



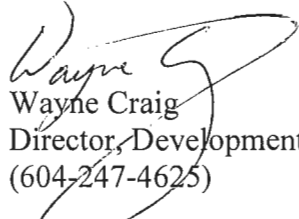
To: Planning Committee
From: Wayne Craig
Director, Development

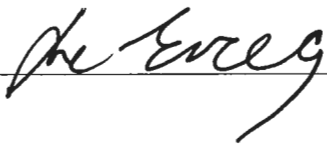
Date: June 28, 2019
File: RZ 17-790301

Re: Application by Spires Road Development Holdings Ltd. for Rezoning at 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance from "Single Detached (RS1/E)" Zone to "Parking Structure Townhouses (RTP4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, for the rezoning of 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance from the "Single Detached (RS1/E)" zone to "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)
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"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Spires Road Development Holdings Ltd. have applied to the City of Richmond for permission to rezone 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent 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 22 townhouse units and two secondary suites with a common parking structure accesses via Cook Crescent. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The 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 as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures. All properties adjacent to the subject site are designated for high density townhouse developments under the City Centre Area Plan.

- To the North: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Spires Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Single-family homes on lots zoned “Single Detached (RS1/E)”.

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 (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with 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 proposed rezoning is subject to a community planning implementation contribution for future community planning initiatives. Since the application was submitted prior to February 18, 2018 (adoption of Bylaw 9792 to update the amenity and planning contributions with inflation), the applicant will make a cash contribution of \$0.25 per buildable square foot as per the community planning implementation strategy, for a total contribution of \$10,344.35 prior to final adoption of the rezoning bylaw.

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 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.

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 two secondary suites on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy; for a contribution of \$351,707.84.

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 \$0.83 per buildable square foot (2017 rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$34,343.24.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

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

Analysis

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established by Transportation, Engineering, Real Estate Services and Development Applications staff to better support the development of high density townhouses with parking structures - the form of development specifically envisioned for this area in the City Centre Area Plan. This new road cross-section has been applied to the first high density townhouse development project on Spires Road at 8820 – 8931 Spires Road (RZ 17-766525, Bylaw 9914, which received Third Reading on October 15, 2018).

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 and of Cook Crescent road allowance adjacent to the frontages of the subject development site have been identified for road closure (Attachment 5). The area, which is 237.4 m² (2,555.4 ft²), 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 Senior Manager, Real Estate Services.

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 15 bylaw-sized trees on the subject development site, seven trees on neighbouring properties, and three street trees on City property.

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

- A 65 cm caliper Austrian Pine tree (specifically tag# 810) and a 45 cm caliper Blue Spruce tree (specifically tag# 811) located at the northeast corner of the site are identified

in good condition and should be retained. The proposed building footprint has been revised to allow these two trees to be retained.

- Two Sitka Spruce trees (45 cm & 61 cm dbh, specifically tag# 812 & 814) and one 68 cm caliper Douglas Fir tree (specifically tag# 813) are all identified in good condition but are located within the proposed building envelope and in conflict with the proposed pedestrian walkway along the north property line. These trees are interdependent with each other and therefore not good candidates for relocation. Significant modification to the proposed building would be required to retain these trees and considering that efforts have been made to retain the Austrian Pine tree and Blue Spruce tree located at the northeast corner of the site, staff recommend that these trees be removed and replaced by three large specimen trees. The size, species and location of these large specimen trees will be determined at Development Permit stage.
- Two Norway Spruce trees (56 cm & 51 cm dbh, specifically tag# 822 & 823) located on the west property line (appear shared with the neighbouring property) and one Norway Spruce tree (51 cm dbh, specifically tag# N05) located on the adjacent property to the west at 8751 Spires Road are at high risk of failure. These trees are recommended for removal; consent letter from the neighbouring property owner is on file. A separate Tree Permit will be required for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.
- Eight trees (specifically tag# 815, 816, 817, 818, 819, 820, 821 and 824) located on the development 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.
- Six trees on neighbouring properties (specifically tag# N01, N02, N03, N04, N06 & N07) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Three City trees, including two Maple trees (45 cm & 43 cm dbh, specifically tag# C01 & C02) and one Plum tree (20 cm dbh, specifically tag# C03), located along the site's Cook Crescent frontage, may be removed due to their poor condition and conflicts with required frontage improvements (i.e., ditch infill and new sidewalk). Compensation of \$3,250 is required for the removal of the three trees. New street trees will be planted as part of the frontage works via the Servicing Agreement.

Tree Replacement

The applicant wishes to remove 13 on-site trees. The 2:1 replacement ratio would require a total of 26 replacement trees for the removal of 13 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 59 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Two trees on-site and six trees on neighbouring properties 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 6). 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 \$20,000 to ensure that the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cm caliper Blue Spruce tree (specifically tag# 811), both 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 dwellings on the subject development 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.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing north property lines of the subject development site for an existing sanitary sewer line. The applicant is aware that no building or structure is permitted to be constructed within this area.

Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontages of these properties into one development parcel, with a total net site area of 3,203.3 m². The proposal is to build a high density, ground-oriented, three-storey townhouse project on the consolidated lot at a density of approximately 1.16 FAR (a maximum density of 1.2 FAR is permitted on this site under the City Centre Area Plan and "Parking Structure Townhouses (RTP4)" zone.

The development will contain 22 units. Two single-level Basic Universal Housing units at grade and 18 three-storey units will have street level entry with direct pedestrian access to Spires Road or to the new public walkways along the north and west property lines of the site; these homes will also have direct access to the parking area. Two two-storey units will be located above the parking structures and will have their main unit entry located on the podium level. Dwelling sizes are ranging from 104 m² (1,124 ft²) to 212 m² (2,277ft²). All of the units will have private outdoor areas at grade and/or on the elevated podium overtop the parking structure.

Two ground-level secondary suites are also proposed to be included in this development proposal. These suites will be contained in two of the three-storey units fronting onto the proposed public walkway along the west property line (see Attachment 2). The typical floor area of these units is approximately 212 m² (2,277ft²), and the size of each secondary suite is approximately 52 m² (562 ft²). 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 applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, be provided in lieu of indoor amenity space. The total cash contribution required for this 22-unit townhouse development is \$25,000.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² of outdoor space per unit). 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 Cook Crescent, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To create additional unit frontages and to enhance pedestrian circulation within the Spire Road Neighbourhood, the developer is required to construct two public pedestrian walkways along the north and west property lines of the site. The cross-section of the walkways is to include a 1.5 m wide hard surface pathway and a 1.5 m wide landscaped boulevard. Design details will be developed at the Development Permit and Servicing Agreement stages of the process. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required 3.0 m wide walkway and a 3.0 m x 3.0 m corner cut where the two walkways meet will be secured as a condition of rezoning.

Vehicle and Bicycle Parking On-site

The proposal will feature 22 units with a total of 27 resident parking spaces and five visitor parking spaces, which comply with bylaw requirements.

The proposal will feature two Basic Universal Housing units; an accessible parking stall will be provided to each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal will feature a total of 34 bicycle parking spaces on-site, which exceed the bylaw requirements. All visitor bicycle parking spaces will be provided by the main pedestrian entrance to the development fronting onto Spires Road. All residential bicycle parking spaces will be provided within a bike storage room 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 room in this development into habitable space or general storage area is prohibited.
- The bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 7). Details on how all units are to be built and maintained to this commitment will be reviewed 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 proposed building elevations facing public streets and walkways to provide additional articulations; detailed review of façade materials and colors.
- Refinement of the proposed site plan (including public pathway alignment) and site grading to ensure survival of all protected trees on-site and on neighbouring sites; and to provide appropriate transition between the proposed development and adjacent existing developments.
- 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/convertible units.

- Review of the sustainability strategy for the development proposal.

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

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 \$49,665.00 for the construction of a new 750 mm 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 25 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 watermain, 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.

Financial Impact or Economic Impact

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

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 and Cook Crescent road allowances 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 237.4 m² (2,555.4 ft²). 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 22-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan. 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 10058 be introduced and given First Reading.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

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: Proposed Road Closure Plan

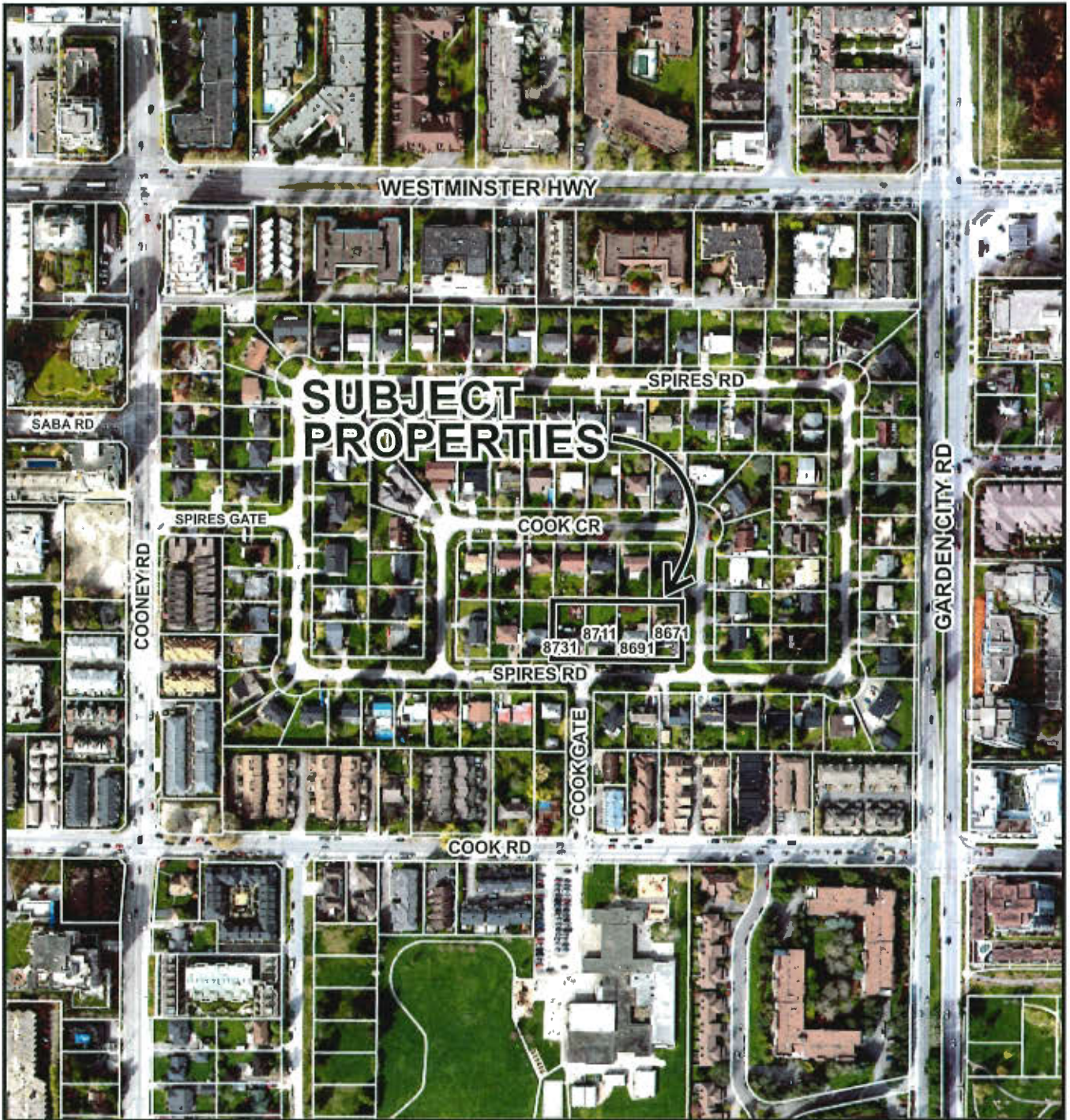
Attachment 6: Tree Management Plan

Attachment 7: Letter from Developer regarding Step Code Requirements

Attachment 8: Rezoning Considerations



City of Richmond



RZ 17-790301

Original Date: 11/07/17

Revision Date:

Note: Dimensions are in METRES

Design Rationale

The proposed development is comprised predominantly of 3-bedroom townhomes that front on the adjacent streets and proposed internal walkways, organized around a shared interior courtyard space. The interior shared courtyard is made up of both landscaped private patios and shared common areas. The shared common areas are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room. The shared common areas are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room. The shared common areas are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room.

The 22 units shown in this rendering are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room. The shared common areas are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room. The shared common areas are designed to provide a high-quality amenity space for residents, including a playground, a basketball court, and a community room.



View from North Side of Spires Road at Cook Gate

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View from North sidewalk on Spires Road at Cook Crescent

Concept of Work: This concept rendering is for informational purposes only and does not represent a final design. It is intended to provide a visual representation of the proposed development and is not to be used for any other purpose.

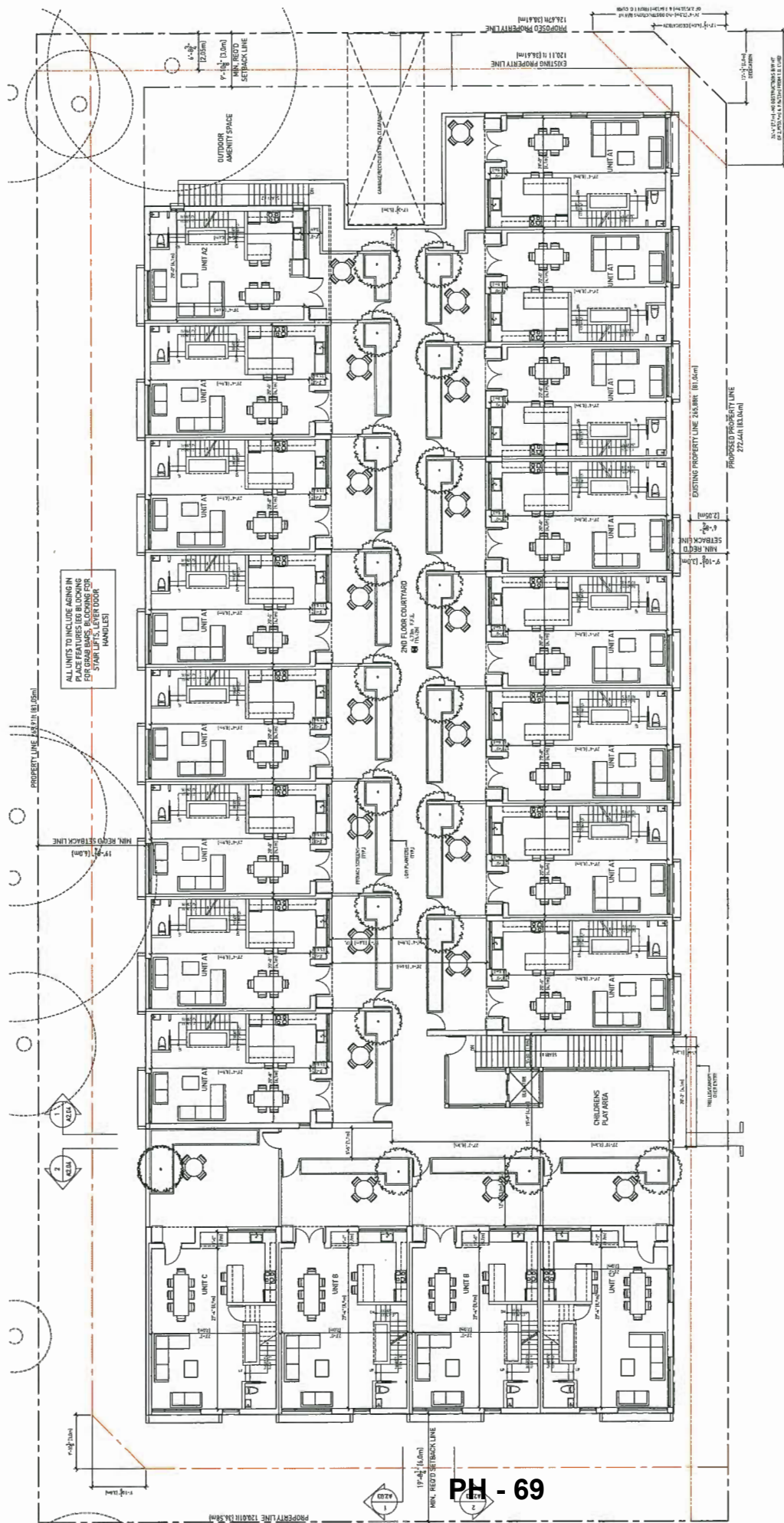
Revisions and History:

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1	INITIAL PRELIMINARY	07/28/2017
2	REVISED EXTERIOR ELEVATION	08/14/2017
3	REVISED EXTERIOR ELEVATION	JAN 23 2018
4	REVISED EXTERIOR ELEVATION	JAN 11 2018
5	REVISED EXTERIOR ELEVATION	MAR 23 2018

HOTSON

3200 Spring Hill Road
Richmond, VA 23228
703.477.1100
www.hotson.com

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Richmond, VA
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Drawing #: A0.10



PH - 69

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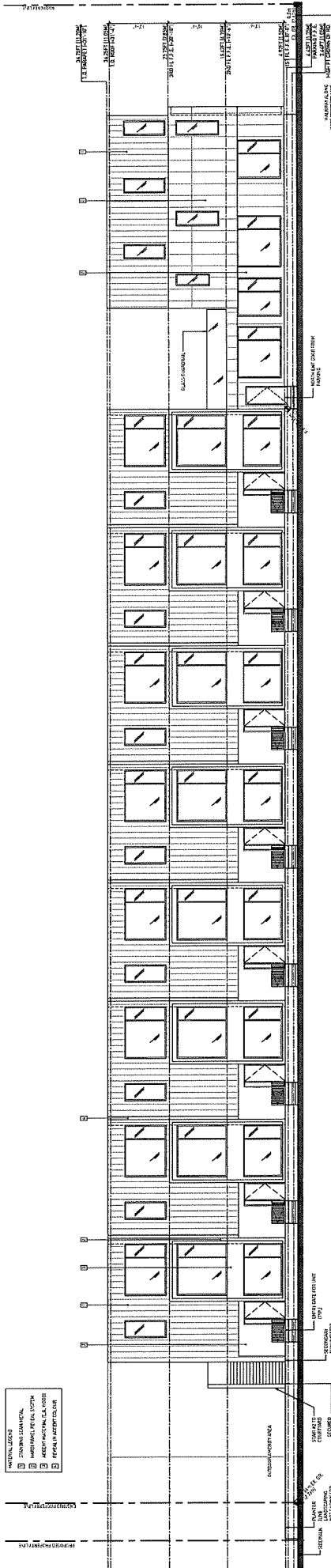
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 Date: 04/25/11

Revisions and By (Date)

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	07/16/2011	PH
2	REVISED ELECTRICAL SYMBOLS	07/15/2011	PH
3	REVISED ELECTRICAL SYMBOLS	04/23/2011	PH
4	REVISED ELECTRICAL SYMBOLS	04/13/2011	PH
5	REVISED ELECTRICAL SYMBOLS	04/06/2011	PH

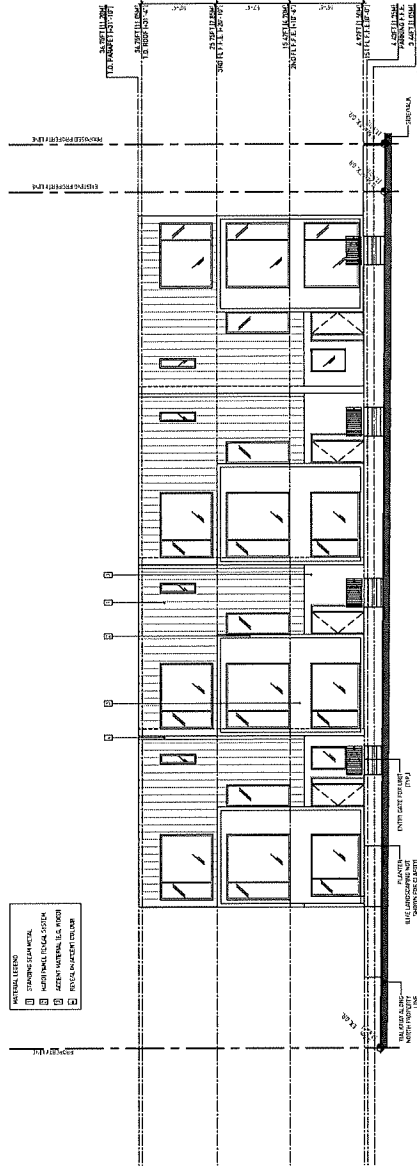
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Drawing #: A1.02



1 NORTH ELEVATION
1/8" = 1'-0"

PH - 72



2 WEST ELEVATION
2/8" = 1'-0"

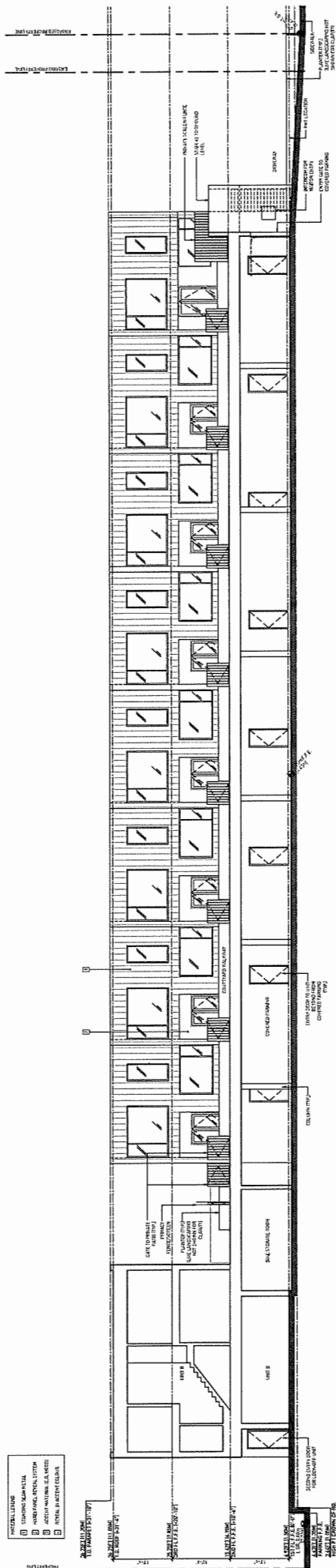
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Richmond, VA
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Revisions and Dates:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	APR 23, 2019
2	REVISED ELEVATIONS	APR 23, 2019
3	REVISED ELEVATIONS	APR 23, 2019
4	REVISED ELEVATIONS	APR 23, 2019
5	REVISED ELEVATIONS	APR 23, 2019

Notes:
1. All work shall be in accordance with the applicable codes and standards.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for the accuracy of the information provided.
4. The contractor shall be responsible for the quality of the work.
5. The contractor shall be responsible for the safety of the work.

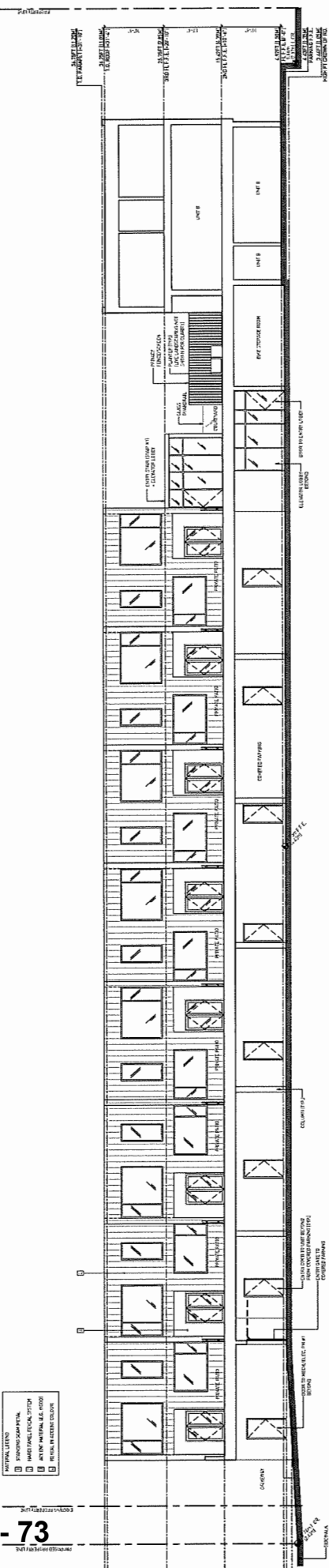


- MATERIAL LEGEND**
- STAINLESS STEEL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM

1 COURTYARD - SOUTH ELEVATION SECTION
1/8" = 1'-0"

PH - 73

- MATERIAL LEGEND**
- STAINLESS STEEL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM
 - METAL PANEL SYSTEM



2 COURTYARD - NORTH ELEVATION
1/8" = 1'-0"

Revisions and Issues

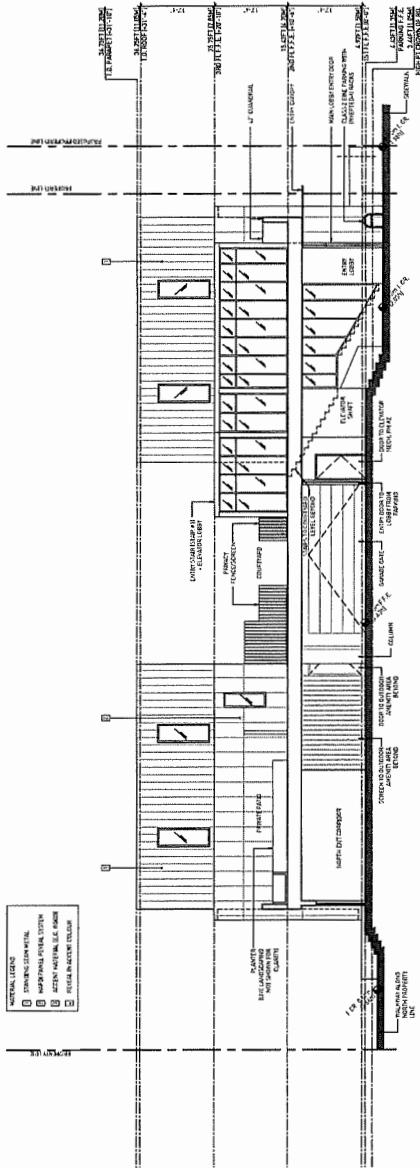
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1	ISSUED FOR PERMITS	APR 12 2011
2	REVISED DRAWING	APR 12 2011
3	REVISED DRAWING	APR 12 2011
4	REVISED DRAWING	APR 12 2011
5	REVISED DRAWING	APR 12 2011

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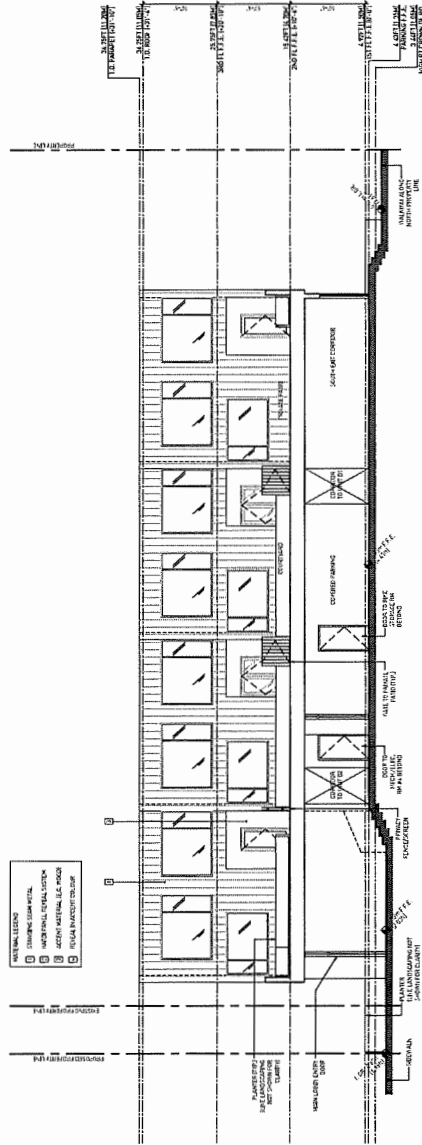
10000 Old Farm Road
Suite 100
Raleigh, NC 27604
919.876.1100
www.hotson.com

Project: 801-801 SPRING RD
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Raleigh, NC
Title: COURTYARD
ELEVATIONS/SECTIONS
Scale: 1/8" = 1'-0"
Date: 04/12/2011
Project #: 1110119
Drawing #: A2.03



1 COURTYARD WEST ELEVATION/SECTION
1/8" = 1'-0"

PH - 74



2 COURTYARD - EAST ELEVATION/SECTION
1/8" = 1'-0"

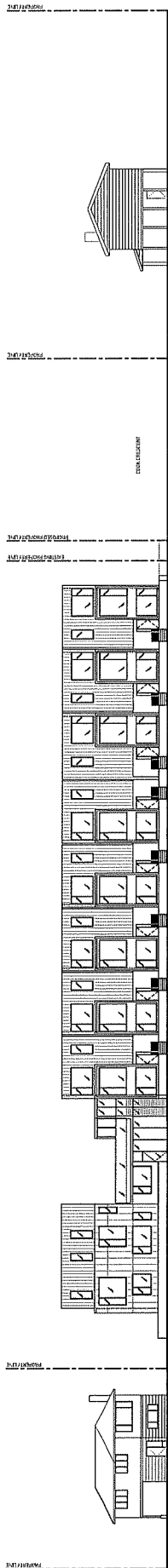
HOTSON
ARCHITECTS
1000 W. 10TH ST. SUITE 100
OKLAHOMA CITY, OK 73106
405.233.1111

Project: 871-471 SPIRES RD
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Oklahoma, OK
Title: COURTYARD
ELEVATIONS/SECTIONS
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Drawing #: A2.04

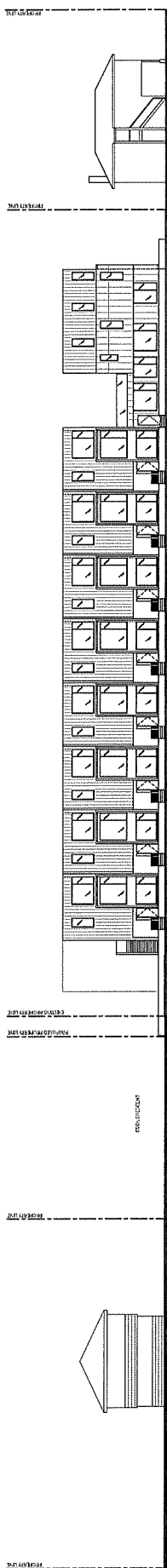
Revisions and Issues:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	NOV 24, 2017
2	REVISED ELEVATIONS AND SECTIONS	NOV 24, 2017
3	REVISED ELEVATIONS AND SECTIONS	JAN 13, 2018
4	REVISED ELEVATIONS AND SECTIONS	JAN 13, 2018
5	REVISED ELEVATIONS AND SECTIONS	MAR 8, 2018

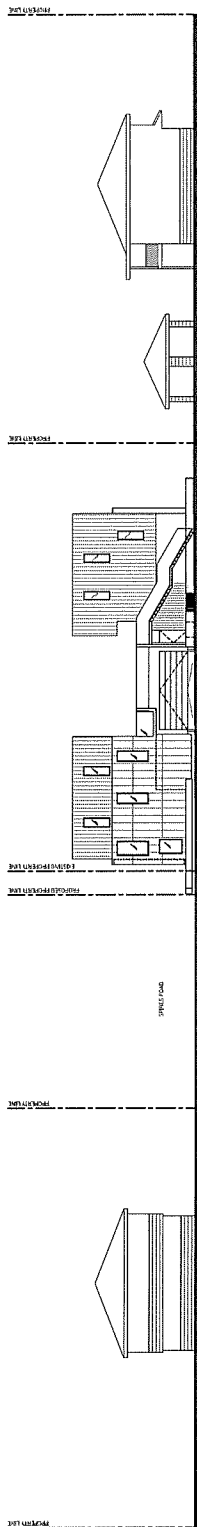
Hotson Architects is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for verifying the accuracy of the information provided. This drawing is intended for the use of the user and is not to be used for any other purpose without the written consent of Hotson Architects.



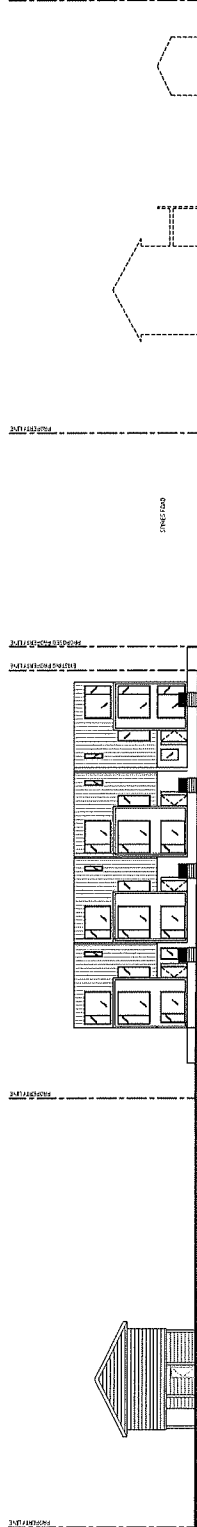
1 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

PH - 75

Client: HOTSON
Address: 4071-4771 SPIRALS RD
Richmond, BC
Title: RUNNING STREETSCAPES
Scale: 1/16" = 1'-0"
Project #: 100
Drawing #: A2.05

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	NOV 14, 2011
2	REVISED ELEVATIONS	NOV 14, 2011
3	REVISED ELEVATIONS	JAN 12, 2012
4	REVISED ELEVATIONS	MAR 29, 2012



1000 Kingsway
Richmond, BC V6V 1W4
Tel: 604-273-8888
Fax: 604-273-8889

PLANT LIST FOR TOTAL SITE. NOT INCLUDING OFFSITE TREES

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Aja	Acer japonicum 'aconitifolium'	Fullmoon maple	15	4cm cal. #20 pot	Cont.
APK	Acer Palmatum 'Katsura'	Katsura Japanese Maple	1	6cm cal.	B & B
AcPF	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	1	6cm cal.	B & B
ApaE	Acer palmatum Emperor 1	Emperor 1 Japanese Maple	1	6cm cal.	B & B
AtJW	Acer tegmentosum 'Joe Witt'	Manchurian Snakebark Maple	16	6cm cal.	B & B
CK WE	Cornus kousa 'Wolf Eyes'	Wolf Eyes Korean Dogwood	3	5cm cal.	B&B
Cxe	Cornus x elwinortonii 'Kn30 8' PBR VENUS	Venus Dogwood	8	6cm cal	B & B
WA	Cupressus nottkatensis 'Green Arrow'	Weeping Alaskan Yellow Cedar	3	2.5m full ht.	B&B
FsP	Fagus sylvatica 'Purpurea Tricolor'	Tricolour European Beech	3	6cm cal.	B & B
Mgx	Magnolia 'Galaxy'	Hybrid Magnolia	8	6cm cal.	B&B
Mxb	Magnolia x brooklynensis 'Yellow Bird'	Yellow Bird Magnolia	1	6 cm. cal	B&B
Mgx-S	Magnolia x soulangeana 'Black Tulip'	Black Tulip Magnolia	2	6cm. cal	B&B
MspP	Malus spp.	Dwarf Apple	3	3cm cal.	Cont.
Pf	Pinus Flexilis 'Vandrwolf's Pyramid'	Limber Pine	5	3M ht.	Cont.
PIE	Populus tremula 'Erecta'	Columnar Swedish Aspen	5	6cm cal.	B & B
SO	Quercus coccinea	Scarlet Oak	2	6cm cal.	B & B
QfS	Quercus frainetto 'Schmidt'	Forest Green oak	4	6cm cal.	B & B
			0		
SHRUBS					
As	Acanthus spinosus	Bear's Breeches	8	#2 pot	Cont.
Bmj	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	4	#3 pot	Cont.
Cam o	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	14	#2 pot	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	16	#2 pot	Cont.
CV	Ceanothus 'Victoria'	California Lilac	9	#3 pot	Cont.
Cxh	Cistus x hybridus	White Rockrose	5	#2 pot	Cont.
Eu	Euphorbia characias ssp. wulfenii 'Lambrook Gold'	Evergreen spurge	8	#2 pot	Cont.
Hm-1	Hakonechloa macra 'aurea'	Golden Japanese Forest Grass	81	#2 pot	Cont.
HsV	Hibiscus syriacus 'Variegatus'	Varegated Rose of Sharon	2	#3 pot	Cont., (Male & Female)
HBI	Hosta 'Blue Ivory'	Hosta Blue Ivory	30	#2 pot	Cont.
HpL	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	1	#5 pot	Cont.
Hq-L	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	7	#5 pot	Cont.
Hb	Hydrangea serrata 'Bluebird'	Bluebird Hydrangea	7	#5 pot	Cont.
Lxs	Leucanthemum x superbum 'Sante'	Shasta Daisy	24	#2 pot	Cont.
Lp	Lonicera pileata	Box Leaf Honeysuckle	7	#2 pot	cont.
Mm	Mahonia media 'Charity'	Charity Mahonia	11	#5 pot	Cont.
Mr	Mahonia Repens	Creeping Mahonia	26	#2 pot	Cont.
Ms	Matteuccia struthiopteris and cvs	Ostrich Fern	7	#2 pot	Cont.
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	4	#5 pot	Cont.
MsLM	Miscanthus sinensis 'Little Miss'	Little Miss Maiden Grass	16	#2 pot	Cont.
MsZ	Miscanthus sinensis 'Zebrinus'	Zebra Grass	8	#2 pot	Cont.
Nt	Nessella tenuissima	Mexican feather grass	24	#2 pot	Cont.
Pho	Philadelphus 'Belle Etoile'	Mock Orange	7	#3 pot	Cont.
Mp	Pinus mugo 'Mughus'	Mugo Pine	12	#3 pot	Cont.
Pm	Polystichum munitum	Sword Fern	34	#1 pot	Cont.
PI	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	49	#3 pot	Cont.
Rpjm	Rhododendron 'P.J.M. Compact'	Compact P.J.M. Compact	9	#1 pot	Cont.
RAK	Rhododendron 'Anah Kurschke'	Anah Kurschke Rhododendron	2	#3 pot	Cont.
Rbb	Rhododendron 'Baden Baden'	Red Dwarf Rhododendron Hybrid	27	#3 pot	Cont.
RhCT	Rhododendron 'Crimson Tide'	Rhododendron 'Taurus'	5	#5 pot	Cont.
RGW	Rhododendron 'Gumpo White'	Gumpo White Azalea	6	#3 pot	Cont.
RPR	Rhododendron 'President Roosevelt'	Rhododendron 'President Roosevelt'	3	#3 pot	Cont., (Male & Female)
Rh-1	Rhododendron hoteli	Rhododendron	32	#2 pot	Cont.
Sa	Symphoricarpos alba	Snowberry	11	#2 pot	Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	186	1.25 m ht	B & B
Vp	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	1	#3 pot	Cont.
VB ar	Viburnum x burkwoodii 'Anne Russell'	Anne Russell Burkwood Viburnum	1	#3 pot	Cont.
			0		



RZ 17-790301

Attachment 3

Address: 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road
and Cook Crescent Road Allowance

Applicant: Spires Road Development Holdings Ltd.

Planning Area(s): City Centre

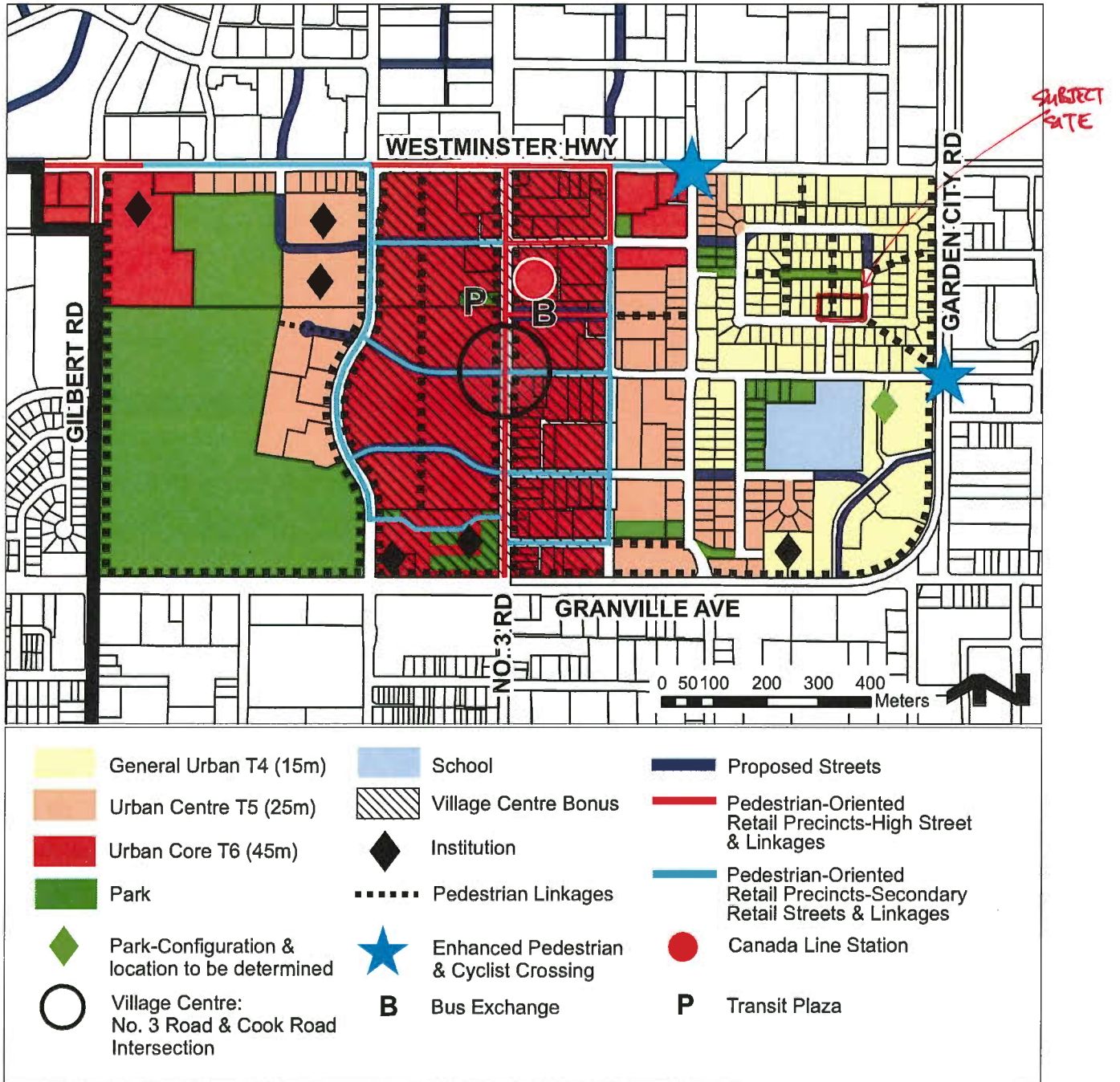
	Existing	Proposed
Owner:	Spires Road Development Holdings Ltd.	No Change
Site Size (m²):	2,965.9 m ²	3,203.3 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.16	none permitted
Lot Coverage – Building:	Max. 50%	43.3%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	72.3%	none
Lot Coverage – Landscaping:	Min. 20%	22.1%	none
Setback – Front Yard Cook Crescent (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – South – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - North (m):	Min. 3.0 m	6.0 m	none
Setback – Rear - West (m):	Min. 3.0 m	6.0 m	none
Setback – Walkway - North (m):	Min. 3.0 m	3.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Walkway - West (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 15.0 m (4 storeys)	11.2 m (3 storeys)	none
Lot Depth:	Min. 30.0 m	83.05 m	none
Site Area:	Min. 2,400 m ²	3,203.3 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27 (R) and 5 (V)	27 (R) and 5 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (27 x Max. 50% = 13)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (32 x Max. 50% = 16)	0	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (32 x 2% = 1 spaces)	3	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.27 (Class 1) and 0.27 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	28 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units + 10% of net site area = 452.3 m ²	475 m ²	none

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

Specific Land Use Map: Brighthouse Village (2031)



Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

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 trees (protection measures as specified)

denotes UNDERSIZE TREE that is smaller than bylaw defined size. To be treated at owner's discretion. If retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.

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 which is diameter plus 1.0m 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 center of trunk)

denotes WORKING SPACE SETBACK - WSS Oper. from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist

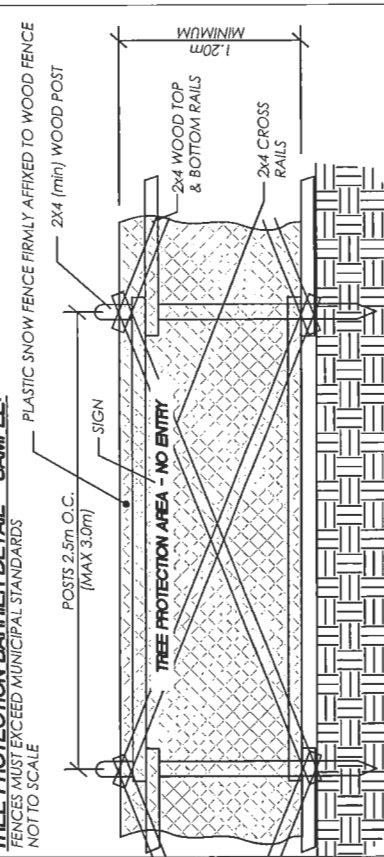
denotes SPECIAL MEASURES required

denotes REFERENCE # to tree protection specifications See REPORT or LOU for further details. Project Arborist to direct or implement.

TREE PROTECTION ZONE RESTRICTIONS:

- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the RPZ are as follows:
 - No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, shipping, or over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
 - No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
 - No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
 - No washing or washing of concrete, succio, drywall, paint, or other potentially harmful materials.
 - No placement of temporary structures or services.
 - No affixing of signs, cables or any other device to retained trees.
 - No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
 - No landscape activities, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

TREE PROTECTION BARRIER DETAIL - SAMPLE:



Condensed Tree Inventory and Assessment Data:

Tag #	Dbh (cm)	Tree Type	Ht (m)	Spread (m)	Location	Action
810	65	Austrian Pine	19	4	On-site	RETAIN
811	45	Blue Spruce	15	2	On-site	RETAIN
812	45	Sitka Spruce	22	3.5	On-site	Remove
813	68	Douglas-fir	25	4	On-site	Remove
814	61	Sitka Spruce	22	3.5	On-site	Remove
815	40	Common Plum	6	2	On-site	Remove
816	90	Decodar Cedar	19.6	4.5	On-site	Remove
817	40	Cherry Plum	6	2	On-site	Remove
818	60	Cherry Plum	7	3.5	On-site	Remove
819	43	Blue Spruce	15	2.5	On-site	Remove
820	39	Sitka Spruce	12.2	2	On-site	Remove
821	38	Blue Spruce	12	1.5	On-site	Remove
822	56	Norway Spruce	17	3	On-site	Remove
823	51	Norway Spruce	17	3	On-site	Remove
824	30	Common Pear	7	1.5	On-site	Remove
N01	49	Cherry Plum	6	3	Off-site	Protect
N02	25	Japanese Maple	5	2	Off-site	Protect
N03	60	Western Redcedar	5	3	Off-site	Protect
N04	45	Blue Spruce	11	3	Off-site	Protect
N05	51	Norway Spruce	11	3	Off-site	Remove
N06	25	American Elm	9.5	2.5	Off-site	Protect
N07	30	Common Plum	5	3	Off-site	Protect
C01	45	Sycamore Maple	11	3	City	Remove
C02	43	Sycamore Maple	9.5	2.5	City	Remove
C03		Common Plum	4	1.5	City	Remove

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current arboricultural best management practices and BCSLA/BCLNA standards apply to: quality, root ball, health form, handling, planting, staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA		5cm C	Acer campestre	Field maple
AG		5cm C	Acer griseum	Paperbark maple
ARB		5cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		5cm C	Acer rubrum 'Red Sunset'	Red Sunset maple
DI		5cm C	Davidia involucrata	Deve tree
FSD		5cm C	Fagus sylvatica 'Dawyd'	Dawyd beech
FSP		5cm C	Fagus sylvatica 'Per dula'	Weeping European beech
MSO		3.5m H	Magnolia soulangeana	Saucer magnolia
SP		5cm C	Stewartia pseudocamellia	Japanese stewartia
AP		5cm C	Acer palmatum	Japanese maple
AU		5cm C	A-ributus umedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
MGR		5cm C	Magnolia grandiflora	Southern magnolia (evergreen)
MST		5cm C	Magnolia stellata	Star magnolia
PSAR		5cm C	Prunus sargentii 'Rancho'	Sargent cherry
PY		5cm C	Prunus x yuccensis	Yoshino cherry
SJ		5cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glaucu'	Noble fir
PO		3.5m H	Picea omorika	Serbian spruce

NOTE: TREE REPLACEMENT DESIGN IS BY OTHERS

SHEET 3 TREE MANAGEMENT DRAWING DETAILS

oclgroupp.ca

PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
ADDRESS: 8671 - 8731 SPIRES RD RICHMOND BC
CLIENT: SOUTH STREET DEVELOPMENT
CITY REF: 18252
PLOT SIZE: 11"x17" REV #15
DATE: MAY 14, 2019

Spires Road Development Holdings LTD
200-1778 West 2nd Ave. Vancouver, BC
604-714-0573



April 9, 2019

City of Richmond

Planning & Development
6911 No. 3 Road
Richmond, BC V6Y 2C1
ATTN: Mr. Edwin Lee

Re: 8671-8731 Spires Road

File #: RZ 17-790301

Response to City of Richmond Preliminary Staff Comments

Dear Edwin,

We intend to engage an energy modelling company to ensure that the proposed building design can meet the BC Energy Step Code requirements that are expected to be in place at the building permit application.

Best Regards,

A handwritten signature in black ink, appearing to read "Brent Hanson".

Brent Hanson
Director



Address: 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowances

File No.: RZ 17-790301

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, the developer is required to complete the following:

1. Council approval of the road closure bylaw for a portion of Spires Road and Cook Crescent. 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 Senior 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 and the portion of Spires Road and Cook Crescent mentioned above into one development parcel (which will require the demolition of the existing dwellings).
3. Granting of statutory right-of-way for access as follows:
 - A 3.0 m wide SRW along the entire length of the north and west property lines of the site; and
 - A 3.0 m x 3.0 m SRW corner cut where the two walkways meet.

Language should be included in the SRW document that:

- The City may require the owners to install signage within the SRW;
 - Utilities under the SRW may be permitted;
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas; and
 - Any fences installed along the north and west property line must be removed when the other SRWs for access are secured from the adjacent sites to the north and/or west.
4. Registration of an aircraft noise sensitive use covenant on title.
 5. Registration of a flood indemnity covenant on title.
 6. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until two 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.
 7. Registration of a legal agreement on title ensuring that a parking stall with minimum dimensions of 3.7 m wide and 5.5 m long will be assigned to each of the Basic Universal Housing units and/or convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
 8. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) 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.
9. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle parking areas 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.
10. 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.
11. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site and on neighbouring properties. 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.
12. City acceptance of the developer's voluntary contribution in the amount of \$10,344.35 (i.e. \$0.25 per buildable square foot, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$351,707.84) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$34,343.24) to the City's public art fund.
15. City acceptance of the developer's offer to voluntarily contribute \$3,250.00 to Parks Division's Tree Compensation Fund for the removal of three trees located on the City boulevard in front 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.
16. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cm caliper Blue Spruce tree (specifically tag# 811) to be retained on site. 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.
17. Submission Contribution of \$25,000.00 in-lieu of on-site indoor amenity space.
18. City acceptance of the developer's offer to voluntarily contribute \$49,665.00 towards the construction of a new 750mm storm sewer via the capital project works that will front the development.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage beautification along the site frontage, storm sewer and sanitary sewer upgrades, fire hydrant, as well as service connections. 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 102 L/s of water available at a 20 psi residual at the Spires Road frontage. Once Capital Program upgrades are installed there will be 254L/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 developer is required to:

- i. Upgrade the existing 150mm diameter watermain along Spires Road frontage to 200mm diameter. Approximate length of required upgrade is 75 meters. The alignment of the required watermain will be determined via the SA design review.
 - ii. Remove the existing 150mm diameter AC watermain along the proposed site's entire Spires Road frontage when the new watermain is operational.
 - iii. Upgrade the existing 150mm diameter AC watermain along Cook Crescent frontage to 200mm diameter. Tie-in to the north shall be to the existing 150mm watermain and tie-in to the south shall be to the new watermain to be built at Spires Road frontage. Approximate length of required upgrade is 52 meters. Alignment of the new watermain shall be determined via the servicing agreement design.
 - iv. Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Crescent frontage when the new watermain is operational.
 - v. Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way.
 - vi. Cut and cap all existing water service connections at main off of the existing 150mm AC water mains.
 - vii. Provide new fire hydrants to comply with the City's maximum spacing for proposed townhouse developments.
 - viii. Relocate the existing fire hydrant as required by the proposed frontage improvements. Fire department approval is required for all fire hydrant relocations.
- c. At the developer's cost, the City is to tie-in the proposed watermain to the existing watermain at Spires Road and Cook Crescent.

Storm Sewer Works:

- a. At the developer's costs, the Developer is required to:
- i. Upgrade the existing ditches along Spires Road frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 75 meters. The alignment of the required storm sewer will be determined via the SA design review. Connection to the west shall be via a new manhole to be tied-in to the storm sewer that will be built via the capital project at Spires Road and tie-in to the east shall be via a new manhole at the intersection of Spires Road and Cook Crescent then to the existing ditches at the north and south sides of Spires Road via new headwalls.
 - ii. Tie-in the existing storm manhole at the junction of the east-west and north-south aligned Spires Road to the existing ditch fronting 8931 Spires Road via a new headwall.
 - iii. Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 52 meters. Tie-in to the south shall be at the new manhole to be built at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at the east and west sides of Cook Crescent via new headwalls. Alignment of the new storm sewer shall be determined via the servicing agreement design.
 - iv. Install lane drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.
 - v. Install a new storm service connection complete with inspection chamber connecting to the new storm sewer along Spires Road.
- b. At the Developers cost, the City is to tie-in the proposed storm sewers to the existing drainage system.

Sanitary Sewer Works:

- a. At the developer's costs, the Developer is required to:
- i. Install the ultimate sanitary line at Spires Road frontage at the same alignment as the sanitary main to be built at Spires Road located west of Cook Gate via the City's capital project. Pipe sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 75 meters.
 - ii. Install the ultimate sanitary line at Cook Crescent frontage and tie-in (via a new manhole) to the new sanitary sewer that will be built at the proposed site's Spires Road frontage. The pipe alignment and

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sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 52 meters.

- iii. Ensure no soil fill or building encroaches into the existing sanitary SRWs and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new works proposed for Spires Road and Cook Crescent).
- iv. Install a new sanitary service connection c/w inspection chamber and tie-in to the new sanitary manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project.
- v. If the proposed sanitary mains on Cook Gate that will be built through capital funding are not in service or not constructed at the time of connection, the developer will be required to design and construct a sanitary service connection that will work on both interim and ultimate conditions. The interim service connection shall be from the site to the existing 200mm sanitary main located between 8644 Cook Crescent & 8771 Spires Road while the ultimate service connection shall be tied-in to the ultimate manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project. The details of the combined interim and ultimate sanitary service connections shall be finalized via the Servicing Agreement design review.
- vi. If required, the interim connection shall be removed (at developer's costs) once the ultimate sanitary lines and manhole under the City's Capital project are constructed and the proposed site's ultimate service connection is connected to the ultimate sanitary system.
- vii. 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 permit design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the north PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe 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 City utilities/infrastructure (i.e. sanitary main along the north PL)
 - That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the north PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
 - Pre and post pre-load and construction surveys and CCTV will be required. 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 north property line 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 during 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.
- b. At the developer's costs, the City is to cut and cap at main all existing connections and remove inspection chambers along the south and west property lines.

Frontage Improvements:

- a. Road works and frontage improvements (Spires Road and Cook Crescent development frontages)
 - i. The entire Spires Road and Cook Crescent development frontages are to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The road works are also to include tie-in tapers (20:1) to the existing sections of Spires Road to the east and west of the site and Cook Crescent to the north.

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The following are the road and behind the curb frontage improvement cross-section elements to be designed and constructed by the Developer. The existing ditches are to be filled to accommodate these frontage improvements.

- existing property line of road right-of-way along development frontage;
 - 2.05 m wide landscaped boulevard with street trees. (The Spires Road and Cook Crescent right-of-ways are 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;
 - 1.0 m wide gravel shoulder (with no-post low barriers per TAC standards).; and
 - Ditch embankment stability requirements (opposite side of road), i.e. ditch in-filling and/or retaining walls.
- b. Treatments of south side of Spires Road and east side of Cook Crescent opposite site frontages
- i. The Developer shall retain a Geotechnical Engineer to determine the requirements for filling in the existing ditches along Spires Road and Cook Crescent on the opposite side of the road from the development or installing retaining walls to support the widened pavement. The Developer shall advise the Transportation and Engineering of the outcome of the geotechnical investigation and is responsible for implementing the recommended actions.
- c. Existing driveways along the development frontages
- i. All existing driveways along the Spires Road and Cook Crescent development frontages 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.
- d. Existing driveways on the opposite side of development frontages
- i. All existing driveways on the opposite side of the Spires Road and Cook Crescent development frontages are to be kept during and post construction. Consultation and co-ordination with adjacent property owners is required particularly if their driveways are altered as part of the proposed road works.
- e. Walkways
- i. The Developer is required to construct two walkways along the north and west property lines of the site. The detail of the walkway requirements are as follows:
 - The cross-section of the walkways is to include: 1.5 m wide grass swale surface for drainage; and 1.5 m wide hard surface walkway. Confirm with Parks if changes to this cross-section are required.
 - Provide fencing and safety guardrail as required.
 - Provide walkway signs and removable bollards at the Spires Rad and Cook Crescent ends of the walkway.
- f. Parks consultation
- i. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- g. Engineering consultation
- i. 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.
- h. Design and construction standards
- i. All road works are to be designed to meet City Engineering Design Specifications and constructed to the satisfaction of the City.

i. Functional Road Design Plan

i. The Developer is required to submit a functional road design plan with cross-sections (interim and ultimate) to show the road works and behind the curb frontage improvements described above. The functional design plan is to be approved by Transportation. The following elements are to be incorporated in the functional design exercise.

- General comments
 - Use metric scale.
 - Provide basic geometric design information, e.g. curve radii, taper ratios, etc.
 - Identify the width of road and frontage elements.
 - The pavement should be presented without shaded background so as not to obscure any road element information.
 - Provide cross sections for both interim and ultimate road and frontage configurations.
 - The center line of the widened pavement is to follow the existing center lines of Spires Road and Cook Crescent.
 - The location of underground utilities must be confirmed with Engineering and the road cross-sections must show the correct underground utility locations.
- Spires Road and Cook Crescent development frontages
 - The design considerations, among others, are to include:
 - Full road and frontage improvement cross-sections including edge of pavement treatments along the south side of Spires Road and east side of Cook Crescent opposite the site.
 - Provide 20:1 taper sections to tie-in the widened section of Spires Road along the development frontages to the existing roadway; and
 - As parking is permitted on Spires Road, the maximum cross slope for the boulevard and sidewalk is 2%.
- Walkways
 - Refer details provided above.
- 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 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 - Engineering is to be consulted to ensure that the establishment of the road alignment along the development frontages and the underground utility corridor are coordinated.

j. Site Vehicle Access

- i. This site is to be served by a single vehicle driveway. All existing driveways along the Spires Road and Cook Crescent development frontages are to be closed permanently.
- ii. The driveway width is to be set at 7.5 m at P/L, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard).

k. Developer to coordinate with BC Hydro, Telus and other private communication service providers:

- i. To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right 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 Crescent 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 prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground

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cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.

- ii. 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.
- iii. To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
- iv. When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
- v. 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
- l. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.
- m. 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.
- n. Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

- a. At the developers cost, the Developer is required to:
 - i. Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along north property line should be a standard wooden fence
 - ii. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, etc.) fronting or within the development site and provide mitigation recommendations.
 - iii. 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 report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. 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 around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$13,000 in total) to ensure the replacement planting will be provided.

2. Submission and approval of a separate Tree Permit for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.

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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. 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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10058 (RZ 17-790301)
8671, 8691, 8711 and 8731 Spires Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "PARKING STRUCTURE TOWNHOUSES (RTP4)".

P.I.D. 010-472-436

Lot 4 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 004-306-040

Lot 5 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 007-464-622

Lot 6 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 003-684-253

Lot 7 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10058".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 22 2019



MAYOR

CORPORATE OFFICER