



To: Planning Committee

Date: February 14, 2022

From: Wayne Craig  
Director, Development

File: RZ 19-870807

Re: Application by Terra Spires Development LP for Rezoning at 8740, 8760, 8780 and 8800 Spires Road, and the Surplus Portion of the Spires Road road allowance from Single Detached (RS1/E) to Parking Structure Townhomes (RTP4)

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, for the rezoning of 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance from "Single Detached (RS1/E)" to "Parking Structure Townhomes (RTP4)", be introduced and given first reading.

Wayne Craig  
Director, Development

WC:el  
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Terra Spires Development LP, on the behalf of 1219002 BC Ltd. (Incorporation number: BC1219002; Directors: Kai-Shen (John) Hsiung and Yi-Jen (Claire) Wang), has applied to the City of Richmond for permission to rezone 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Parking Structure Townhouses (RTP4)” zone in order to permit the development of 36 townhouse units and three secondary suites with a common parking structure accesses from Spires Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections.

### Findings of Fact

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

### Subject Site Existing Housing Profile

The site currently contains four single-family homes, which will be demolished. The applicant has advised that all of the four houses on-site are rented out; and there are no suites in the houses.

### Surrounding Development

The Spires Road Neighbourhood is identified in the City Centre Area Plan (CCAP) as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings over parking structures.

- To the North: Across Spires Road, Single-family homes on lots zoned “Single Detached (RS1/E)” and a recently approved 22 unit high density townhouse development (RZ 17-790301 & DP 19-875398) on a lot zoned “Parking Structure Townhouses (RTP4)”. This townhouse development at 8699 Spires Road is currently under construction.
- To the South: A 12-unit townhouse development on a lot zoned Low Density Townhouses (RTL1) at 8551/8571 Cook Road, and two vacant lots at 8591 and 8611 Cook Road. A rezoning application to develop 39 townhouse units at 8591 and 8611 Cook Road (RZ 17-769352) has been received and design development is required prior to this project being forwarded to Planning Committee for consideration.
- To the East: Across Cook Gate, single-family homes on lots zoned “Single Detached (RS1/E)”, which are designated for high density townhouses under the City Centre Area Plan.

- To the West: A recently approved 64 unit high density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned “Parking Structure Townhouses (RTP4)”. This townhouse development at 8888 Spires Road is currently under construction.

### **Related Policies & Studies**

#### Official Community Plan/City Centre Area Plan

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

The subject development site is located within the Brighthouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 4). The site is in “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (built over common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses over a common parking structure generally complies with the CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.31 per buildable square foot (2021-2023 rate), for a total contribution of \$13,052.36 prior to final adoption of the rezoning bylaw.

#### Council Referral

Planning Committee passed a referral motion on October 20, 2021 to direct staff to consider density bonusing in the Spires Road Area to facilitate new multiple family developments that include a mix of strata housing, market rental and income controlled rental. Staff is undertaking an economic analysis of density bonusing and inclusionary zoning to determine the implications of the requirements for market rental and income controlled rental units, as well as development viability. A public consultation process is also underway to seek inputs from the area owners and residents regarding their concerns and expectations for future developments within the neighbourhood. Staff are working towards bringing forward a staff report in response to the referral in May 2022.

When the referral motion was discussed at Planning Committee, there was recognition that there were in-stream rezoning applications under review in the area and applications consistent with the current OCP and CCAP designations would be brought forward to Council for consideration. The applicant is aware of the ongoing planning study for the area and the potential that additional density may be considered if rental units are included in their proposal. Given the advanced stage of design for the subject proposal, the developers has elected to proceed in accordance with the current OCP and CCAP designation. As the subject application is not requesting a density bonus, and is consistent with the current OCP and CCAP, this application may be considered by Council in advance of this referral.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At the Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

#### Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 3 of the Energy Step Code for Part 3 construction. A commitment letter is presented as Attachment 5. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

#### 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.

#### Affordable Housing Strategy

In addition to the provision of three secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance with the City's Affordable Housing Strategy. As per the Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with this direction, a contribution of \$357,887.40 is required prior to final adoption of the rezoning bylaw.

### Public Art Program Policy

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.87 per buildable square foot (2019 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$36,630.83.

### **Public Consultation**

Two rezoning signs have been installed on the subject property (one on each road frontage). 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**

#### Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established for the area to better support the development envisioned for this area in the City Centre Area Plan. This new road cross-section has already been applied to three high density townhouse development projects along Spires Road since 2019.

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site has been identified for road closure (Attachment 6). The area, which is approx. 170.8 m<sup>2</sup> (1,834.5 ft<sup>2</sup>), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Director, Real Estate Services.

#### Road Dedication

An approximately 0.865 m wide road dedication along the site's Cook Gate frontage is required to accommodate frontage improvement works. The developer is also required to provide an approximately 1.219 m wide lane dedication along the south property line of 8740 Spires Road to accommodate the future east-west lane parallel to Cook Road. In addition, a 4.0 m x 4.0 m corner cut road dedication and a 3.0 m x 3.0 m corner cut road dedication are required at the northeast and southeast corners of the subject site, respectively.

### Existing Legal Encumbrances

There is an existing tri-party utility right of way (City of Richmond, BC Hydro and Telus) along the common property line of 8760 and 8780 Spires Road for the provision of utilities and services. The right of way contains a sanitary gravity line that conveys flows from the northern areas of the Spires neighborhood. In order to accommodate the proposed development, the existing sanitary line must be decommissioned and the utility right of way must be discharged.

Engineering Department will support the decommissioning of the existing sanitary line and discharge of this utility right of way after the existing sanitary main that conveys flows from the north is connected to the new sanitary mains at Spires Road and Cook Gate, where these sanitary mains are connected to the new Eckersley B sanitary pump station. The developers will be responsible for these works and the scope of works will be included in the Servicing Agreement.

The developers understand that no site preparation works (e.g., preload, soil densification, etc.) shall be commenced until the new sanitary lines in Spires Road and Cook Gate are operational and connected to the new Eckersley B pump station.

The developer is also responsible to coordinate with BC Hydro and Telus to remove all utility infrastructures within the right of way and to negotiate for the discharge of the right of way.

### 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 22 bylaw-sized trees on the subject property, two trees on neighbouring properties, and eight street trees on City property.

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

#### *On-site Trees:*

- A 37 cm caliper English Walnut tree (specifically tag# 300), located on the development site along the Spires Road frontage is in good condition and should be retained and protected a minimum 4 m out from the base of the tree. A \$10,000 survival security is required for this tree to be retained.
- 21 trees (specifically tag# 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, 306 and 307) located on site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.

*City Trees:*

- An 81 cm caliper Sawara Cypress tree and an 80 cm caliper Sawara Cypress tree (specifically tag# C03 & C04), located along the Spires Road frontage of the site, are in good/fair health and condition and should be retained and protected. A \$20,000 survival security is required for these two City trees to be retained.
- An 8 cm caliper Japanese Maple Tree and an Eastern White Cedar hedge (specifically tag# C07 & C08), located along the north side of Spires Road, are to be retained and protected. Ditch in-fill work will need to be supervised by project Arborist.
- Four trees (specifically tag# C01, C02, C05, C06) and untagged hedges, located along Spires Road frontage of the site, are in poor health and condition. They are also in conflict with the proposed frontage improvement works. A \$7,000 tree compensation is required for the removal of these City trees.

*Off-site Trees:*

- An 80 cm caliper Douglas Fir tree (specifically tag# N01) located on the neighbouring property to the south at 8611 Cook Road and a 40 cm caliper Norway Spruce tree (specifically tag# N02) located on the property across the street at 8751 Spires Road, 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 specified at 2:1 ratio as per the OCP.

*Tree Replacement*

The applicant wishes to remove 21 on-site trees; a Tree Management Plan is included in this report (Attachment 7). The 2:1 replacement ratio would require a total of 42 replacement trees for the removal of 21 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 19 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$17,250 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 23 replacement trees should they not be accommodated on the site.

*Tree Protection*

A 37 cm caliper English Walnut tree (specifically tag# 300), four city trees (specifically tag# C03, C04, C07 & C08) and two trees on neighbouring properties (specifically tag# N01 & N02) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,000 to ensure that the 37 cm caliper English Walnut tree (specifically tag# 300), identified for retention, will be protected. No Tree Survival Security 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 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.

#### Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontage of these properties into one development parcel, with a total net site area of 3,260 m<sup>2</sup> (35,087 ft<sup>2</sup>). The proposal is to build a high density, ground-oriented, four-storey townhouse project on the consolidated lot at a density of 1.2 floor area ratio (FAR).

The development will contain 36 units including:

- three single-level units and three Basic Universal Housing (BUH) units;
- 27 three-level units on the podium; all of these units will have their main unit entry located on the podium level; and
- three four-level units each with a secondary suite.

Dwelling sizes are ranging from 64 m<sup>2</sup> (698 ft<sup>2</sup>) to 160 m<sup>2</sup> (1,724 ft<sup>2</sup>). All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard. All single-level units, BUH units, and secondary suites will have street level entry with direct pedestrian access to Spires Road or Cook Gate. All single-level units and BUH units will also have direct access to the parking area.

The sizes of the proposed secondary suites (studios) range from approximately 33.7 m<sup>2</sup> (363 ft<sup>2</sup>) to 36.0 m<sup>2</sup> (388 ft<sup>2</sup>). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road. To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw. To ensure that the secondary suite is built, registration of a legal agreement on title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.



### Amenity Space

The conceptual development plans include 70 m<sup>2</sup> (753 ft<sup>2</sup>) of indoor amenity, which meets the minimum requirements in the Official Community Plan (OCP).

Outdoor amenity spaces will also be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 569 m<sup>2</sup> (6,126 ft<sup>2</sup>), which exceeds the minimum requirements under the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

### Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Spires Road, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To enhance pedestrian circulation within the Spires Road Neighbourhood, the following walkways will be secured prior to final adoption:

- A 1.5 m wide statutory right-of-way (SRW) along the entire west property line to provide pedestrian connection between Spires Road and the future back lane. Together with a similar 1.5 m wide SRW registered on the neighbouring site to the west, the Developer is required to construct an asphalt concrete walkway over the total 3.0 m wide SRW. The cross-section of the walkway is to consist of a 1.5 m wide asphalt concrete surface with a 0.75 m wide swale for drainage along both edges of the walkway.
- A 1.5 m wide SRW along the entire south property line for pedestrian circulation along the future back lane. The Developer is required to build a new 1.5 m wide concrete sidewalk across the entire south property line of the subject site.

### Vehicle and Bicycle Parking On-site

The proposal will feature 36 units with a total of 54 resident parking spaces and eight visitor parking spaces, which exceed the minimum bylaw requirements for this neighbourhood. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
- selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
- the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.

The proposal will feature 18 resident parking spaces in a tandem arrangement (41% of total required residential parking spaces provided), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that:

- where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit; and
- conversion of any of the tandem parking areas into habitable space is prohibited.

In addition, the proposal will feature three Basic Universal Housing units; an accessible parking stall will be provided for each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

Furthermore, the proposal will feature a total of 45 Class-1 and eight Class-2 (visitor) bicycle parking spaces on-site, which meets the bylaw requirements. All visitor bicycle parking spaces will be provided by the lobby area and within the outdoor amenity space at grade. All residential bicycle parking spaces will be provided within bike storage rooms located within the parking structure. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- conversion of the proposed bike storage rooms in this development into habitable space or general storage area is prohibited; and
- the bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

#### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Provide a cash-in-lieu contribution in the amount of \$156,936.00 for the construction of a new 600mm storm sewer via the capital project works that will front the development. This is the cost required for the construction of the storm main fronting the development's property (approximately 79 m) and is a portion of the total cost of the system from the bend at Spires Road to Cook Gate (i.e., 189 m).
- Enter into the City's Standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The applicant is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee at Building Permit stage.

### Design Review and Future Development Permit Considerations

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

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on site and screened from street view.
- Refinement of the site plan and tree management scheme to ensure protection of retained trees; design review is required to confirm:
  - the proposed Working Space Setback between the root protection zone and the proposed building foundation is adequate for required infrastructure (i.e. drainage, frost protection, grading, etc.) without resulting in encroachment within the root protection zone; and
  - excavation within the Working Space Setback for the new building foundation is acceptable, subject to low impact measures during construction.

Notes: arborist to confirm tree protection measures can be accommodated during construction; encroachment within the root protection zone for site preparation, installation of drainage, frost protection, fill or other disturbances will not be supported.

- Refinement of the proposed building elevations that will be visible from the fronting streets and future lane to provide additional articulations and design consistence; detailed review of façade materials and colors.
- Refinement of the proposed site plan and site grading to ensure appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the tree replacement scheme to provide additional replacement trees on-site.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing units.
- Review of the sustainability strategy for the development proposal.

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

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

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,000.00. This will be considered as part of the 2022 Operating budget.

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road road allowance for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 170.8 m<sup>2</sup> (1,834.5 ft<sup>2</sup>). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

### **Conclusion**

The proposed 36-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). 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 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10357 be introduced and given first reading.



Edwin Lee  
Planner 2

EL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Specific Land Use Map: Brighthouse Village (2031)
- Attachment 5: Letter from Developer regarding Step Code Requirements
- Attachment 6: Proposed Road Closure Plan
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



Richmond Zoning Bylaw 8500
Amendment Bylaw 10357 (RZ 19-870807)
8740, 8760, 8780, 8800 Spires Road, and the Surplus Portion of the Spires Road Road Allowance

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 "PARKING STRUCTURE TOWNHOUSES (RTP4)".

P.I.D. 101-472-801
Lot 60 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-819
Lot 61 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 003-690-962
Lot 62 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-827
Lot 63 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

and a closed portion of Spire Road dedicated by Plan 21489, Sections 9 and 10 , Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 115232.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10357".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

APPROVED by E.L. APPROVED by Director or Solicitor

MAYOR

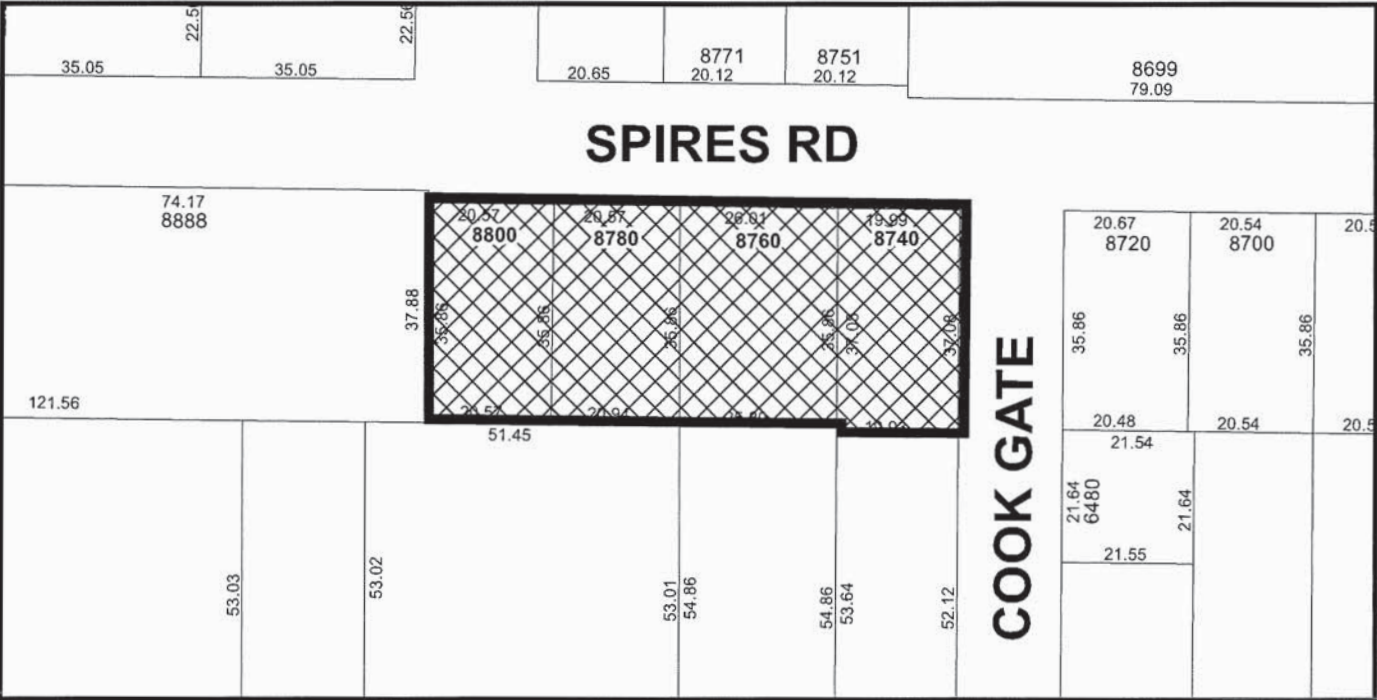
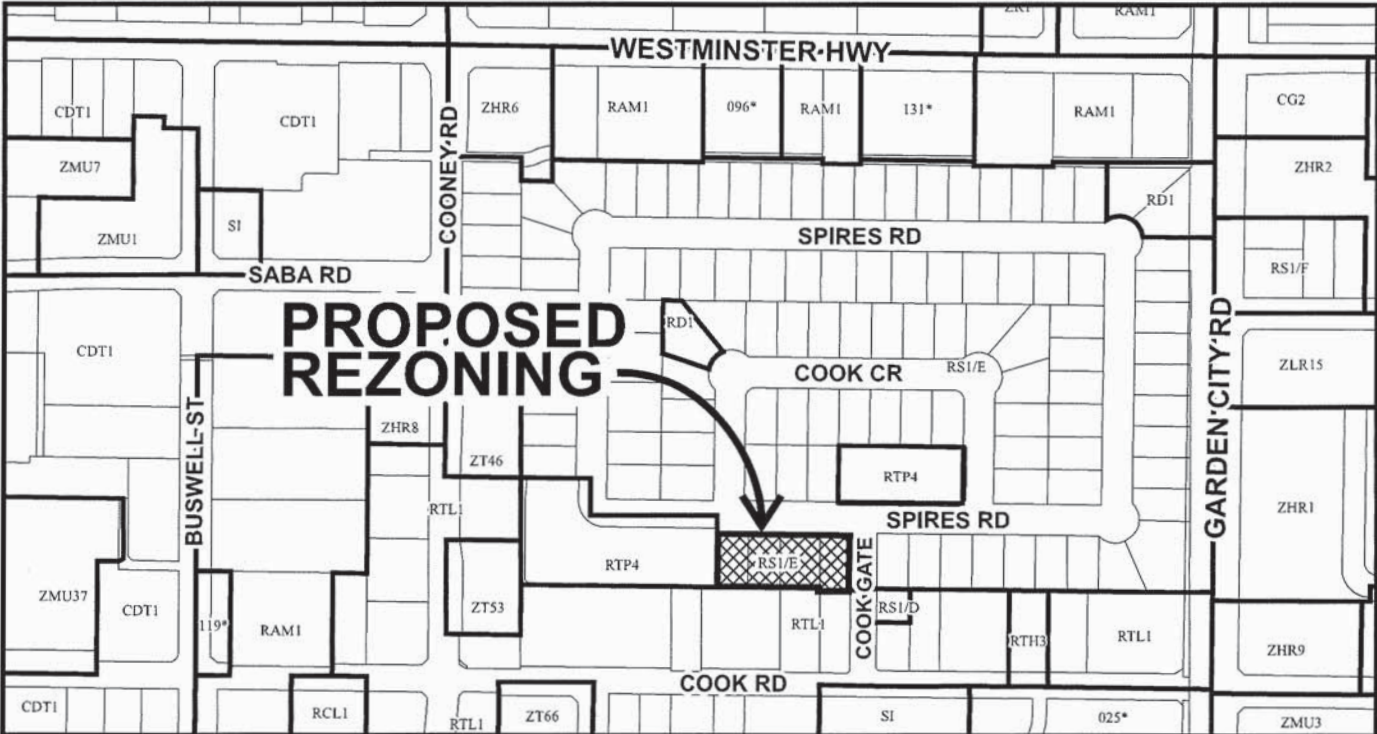
CORPORATE OFFICER







City of  
Richmond



	<h1>RZ 19-870807</h1>	<p>Original Date: 09/10/19                  Revision Date: 02/07/22                  Note: Dimensions are in METRES</p>
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# City of Richmond



## RZ 19-870708

Original Date: 09/11/19

Revision Date: 02/07/22

Note: Dimensions are in METRES

# ATTACHMENT 2

REVISIONS

NO. 1	DATE	DESCRIPTION
1	05/11/2021	ISSUED FOR PERMITS
2	07/11/2021	ISSUED FOR RECORDING
3	08/11/2021	ISSUED FOR RECORDING
4	09/11/2021	ISSUED FOR RECORDING
5	10/11/2021	ISSUED FOR RECORDING

FORMWORKS ARCHITECTURAL  
 1421 West Park Ave., Wake County, NC 27115  
 Tel: 485.2074 Fax: 485.5441

PROJECT  
**8800 SPIRES ROAD**  
 RICHMOND, NC

SCALE NTS  
 DATE 2022 JUN 29

SHEET  
**A1.01**

## CONTEXT PLAN



## PROPOSED

CIVIC ADDRESS  
 8800 SPIRES ROAD  
 RICHMOND, NC

LEGAL DESCRIPTION  
 BLOCK 4 NORTH RANGE AVENUE  
 NEW HARTWELL BENEVOLENT PLAN 7148P

LOT AREA  
 17,943 SF  
 80%  
 14,354 SF

LOT COVERAGE  
 AREA OF BUILDINGS & STRUCTURES  
 PERCENTAGE OF LOT AREA  
 79.5%  
 AREA OF DRIVEWAYS  
 PERCENTAGE OF LOT AREA  
 15%

SETBACKS  
 FRONT (SPIRES RD)  
 3.00 M  
 SIDE (HAWTHORNE PROPERTY LINE)  
 3.00 M  
 SIDE #2 (WEST PROPERTY LINE)  
 3.00 M

BUILDING HEIGHT  
 BUILDING HEIGHT  
 15.60

MIN. REQUIRED / MAX. ALLOWED

NUMBER OF RESIDENTIAL UNITS  
 THREE BEDROOM UNITS  
 THREE BEDROOM UNITS W/ LOCK OFF  
 FOUR BEDROOM UNITS W/ LOCK OFF  
 TOTAL NUMBER OF UNITS

TOTAL BUILDINGS FLOOR AREA  
 NET RESIDENTIAL AREA  
 NET FLOOR AREA  
 FLOOR SPACE (NET FLOOR AREA)

PARKING  
 22 MAX. SMALL CAR  
 22 MAX. VANPOOL  
 4 MAX. BICYCLE  
 1 (MOTORCYCLE)

AREA CALCULATIONS

UNIT TYPE	# OF UNITS	GROSS AREA	EXCLUSIONS	NET AREA	TOTAL GROSS AREA	TOTAL EXCLUSIONS	TOTAL NET AREA
R1 (3 BED-DR/2 BATH)	10	1302.2 SQ.FT.	120.4 SQ.FT.	1211.9 SQ.FT.	1302.2 SQ.FT.	120.4 SQ.FT.	1211.9 SQ.FT.
R2 (3 BED-DR/2 BATH)	3	1380.3 SQ.FT.	121.0 SQ.FT.	1261.3 SQ.FT.	1380.3 SQ.FT.	121.0 SQ.FT.	1261.3 SQ.FT.
R3 (4 BED-DR/3 BATH)	1	1910.5 SQ.FT.	184.9 SQ.FT.	1724.0 SQ.FT.	1910.5 SQ.FT.	184.9 SQ.FT.	1724.0 SQ.FT.
R4 (4 BED-DR/3 BATH)	2	1728.5 SQ.FT.	257.9 SQ.FT.	1470.6 SQ.FT.	1728.5 SQ.FT.	257.9 SQ.FT.	1470.6 SQ.FT.
R5 (4 BED-DR/3 BATH)	1	1523.4 SQ.FT.	128.8 SQ.FT.	1394.6 SQ.FT.	1523.4 SQ.FT.	128.8 SQ.FT.	1394.6 SQ.FT.
R6 (4 BED-DR/3 BATH)	1	1523.4 SQ.FT.	128.8 SQ.FT.	1394.6 SQ.FT.	1523.4 SQ.FT.	128.8 SQ.FT.	1394.6 SQ.FT.
R7 (3 BED-DR/2 BATH)	4	1281.9 SQ.FT.	131.0 SQ.FT.	1150.9 SQ.FT.	1281.9 SQ.FT.	131.0 SQ.FT.	1150.9 SQ.FT.
R8 (3 BED-DR/2 BATH)	1	1281.9 SQ.FT.	131.0 SQ.FT.	1150.9 SQ.FT.	1281.9 SQ.FT.	131.0 SQ.FT.	1150.9 SQ.FT.
A1 (2 BED-DR/2 BATH)	2	718.3 SQ.FT.	0.0 SQ.FT.	718.3 SQ.FT.	1436.6 SQ.FT.	0.0 SQ.FT.	1436.6 SQ.FT.
A2 (2 BED-DR/2 BATH)	1	718.3 SQ.FT.	0.0 SQ.FT.	718.3 SQ.FT.	718.3 SQ.FT.	0.0 SQ.FT.	718.3 SQ.FT.
HAWKS & ELEVATOR W/ LOBBY	1	723.3 SQ.FT.	0.0 SQ.FT.	723.3 SQ.FT.	723.3 SQ.FT.	0.0 SQ.FT.	723.3 SQ.FT.
AMENITY	36	753.0 SQ.FT.	753.0 SQ.FT.	0.0 SQ.FT.	753.0 SQ.FT.	753.0 SQ.FT.	0.0 SQ.FT.

REQUIRED OUTDOOR AMENITY (6 m2/UNIT)  
 CHILD'S PLAY AREA (8 m2/UNIT)  
 ADDITIONAL OUTDOOR AMENITY (10% SITE AREA)  
 PRIVATE OPEN SPACE (37 m2/UNIT)\*  
 TOTAL OUTDOOR AREA  
 AVERAGE PER UNIT

OUTDOOR AREA CALCULATION SUMMARY

REQUIRED	LEVEL 1	LEVEL 2	TOTAL
2,325 SF	584.1 SF	578.0 SF	1,164.1 SF (108.1 m2)
1,163 SF	834.5 SF	435.6 SF	1,462.7 SF (134.6 m2)
3,509 SF	1,081.7 SF	1,597.8 SF	3,518.8 SF (326.4 m2)
14,338 SF	1,332.0 m2	15,289.3 SF	15,289.3 SF (1,420.4 m2)
21,334 SF	1,182.0 m2	21,415.9 SF	21,415.9 SF (1,989.5 m2)
396 SF	137 m2	424.7 SF	424.7 SF (39.5 m2)

\* REFER TO PRIVATE OUTDOOR SPACE AREA SUMMARY TABLE ON SHEET A1.01 FOR BREAKDOWN

## AREA CALCULATIONS

PRIVATE OUTDOOR SPACE AREAS

UNIT #	UNIT TYPE	LEVEL 1	LEVEL 2	TOTAL
1	R1 (3 BED-DR/2 BATH)	393.3 SQ.FT.	393.3 SQ.FT.	786.6 SQ.FT.
2	R2 (3 BED-DR/2 BATH)	393.3 SQ.FT.	393.3 SQ.FT.	786.6 SQ.FT.
3	R3 (4 BED-DR/3 BATH)	584.1 SQ.FT.	584.1 SQ.FT.	1,168.2 SQ.FT.
4	R4 (4 BED-DR/3 BATH)	584.1 SQ.FT.	584.1 SQ.FT.	1,168.2 SQ.FT.
5	R5 (4 BED-DR/3 BATH)	584.1 SQ.FT.	584.1 SQ.FT.	1,168.2 SQ.FT.
6	R6 (4 BED-DR/3 BATH)	584.1 SQ.FT.	584.1 SQ.FT.	1,168.2 SQ.FT.
7	R7 (3 BED-DR/2 BATH)	292.1 SQ.FT.	292.1 SQ.FT.	584.2 SQ.FT.
8	R8 (3 BED-DR/2 BATH)	292.1 SQ.FT.	292.1 SQ.FT.	584.2 SQ.FT.
9	A1 (2 BED-DR/2 BATH)	359.2 SQ.FT.	359.2 SQ.FT.	718.4 SQ.FT.
10	A2 (2 BED-DR/2 BATH)	359.2 SQ.FT.	359.2 SQ.FT.	718.4 SQ.FT.
11	HAWKS & ELEVATOR W/ LOBBY	361.7 SQ.FT.	361.7 SQ.FT.	723.4 SQ.FT.
12	AMENITY	361.7 SQ.FT.	361.7 SQ.FT.	723.4 SQ.FT.

DRAWING LIST

COVER SHEET	A100
DESIGN RATIONALE & PRECEDENT PHOTOS	A200
CONCEPT PHOTOS	A201
CONCEPT PLAN	A202
CONCEPT PHOTOS	A203
CONCEPT PHOTOS	A204
CONCEPT PHOTOS	A205
CONCEPT PHOTOS	A206
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CONCEPT PHOTOS	A297
CONCEPT PHOTOS	A298
CONCEPT PHOTOS	A299
CONCEPT PHOTOS	A300

TOTAL GROSS FLOOR AREA:  
 47163.5 SQ.FT. (4381.7 m2)  
 TOTAL EXCLUSIONS:  
 40103.0 SQ.FT. (3731.4 m2)  
 TOTAL NET FLOOR AREA:  
 7060.5 SQ.FT. (652.9 m2)

## PLN - 72



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**REVISIONS**

NOV 11, 2023	ISSUED FOR PERMITTING
NOV 11, 2023	ISSUED FOR PERMITTING
MAR 28, 2023	ISSUED FOR PERMITTING
SEP 24, 2022	ISSUED FOR PERMITTING
NOV 3, 2021	ISSUED FOR PERMITTING
NOV 3, 2021	ISSUED FOR PERMITTING
NOV 25, 2021	ISSUED FOR PERMITTING

**TERA**

**FORMWERKS ARCHITECTURAL**

142 West Park Ave., Richmond, BC V6V 1R1  
Tel: 604.273.8888

**PROJECT**

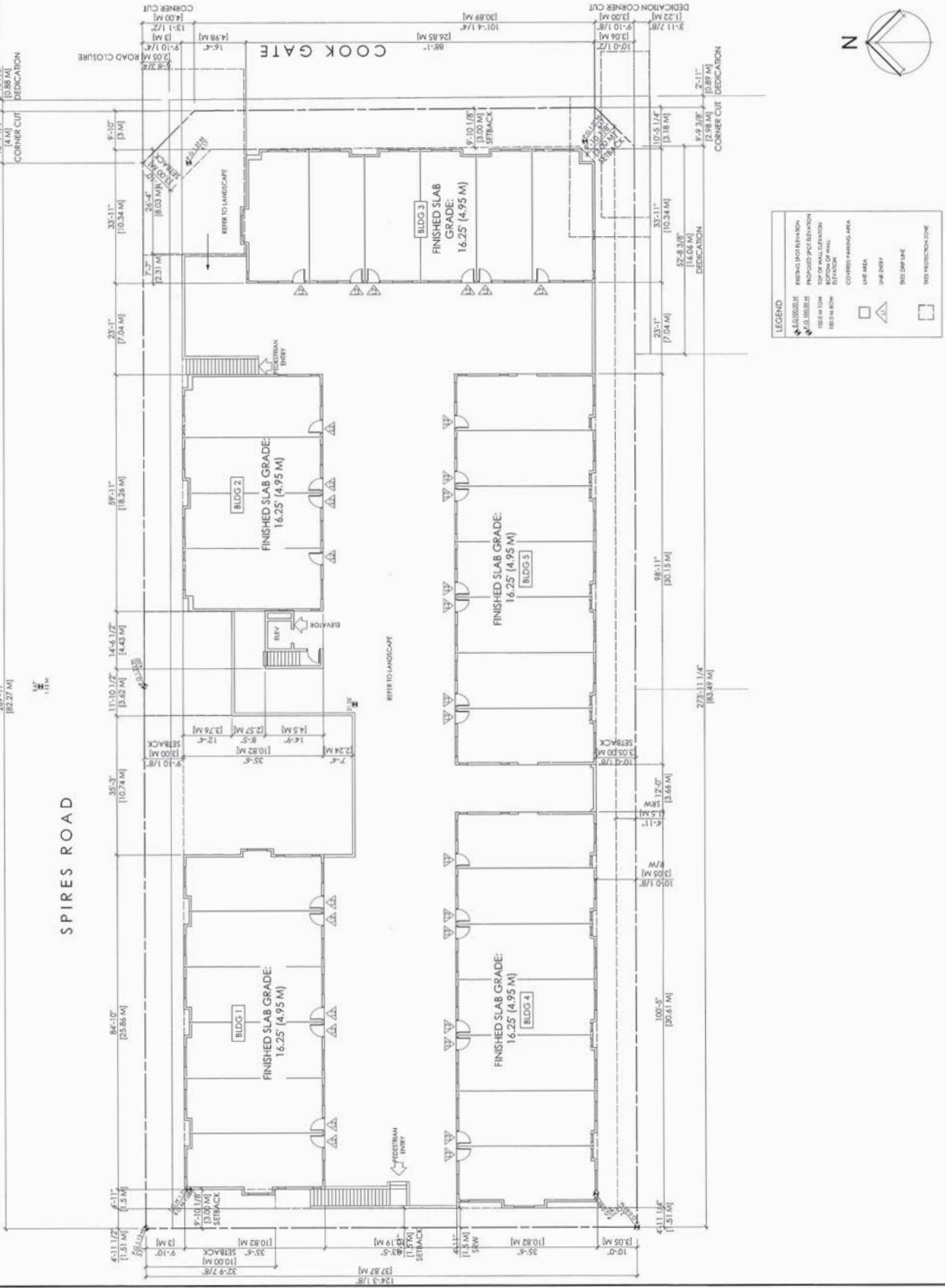
**8800 SPIRES ROAD**  
8740-8800 SPIRES ROAD  
RICHMOND, BC

**SITE PLAN LEVEL 2**

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

DATE: 2023 APR 18

SHEET: **A1.03**









# ATTACHMENT 2

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**REVISIONS**

REVISED FOR SETTING	AUG 11 2020
REVISED FOR SETTING	MAR 8 2021
REVISED FOR SETTING 2	MAR 8 2021
REVISED FOR SETTING 3	MAR 24 2021
REVISED FOR SETTING 4	MAR 24 2021
REVISED FOR SETTING 5	MAR 24 2021
REVISED FOR SETTING 6	MAR 24 2021

**FORMWERKS ARCHITECTURAL**

142 West 4th Ave., Vancouver, BC V6J 1H9  
Tel: 604.681.2018 | Fax: 604.681.2019

**PROJECT**

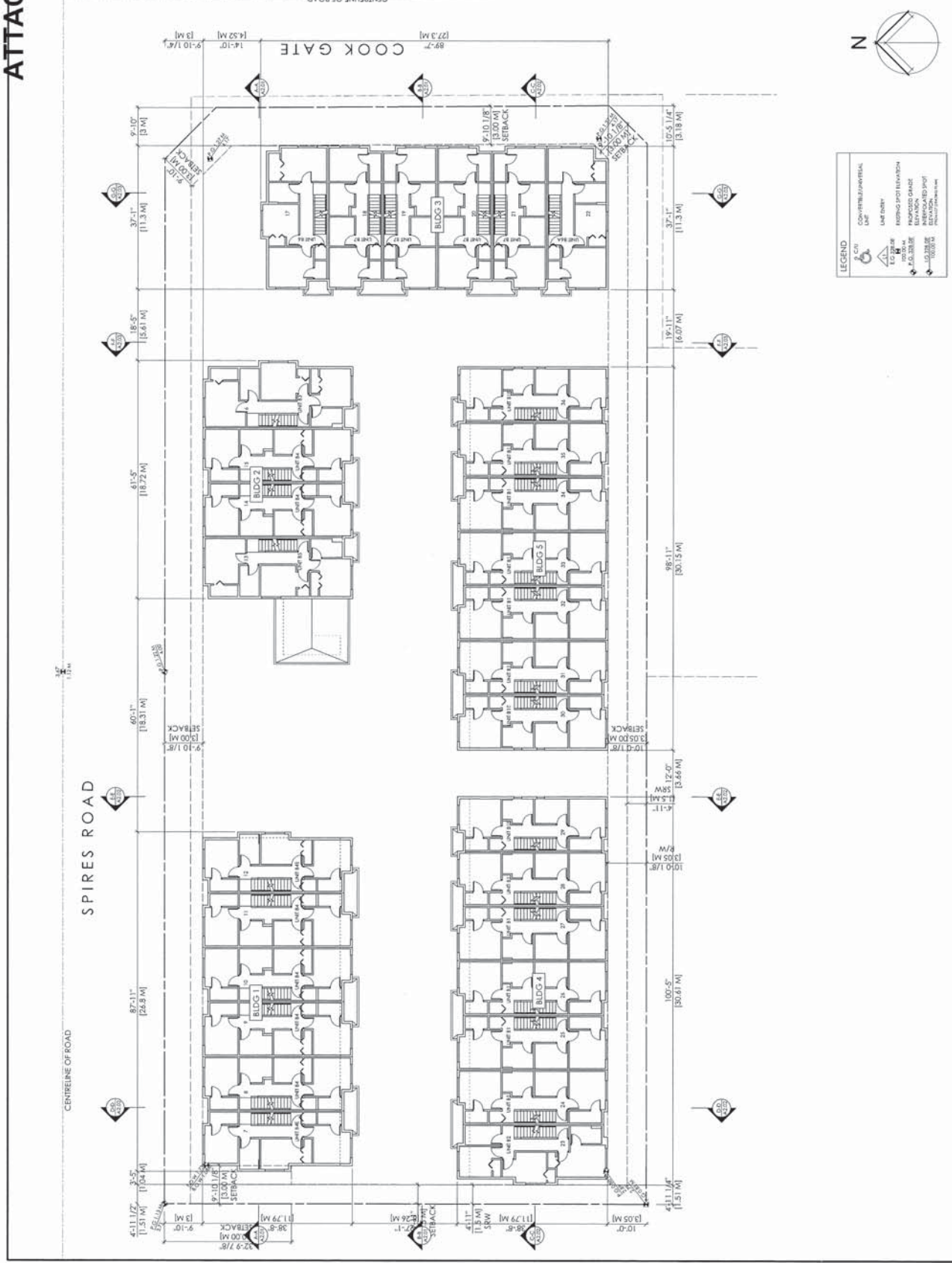
**8800 SPIRES ROAD**

8740-8800 SPIRES ROAD  
RICHMOND, B.C.

**DRAWING**

**LEVEL 3 PLAN**

SCALE	3/32" = 1'-0"	SHEET	A1.06
DATE			2021.02.28





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**REVISIONS**

NO. 1	DATE	DESCRIPTION
1	07.11.2023	ISSUED FOR PERMITS
2	07.11.2023	ISSUED FOR PERMITS
3	07.11.2023	ISSUED FOR PERMITS
4	07.24.2023	ISSUED FOR PERMITS
5	08.13.2023	ISSUED FOR PERMITS
6	08.13.2023	ISSUED FOR PERMITS

**TERA**

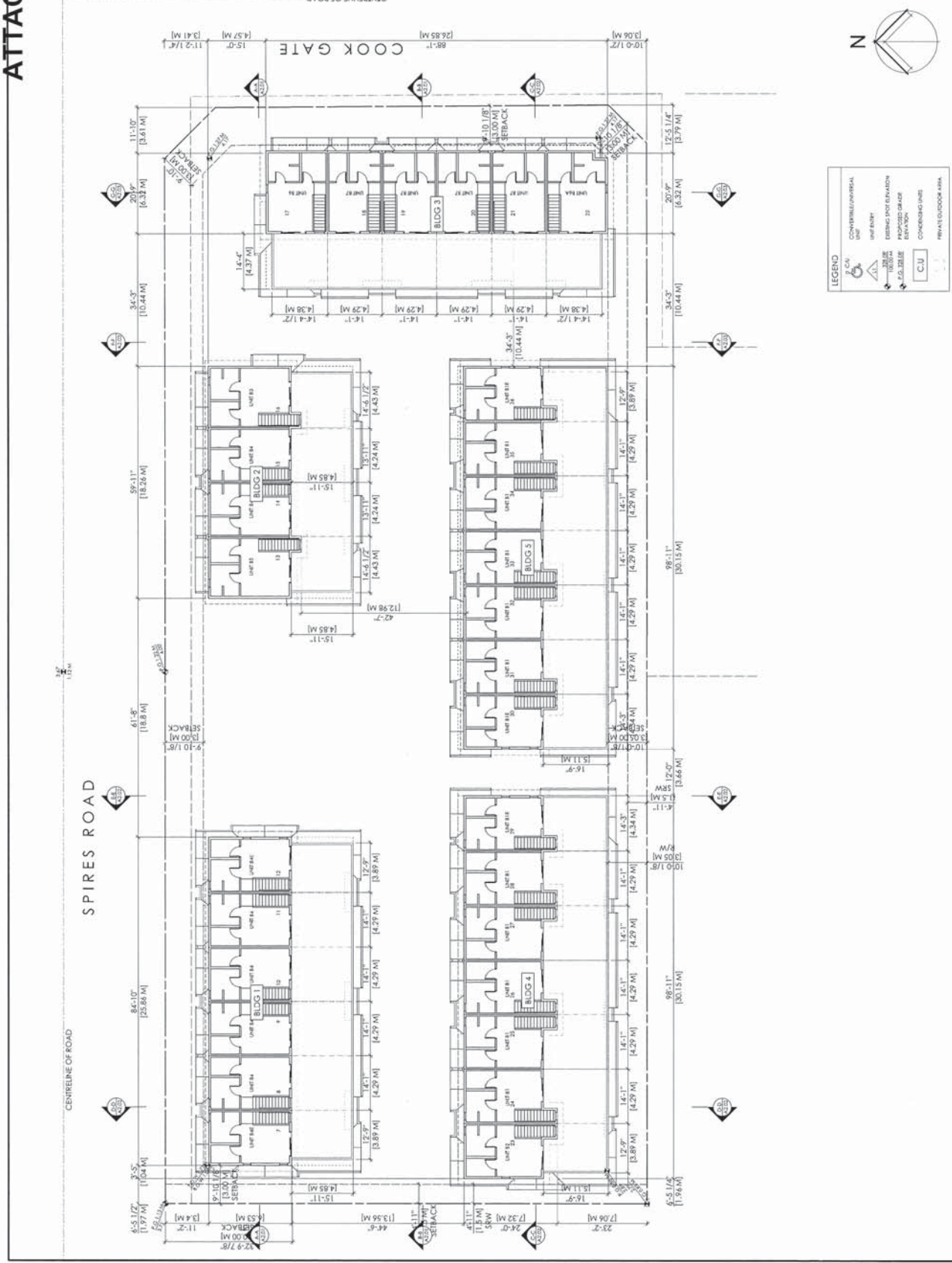
**FORMWERKS ARCHITECTURAL**

1521 North Ave. Vancouver, BC V6L 1T6  
 Tel: 604.273.8200  
 Email: info@formwerks.com

**PROJECT**  
**8800 SPIRES ROAD**  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

**LEVEL 4 PLAN**

SCALE	3/32" = 1'-0"
GATE	2023 JUN 28
SHEET	A1.07



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**REVISIONS**

NOV 15 2021	REVISION FOR RECORDING 1
NOV 15 2021	REVISION FOR RECORDING 2
NOV 15 2021	REVISION FOR RECORDING 3
NOV 15 2021	REVISION FOR RECORDING 4
NOV 15 2021	REVISION FOR RECORDING 5
NOV 15 2021	REVISION FOR RECORDING 6
NOV 15 2021	REVISION FOR RECORDING 7
NOV 15 2021	REVISION FOR RECORDING 8
NOV 15 2021	REVISION FOR RECORDING 9
NOV 15 2021	REVISION FOR RECORDING 10

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**FORMWERKS ARCHITECTURAL**

1125 West 10th Ave., Vancouver, BC V6H 1G9  
 TEL: 604-681-8200  
 WWW.FORMWERKS.COM

**PROJECT**

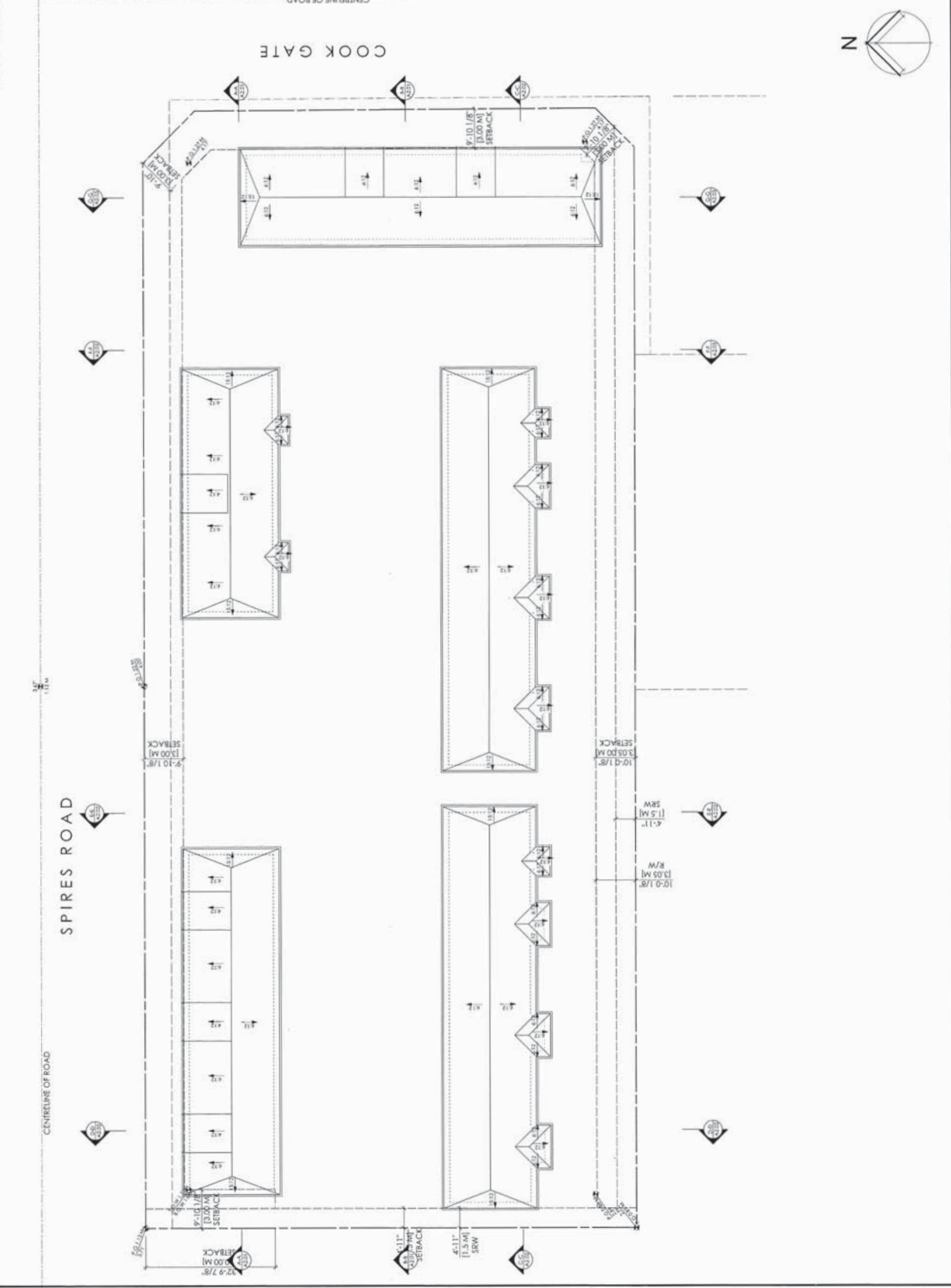
**8800 SPIRES ROAD**

8740-8800 SPIRES ROAD  
 RICHMOND, BC

**DRAWING**

**ROOF PLAN**

<b>SCALE</b>	<b>SHEET</b>
3/32" = 1'-0"	A1.08
<b>DATE</b>	<b>2023-09-18</b>



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**REVISIONS**

REVISED FOR REVISIONS 1	AUG 11, 2019
REVISED FOR REVISIONS 2	AUG 14, 2019
REVISED FOR REVISIONS 3	AUG 21, 2019
REVISED FOR REVISIONS 4	SEP 11, 2019
REVISED FOR REVISIONS 5	OCT 23, 2019
REVISED FOR REVISIONS 6	NOV 14, 2019
REVISED FOR REVISIONS 7	JAN 23, 2020



**FORMWERKS ARCHITECTURAL**

1425 West 99 Ave., Vancouver, BC V6J 1N5  
Tel: 604-276-7676 Fax: 604-276-7676

PROJECT

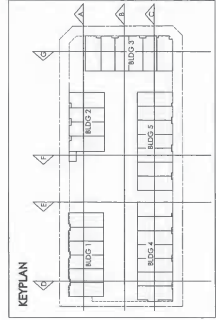
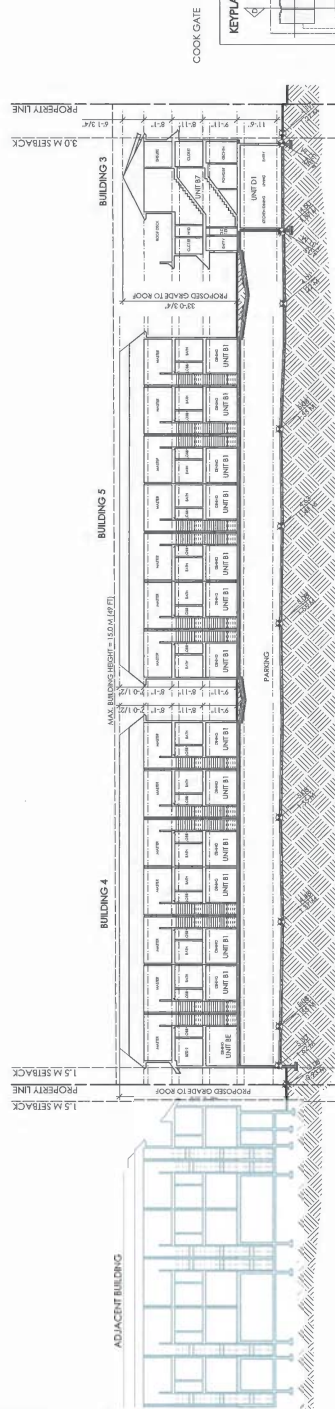
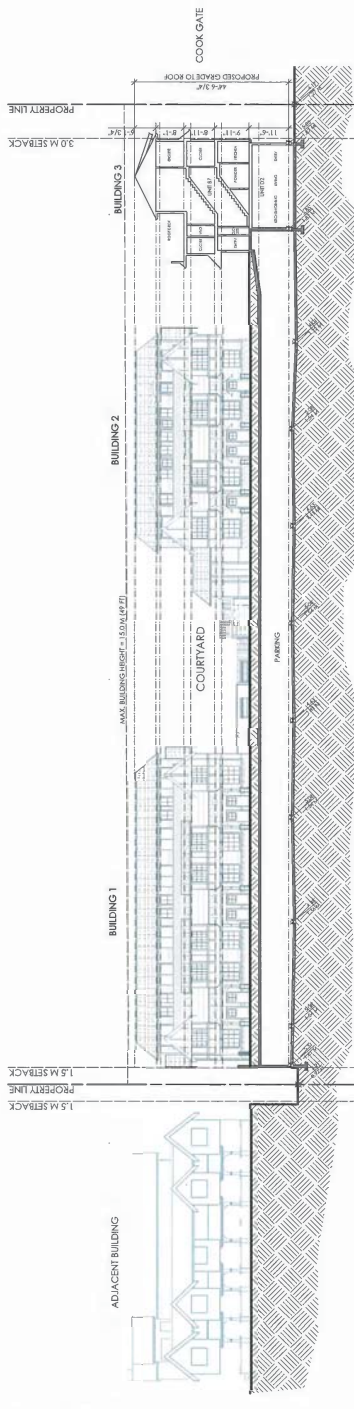
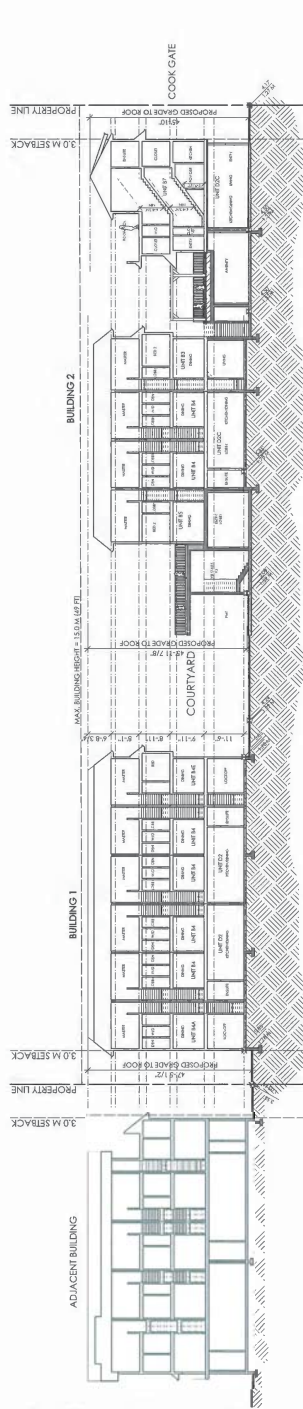
**8800 SPIRES ROAD**

8740-8800 SPIRES ROAD  
RICHMOND, BC

DRAWING

**SITE SECTIONS**

SCALE 1/16" = 1'-0"  
DATE 2022 JUN 28  
SHEET **A1.11**



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REVISIONS	DATE
ISSUED FOR PERMITTING	JULY 11, 2005
ISSUED FOR PERMITTING	JULY 13, 2005
ISSUED FOR PERMITTING	AUGUST 1, 2005
ISSUED FOR PERMITTING	AUGUST 1, 2005
ISSUED FOR PERMITTING	OCTOBER 20, 2005
ISSUED FOR PERMITTING	NOVEMBER 2, 2005
ISSUED FOR PERMITTING	NOVEMBER 2, 2005

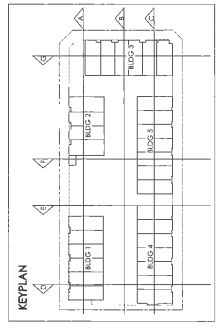
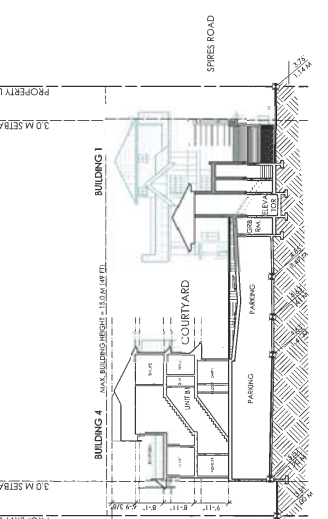
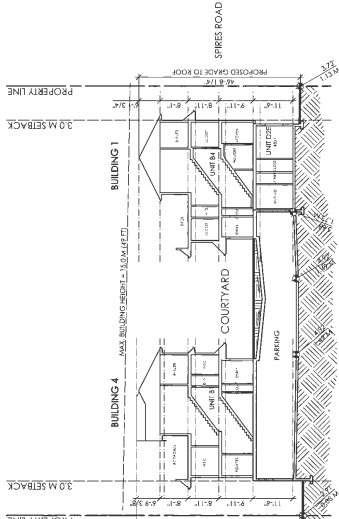
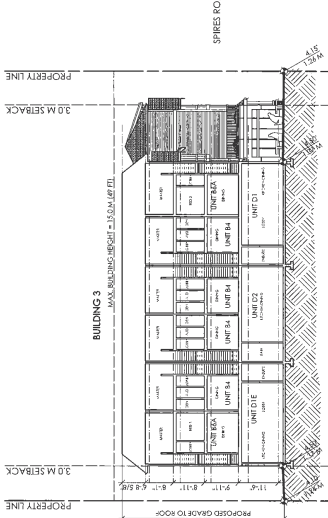
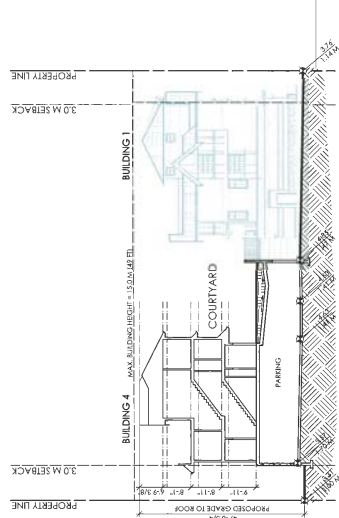
**TERA**

**FORMWERKS ARCHITECTURAL**

1425 West 5th Ave., Westchester, NC, VA 1105  
 Phone: 485-5276

PROJECT: **8800 SPIRES ROAD**  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

DRAWING	
SITE SECTIONS	
SCALE: 1/16" = 1'-0"	SHEET: A1.12
DATE: 2005.09.03	



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**REVISIONS**

REVISED FOR RECORDS	JULY 11, 2019
REVISED FOR RECORDS	JULY 15, 2019
REVISED FOR RECORDS	SEPTEMBER 11, 2019
REVISED FOR RECORDS	APRIL 31, 2021
REVISED FOR RECORDS	APRIL 31, 2021
REVISED FOR RECORDS	OCT 25, 2021
REVISED FOR RECORDS	NOV 15, 2021
REVISED FOR RECORDS	JAN 2, 2022

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**FORMWERKS ARCHITECTURAL**

1425 West 5th Ave., Vancouver, BC V6J 1N5  
 (604) 685-2076  
 Phone: 483-5441

**PROJECT**

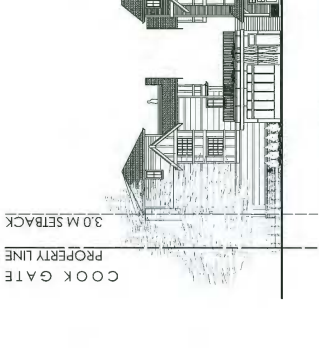
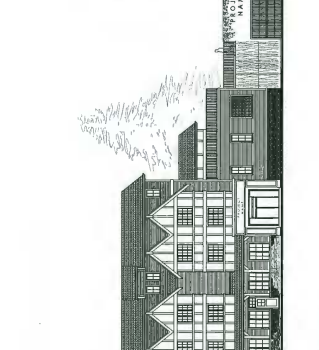
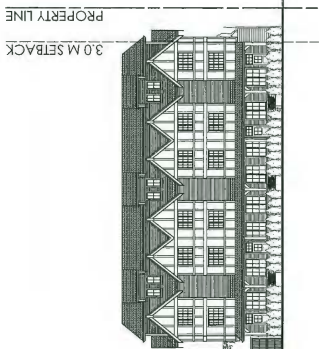
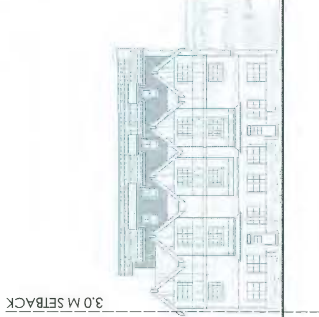
**8800 SPIRES ROAD**

8740-8800 SPIRES ROAD  
 RICHMOND, BC

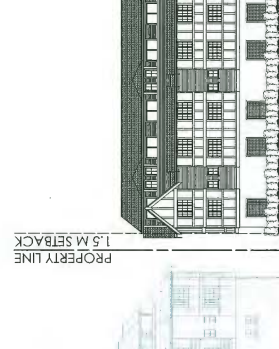
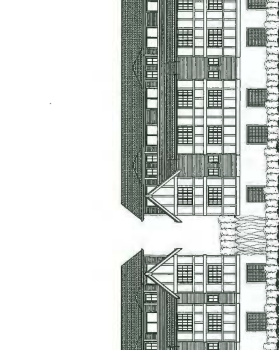
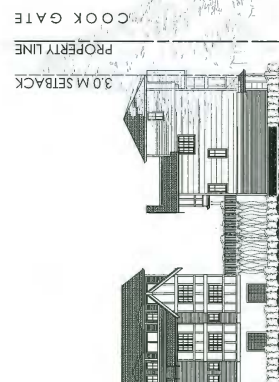
**DRAWING**

**STREETSCAPES**

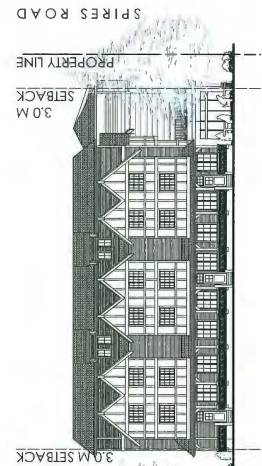
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DATE	2022.09.19
SHEET	A1.13



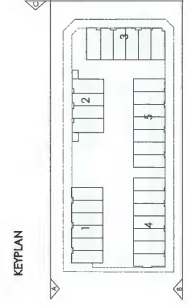
A - NORTH STREETSCAPE (SPIRES RD)



B - SOUTH STREETSCAPE (LANE)



C - EAST STREETSCAPE (COOK GATE)



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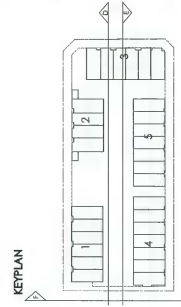
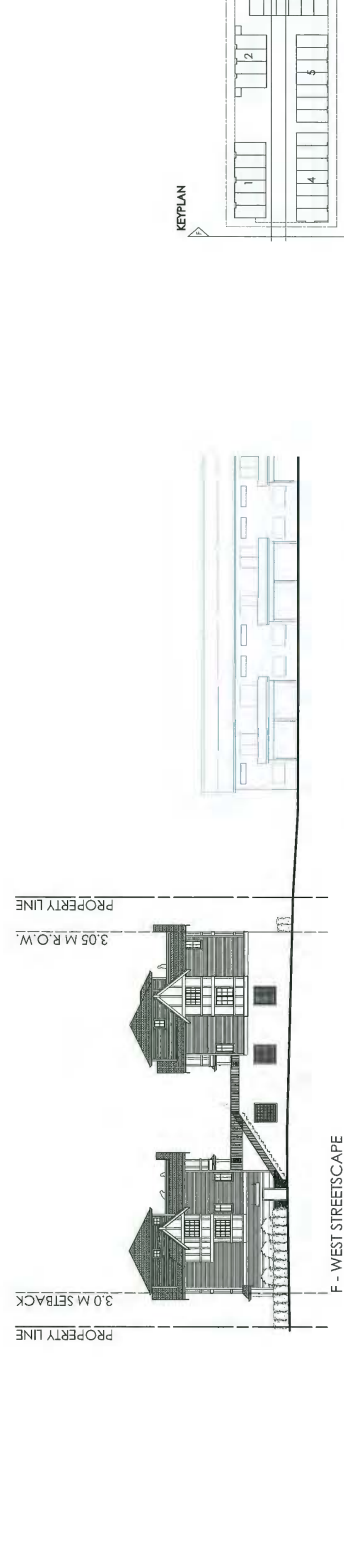
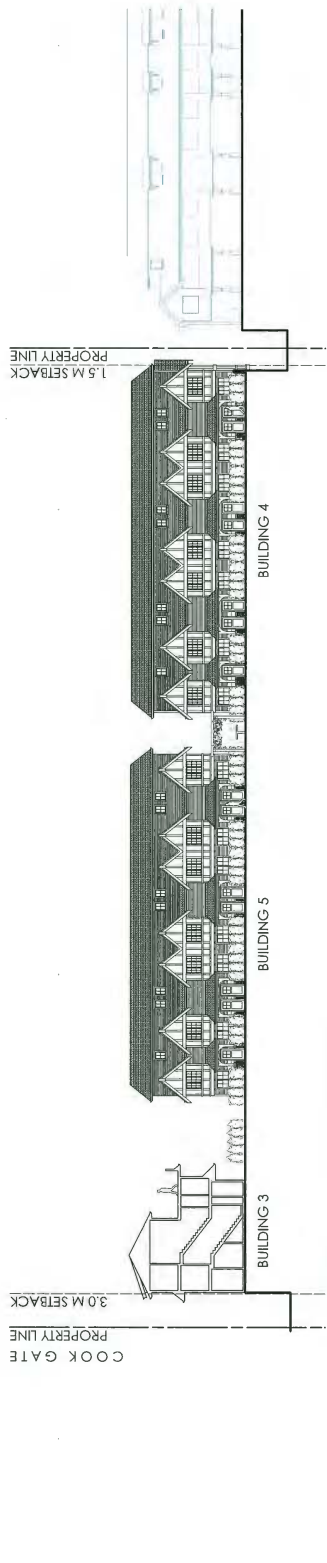
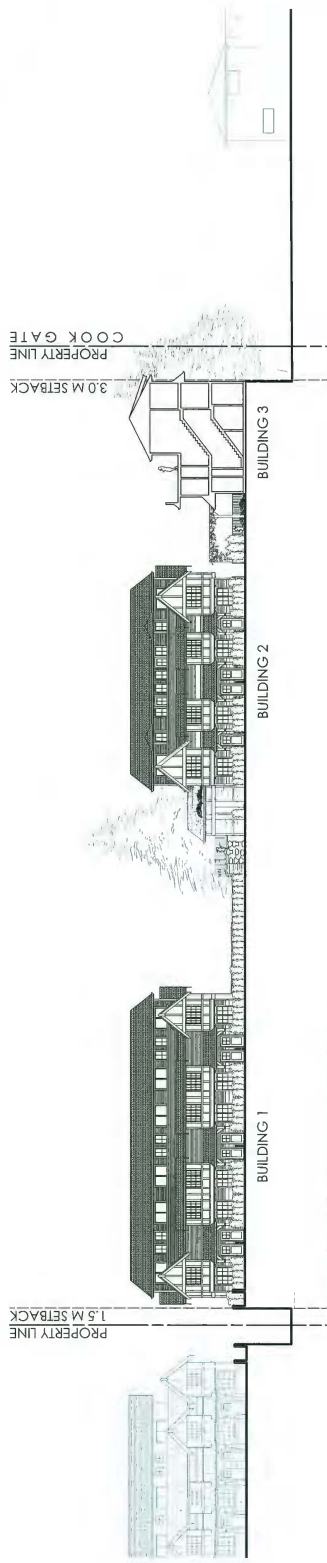
**REVISIONS**  
 JUL 11, 2020  
 ISSUED FOR PERMITS  
 JUL 15, 2020  
 REVISED FOR RECORDS  
 APR 31, 2021  
 REVISED FOR RECORDS  
 OCT 28, 2021  
 REVISED FOR RECORDS  
 JUN 28, 2022  
 REVISED FOR RECORDS  
 JUN 28, 2022

**TERA**  
**FORMWERKS ARCHITECTURAL**  
 1670 West 7th Ave., Vancouver, B.C. V6J 1N5  
 Fax: 604-270-7074  
 Phone: 604-683-5441

**PROJECT**  
**8800 SPIRES ROAD**  
 8740-8800 SPIRES ROAD  
 RICHMOND, B.C.

**DRAWING**  
**STREETSCAPES**

SCALE	1/16" = 1'-0"
DATE	2022 JUN 28
SHEET	A1.14



# ATTACHMENT 2

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**REVISIONS**

NO. 1	DATE	DESCRIPTION
1	JUL 11, 2022	ISSUED FOR PERMITTING
2	AUG 8, 2022	ISSUED FOR PERMITTING
3	JUL 24, 2022	ISSUED FOR PERMITTING
4	AUG 11, 2022	ISSUED FOR PERMITTING
5	NOV 2, 2022	ISSUED FOR PERMITTING
6	FEB 4, 2022	ISSUED FOR PERMITTING

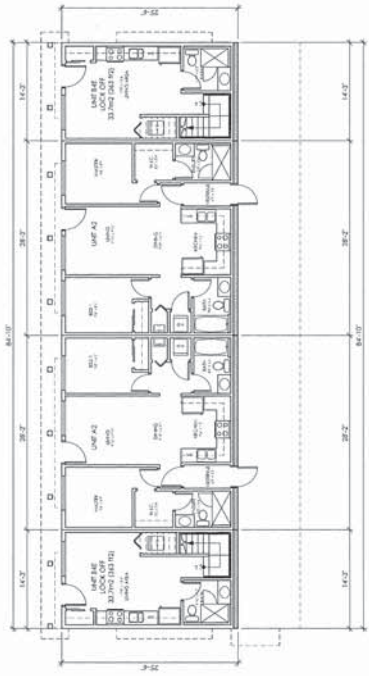


**FORMWERKS ARCHITECTURAL**  
 1525 West 4th Ave., Vancouver, BC V6J 1H5  
 Tel: 604.273.2070

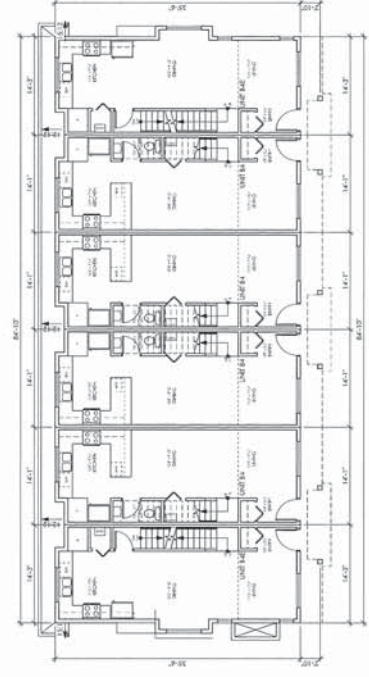
**PROJECT**  
 8800 SPIRES ROAD  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

**DRAWING**  
 BUILDING 1  
 PLANS

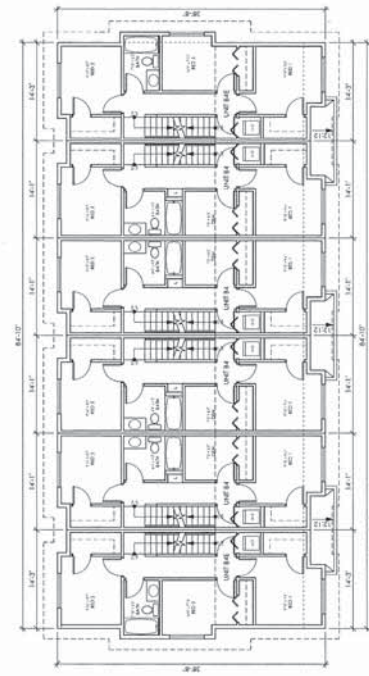
**SHEET**  
 SCALE 1/8" = 1'-0"  
 DATE 2022/06/4  
**A2.00**



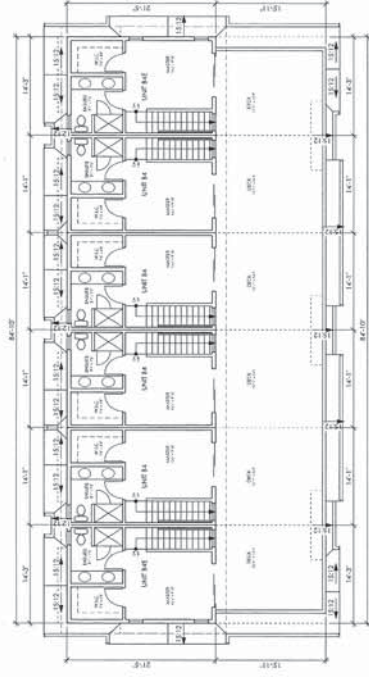
LEVEL 1 PLAN  
BUILDING 1



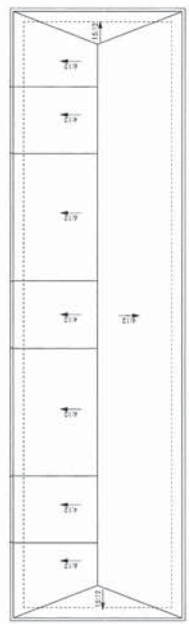
LEVEL 2 PLAN  
BUILDING 1



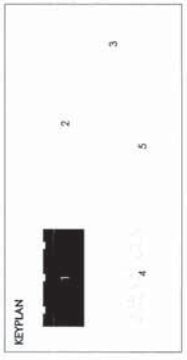
LEVEL 3 PLAN  
BUILDING 1



LEVEL 4 PLAN  
BUILDING 1



ROOF PLAN  
BUILDING 1



# ATTACHMENT 2

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**REVISIONS**

NOV 11, 2021	ISSUED FOR PERMITS
OCT 11, 2021	ISSUED FOR PERMITS
SEP 24, 2021	ISSUED FOR PERMITS
SEP 24, 2021	ISSUED FOR PERMITS
NOV 2, 2021	ISSUED FOR PERMITS
SEP 20, 2021	ISSUED FOR PERMITS



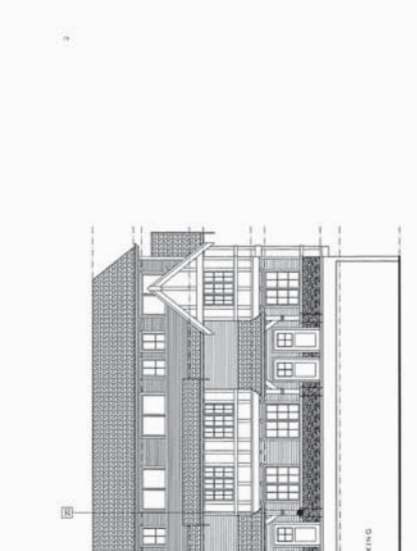
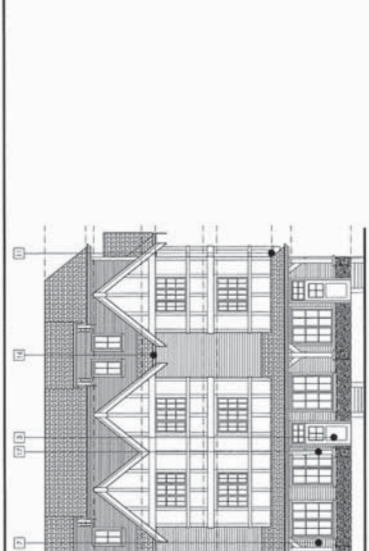
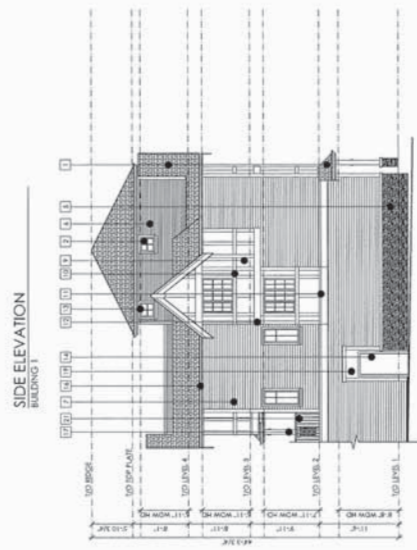
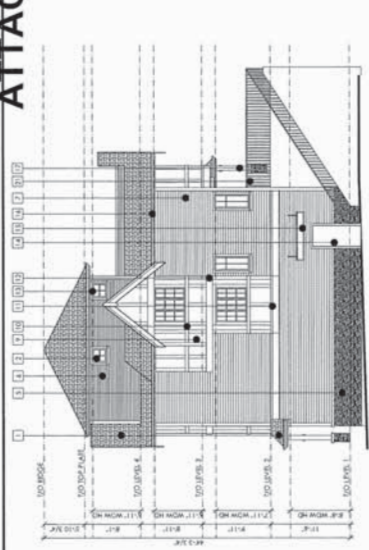
**FORMWERKS ARCHITECTURAL**

102 West 29 Ave, Vancouver, BC V6L 1K6  
 (604) 683-2020

**PROJECT**  
 880 SPIRES ROAD  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

**DRAWING**  
 BUILDING 1  
 ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	2021 09 18
SHEET	A2.01



**LEGEND**

1 PAINTED WOOD TRIM BOARD	14 PAINTED OVERHEADS
2 PAINTED 1/2" CONCRETE BOARD	15 PAINTED OVERHEADS
3 PAINTED 1/2" CONCRETE BOARD	16 PAINTED OVERHEADS
4 PAINTED 1/2" CONCRETE BOARD	17 PAINTED OVERHEADS
5 PAINTED 1/2" CONCRETE BOARD	18 PAINTED OVERHEADS
6 PAINTED 1/2" CONCRETE BOARD	19 PAINTED OVERHEADS
7 PAINTED 1/2" CONCRETE BOARD	20 PAINTED OVERHEADS
8 PAINTED 1/2" CONCRETE BOARD	21 PAINTED OVERHEADS
9 PAINTED 1/2" CONCRETE BOARD	22 PAINTED OVERHEADS
10 PAINTED 1/2" CONCRETE BOARD	23 PAINTED OVERHEADS
11 PAINTED 1/2" CONCRETE BOARD	24 PAINTED OVERHEADS
12 PAINTED 1/2" CONCRETE BOARD	25 PAINTED OVERHEADS
13 PAINTED 1/2" CONCRETE BOARD	26 PAINTED OVERHEADS
14 PAINTED 1/2" CONCRETE BOARD	27 PAINTED OVERHEADS
15 PAINTED 1/2" CONCRETE BOARD	28 PAINTED OVERHEADS
16 PAINTED 1/2" CONCRETE BOARD	29 PAINTED OVERHEADS
17 PAINTED 1/2" CONCRETE BOARD	30 PAINTED OVERHEADS
18 PAINTED 1/2" CONCRETE BOARD	31 PAINTED OVERHEADS
19 PAINTED 1/2" CONCRETE BOARD	32 PAINTED OVERHEADS
20 PAINTED 1/2" CONCRETE BOARD	33 PAINTED OVERHEADS
21 PAINTED 1/2" CONCRETE BOARD	34 PAINTED OVERHEADS
22 PAINTED 1/2" CONCRETE BOARD	35 PAINTED OVERHEADS
23 PAINTED 1/2" CONCRETE BOARD	36 PAINTED OVERHEADS
24 PAINTED 1/2" CONCRETE BOARD	37 PAINTED OVERHEADS
25 PAINTED 1/2" CONCRETE BOARD	38 PAINTED OVERHEADS
26 PAINTED 1/2" CONCRETE BOARD	39 PAINTED OVERHEADS
27 PAINTED 1/2" CONCRETE BOARD	40 PAINTED OVERHEADS
28 PAINTED 1/2" CONCRETE BOARD	41 PAINTED OVERHEADS
29 PAINTED 1/2" CONCRETE BOARD	42 PAINTED OVERHEADS
30 PAINTED 1/2" CONCRETE BOARD	43 PAINTED OVERHEADS
31 PAINTED 1/2" CONCRETE BOARD	44 PAINTED OVERHEADS
32 PAINTED 1/2" CONCRETE BOARD	45 PAINTED OVERHEADS
33 PAINTED 1/2" CONCRETE BOARD	46 PAINTED OVERHEADS
34 PAINTED 1/2" CONCRETE BOARD	47 PAINTED OVERHEADS
35 PAINTED 1/2" CONCRETE BOARD	48 PAINTED OVERHEADS
36 PAINTED 1/2" CONCRETE BOARD	49 PAINTED OVERHEADS
37 PAINTED 1/2" CONCRETE BOARD	50 PAINTED OVERHEADS
38 PAINTED 1/2" CONCRETE BOARD	51 PAINTED OVERHEADS
39 PAINTED 1/2" CONCRETE BOARD	52 PAINTED OVERHEADS
40 PAINTED 1/2" CONCRETE BOARD	53 PAINTED OVERHEADS
41 PAINTED 1/2" CONCRETE BOARD	54 PAINTED OVERHEADS
42 PAINTED 1/2" CONCRETE BOARD	55 PAINTED OVERHEADS
43 PAINTED 1/2" CONCRETE BOARD	56 PAINTED OVERHEADS
44 PAINTED 1/2" CONCRETE BOARD	57 PAINTED OVERHEADS
45 PAINTED 1/2" CONCRETE BOARD	58 PAINTED OVERHEADS
46 PAINTED 1/2" CONCRETE BOARD	59 PAINTED OVERHEADS
47 PAINTED 1/2" CONCRETE BOARD	60 PAINTED OVERHEADS
48 PAINTED 1/2" CONCRETE BOARD	61 PAINTED OVERHEADS
49 PAINTED 1/2" CONCRETE BOARD	62 PAINTED OVERHEADS
50 PAINTED 1/2" CONCRETE BOARD	63 PAINTED OVERHEADS
51 PAINTED 1/2" CONCRETE BOARD	64 PAINTED OVERHEADS
52 PAINTED 1/2" CONCRETE BOARD	65 PAINTED OVERHEADS
53 PAINTED 1/2" CONCRETE BOARD	66 PAINTED OVERHEADS
54 PAINTED 1/2" CONCRETE BOARD	67 PAINTED OVERHEADS
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58 PAINTED 1/2" CONCRETE BOARD	71 PAINTED OVERHEADS
59 PAINTED 1/2" CONCRETE BOARD	72 PAINTED OVERHEADS
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61 PAINTED 1/2" CONCRETE BOARD	74 PAINTED OVERHEADS
62 PAINTED 1/2" CONCRETE BOARD	75 PAINTED OVERHEADS
63 PAINTED 1/2" CONCRETE BOARD	76 PAINTED OVERHEADS
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68 PAINTED 1/2" CONCRETE BOARD	81 PAINTED OVERHEADS
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70 PAINTED 1/2" CONCRETE BOARD	83 PAINTED OVERHEADS
71 PAINTED 1/2" CONCRETE BOARD	84 PAINTED OVERHEADS
72 PAINTED 1/2" CONCRETE BOARD	85 PAINTED OVERHEADS
73 PAINTED 1/2" CONCRETE BOARD	86 PAINTED OVERHEADS
74 PAINTED 1/2" CONCRETE BOARD	87 PAINTED OVERHEADS
75 PAINTED 1/2" CONCRETE BOARD	88 PAINTED OVERHEADS
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80 PAINTED 1/2" CONCRETE BOARD	93 PAINTED OVERHEADS
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84 PAINTED 1/2" CONCRETE BOARD	97 PAINTED OVERHEADS
85 PAINTED 1/2" CONCRETE BOARD	98 PAINTED OVERHEADS
86 PAINTED 1/2" CONCRETE BOARD	99 PAINTED OVERHEADS
87 PAINTED 1/2" CONCRETE BOARD	100 PAINTED OVERHEADS



# ATTACHMENT 2

This plan and design are used as all lines. The Architectural Firm and cannot be used or reproduced without written consent by the Architectural Firm. All dimensions and dimensions shall have precedence over conditions on the job. Formwork and the contractor shall be responsible for all conditions on the job. The dimensions and conditions on the drawing.

REVISIONS	
JAN 21, 2014	ISSUED FOR RECORDING
MAR 4, 2014	ISSUED FOR RECORDING 2
MAY 14, 2014	ISSUED FOR RECORDING 3
SEP 24, 2014	ISSUED FOR RECORDING 4
NOV 12, 2014	ISSUED FOR RECORDING 5
NOV 23, 2014	ISSUED FOR RECORDING 6
NOV 4, 2014	ISSUED FOR RECORDING 7

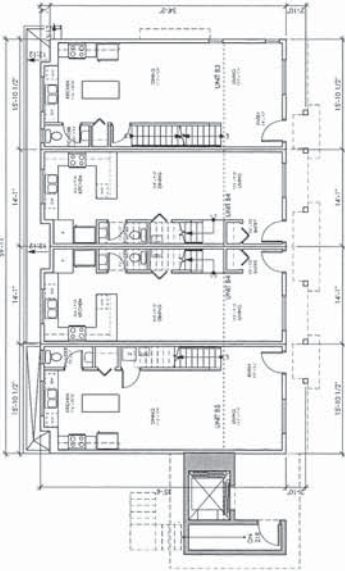


**FORMWERKS ARCHITECTURAL**  
 1425 West 26th Ave., Vancouver, BC V6J 1H9  
 Tel: 604-681-8200 Fax: 604-681-8441

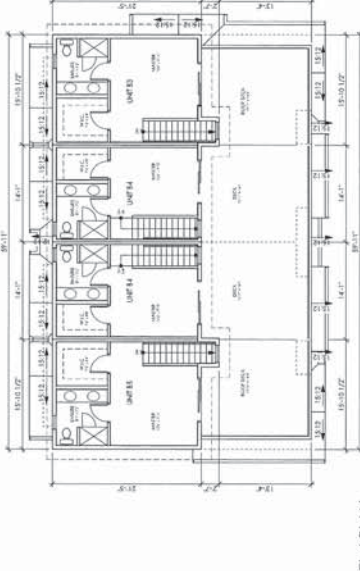
**PROJECT**  
**8800 SPIRES ROAD**  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

**DRAWING**  
**BUILDING 2 PLANS**

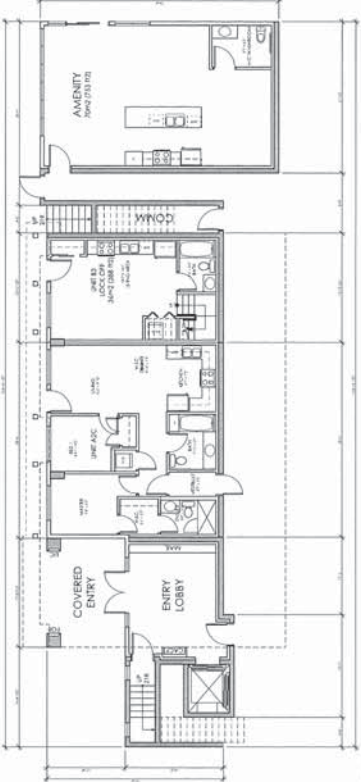
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DATE	2012 Nov 4		



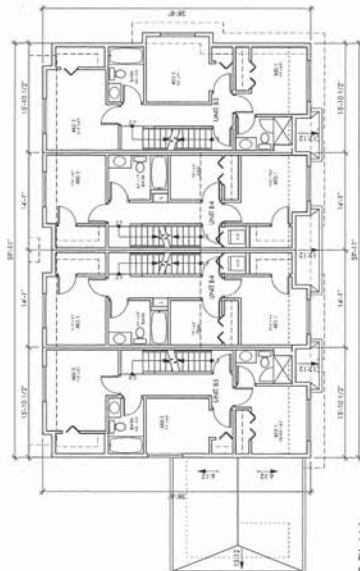
LEVEL 2 PLAN  
BUILDING 2



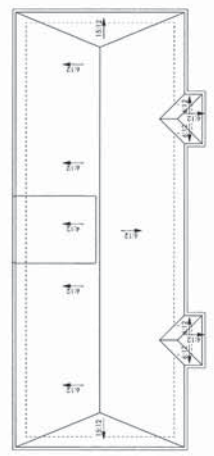
LEVEL 4 PLAN  
BUILDING 2



LEVEL 1 PLAN  
BUILDING 2



LEVEL 3 PLAN  
BUILDING 2



ROOF PLAN  
BUILDING 2



# ATTACHMENT 2

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**REVISIONS**

NOV 11 2021	REVISED FOR PERMITS
AUG 11 2021	REVISED FOR PERMITS
MAY 18 2021	REVISED FOR PERMITS
JUL 24 2021	REVISED FOR PERMITS
NOV 3 2021	REVISED FOR PERMITS
JAN 20 2022	REVISED FOR PERMITS

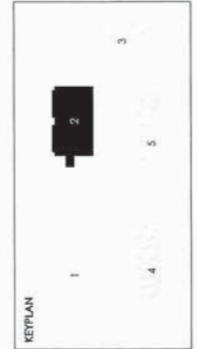
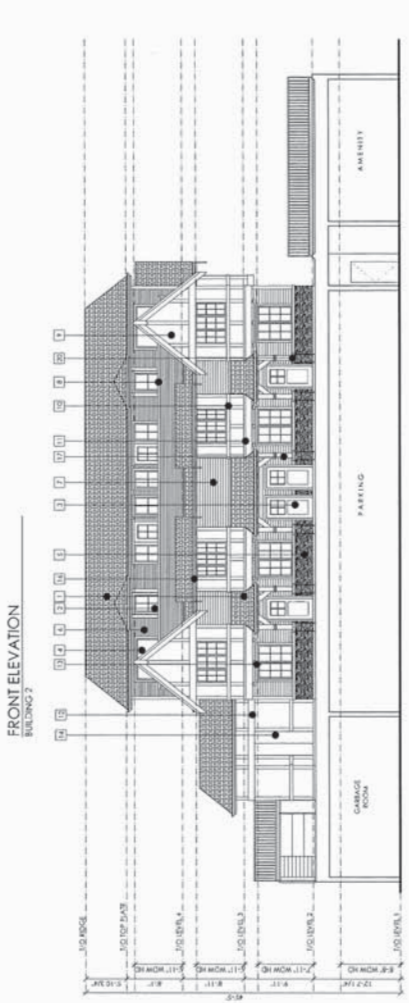
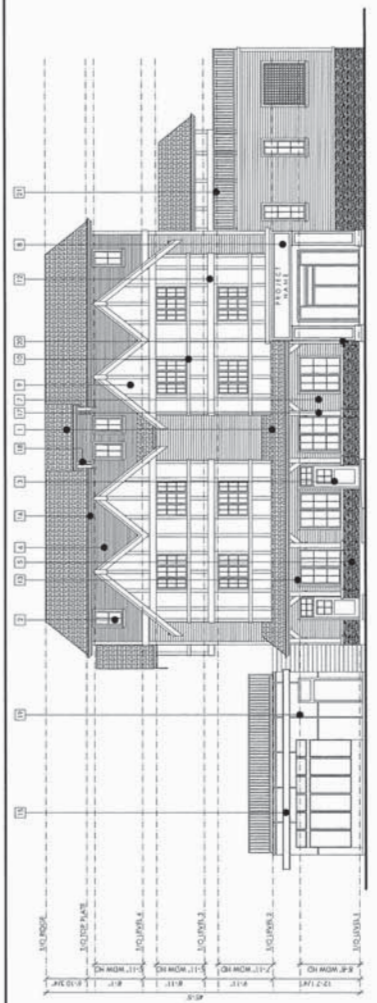
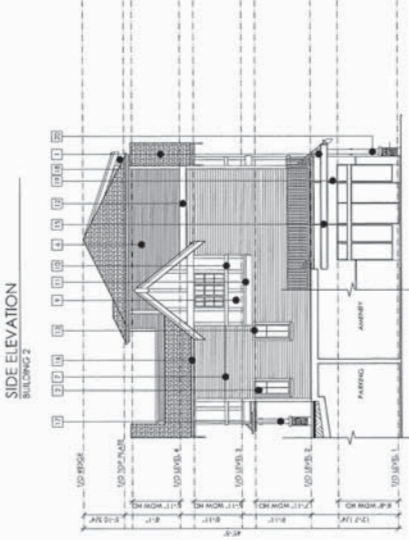
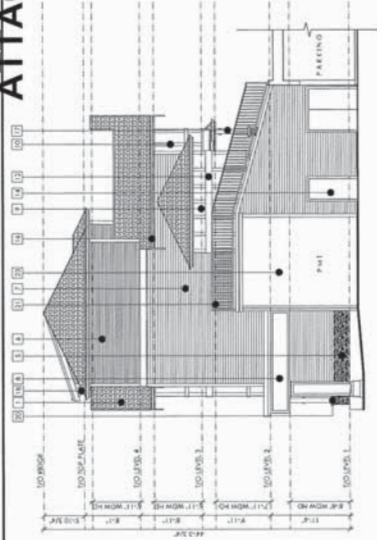


1021 West 4th Ave., Richmond, VA 23216  
Tel: (804) 209-1100  
www.formwerks.com

**PROJECT**  
8800 SPIRES ROAD  
8740-8800 SPIRES ROAD  
RICHMOND, VA

**DRAWING**  
BUILDING 2  
ELEVATIONS

SCALE: 1/8" = 1'-0"  
DATE: 2022-09-28  
SHEET: A2.03



**LEGEND**

1 PAINTED WOOD TRIM BOARD	14 METAL OVERDOOR
2 PAINTED WOOD TRIM BOARD	15 PAINTED WOOD TRIM BOARD
3 PAINTED WOOD TRIM BOARD	16 PAINTED WOOD TRIM BOARD
4 PAINTED WOOD TRIM BOARD	17 PAINTED WOOD TRIM BOARD
5 PAINTED WOOD TRIM BOARD	18 PAINTED WOOD TRIM BOARD
6 PAINTED WOOD TRIM BOARD	19 PAINTED WOOD TRIM BOARD
7 PAINTED WOOD TRIM BOARD	20 PAINTED WOOD TRIM BOARD
8 PAINTED WOOD TRIM BOARD	21 PAINTED WOOD TRIM BOARD
9 PAINTED WOOD TRIM BOARD	22 PAINTED WOOD TRIM BOARD
10 PAINTED WOOD TRIM BOARD	23 PAINTED WOOD TRIM BOARD
11 PAINTED WOOD TRIM BOARD	24 PAINTED WOOD TRIM BOARD
12 PAINTED WOOD TRIM BOARD	25 PAINTED WOOD TRIM BOARD
13 PAINTED WOOD TRIM BOARD	26 PAINTED WOOD TRIM BOARD

# ATTACHMENT 2

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**REVISIONS**

REVISED FOR RECORDS	JULY 11, 2023
REVISED FOR RECORDS	MAY 8, 2023
REVISED FOR RECORDS	MAY 24, 2023
REVISED FOR RECORDS	MAY 24, 2023
REVISED FOR RECORDS	MAY 24, 2023
REVISED FOR RECORDS	JULY 28, 2023

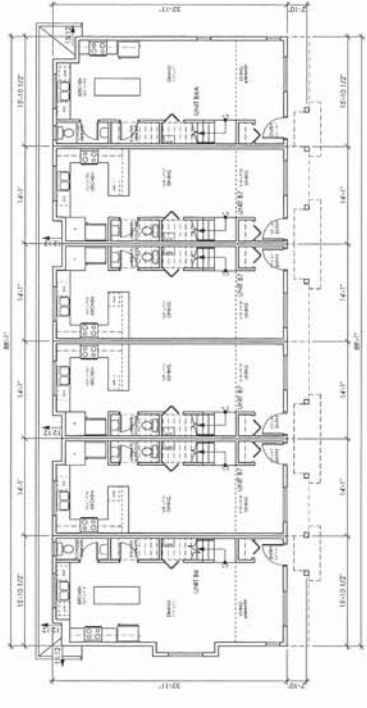
**TERA**  
FORMWERKS ARCHITECTURAL

453 West 59 Ave., Vancouver BC V6J 1H9  
(604) 681-2031  
www.formwerks.com

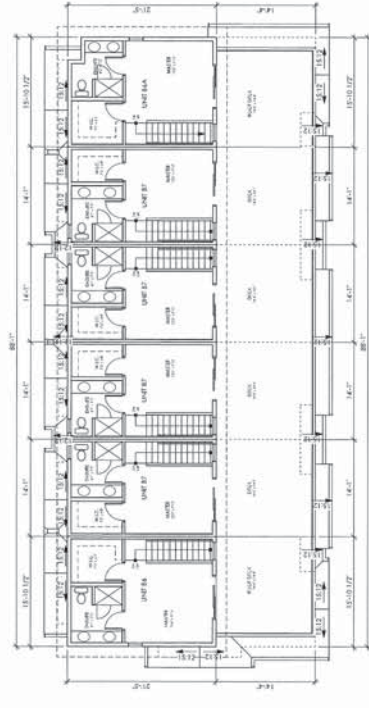
**PROJECT**  
8800 SPIRES ROAD  
8740-8800 SPIRES ROAD  
RICHMOND, BC

**DRAWING**  
BUILDING 3  
PLANS

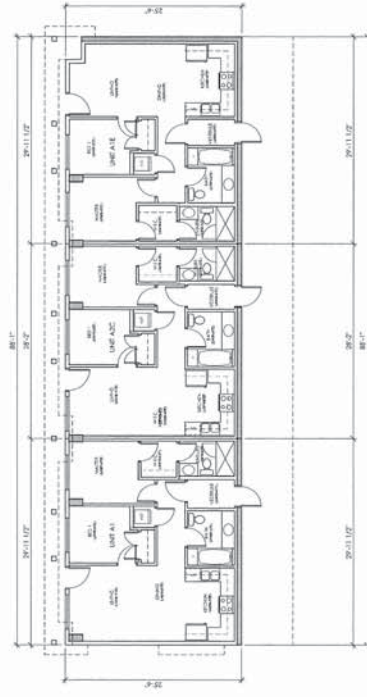
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DATE	2023.06.28		



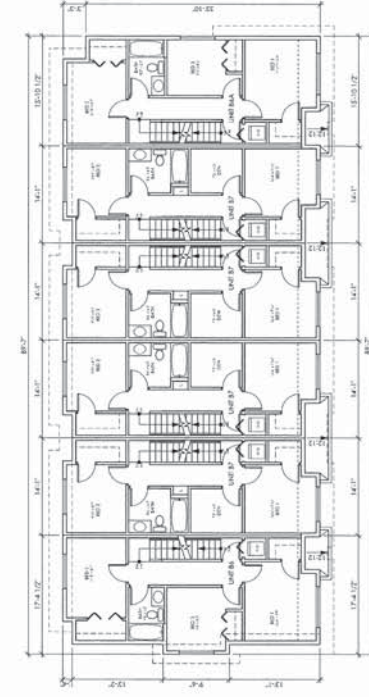
LEVEL 2 PLAN  
BUILDING 3



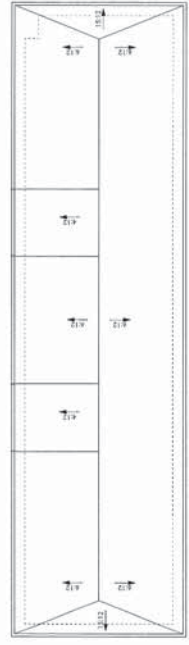
LEVEL 4 PLAN  
BUILDING 3



LEVEL 1 PLAN  
BUILDING 3



LEVEL 3 PLAN  
BUILDING 3



ROOF PLAN  
BUILDING 3





# ATTACHMENT 2

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REVISIONS	DATE	BY	APP'D
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM
REVISED FOR 8000-SPIRES	AUG 13, 2020	AM	AM

**FORMWERKS ARCHITECTURAL**

1423 West 15th Ave., Richmond, VA 23220  
 Phone: 804-541-1100  
 Fax: 804-209-1100

**PROJECT**

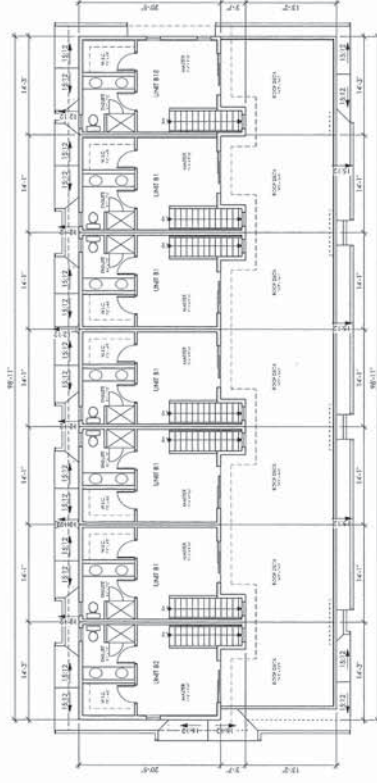
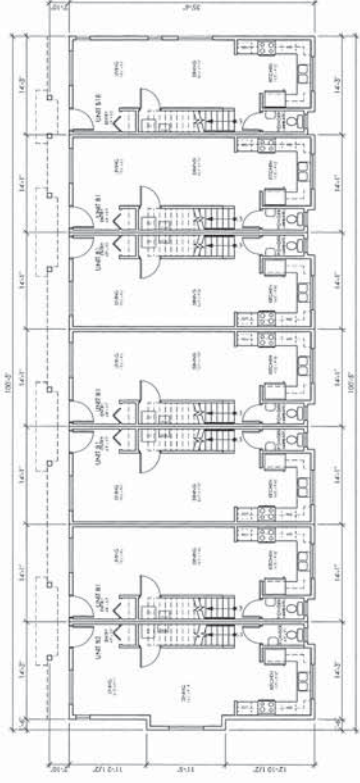
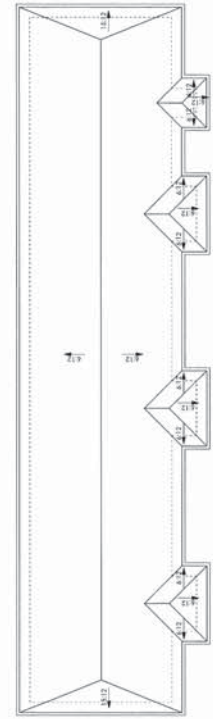
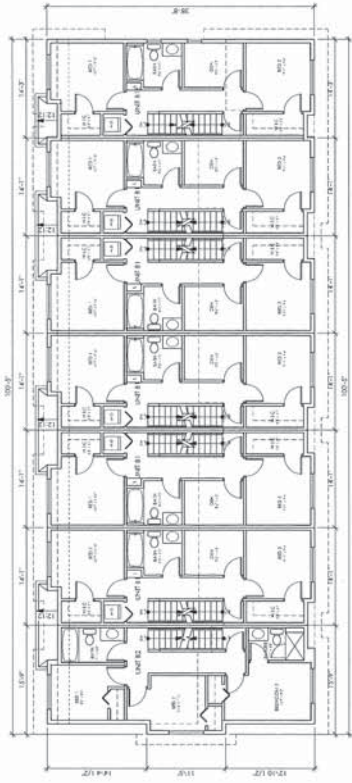
**8800 SPIRES ROAD**

**8740-8800 SPIRES ROAD**  
 RICHMOND, BC

**DRAWING**

**BUILDING 4**  
**PLANS**

SCALE	1/8" = 1'-0"	SHEET	A2.06
DATE			



# ATTACHMENT 2

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**REVISIONS**

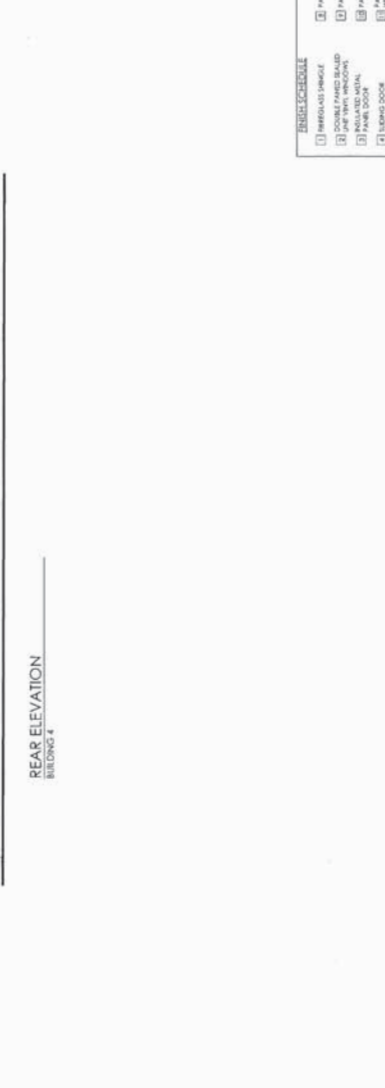
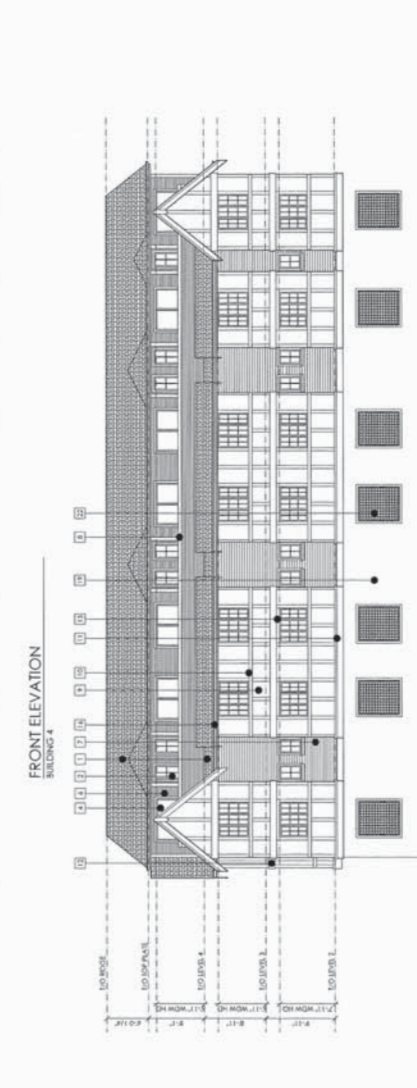
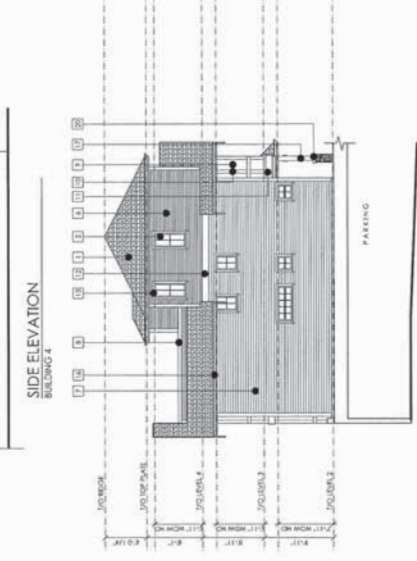
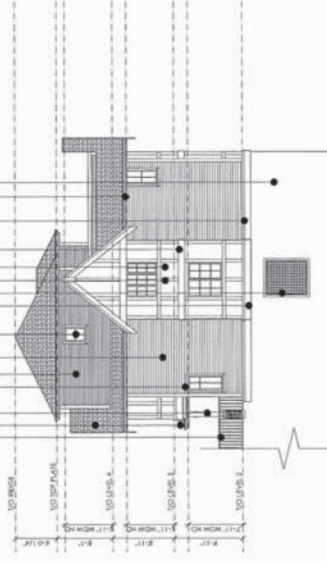
NO. 1	DATE	DESCRIPTION
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2	MAY 11, 2021	ISSUED FOR PERMITS
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4	MAY 11, 2021	ISSUED FOR PERMITS
5	MAY 11, 2021	ISSUED FOR PERMITS
6	MAY 11, 2021	ISSUED FOR PERMITS

**FORMWERKS ARCHITECTURAL**  
 1121 West 7th Ave., Richmond, VA 23111  
 Tel: 804.622.2076 Fax: 804.622.2077  
 www.formwerks.com

**PROJECT**  
 8800 SPIRES ROAD  
 RICHMOND, VA

**BUILDING 4 ELEVATIONS**

SCALE: 1/8" = 1'-0"  
 DATE: 2021 APR 14



# ATTACHMENT 2

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**REVISIONS**

ISSUED FOR RECORD	AUG 21, 2024
ISSUED FOR RECORD	MAY 15, 2022
ISSUED FOR RECORD	MAY 15, 2022
ISSUED FOR RECORD	MAY 15, 2022
ISSUED FOR RECORD	OCT 25, 2021
ISSUED FOR RECORD	JAN 28, 2021
ISSUED FOR RECORD	JAN 28, 2021

**TERA**

**FORMWERKS ARCHITECTURAL**

1421 Royal Pk. Ave., Richmond, BC V6V 1H5  
 Formwerks@terra.com Phone: 483-5441

**PROJECT**

**8800 SPIRES ROAD**

8740-8800 SPIRES ROAD  
 RICHMOND, B.C.

**DRAWING**

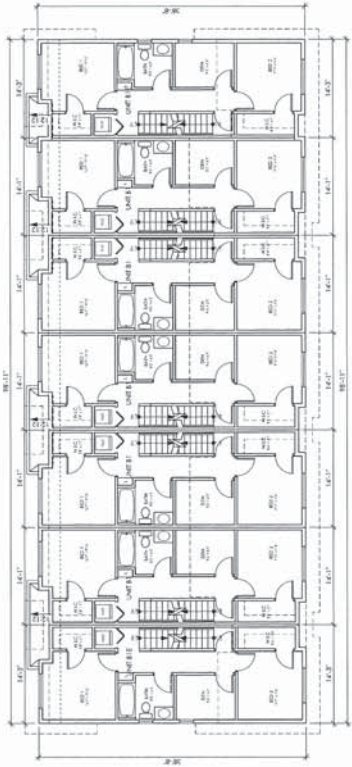
**BUILDING 5 PLANS**

**SHEET**

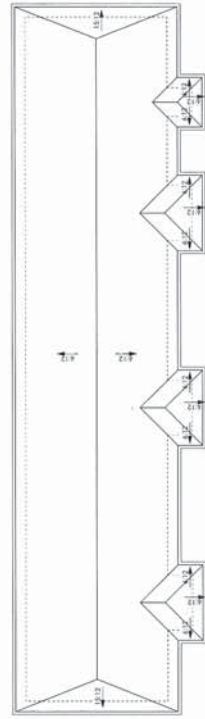
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DATE: 2024.08.19

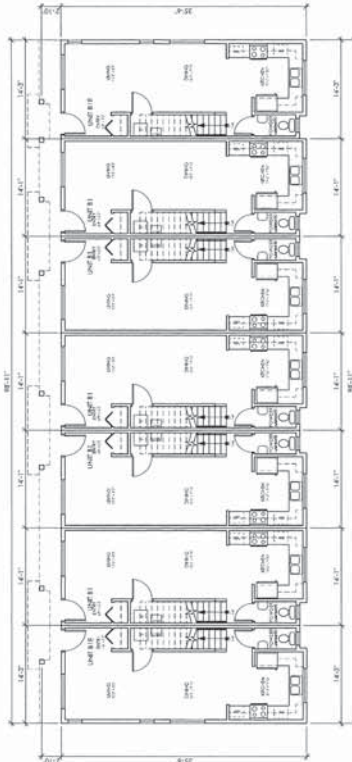
**A2.08**



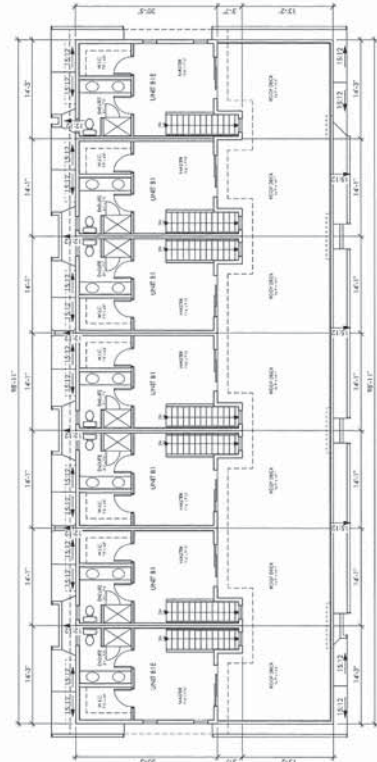
LEVEL 3 PLAN  
BUILDING 5



ROOF PLAN  
BUILDING 5



LEVEL 2 PLAN  
BUILDING 5



LEVEL 4 PLAN  
BUILDING 5



# ATTACHMENT 2

THESE DRAWINGS ARE THE PROPERTY OF FORMWERKS ARCHITECTURAL INC. AND CANNOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FORMWERKS ARCHITECTURAL INC. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS SHEET AND BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTATIONS. FORMWERKS ARCHITECTURAL INC. SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DIMENSIONS AND NOTATIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS OR NOTATIONS.

**REVISIONS**

NO. 1	DATE	DESCRIPTION
1	JULY 11, 2022	ISSUED FOR PERMITS
2	AUGUST 11, 2022	ISSUED FOR PERMITS
3	NOVEMBER 11, 2022	ISSUED FOR PERMITS
4	DECEMBER 11, 2022	ISSUED FOR PERMITS
5	JANUARY 11, 2023	ISSUED FOR PERMITS

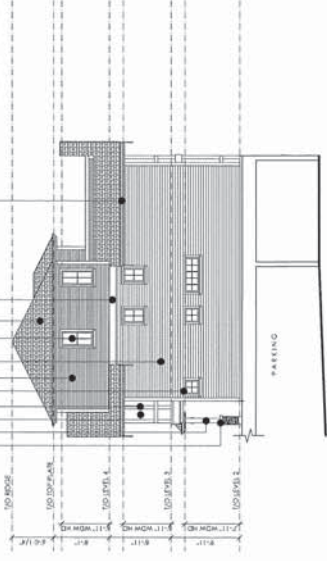


**FORMWERKS ARCHITECTURAL**  
 1422 West 10th Ave., Ste 200, Anchorage, AK 99501  
 Phone: 485-5441

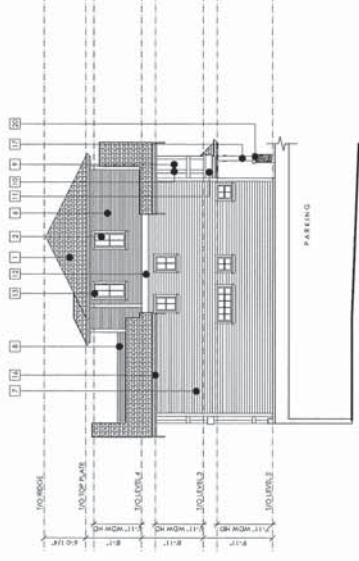
**PROJECT**  
 8800 SPIRES ROAD  
 8740-8800 SPIRES ROAD  
 RICHMOND, BC

**DRAWING**  
 BUILDING 5 ELEVATIONS

**SCALE** 1/8" = 1'-0"  
**SHEET** A2.09  
 DATE 2022.07.18



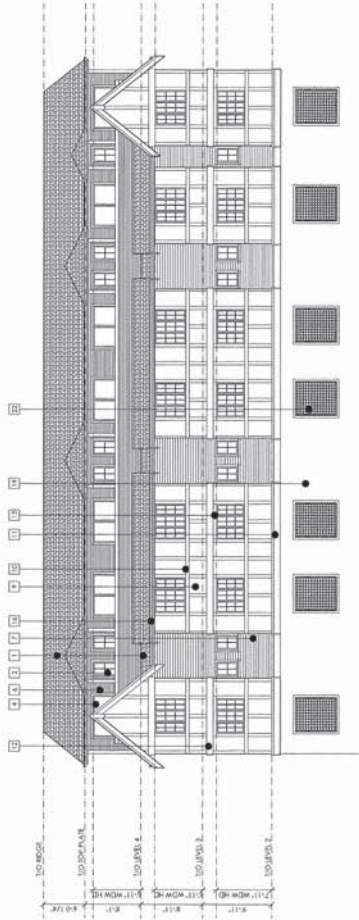
**FRONT ELEVATION**  
BUILDING 5



**SIDE ELEVATION**  
BUILDING 5



**REAR ELEVATION**  
BUILDING 5



**SIDE ELEVATION**  
BUILDING 5

**FINISH SCHEDULE**

1	PAINTED WOOD TRIM BOARD	2	PAINTED METAL CHIMNEY
2	PAINTED WOOD TRIM BOARD	3	PAINTED METAL CHIMNEY
3	PAINTED WOOD TRIM BOARD	4	PAINTED METAL CHIMNEY
4	PAINTED WOOD TRIM BOARD	5	PAINTED METAL CHIMNEY
5	PAINTED WOOD TRIM BOARD	6	PAINTED METAL CHIMNEY
6	PAINTED WOOD TRIM BOARD	7	PAINTED METAL CHIMNEY
7	PAINTED WOOD TRIM BOARD	8	PAINTED METAL CHIMNEY
8	PAINTED WOOD TRIM BOARD	9	PAINTED METAL CHIMNEY
9	PAINTED WOOD TRIM BOARD	10	PAINTED METAL CHIMNEY
10	PAINTED WOOD TRIM BOARD	11	PAINTED METAL CHIMNEY
11	PAINTED WOOD TRIM BOARD	12	PAINTED METAL CHIMNEY
12	PAINTED WOOD TRIM BOARD	13	PAINTED METAL CHIMNEY
13	PAINTED WOOD TRIM BOARD	14	PAINTED METAL CHIMNEY
14	PAINTED WOOD TRIM BOARD	15	PAINTED METAL CHIMNEY



**KEYPLAN**









# ATTACHMENT 2

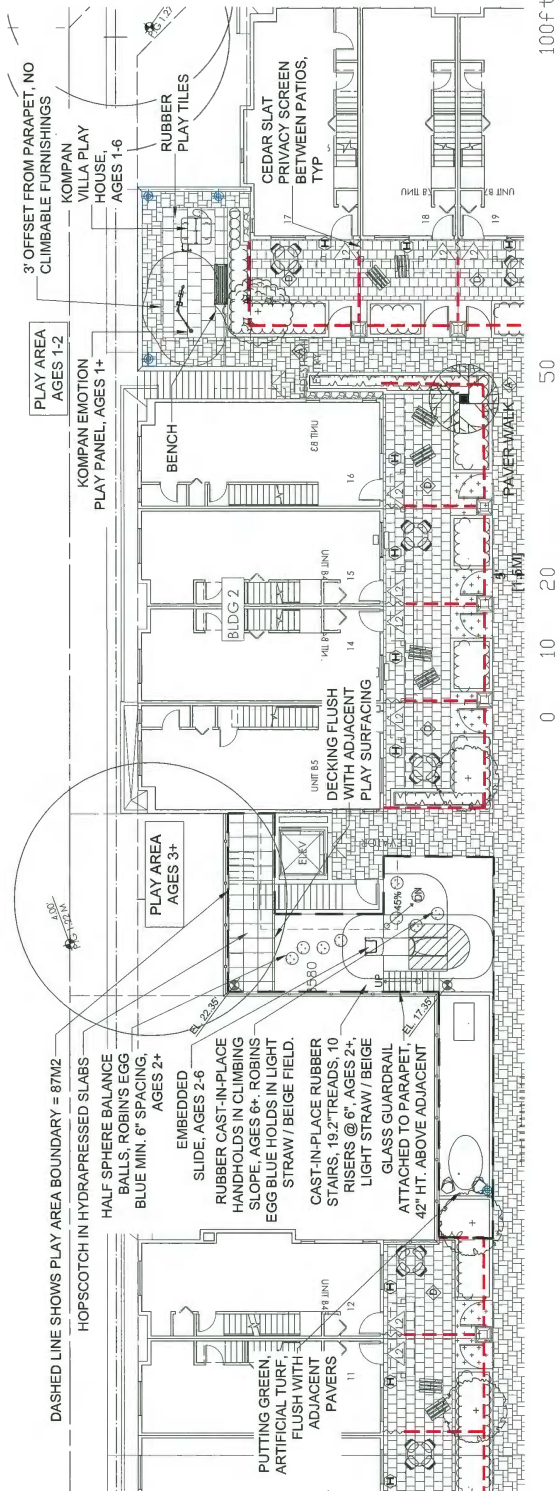


pmg LANDSCAPE ARCHITECTS  
 8000 S. BRICK COUNTRY, SUITE 203  
 RICHMOND, VIRGINIA 23234  
 P: 804.284.0011 | F: 804.284.0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	10/20/14	ISSUE FOR CITY COMMENTS	DR
2	11/10/14	ISSUE FOR CITY COMMENTS	DR
3	11/10/14	ISSUE FOR CITY COMMENTS	DR
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17	11/10/14	ISSUE FOR CITY COMMENTS	DR
18	11/10/14	ISSUE FOR CITY COMMENTS	DR
19	11/10/14	ISSUE FOR CITY COMMENTS	DR
20	11/10/14	ISSUE FOR CITY COMMENTS	DR



KOMPAN VILLA PLAY HOUSE  
 KOMPAN 'EMOTION' PLAY PANEL  
 RUBBER SLOPE WITH HANDHOLDS - CONCEPT  
 KOMPAN EMBANKMENT SLIDE

PROJECT:  
**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
 8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
 RICHMOND

DRAWING TITLE:  
**LEVEL 2 AMENITY DETAIL PLAN**

DATE: 20/06/14  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MC  
 DESIGN: MC  
 CHECK: FC

DRAWING NUMBER: **L4**  
 SHEET NUMBER: 067  
 PROJECT NUMBER: 21176



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.14.16	ISSUED FOR PERMIT	DR
2	12.14.16	ISSUED FOR PERMIT	DR
3	12.14.16	ISSUED FOR PERMIT	DR
4	12.14.16	ISSUED FOR PERMIT	DR
5	12.14.16	ISSUED FOR PERMIT	DR
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47	12.14.16	ISSUED FOR PERMIT	DR
48	12.14.16	ISSUED FOR PERMIT	DR
49	12.14.16	ISSUED FOR PERMIT	DR
50	12.14.16	ISSUED FOR PERMIT	DR

CLIENT:

PROJECT:  
**SPIRES II 38 UNIT  
TOWNHOUSE DEVELOPMENT  
8890, 8780, 8760 SPIRES GATE  
AND 8740 SPIRES ROAD  
RICHMOND**

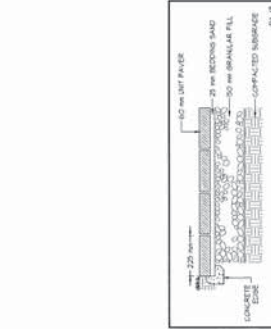
DRAWING TITLE:

**LANDSCAPE  
DETAILS**

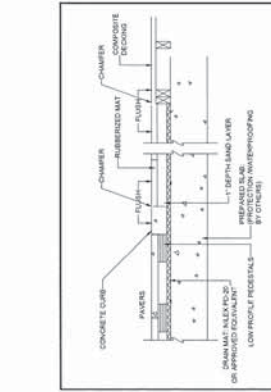
DATE: 23.06.14  
SCALE: AS SHOWN  
DRAWN: MC  
DESIGN: MC  
CHECKED: JC  
PROJECT NUMBER: 21-176

**L6**

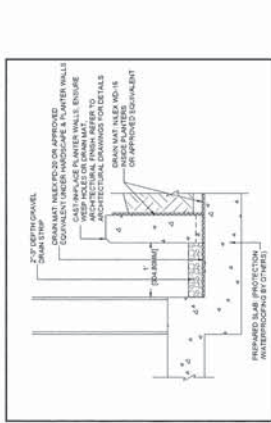
OF 7



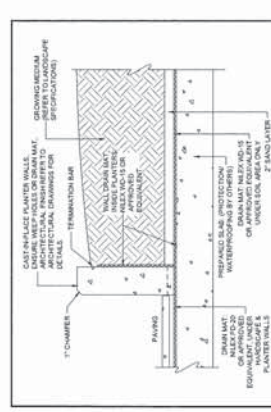
**1** PLANTER WALL ON SLAB  
PLN-01



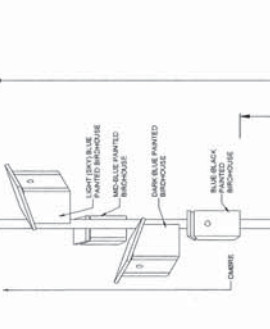
**2** DRAIN ROCK STRIP AT BUILDING ON SLAB  
PLN-02



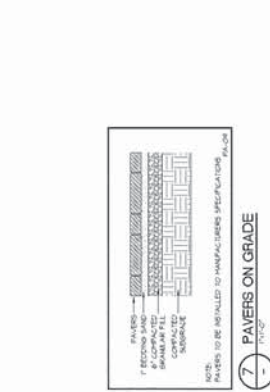
**3** PLAY SURFACE ON SLAB  
PLN-03



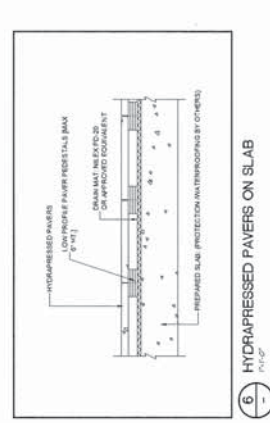
**4** PAVERS EDGE  
PLN-04



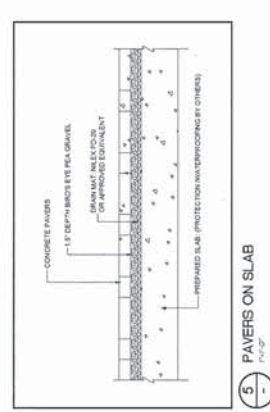
**5** PAVERS ON SLAB  
PLN-05



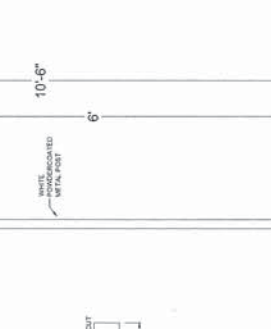
**6** BILEVEL DRAIN IN HARDSCAPE  
PLN-06



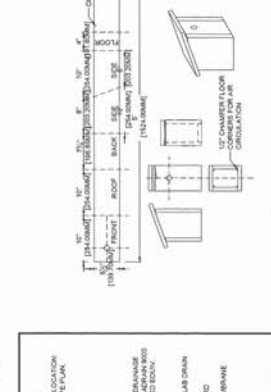
**7** BILEVEL DRAIN IN THE LANDSCAPE  
PLN-07



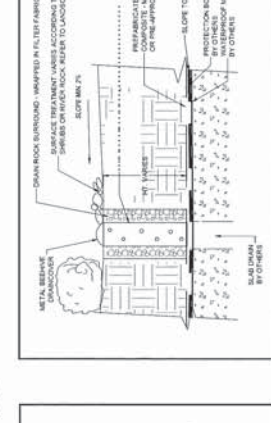
**7** PAVERS ON GRADE  
PLN-08



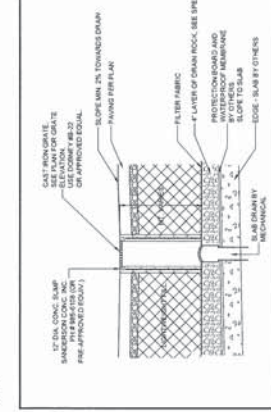
**13** 'ONE BOARD' BIRDHOUSE  
TYPE 0



**6** HYDRAPRESSED PAVERS ON SLAB  
PLN-09



**7** DRAIN ROCK IN THE LANDSCAPE  
PLN-10

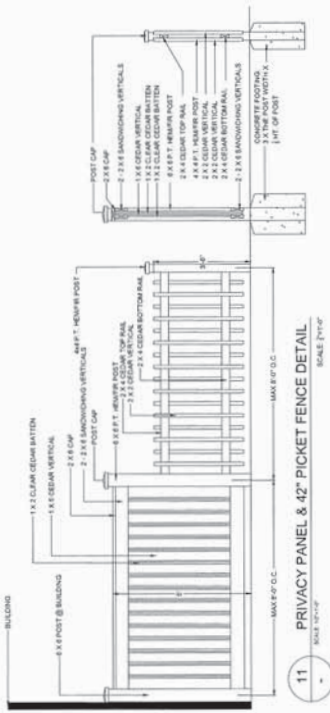


**4** PAVERS EDGE  
PLN-11

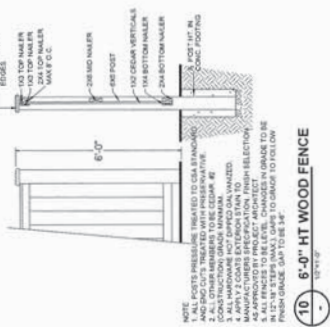
# ATTACHMENT 2

**pmg**  
LANDSCAPE ARCHITECTS  
1100 15th Street, NW  
Atlanta, GA 30309  
P: 404.242.3011 | F: 404.294.0222

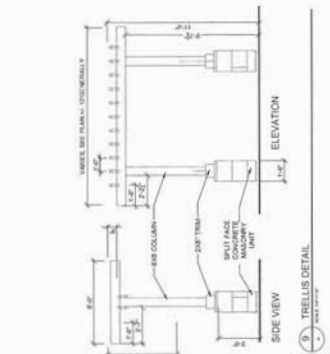
SCALE:



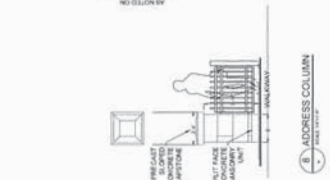
11 PRIVACY PANEL & 42" PICKET FENCE DETAIL  
SCALE 1/4" = 1'-0"



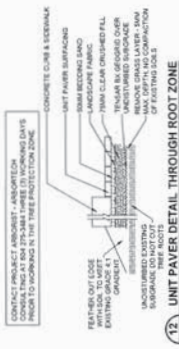
10 6" HT WOOD FENCE  
SCALE 1/4" = 1'-0"



9 TRELLIS DETAIL  
SCALE 1/4" = 1'-0"



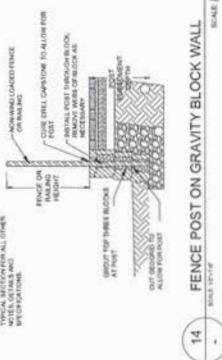
8 ADDRESS COLUMN  
SCALE 1/4" = 1'-0"



12 UNIT PAVER DETAIL THROUGH ROOT ZONE  
SCALE 1/4" = 1'-0"



13 42" PICKET FENCE DETAIL  
SCALE 1/4" = 1'-0"

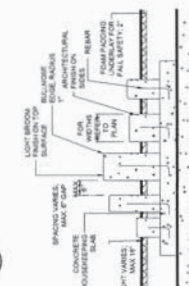


14 FENCE POST ON GRAVITY BLOCK WALL  
SCALE 1/4" = 1'-0"

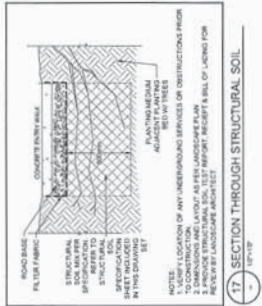


15 SITE FURNITURE MOUNTING  
SCALE 1/4" = 1'-0"

NOTE: SITE FURNITURE TO BE INSTALLED TO MEET MANUFACTURER'S PRECIFICATIONS

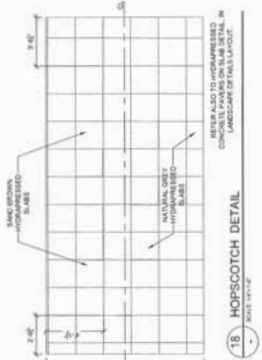


16 STEPPING STONES  
SCALE 1/4" = 1'-0"



17 SECTION THROUGH STRUCTURAL SOIL  
SCALE 1/4" = 1'-0"

NOTE:  
1. VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.  
2. DRAINAGE AND LAYOUT AS PER LANDSCAPE PLAN.  
3. VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER'S SPECIFICATIONS.  
4. ALL FINISHES TO BE MATCHED TO THE FINISH GRADE TO BE SET.  
5. ALL FINISHES TO BE MATCHED TO THE FINISH GRADE TO BE SET.



18 HORSHOUE DETAIL  
SCALE 1/4" = 1'-0"

REFER ALSO TO UNCOMPRESSED COMPRESSION TEST REPORT IN LANDSCAPE OF PALLADIUM

NO.	DATE	REVISION DESCRIPTION	BY
1	08/14/2014	ISSUED FOR PERMIT	DM
2	08/14/2014	ISSUED FOR PERMIT	DM
3	08/14/2014	ISSUED FOR PERMIT	DM
4	08/14/2014	ISSUED FOR PERMIT	DM
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49	08/14/2014	ISSUED FOR PERMIT	DM
50	08/14/2014	ISSUED FOR PERMIT	DM

CLIENT:

PROJECT:

**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8800, 8760, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 08/14/14  
SCALE: AS SHOWN  
DRAWN: AK  
DESIGN: FC  
CHECKED: FC  
PROJECT NUMBER: 211176  
DRAWING NUMBER: L7  
DATE: 08/14/14



**RZ 19-870807**

**Attachment 3**

Address: 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance

Applicant: Terra Spires Development LP

Planning Area(s): City Centre

	Existing	Proposed
<b>Owner:</b>	1219002 BC Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,430 m <sup>2</sup> (36,925 ft <sup>2</sup> )	3,260 m <sup>2</sup> (35,087 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
<b>Number of Units:</b>	4	36
<b>Other Designations:</b>	N/A	No Change

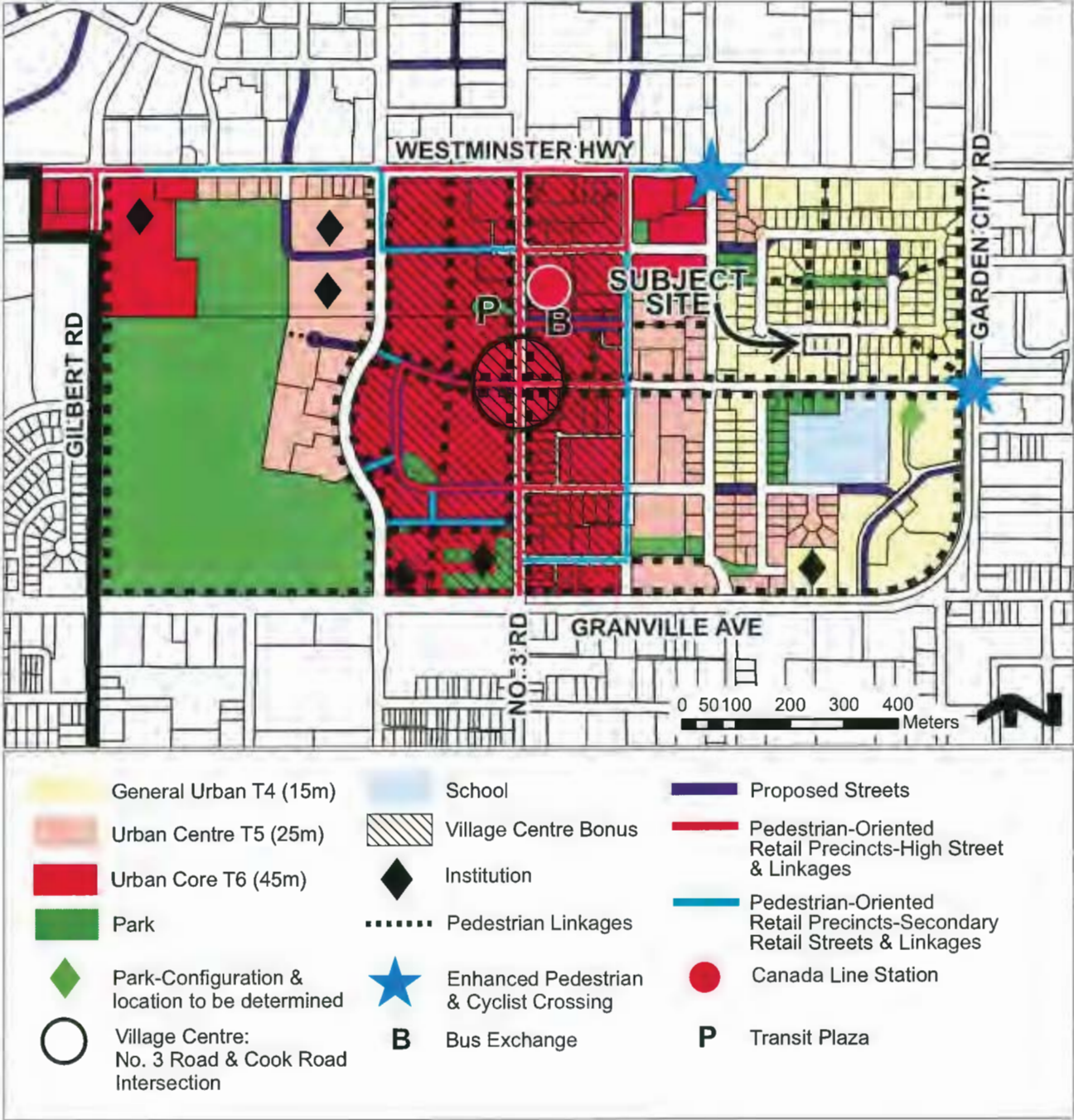
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20	none permitted
Lot Coverage – Building:	Max. 50%	50% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 80%	80.0% Max.	none
Lot Coverage – Landscaping:	Min. 20%	20% Min.	none
Setback – Front Yard - Cook Gate (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – North – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - South (future lane) (m):	Min. 1.5 m	1.5 m	none
Setback – Rear - West (m):	Min. 1.5 m	1.5 m	none
Height (m):	Max. 15.0 m (4 storeys)	15.0 m Max.	none



On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	86.27 m	none
Site Area:	Min. 2,400 m <sup>2</sup>	3,260 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	44 (R) and 8 (V)	54 (R) and 8 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (44 x Max. 50% = 22)	18	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (62 x Max. 50% = 31)	6	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	45 (Class 1) and 8 (Class 2)	45 (Class 1) and 8 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Min. 70 m <sup>2</sup>	none

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

Specific Land Use Map: Brighthouse Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

# FORMWERKS ARCHITECTURAL

March 10, 2021

**City of Richmond**

6911 No. 3 Road,  
Richmond, BC  
V6Y 2C1

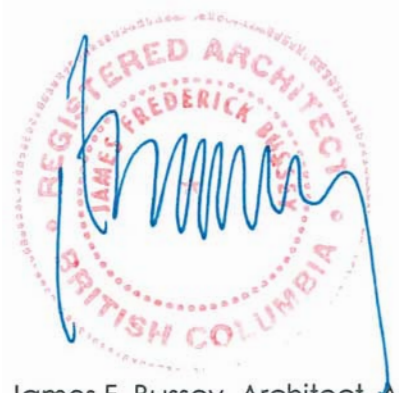
**Re: Letter of Confirmation**

**8800 Spires Rd., Richmond, BC  
RZ-17-766525**

This letter confirms that the design of the proposed development will meet the energy efficiency requirements expected at the time of the proposed project's Building Permit Application. This also confirms that the undersigned is aware of the Step Code requirements for this project.

If you have any questions, please do not hesitate to contact me.

Your Truly,



James F. Bussey, Architect, AIBC  
Formwerks Architectural Inc.

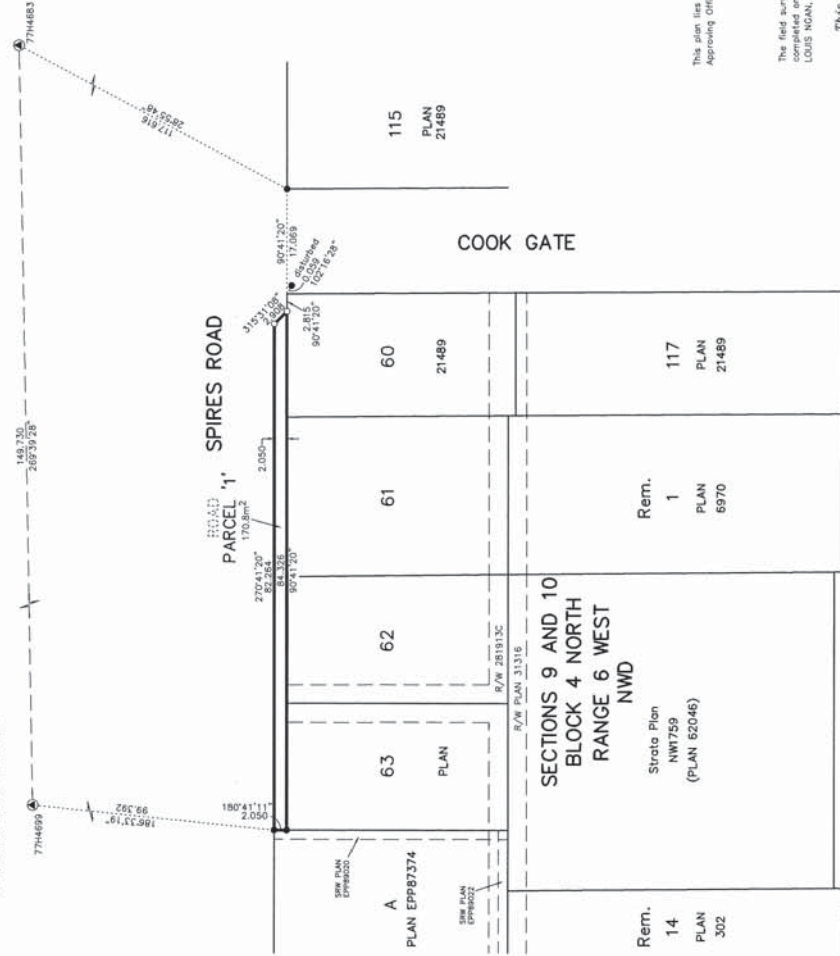
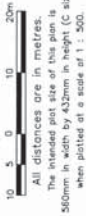
REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND  
 ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. \_\_\_\_\_  
 OF A PORTION OF ROAD DEDICATED ON PLAN 21489  
 SECTIONS 9 AND 10, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

ATTACHMENT 6

Pursuant to Section 120, Land Title Act and Section 40, Community Charter

BCGS 926.015

SCALE 1 : 500



UTM Zone 10 Coordinates	
Datum: NAD83(CRS)4,0,0,BC1,MWD	
Point Identifier: 77H4683	77H4699
UTM Northing: 5446188.50	5446167.61
UTM Easting: 480754.61	490604.94
Estimated horizontal positional accuracy: 0.01m	0.01m

**LEGEND:**  
 Integrated survey area No. 18, Richmond, NAD83(CRS)4,0,0,BC1,MWD  
 Grid bearings are derived from observations between  
 geodetic control monuments 77H4683 and 77H4699.  
 The accuracy of the grid bearings and the accuracy  
 achieved are derived from the MASCOI published coordinates  
 for geodetic control monuments 77H4683 and 77H4699.  
 This plan shows horizontal ground-level distances unless  
 otherwise noted. Distances are shown in metres, multiply  
 of 0.099804 which has been derived from geodetic  
 control monuments 77H4683 and 77H4699.  
 ● denotes control monument found.  
 ○ denotes standard from past found.  
 ○ denotes standard from past plotted.

This plan lies within the jurisdiction of the  
 Approving Officer for City of Richmond.

The field survey represented by this plan was  
 conducted by the City of Richmond, 2021  
 LOUIS NGAN, BOLS #743

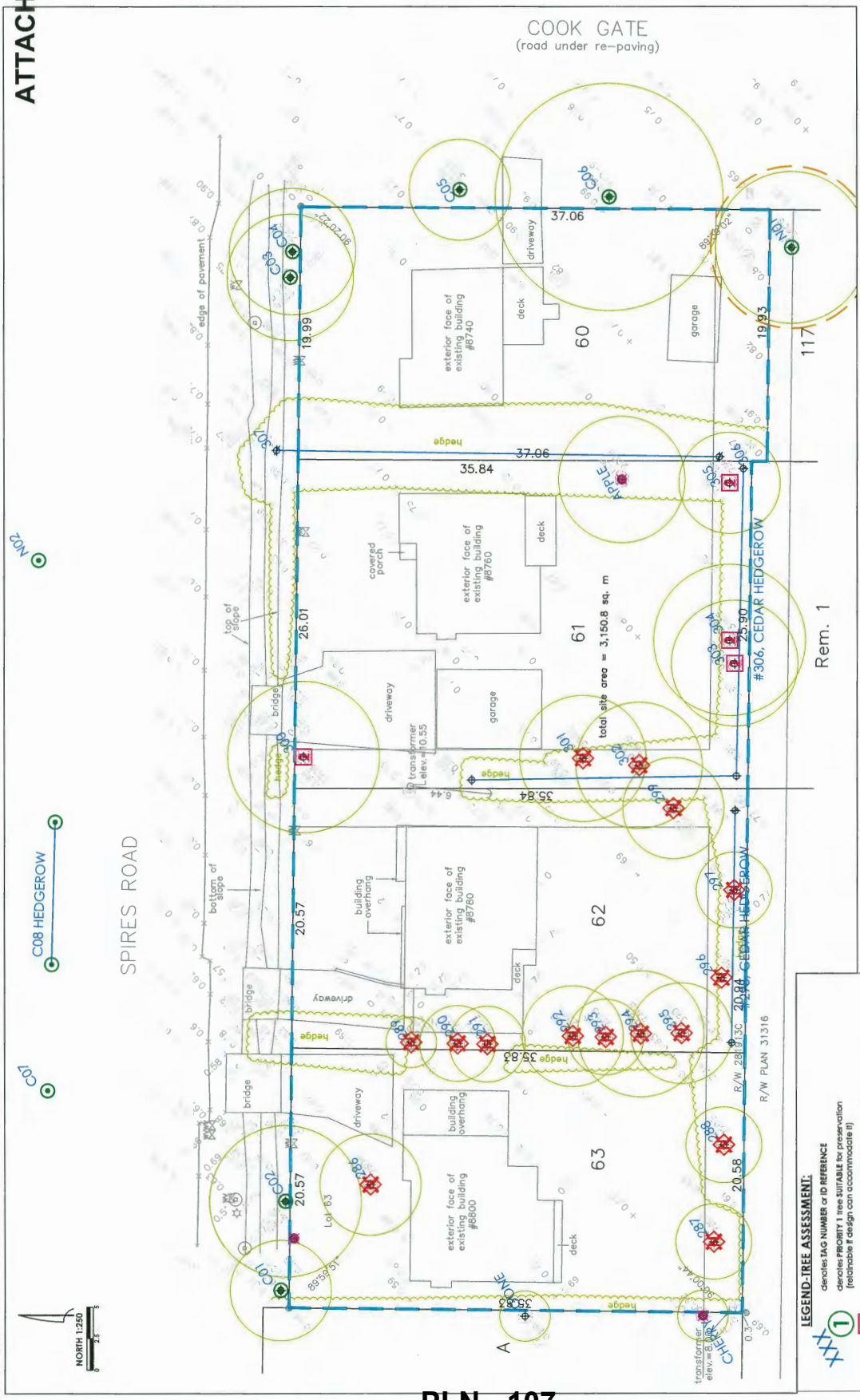
This plan lies within the  
 Metro Vancouver Regional District

**L N L S** METRO VANCOUVER  
 LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2P9  
 T 604.327.1535 WEB WWW.LNLS.CA

FILE:18860\_04REF

# ATTACHMENT 7



TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 1/4

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11"X17" REV # 7 DATE: FEB 4, 2022

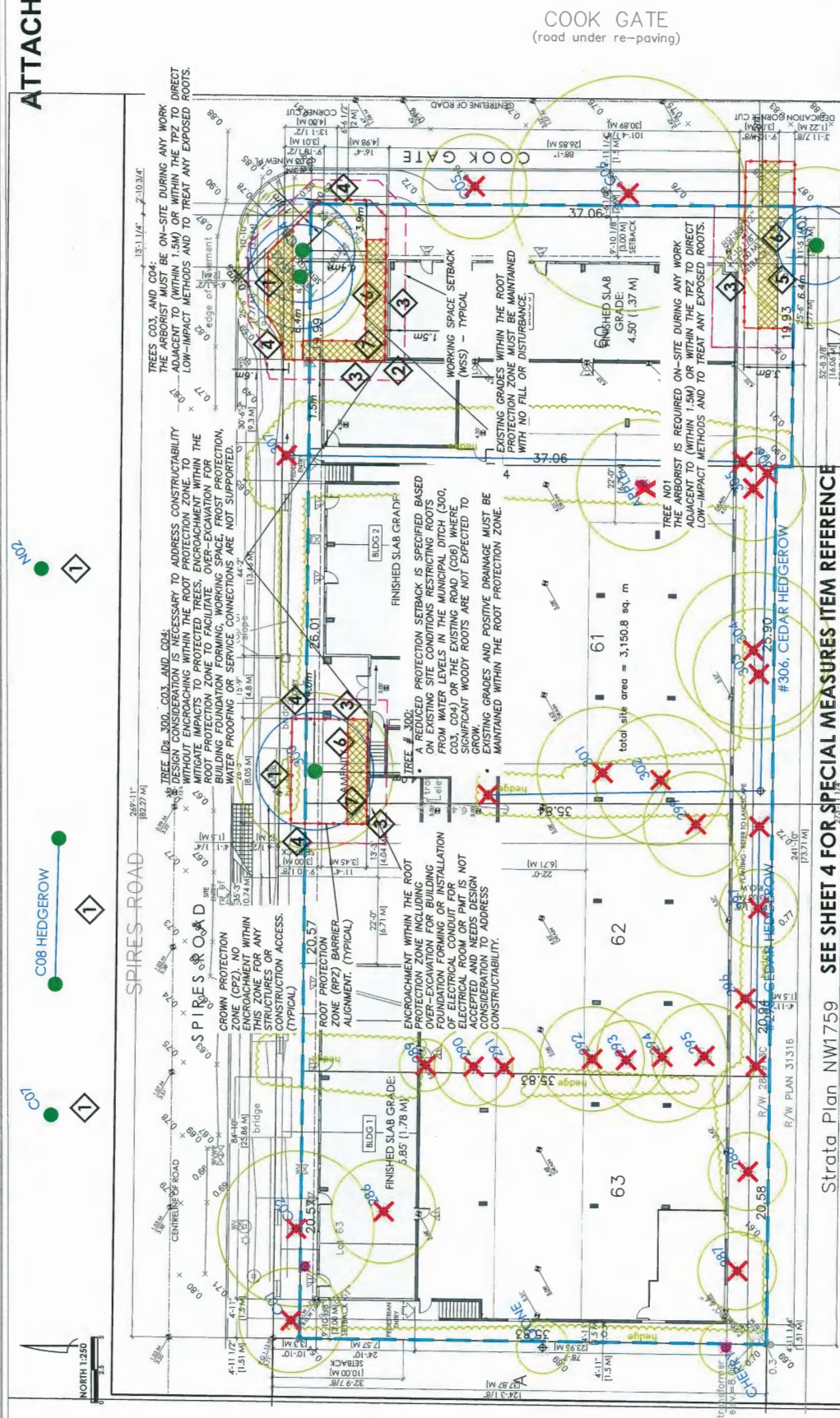
oclgroup.ca

ARBORTECH CONSULTING  
 A C L G R O U P  
 SUITE 145-12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.9484

**LEGEND - TREE ASSESSMENT:**

- ① denotes TAG NUMBER or ID REFERENCE
- ② denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- ③ denotes PRIORITY 2 tree MARGINAL for preservation, (possible candidate subject to design and other conditions) (not visible)
- ⊗ denotes PRIORITY 3 tree UNSUITABLE for preservation (not visible)
- ⊗ denotes UNDERSIZE TREE that is smaller than bylaw defined size (consult municipality to determine if it is a bylaw protected tree)
- ⊗ denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)
- ⊗ denotes PRELIMINARY TREE PROTECTION SETBACK (for planning and design consideration)

# ATTACHMENT 7



COOK GATE  
(road under re-paving)

Strata Plan NW1759 SEE SHEET 4 FOR SPECIAL MEASURES ITEM REFERENCE

**LEGEND - TREE MANAGEMENT IN DEVELOPMENT AREA:**

- See arborist report for further details.
- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures as specified)
- denotes INVESTIGATE TREE (not to be removed, but to monitor, then define, then, if to be retained, consult this office for protection measures.)
- denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)
- denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

**LEGEND - TREE PROTECTION:**

- denotes CROWN PROTECTION ZONE - CPZ or original (furthest extent of foliage). Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc
- denotes ROOT PROTECTION ZONE - RPZ specified by project arborist. This is the alignment for TREE PROTECTION BARRIERS (dimensions to outside of trunk)
- denotes WORKING SPACE SETBACK - WSS (offset from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist)
- denotes SPECIAL MEASURES required (see REPORT or LOU for further details. Project Arborist to direct or implement.)

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 2/4

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	JACL FILE: 18331
PLAT SIZE:	11"X17" REV # : 7 DATE: FEB 4, 2022

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**ARBORTECH CONSULTING**

ACI GROUP

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.3484



**TREE PROTECTION STANDARD MEASURES**

The project arborist must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities. To schedule reviews or site visits as described above, we require a minimum of 3 business days advance notice.

- A. **Tree Protection Barrier Installation:**  
Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.
- B. **Tree Health Management Treatments:**  
Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
  - a. Soil amendment may be applied within TPZ (i.e., 10mm-minus well composted bark mulch, Nutri+Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
  - b. Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.
- C. **Access within TPZ:**  
Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
- D. **Work within TPZ:**  
Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.
- E. **Pruning:**  
Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defects, building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z1.33), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
- F. **Low Impact Tree or Stump Removal:**  
For any tree removal or stump removal from within a RPZ or WSS.
- G. **Landscape Finishing:**  
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
  - a. Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
  - b. Turf within TPZ's is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
  - c. Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
  - d. Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.

**TREE PROTECTION SPECIAL MEASURES:**

The following items within a TPZ require project arborist direction, treatment or supervisory monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.


1. **Ditch Infill Works:**  
Stripping and excavating for storm pipe and manhole installations, as well as backfilling the ditch, will require low impact methods to protect the roots growing along the slope of the ditch and otherwise within the TPZ. Supervision from the project arborist is required. The upper soil strata within the ditch is to be backfilled using growing medium meeting the specifications of the project arborist so that root regeneration is enabled. Upon completion of this work, tree protection barriers are to be expanded to protect the new growing space.
2. **Building Site Preparation:**  
The project arborist must be on site concurrently with the excavation (site stripping) activities adjacent to the tree protection zones to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Also when pre-load or fill placement is planned, the project arborist must be contacted to review any measures, including temporary retaining walls and/or drainage.
3. **Root Pruning for Site Excavation:**  
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Over-excavation for shoring, forming of building foundations and installation of drainage or other infrastructure are not supported by this office. Special measures are required for construction (i.e., shot-crete, blind forming), to accept a proposed building aligned with the root protection zone.
4. **Root Pruning for Services Adjacent to TPZ:**  
The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
5. **Fence Construction:**  
The digging of fence posts and construction of a fence must be reviewed in advance by the project arborist. Low impact digging methods and siting of fence posts may require adjustment depending on the scope of root impacts.
6. **Landscape Works:**  
Coordination with this office is required to review any proposed works (i.e. planting, installation of any growing medium or materials, pruning, excavation of any scope, installation of any hardscape features including irrigation, fencing and retaining walls), within and directly adjacent to the tree protection zone(s) to approve those works and to provide low impact method and material recommendations. Any hardscape feature proposed within root protection zones will require a no-excavation and no-compaction of existing soils for preparation and installation.
7. **Worker Access Within Root Protection Zone for Construction:**  
Temporary soil armoring measures are required for worker access within the root zone during construction to mitigate soil compaction. An elevated boardwalk is required to be installed and maintained to accept limited and controlled worker access and egress within the root protection zone directly adjacent to the building. All other root protection zone specifications apply. Machine operation within root protection zones remains restricted.

**ATTACHMENT 7**

**TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 4/4**

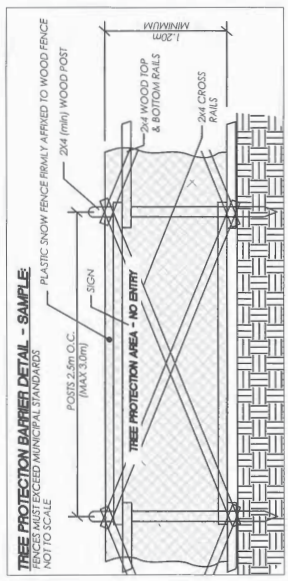
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11'X17' REV #: 7 [DATE]: FEB 4, 2022

acigroup.ca



**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.8464







**Address:** 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance **File No.:** RZ 19-870807

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, the developer is required to complete the following:**

1. Council approval of the road closure bylaw for a portion of Spires Road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Approximately 0.865 m road dedication along the entire Cook Gate frontage
4. Approximately 1.219 m lane dedication along the south property line of 8740 Spires Road.
5. A 4.0 m x 4.0 m corner cut road dedication at the northeast corner of the subject site (southwest corner of the Cook Gate / Spires Road intersection).
6. A 3.0 m x 3.0 m corner cut road dedication at the southeast corner of the subject site (northwest corner of the Cook Gate / east-west lane intersection).
7. Granting of a 1.5 m wide statutory right-of-way across the site's lane frontage (south property line) for the construction of a concrete/asphalt sidewalk/walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the concrete/asphalt sidewalk/walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas.
8. Granting of a 1.5 m wide statutory right-of-way along the entire west property line for the construction of a walkway. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. No fence is allowed to be installed within or along this SRW area except permitted by the City. The owners are responsible for all maintenance of improvements, including but not limited to the walkway, landscaping, signage and lighting installed within the SRW, and are responsible for all liability of SRW areas.
9. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. Registration of an aircraft noise sensitive use covenant on title.
12. Registration of a flood indemnity covenant on title.

13. Registration of a legal agreements on Title ensuring that:
  - a) No final Building Permit inspection is granted until three secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
  - b) The secondary suites cannot be stratified or otherwise held under separate title.
14. Registration of a legal agreement on title ensuring that:
  - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
15. Registration of a legal agreement on title:
  - a) ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit; and
  - b) prohibiting the conversion of the tandem parking area into habitable space.
16. Registration of a legal agreement on title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
17. Registration of a legal agreement on title ensuring that:
  - a) conversion of any of the bicycle storage areas/rooms within the parking structure into habitable space or general storage area is prohibited; and
  - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
18. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
19. 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.
20. City acceptance of the developer's voluntary contribution in the amount of \$13,052.36 (i.e. \$0.31/ft<sup>2</sup> of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
21. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$357,887.40) to the City's affordable housing fund.
22. City acceptance of the developer's offer to voluntarily contribute \$0.87 per buildable square foot (e.g. \$36,630.83) to the City's public art fund.
23. City acceptance of the developer's offer to voluntarily contribute \$7,000 to Parks Division's Tree Compensation Fund for the removal of four trees (specifically tag# C01, C02, C05, C06) and untagged hedges, located along Spires Road frontage of the site.  
 Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.
24. City acceptance of the developer's offer to voluntarily contribute \$17,250 to the City's Tree Compensation Fund for the planting of 23 replacement trees within the City. If additional replacement trees (over and beyond the 19 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
25. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the 37 cm caliper English Walnut trees to be retained.

26. City acceptance of the developer's offer to voluntarily contribute \$156,936.00 towards the construction of a new 600mm storm sewer via the capital project works that front the development.
27. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
28. Enter into a Servicing Agreement\* for the design and construction of frontage improvement works along the site frontages. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, Water Works:

- a. Using the OCP Model, there is currently 254 L/s of water available at a 20 psi residual at the Spires Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the developer's cost, the City is to:
  - Install one new water service connection off of the existing 200mm water main along Spires Road complete with meter and meter box in a right of way which will be provided by the developer. The dimensions and location of the right of way shall be finalized through the servicing agreement process.
  - Remove all existing water service connections.
  - Provide new hydrants to meet City Engineering specifications or relocate existing fire hydrant as required to accommodate the proposed frontage improvements. Fire department approval is required for all fire hydrant relocations.

Storm Sewer Works:

- a. At the developer's costs, the developer is required to:
  - Install a new 750mm diameter storm sewer at the north-south aligned Spires Road from the north property line of 8931 Spires Road to 22 meters south. Tie-in to the south shall be to the new manhole at the bend at Spires Road that will be built through the City's Capital project. An appropriately sized manhole is required at the north end. Exact alignment of the new storm sewer in the roadway shall be determined via the Servicing Agreement process.
  - Install a new 750mm diameter storm sewer from the new manhole in Spires Road at the north property line of 8931 Spires Road then tie-in to the existing ditch fronting 8951 Spires Road. Tie-in to the existing ditch shall be via a headwall.
  - Install a new 600mm diameter storm sewer at the Cook Gate frontage from the south property line of 8740 Spires Road to 51 meters north. The south end of the new storm sewer shall have a manhole and tie-in to the north shall be to the existing storm sewer in Spires Road through a new manhole. Exact alignment of the new storm sewer in Cook Gate shall be determined via the Servicing Agreement process.
  - Install lane drainage (200mm diameter) along the entire south property line complete with manholes as per Engineering specifications then tie-in to the new manhole at Cook Gate.
- b. At the Developers cost, the City is to:
  - Install a new storm service connection complete with inspection chamber connecting to the new 750mm storm sewer along Spires Road

Sanitary Sewer Works:

- a. At the developer's costs, the developer is required to address the following:
  - If the new sanitary sewers in Spires Road and Cook Gate are still not connected to the new Eckersley sanitary pump station at the time site preparations (e.g., preload, soil densification, etc.) or sanitary connection is required by the development, the developer shall construct temporary sanitary mains and manholes along Spires Road and Cook Gate then tie-in to the existing sanitary manhole that is located mid-block at Cook Gate. The temporary sanitary mains and manholes are intended to divert to the existing sanitary system the sanitary flows from the northern portion of the Spires neighbourhood that flow through the proposed site. This requirement is subject to the existing sanitary system having adequate capacity to accommodate the proposed site which will be determined through a capacity analysis. If required, the developer shall provide cash contribution to the City for the filling and abandonment of the temporary sanitary line which will be

done when the ultimate sanitary mains in the streets are operational. The cash contribution, if required, shall be determined through the servicing agreement process.

- If the existing sanitary system does not have adequate capacity as determined through the capacity analysis, the developer may have the option to complete the Capital Project works (e.g., construction of the Eckersley sanitary pump station and the last section of sanitary main that ties-in to the new pump station) that are required to service their development and enter into a latecomer agreement.
  - Connect the existing sanitary main that conveys flows from the northern portion of the Spires neighbourhood to the new manhole in front of 8760 and 8780 Spires Road when the new sanitary lines in Spires Road and Cook Gate are connected to the new Eckersley B pump station.
  - Discharge the existing utility right of way along the common property line of 8760 and 8780 Spires Road after the new sanitary mains along Spires Road and Cook Gate are operational and the new sanitary mains are connected to the new Eckersley B sanitary pump station.
  - The developer shall not start with the site preparation works (e.g., preload, soil densification, etc.) until the new sanitary lines in Spires Road and Cook Gate are operational and connected to the new Eckersley B pump station or the temporary sanitary lines to divert flows from the northern portion of Spires neighborhood to the existing sanitary system are completed. If the Developer wishes to proceed with the proposed development's site preparation works prior to completion of the Capital Project works (e.g., construction of the Eckersley sanitary pump station and the last section of sanitary main that ties-in to the new pump station), the developer may have the option to complete the Capital Project and enter into a latecomer agreement or build the temporary sanitary lines first. The option to utilize temporary sanitary lines prior to preload installation is subject to Council approving the 2020 Capital program.
  - Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing sanitary sewer along the entire south property line of the proposed development without impact to the development site, to the satisfaction of the City.
  - Provide a pre and post pre-load and construction surveys and CCTV of the existing sanitary sewer along the entire south property line. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
  - Ensure that the existing sanitary sewer along the entire south property line of the proposed development remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Spires Road). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational in the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.
  - Ensure no soil fill or building encroaches into the existing sanitary right of way along the south property line of the proposed development.
  - Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development process design review.
  - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the south property line) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the edge of the existing sanitary main as recommended by a professional geotechnical engineer.
  - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the existing sanitary main along the south property line. Impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing sanitary main needs to be determined by the Geotechnical Engineer. If the existing sanitary main will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures need to be done prior to start of the site preparation works at developer's cost.
- b. At the developers cost, the City is to:

- Cut and cap at main all existing connections and remove inspection chambers along the south property line.
- Install a new sanitary service connection c/w inspection chamber. Ultimate tie-in shall be to the existing sanitary manhole fronting the common property line of 8760 and 8780 Spires Road.

Frontage Improvements:

a. Spires Road Development Frontage Improvements

- Road works and behind-the-curb frontage improvements - Spires Road along the entire frontage of the subject site is to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The following are the road and behind-the-curb frontage improvement cross-section elements (measured from south to north) to be designed and constructed by the Developer. The existing ditches are to be filled to accommodate these frontage improvements.
  - Existing south property line of the road right-of-way along the development frontage.
  - 2.05 m wide landscaped boulevard with street trees. (The Spires Road right-of-way is planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition).
  - 2.0 m wide concrete sidewalk.
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.
  - 8.7 m wide pavement.
  - (Note: For the edge of pavement treatment along the north side of the subject site's frontage, refer to the "Road widening considerations" section below for details).
- Road widening considerations
  - Scope of work - The existing pavement is to be widened to 8.7 m to provide two traffic lanes and one parking lane.
  - Design standards - The Developer is required to design the complete road cross-section of the fronting road, between the property lines of the road right-of-way, per TAC and City Engineering Design Specifications.
  - Edge of pavement and frontage treatments (north side of Spires Road) - The design is to include the edge of pavement and other frontage treatments along the north side of the subject site's Spires Road frontage. The design must show that the widened pavement can be supported structurally. Pavement support solutions may include in-filling existing ditches. Concrete barriers or other physical above-ground protection elements are not considered appropriate solutions.
  - Neighbourhood consultation - The Developer is to consult area residents along the north side of the subject site's frontage regarding changes to their driveways and other frontage treatments.
  - Road Functional design - The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. Refer to the "Road Functional Design Plan" section below for details regarding functional design requirements.
  - Approval - All road design and any required design changes are to be approved by Transportation and Engineering staff.
- Pavement transition works - Spires Road to the west of the subject site, as part of the redevelopment of 8820 to 8931 Spires Road, will be widened. In the event that the timing of the subject site is in advance of the westerly neighbouring site, the road works described above will need to include tie-in taper sections (20:1) to transition to meet the existing pavement to the west. At the east end of the subject site, similar tie-in taper sections are required across the Spires Road/Cook Gate intersection.
- Existing driveways along the Spires Road site frontage - All existing driveways along the Spires Road site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section B (1) above.
- Existing driveways along the north side of the Spires Road site frontage - All existing driveways on the opposite side of the Spires Road development frontage are to be maintained during and post construction.

Consultation and co-ordination with adjacent property owners is required if their driveways are affected as part of the proposed road works.

- New development driveway
- Construct a new driveway to the site at the Spires Road site frontage. These design standards are to be followed: 6.7 m wide pavement at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard. The full 6.7 m wide driveway is to be maintained for a distance of 10.0 m (depth of the on-site loading area) measured from the fronting property line. The site plan is to show the driveway configuration with dimensions (in metric).
- Truck access to on-site loading area - A separate on-site loading area and truck access, located immediately next to the proposed driveway, is to be provided. These design standards are to be followed:
  - Minimum 3.25 m long rollover curb at the access to the loading area measured from the edge of the nearest driveway flare;
  - 10.0 m minimum depth measured from the property line;
  - Grass rete driving surface over the entire footprint of the loading area (3.25 m x 10 m); and
  - Back-in truck access only with on-site signage to prohibit back-out movements.
  - (Note: Confirm with Waste Management if these standards are adequate for garbage/recycle pick-up).
- Parks consultation - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Engineering consultation - Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.

b. Cook Gate Development Frontage Improvements

- Road works and behind-the-curb frontage improvement - Cook Gate along the entire site frontage is to be widened to provide a 5.75 m wide pavement, measured from the existing center line of the road to the west. The road works are also to include a tie-in taper (20:1) to the existing section of Cook Gate to the south of the site. The following are the road and behind-the-curb frontage improvement. Any existing ditches are to be filled to accommodate these frontage improvements.
  - New west property line of the road right-of-way along development frontage.
  - 2.0 m wide concrete sidewalk.
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.
  - 5.75 m wide pavement.
  - Existing center line of road.
  - (Note #1: The existing Cook Gate road right-of-way (17.07 m) is not adequate to support the required frontage improvements. A 0.865 m wide road dedication, along the entire Cook Gate frontage of the subject site is required).
  - (Note #2: 8611 Cook Road is undergoing rezoning, the Developer is required to confirm and ensure that the road dedications and the frontage improvement elements across the two properties fronting the west side of Cook Gate are consistent).
- Frontage improvement transition works - The road works are to include any required tie-in sections to existing pavement and behind-the-curb treatments to the south.
- Existing driveways along the Spires Gate frontage - All existing driveways along the Cook Gate site frontage are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described under Section C(1) above.
- Existing driveways on the opposite side of the Cook Gate site frontage - All existing driveways on the opposite side of the Cook Gate development frontage are to be kept during and post construction. Consultation and co-ordination with adjacent property owners is required if their driveways are affected as part of the proposed road works.
- Parks consultation - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

- Engineering consultation - Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.
- c. Road Works - Spires Road/Cook Gate Intersection
- The road works at the southwest corner of the Spires Road/Cook Gate intersection are to include:
    - Intersection widening - Complete the pavement widening and curb/gutter works around the southwest corner of the intersection to meet the new pavement and curb/gutter to the west and south.
    - Transition works - The road widening of Spires Road at the site frontage is to include a transition section (20:1 taper) at the east side of the Spires Road/Cook Gate intersection.
    - Curb return radius - The minimum intersection corner curb return radius is to be set at 5.5 m. The final design corner return radius is to be determined through the road functional plan exercise taking into consideration emergency vehicle and truck movements.
    - Wheelchair access - Wheelchair ramps at the southwest corner of the intersection are to be provided.
- d. Peripheral Sidewalk/Walkway
- Two peripheral sidewalk/walkway are required as part of the frontage improvements of this site.
    - South sidewalk - The Developer is required to build a new 1.5 m wide concrete sidewalk across the entire south property line of the subject site. The new sidewalk is part of the future rear lane cross-section and is accommodated within an existing 3.0 m wide SRW. The elevation of the sidewalk is to take into consideration the elevation of the future lane and is to be confirmed with Engineering.
    - West walkway - The Developer is required to register a 1.5 m wide SRW along the west property line of the site. Together with a similar 1.5 m wide SRW registered on the neighbouring site to the west, the Developer is required to construct an asphalt concrete walkway over the total 3.0 m wide SRW. The cross-section of the walkway is to consist of a 1.5 m wide asphalt concrete surface with a 0.75 m wide swale for drainage along both edges of the walkway.
- e. Road Functional Design Plans
- The Developer is required to submit road functional design plans to show the road works and behind-the-curb frontage improvements described under Sections B to E above. The functional plans are to be approved by Transportation and Engineering.
    - Road functional design considerations
      - All road works are to be designed to meet City Engineering Design Specifications and TAC standards.
      - Road functional plans are required for all development frontages including Spires Road, Cook Gate, Spires Road/Cook Gate intersection, and peripheral sidewalk/walkway.
      - Full road and frontage improvement cross-sections (interim and ultimate) including edge of pavement treatments along the opposite side of the subject site's fronting roads. In particular, refer to the "Road widening considerations" section above for details on edge of pavement and other frontage treatments along the north side of the subject site's Spires Road frontage.
      - Provide 20:1 taper sections to tie-in the widened section of Spires Road and Cook Gate to the existing roadways as required.
      - The maximum cross slope for the boulevard and sidewalk is to be set at 2%.
      - The center line of the widened pavement is to follow the existing Spires Road and Cook Gate center lines.
      - (Note: 8611 Cook Road is undergoing rezoning, the Developer is required to confirm and ensure that the road dedications and frontage improvements along the two properties fronting the west side of Cook Gate are consistent).
    - Engineering consultation - As part of the review and approval process of the functional plan, Engineering is to be consulted on the following design issues, among other requirements.
      - Vertical alignment - The elevation of the centre line of Spires Road and Cook Gate along the development frontage is to take into considerations drainage requirements and to ensure there is no conflict with district energy equipment and other underground utilities.
      - Horizontal alignment - Consult Engineering to confirm that all underground utilities can be accommodated within the proposed road cross-sections.

- Approval - The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. All road design and any required design changes are to be approved by Transportation and Engineering
- f. At the developer's costs, the developer is required to coordinate with BC Hydro, Telus and other private communication service providers to undertake the following:
- To provide underground service lines and private utility lines for the proposed development along Spires Road and Cook Gate.
  - To coordinate the removal or relocation of the existing overhead lines along the south property line.
  - To provide the private utility companies (e.g., BC Hydro, Telus and Shaw) rights of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Gate frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies and the servicing plan showing such transition shall be included in the development process design review. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and placed onsite and the required rights of ways are secured via the Development Permit process.
  - To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    - BC Hydro PMT – 4mW X 5m (deep)
    - BC Hydro LPT – 3.5mW X 3.5m (deep)
    - Street light kiosk – 1.5mW X 1.5m (deep)
    - Traffic signal kiosk – 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 - 1.1mW X 1m (deep) – show possible location in functional plan
- g. Review the existing street lighting levels along Spires Road and Cook Gate frontages and upgrade lighting along the developments frontage.
- h. Complete other frontage improvements as per Transportation's requirements. The existing ditches along the north and south sides of Spires Road are to be filled to accommodate the road works and frontage improvements.
- i. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

General Items:

- a. At the developers cost, the Developer is required to:
- Not encroach (e.g., footing foundations, trees, patios, etc.) into the rear yard sanitary right of way. Please note fence along south property line should be a standard wooden fence.



- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, 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.

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

1. Complete an acoustical and thermal report with recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

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

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties 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. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date