFIELD FENCE (Grass)
	82 (LD-82)	BASEBALL INFIELD FENCE (Grass)
	83 (LD-83)	SOFTBALL INFIELD FENCE (Grass)
	84 (LD-84)	BASEBALL PITCHER'S MOUND (Grass)
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	86 (LD-86)	BASEBALL HOME PLATE (Concrete)
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	95 (LD-95)	SOFTBALL INFIELD FENCE (Grass)
	96 (LD-96)	BASEBALL PITCHER'S MOUND (Grass)
	97 (LD-97)	SOFTBALL PITCHER'S MOUND (Grass)
	98 (LD-98)	BASEBALL HOME PLATE (Concrete)
	99 (LD-99)	SOFTBALL HOME PLATE (Concrete)
	100 (LD-100)	BASEBALL FOUL LINE (Grass)

**FENCING**

KEY	REF.	DESCRIPTION
	1 (LD-01)	2.5M HORIZONTAL WOODEN FENCE
	2 (LD-02)	WOOD RAIL FENCE
	3 (LD-03)	HAZARD ON RIGHT SIDE
	4 (LD-04)	PRIVACY FENCE

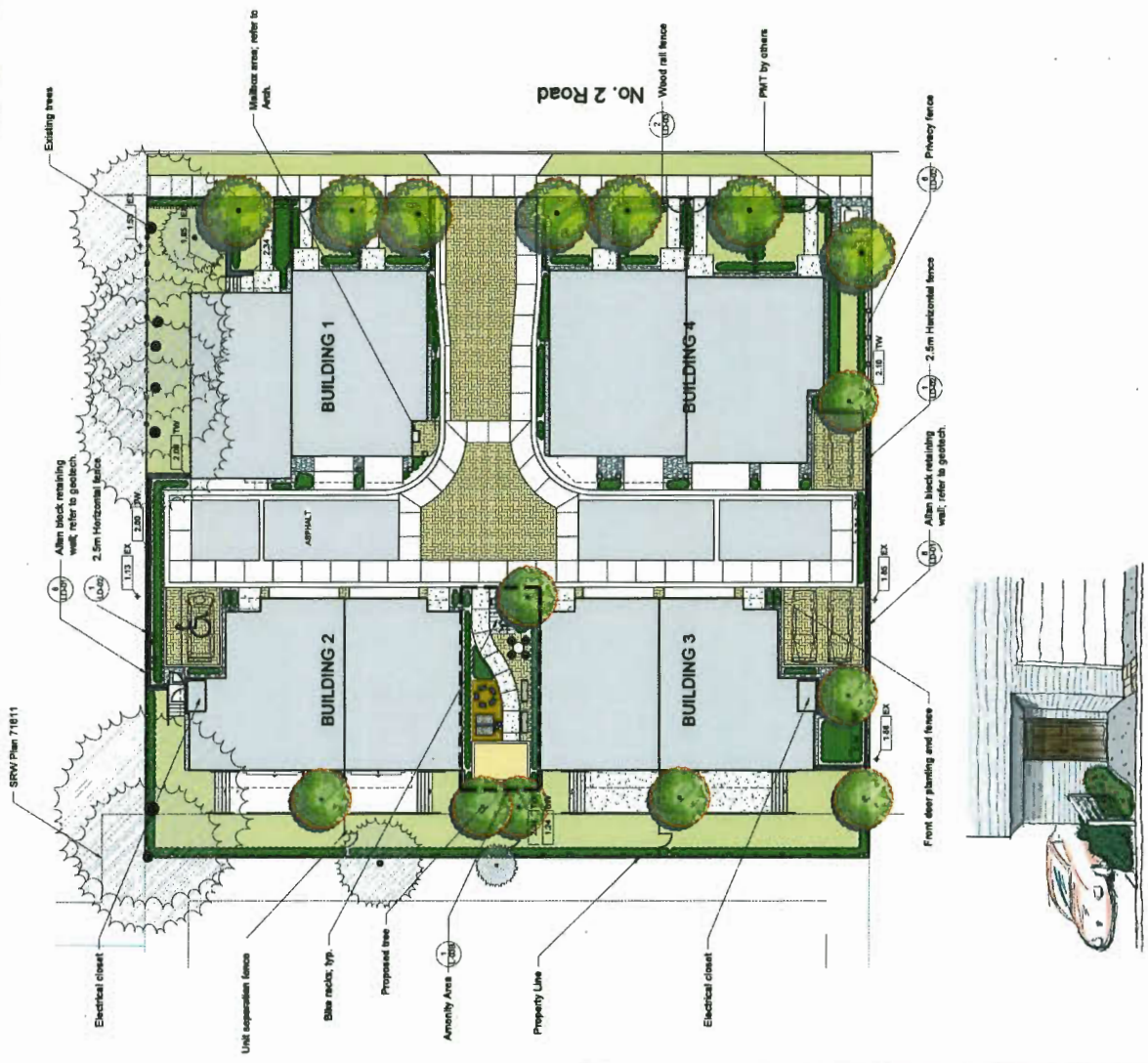
**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
	1 (LD-01)	PROPOSED TREE
	2 (LD-02)	EXISTING TREE
	3 (LD-03)	NEW CENTRAL LANDSCAPE NODE FOR SPECIMEN
	4 (LD-04)	MUD CHIPS
	5 (LD-05)	SAND
	6 (LD-06)	GRASS PLANTING

**PLANT SCHEDULE**

TREE	BOTANICAL NAME / COMMON NAME	QTY	SIZE	CA	SE	QTY
	Cercocarpus pauciflorus / Madroño Tree	8.00	8.00	1.5 m tall	7	
	Quercus agrifolia / Live Oak	8.00	8.00	1.5 m tall	8	

1:100 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



Front door planting and fence (for Building 2 & 3)





van der Zanden + associates Inc.  
Landscape Architecture  
100-11111 101st Avenue  
Richmond, B.C. V6V 2G9  
Tel: 604.273.1111  
Fax: 604.273.1112  
www.vdz.com

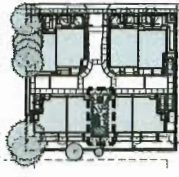
# AMENITY AREA



DP2018-35  
VDZ Project #

L-02B  
Drawing #

Key Map INTN



No.	Description	Date
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99	Issue for the Design	July 13, 2018
100	Issue for the Design	July 13, 2018

Project:  
SRW - 8411 No. 2 Road  
City File No. RZ 17-785742  
Location:  
SRW - 8411 No. 2 Road,  
Richmond, B.C.

Drawn: DM PW	Checked: DM	Approved: MACE	Original Sheet Size: 24"x36"
Scale: 1:50			

## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 LD-07	CONCRETE SLAB (seamless)
	8 LD-08	ALUMINUM RETAINING WALL
	9 LD-09	CUSTOM HARDSCAPE (seamless)
	10 LD-10	Blank Hardscape (seamless)

## FENCING

KEY	REF.	DESCRIPTION
	11 LD-11	PRIVACY FENCE

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	PROPOSED TREE
	2 LD-02	WOOD CHIPS
	3 LD-03	SAND
	4 LD-04	SPRUCE PLANTING
	5 LD-05	HEDGE PLANTING
	6 LD-06	PERENNIAL PLANTING



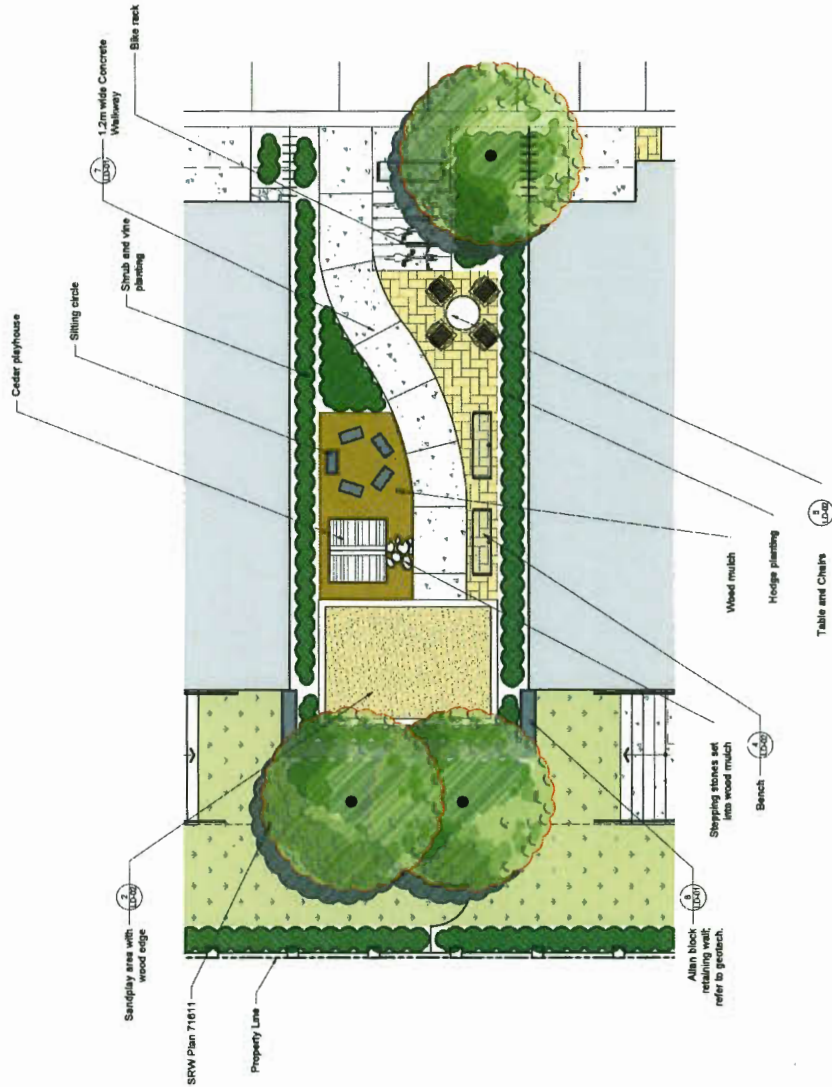
Sitting circle



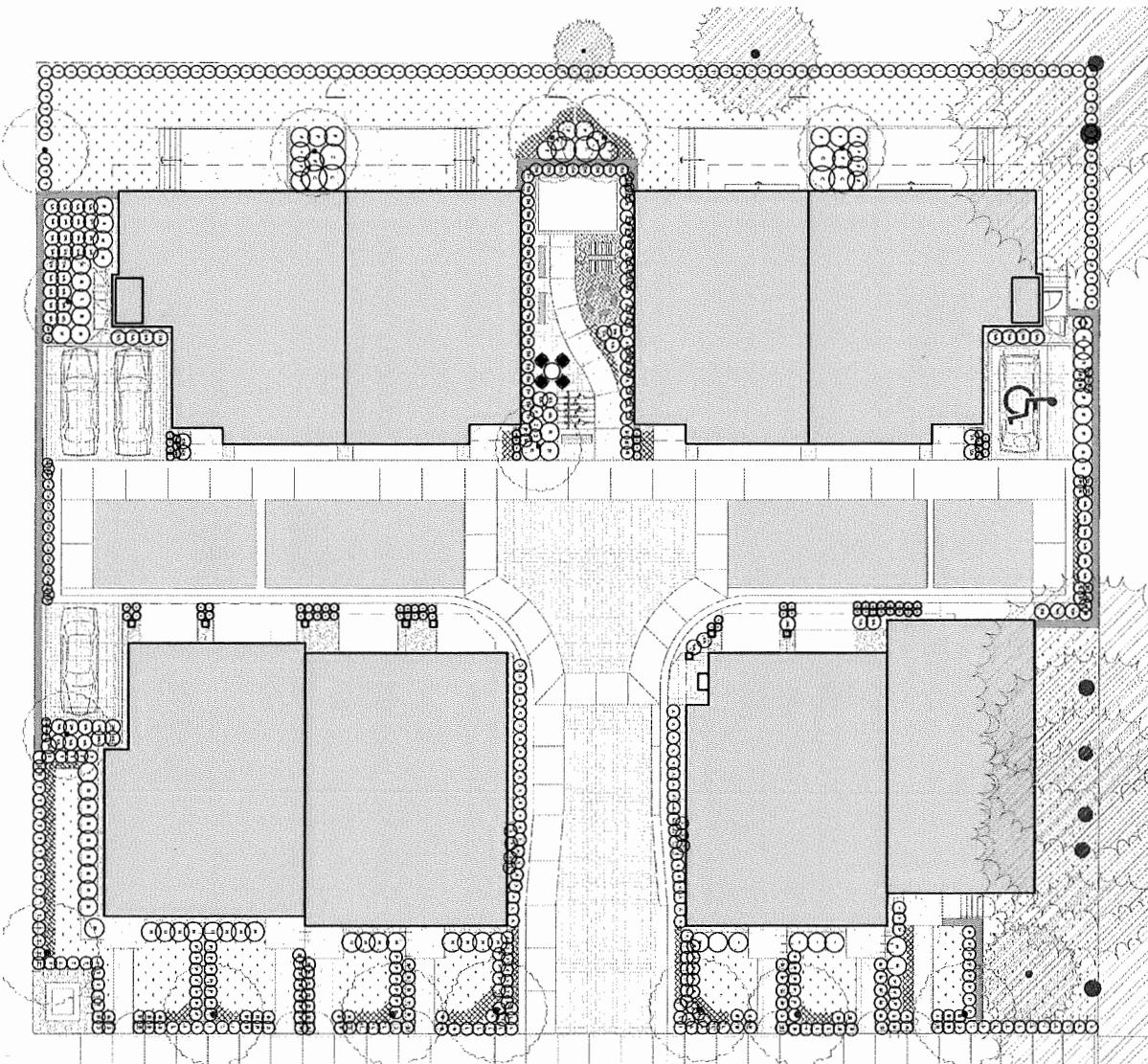
Cedar playhouse



Sandbox



1:50 0 1m 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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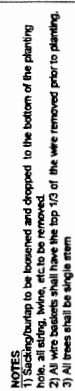
Drawing Title:  
**PLANTING PLAN**

VDZ Project #:  
**DP2018-35**

Drawing #:  
**L-03**

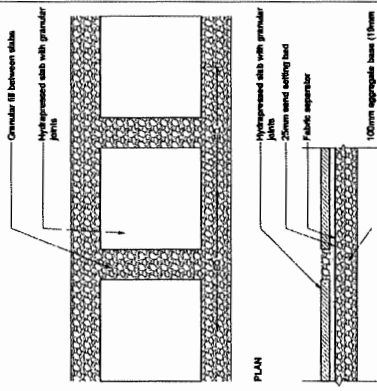
**van der Zalm + associates inc**  
 Project & Construction • Civil Engineering  
 Urban Design • Landscape Architectural  
 Since 1977 47th Avenue  
 Langley, British Columbia  
 V1R 6B9  
 • 604.882.2022  
 • 604.882.2002  
 info@vz-zalm.ca





**Notes:**

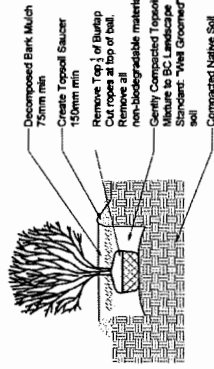
1. Slabs to be spaced equally between adjacent surfaces.



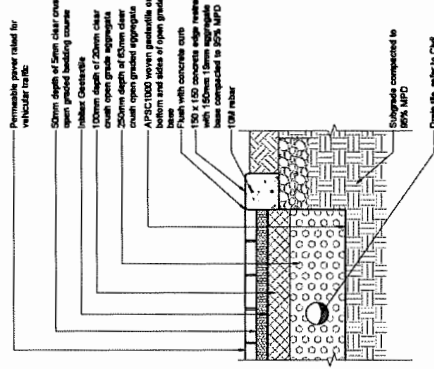
**Notes:**

1. Install all components as per manufacturer's specifications.
2. Supplier: Absorbent Concrete or approved Equal.
3. Type: Tenzar.
4. Size: 810mm x 610mm, 457mm x 457mm.
5. Color: Charcoal.

**C** Scale 1:10



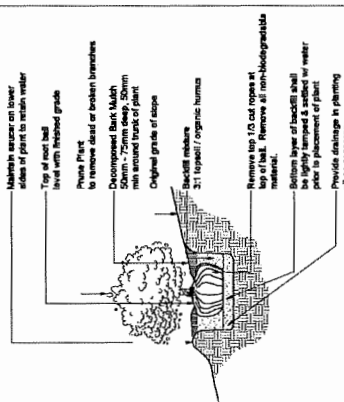
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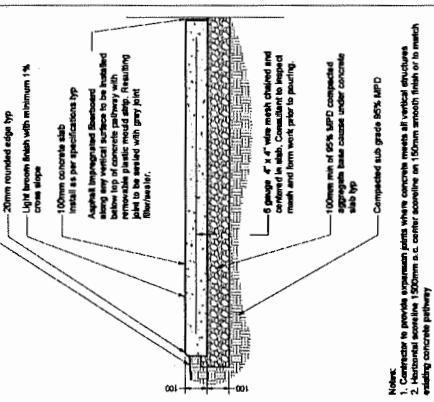
**Notes:**

1. Install all components as per manufacturer's specifications.
2. AquaPure - Pure Filtration System
3. Running board (optional)
4. Coverboard with optional solid surface top

**Scale 1:10**



\_\_\_\_\_ Please insert from address file

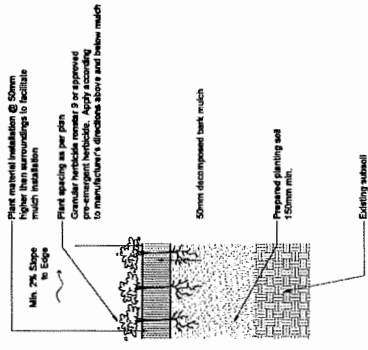


**Notes:**

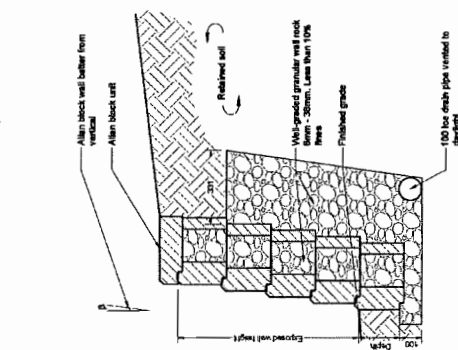
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal section 1500mm o.c. center sectionline on 150mm smooth finish or to match existing concrete pathway

— Compacted sub grade 90% M.P.U.

Scale 1:10



---



## Scale 1: 10

[illegible]

Project:	8391 - 9411 No. 2 Road City File No. RZ 17-78742
Location:	8391 - 9411 No. 2 Road, Richmond, B.C.

[illegible]



[illegible]

Project:	Location:
5391 - 9411 No. 2 Road City File No: RZ 17-785742	5391 - 9411 No. 2 Road, Richmond, B.C.

Client: DVI	Checklist TII	Stamp:	
		Original Sheet Size: 34"x58"	<p>DESIGNER: JOHN L. DODD JR., AIA, INCORPORATED          THE "B" SYMBOL IS NOT A TRADEMARK OF AIA.          THIS DOCUMENT IS THE PROPERTY OF AIA AND IS LOANED TO YOU FOR YOUR USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM AIA.</p>
		Appoint: AIVCE	Scale: AS SHOWN







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Landscape Architecture  
1000 West 10th Avenue, Suite 100  
Anchorage, Alaska 99501  
907.561.1234  
www.vdz.com



# SECTIONS



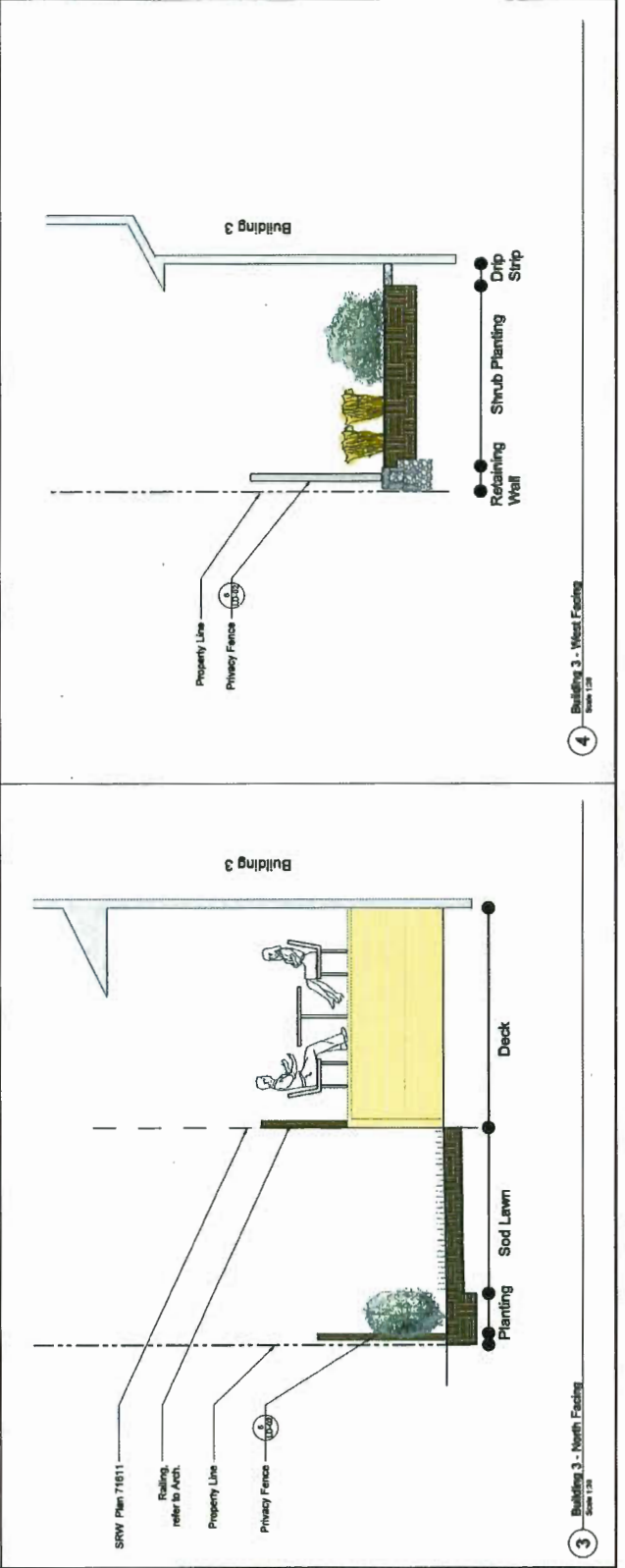
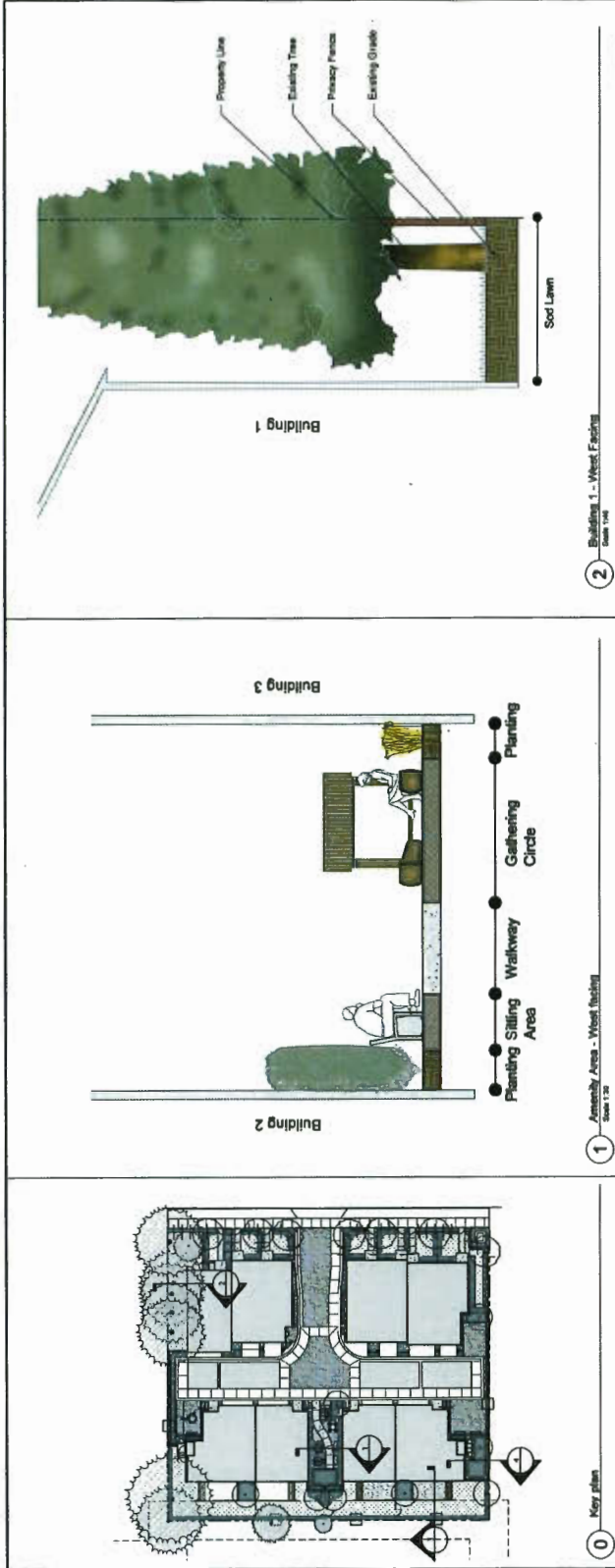
DP2018-35  
VDZ Project #

LS-01  
Drawing #

NO	REV	DESCRIPTION	DATE
1	1	Issued for Perceiving	Feb 12, 2019
2	1	Issued for Review	Feb 20, 2019
3	1	Issued for Review	Mar 02, 2019
4	1	Issued for Review	Mar 02, 2019
5	1	Issued for Review	Mar 02, 2019
6	1	Issued for Review	Mar 02, 2019
7	1	Issued for Review	Mar 02, 2019
8	1	Issued for Review	Mar 02, 2019
9	1	Issued for Review	Mar 02, 2019
10	1	Issued for Review	Mar 02, 2019

Project:  
5281 - 9411 No. 2 Road  
City File No. RZ.17/257/2  
Location:  
5281 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn: DY	Checked: TM	Approved: MWC	Scale: AS SHOWN
Stamp	Stamp	Stamp	Stamp







**RZ 17-785742**

**Attachment 3**

Address: 9391, 9393, and 9411 No. 2 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): Blundell Plan Area

	Existing	Proposed
<b>Owner:</b>	Citimark No. 2 Road Project Inc.	No change
<b>Site Size (m<sup>2</sup>):</b>	2,297.3	2,290
<b>Land Uses:</b>	Single Family and Duplex	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	3	11
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 FAR	0.65 FAR	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live landscape: Min. 25%	Building: Max. 39.1% Non-porous Surfaces: 61.4% Live landscape: 25%	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 50.25 m Depth: 45.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 6.0 m	Front: 5.05 m Rear: 6.0 m Side: 3.0 m	<b>Variance to front yard setback</b>
Height (m):	3 storeys or 12.0 m	11.5 m	none
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:	22 (R) and 3 (V)	22 (R) and 3 (V)	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	5	<b>Variance to allow 5 small car stalls</b>
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	10 tandem stalls	none
Handicap Parking Spaces	Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space)	1	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Secondary Suite Parking Spaces	When parking provided in side-by-side, non-tandem arrangement, no additional stall needed	Parking provided in non-tandem arrangement, but not side-by-side	<b>Variance to allow suite parking in non-tandem but not side-by-side arrangement</b>
Bicycle Parking Spaces	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Total Bike Parking Spaces	14 (Class 1) and 3 (Class 2)	14 (Class 1) and 3 (Class 2)	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> per unit	71 m <sup>2</sup>	none

Other: Tree replacement compensation required for loss of significant trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



**van der Zelm + associates inc.**  
Parks & Recreation • Civil Engineering  
Urban Design • Landscape Architecture

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V1M 4B3

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F 604 887 0042  
info@vzi.ca or  
vzi@vzi.ca

No.	Sr.	Description	Date
	T14	Issued for Re-Zoning	Feb. 12, 2017
	T14	Issued for Re-Zoning	Feb. 13, 2018
	T14	Issued for Re-Zoning	Nov. 07, 2018
	T14	Issued for Re-Zoning	Oct. 02, 2018
	T14	Issued for Re-Zoning	June 8, 2018

**REVISIONS TABLE FOR DRAWINGS**

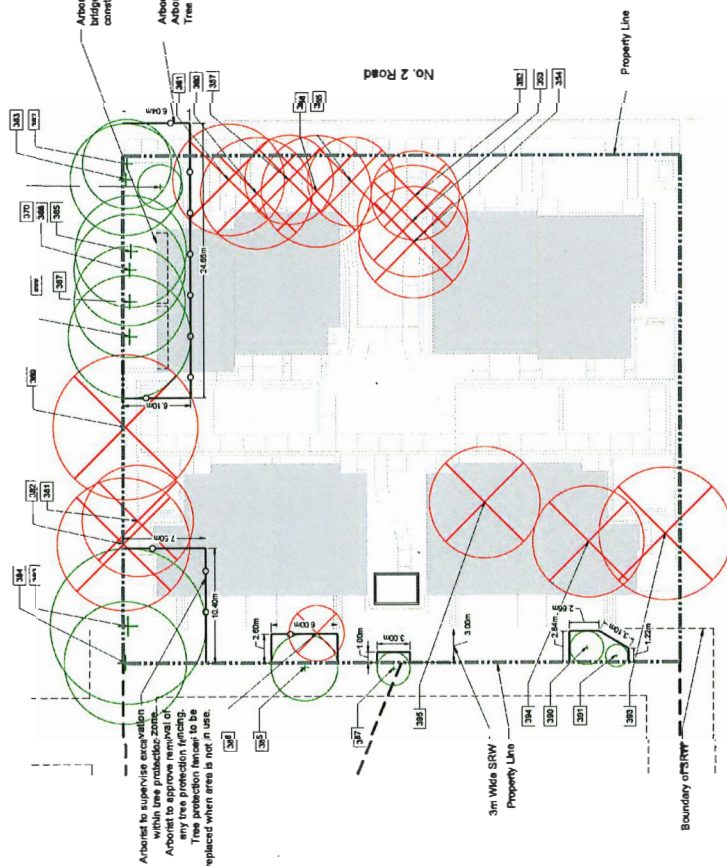
\* Change Number-4. This drawing and design is the property of the City of Salem, Oregon, and may not be reproduced or used for any purpose without permission.

No.	By	Description	Date
1	TJM	Revised and for Re-estimating Rev2	Feb 27, 2018
2	TJM	Revised for Re-estimating	Feb 20, 2018

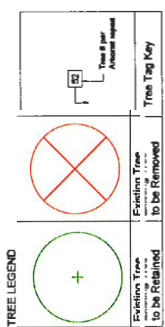
Project:	9391 - 9411 No. 2 Road City File No: RZ 17-785742
Location:	9391 - 9411 No. 2 Road, Richmond, B.C.



Dissect	Stamp:
TS	
Checked:	
TM	

<p>Original Sheet Size: 24"x36"</p>	<p>CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY TO THE COMPLETION OF WORK DESCRIBED. ALL DIMENSIONS AND TOLERANCES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. (THIS CONTRACT IS SUBJECT TO THE MODAL AGREEMENT/PPA/SLUMP AGREEMENT) MATCH WITH 100% OF THE CONSTRUCTION LIMITS LATEST EDITION FOR</p>
<p>Approved: TM</p>	<p>Scale: 1:150</p>



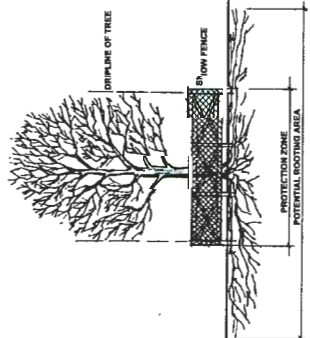
**1** **TREE MANAGEMENT PLAN**  
Scale 1:200



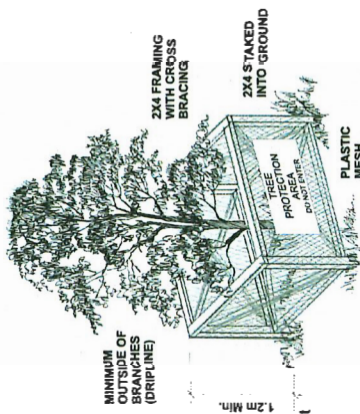
KEY	REF.	DESCRIPTION
	2 L-101A	TIME PROTECTION FENCE
		PROPERTY LINE

**Notes:**

1. Prior to attending status meeting to review tree protection fencing prior to commencing construction work.
2. Contact Arborist Michael J Mills (04-2350-771, mill@mccor.com for inspection 72 hours prior to any grading or excavation within the protection zone. Arborist to supervise any excavation within tree protection zone.
3. Arborist to approve removal of any tree protection fencing prior to its removal.
4. Read this plan together with the Arborist Report prepared by Michael J Mills dated June 07, 2018.



**2** TREE PROTECTION FENCE DETAIL  
Scale: 1/250





**Address:** 9391, 9393, and 9411 No. 2 Road

**File No.:** RZ 17-785742

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, the developer is required to complete the following:**

1. 0.14 m road dedication along the entire No. 2 Road frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. City acceptance of the developer's offer to voluntarily contribute \$500 per on-site tree (a total of \$8,500) to the City's Tree Compensation Fund for the planting of replacement trees within the city (based on the landscape plan demonstrating that 15 trees can be accommodated on site). If additional trees can be accommodated on site, the contribution may be reduced by \$500 per tree.
4. 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: pruning trees on the neighbouring property, 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.
5. Submission of a Tree Survival Security to the City in the amount of \$110,000 for the 11 trees to be retained.
6. The registration of a SRW (Statutory Right-of-Way) PROP (Property Right-of-Passage) on Title to provide legal means of public/vehicle access to future developments located to the north and south of the subject development. The SRW PROP is to cover the development driveway on No. 2 Road and the entire length of all on-site drive aisles. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that no permanent structures, including concrete curbs, are to be constructed at the north and south ends of the on-site north-south drive aisle.
7. Registration of a flood indemnity covenant on title.
8. 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 granting occupancy will be completed until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) One surface parking stall is assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of that unit.
  - c) The secondary suite cannot be stratified or otherwise held under separate title.
9. Registration of a legal agreement on Title, prohibiting the conversion of all tandem parking stalls into habitable space.
10. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$13,297) to the City's public art fund.
11. Contribution of \$1,600 per dwelling unit (e.g. \$17,600) in-lieu of on-site indoor amenity space.
12. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$136,170) to the City's affordable housing fund.
13. Discharge of existing covenant RD150386 registered on title, which restricts the use of the property to a duplex.
14. The City's acceptance of the developer's offer to voluntarily contribute \$30,000 for the purchase and installation of a City standard bus shelter.

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

15. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 320.0 L/s of water available at a 20 psi residual at the No. 2 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 designs.
  - Provide a right-of-way for the proposed water meter, at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- At Developer's cost, the City is to:
  - Install one new water service connection, complete with meter and meter box. Connection to be made to the 200 mm water main along No. 2 Road. Meter to be located onsite in a right-of-way.
  - Install a new fire hydrant south of the proposed driveway entrance for the development site to meet City hydrant spacing requirements for multi-family areas.
  - Cut and cap all existing water service connections to the development site, and remove meters.
  - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- At Developer's cost, the City is to:
  - Cut and cap all existing storm service connections to the development site and remove inspection chambers.
  - Install one new storm service connection, complete with inspection chamber, to serve the proposed development. An existing opening into the box culvert is to be reused if possible.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
  - Cut, cap, and remove all existing sanitary connections and inspection chambers serving the development site.
  - Install one new sanitary service connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

- The Developer is required to:
  - Complete frontage improvements including:
    - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
    - Construct a new 1.5 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
    - Close all existing driveways along No.2 road frontage permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above.
  - Review street lighting levels on the No. 2 Road frontage and upgrade as required.
  - Relocate the existing street lights to the ultimate location as required by the proposed frontage improvements.
  - Upgrade the existing northbound bus stop on No. 2 Road far-side Woodward's Road to provide a 2.9 m x 9.0 m concrete bus pad. The bus pad works are to include conduit pre-ducting for bus shelter electrical connections. This bus pad is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'.

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

- Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground overhead service lines.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To relocate or underground the overhead lines and poles as required by the proposed frontage improvements.
    - To locate/relocate all above-ground utility cabinets and kiosks within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to SA design approval:
      - BC Hydro PMT – 4mW X 5m (deep)
      - BC Hydro LPT – 3.5mW X 3.5m (deep)
      - Street light kiosk – 1.5mW X 1.5m (deep)
      - Traffic signal kiosk – 2mW X 1.5m (deep)
      - Traffic signal UPS – 1mW X 1m (deep)
      - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
      - Telus FDH cabinet-1.1 m W X 1 m (deep – show possible location in functional plan
16. 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.
17. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and,
  - include the 15 required replacement trees with the following minimum sizes:

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

2. 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.

**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. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

---

Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10001 (RZ 17-785742)  
9391, 9393 and 9411 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 "Medium Density Townhouses (RTM2)":

P.I.D. 001-930-036

Strata Lot 1 Section 25 Block 4 North Range 7 West New Westminster District Strata Plan NW1729 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

P.I.D. 001-930-044

Strata Lot 2 Section 25 Block 4 North Range 7 West New Westminster District Strata Plan NW1729 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; and

P.I.D. 003-286-258

Lot 250 Except: Part Subdivided by Plan 71225, Section 25 Block 4 North Range 7 West New Westminster District Plan 57906.

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10001**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAR 11 2019

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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