



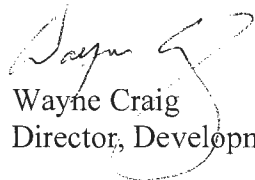
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** August 25, 2017  
**File:** RZ 15-716773

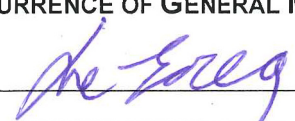
**Re:** Application by Jhujar Construction Ltd. for Rezoning at 9291 and 9311/  
9331 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings  
(RD1)" to "Low Density Townhouses (RTL4)"

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9749, for the rezoning of 9291 and 9311/9331 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

EL:rg  
Att. 5

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

## Staff Report

### Origin

Jhujar Construction Ltd. has applied to the City of Richmond for permission to rezone 9291 and 9311/9331 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to “Low Density Townhouses (RTL4)” zone in order to permit the development of 12 townhouse units with vehicle access from 9211 No. 2 Road via a SRW registered on title of 9211 No. 2 Road. The townhouse development at 9211 No. 2 Road is currently under construction and the applicant has discussed use of the SRW with the adjacent developer.

### Project Description

The two properties under this application have a total combined frontage of 50.2 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.6 FAR. The site layout includes six two-storey units and six three-storey units in four townhouse clusters. One secondary suite is included in this development proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single family home and one duplex, which will be demolished.

### Findings of Fact

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

### Surrounding Development

- To the North: A recently approved ten unit townhouse complex (RZ 12-620563 & DP 14-674133) on a lot zoned “Low Density Townhouses (RTL4)”. This townhouse development at 9211 No. 2 Road is currently under construction.
- To the South: Existing single family homes on lots zoned “Single Detached (RS1/E), which are identified for townhouse development under the Arterial Road Land Use Policy.
- To the East: Across No. 2 Road, a four-storey senior’s apartment building (three-storeys over parking) on a lot zoned “Medium Density Low Rise Apartments (RAM1)” and a church on a lot zoned “Assembly (ASY)”.
- To the West: Existing single family dwellings on lots zoned “Single-Detached (RS1/B)”.

### Related Policies & Studies

#### Official Community Plan

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

**Arterial Road Policy**

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

**Floodplain Management Implementation Strategy**

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

**Public Art**

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.79 per buildable square foot (2015 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$12,662.91.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any written 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****Built Form and Architectural Character**

The applicant proposes to consolidate the two properties into one development parcel with a total area of 2,482 m<sup>2</sup>, and construct 12 townhouse units. The layout of the townhouse units is oriented around a single driveway, with access provided to the site from the adjacent townhouse development to the north at 9211 No. 2 Road. A north-south internal manoeuvring aisle providing access to the unit garages is proposed. The amenity area will be situated in a central open courtyard at the rear of the site.

One ground level secondary suite is included in this proposal. The secondary suite will be contained in the townhouse unit located at the southwest corner of the site (Unit A2) (see Attachment 2). The total floor area of this A2 unit is approximately 162 m<sup>2</sup> (1,751 ft<sup>2</sup>) and the size of the secondary suite is approximately 42 m<sup>2</sup> (460 ft<sup>2</sup>). A surface parking stall will be provided for the secondary suite.

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

To ensure that the parking stall assigned to the secondary suite is for the sole use of the secondary suite, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

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.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 2 Road and along the internal drive aisles, to reduce visual massing of the three-storey units along No. 2 Road, and to address potential adjacency issues with adjacent single family homes.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide utility right-of-way along the west property line of 9291 No. 2 Road for the existing sanitary sewer. There is also an existing 1.2 m wide utility right-of-way along the west property line of 9311/9331 No. 2 Road for the existing storm sewer. The developer is aware that no construction can take place there.

There is currently a covenant registered on the Title of 9311/9331 No. 2 Road, restricting the use of the site to a two-family dwelling only (Registration No. AE16486). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title.

### **Transportation and Site Access**

Direct vehicular access to/from No. 2 Road along the subject site's No. 2 Road frontage is not permitted. Vehicular access to the subject site is to be provided via the driveway crossing and internal drive-aisles at 9211 No. 2 Road by means of a Statutory Rights of Way (CA5001624, EPP 51370) registered at 9211 No. 2 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 9211 No. 2 Road were approved by Council in 2016. Registration of a legal agreement on Title prohibiting direct vehicle access to No. 2 Road, and limiting access to the SRW on the driveway at 9211 No. 2 Road will be required prior to final adoption of the rezoning bylaw. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.

Prior to final adoption of the rezoning bylaw, registration of a Statutory Rights of Way is also required to provide legal means of public/vehicular access to future developments located south of the subject site as well as the existing and future developments to the north of the site. The SRW is to cover the entire width and length of the north-south drive aisle on the subject development.

### **Tandem Parking**

The proposal will feature four units with a total of eight spaces in a tandem arrangement (32% of total required residential parking spaces), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. The Report assesses nine bylaw-sized trees and three hedgerows on the subject site, as well as two trees on neighbouring properties. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4) with the following comments:

- One 40 cm calliper English Oak tree (Tag# 681) is in good condition and is recommended for retention.
- Eight trees on site will be removed due to poor condition; 16 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- Two hedgerows on site will be removed due to poor condition.
- One hedgerow identified as (tag# 687) located on the development site is recommended for retention.

- Two trees (tag# A & B) located on neighbouring properties to be protected as per Arborist report recommendation.
- 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 is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

### **Affordable Housing Strategy**

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$64,116.00.

### **Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

### **Amenity Space**

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this 12 unit townhouse development is \$12,000.00.

Outdoor amenity space will be provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### **Site Servicing and Frontage Improvements**

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

**Financial Impact or Economic Impact**

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

**Conclusion**

The proposed 12-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9749 be introduced and given first reading.



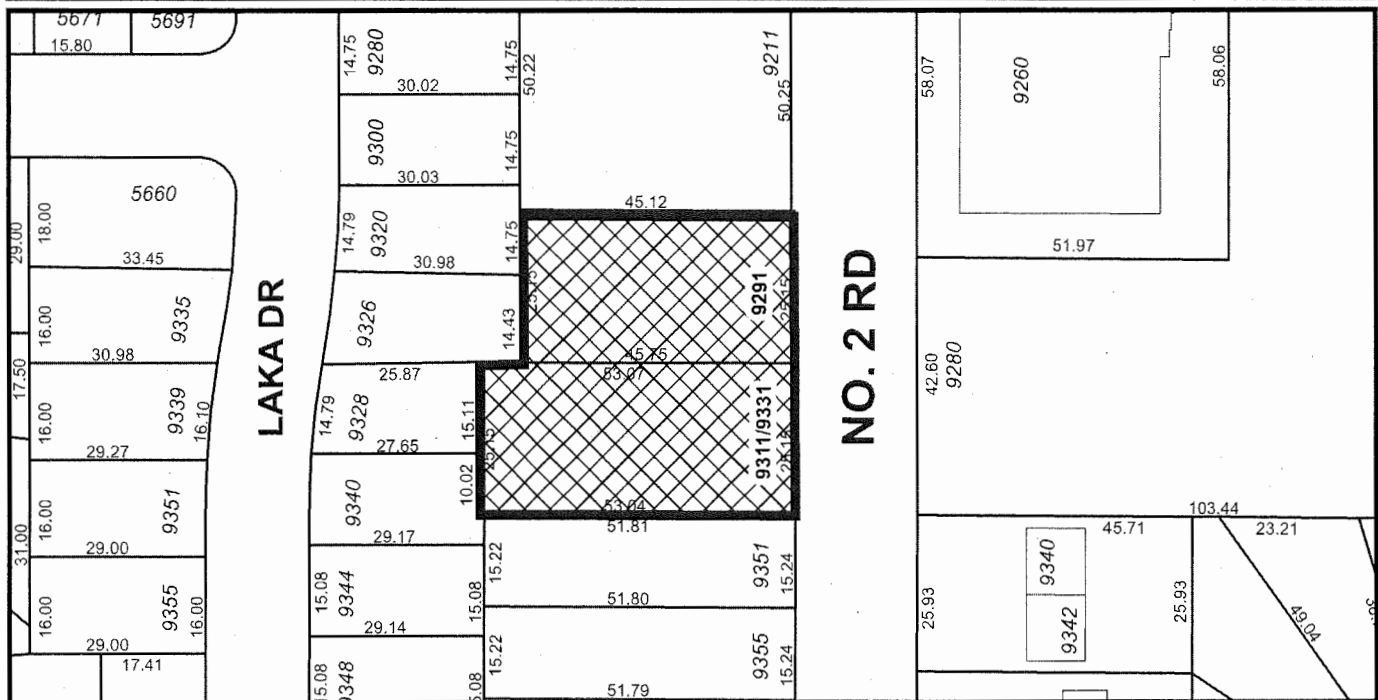
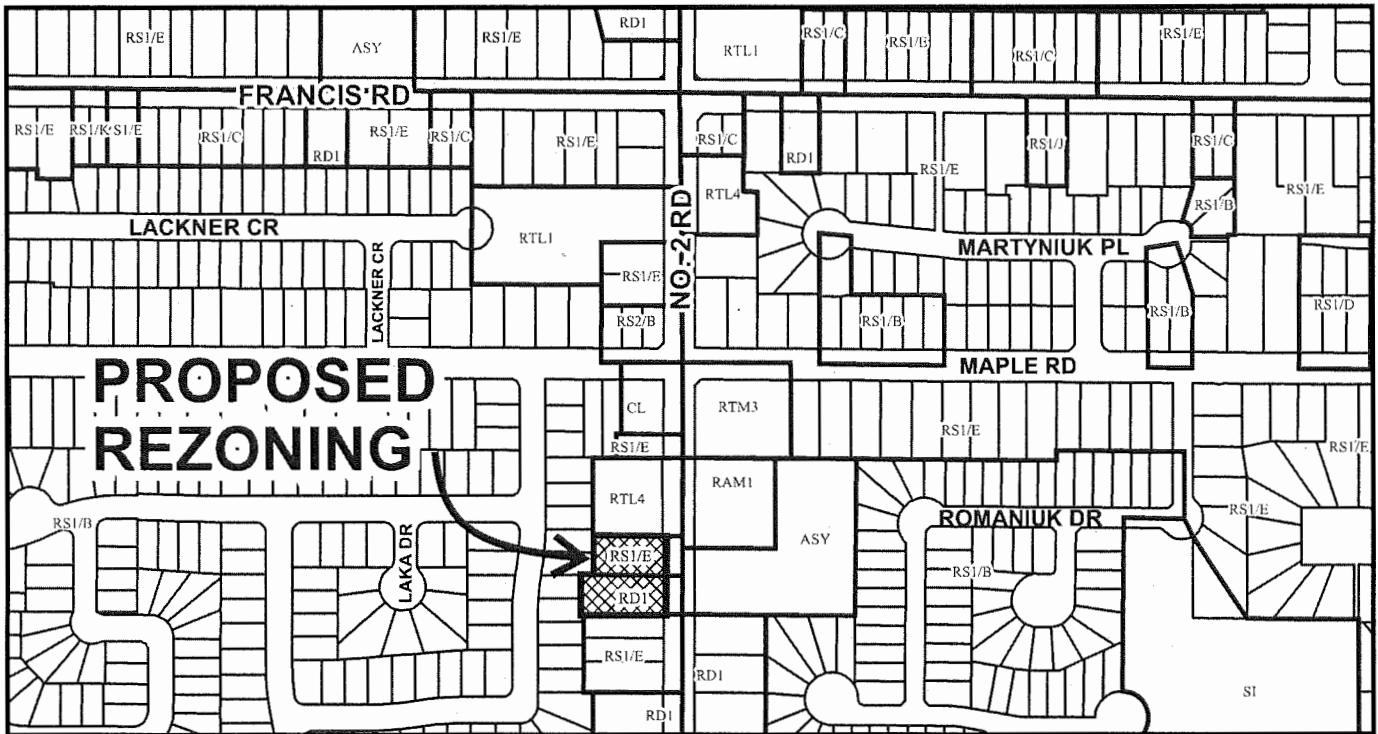
Edwin Lee  
Planner 1  
(604-276-4121)

EL:rg

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



City of  
Richmond



**RZ 15-716773**

Original Date: 01/18/16

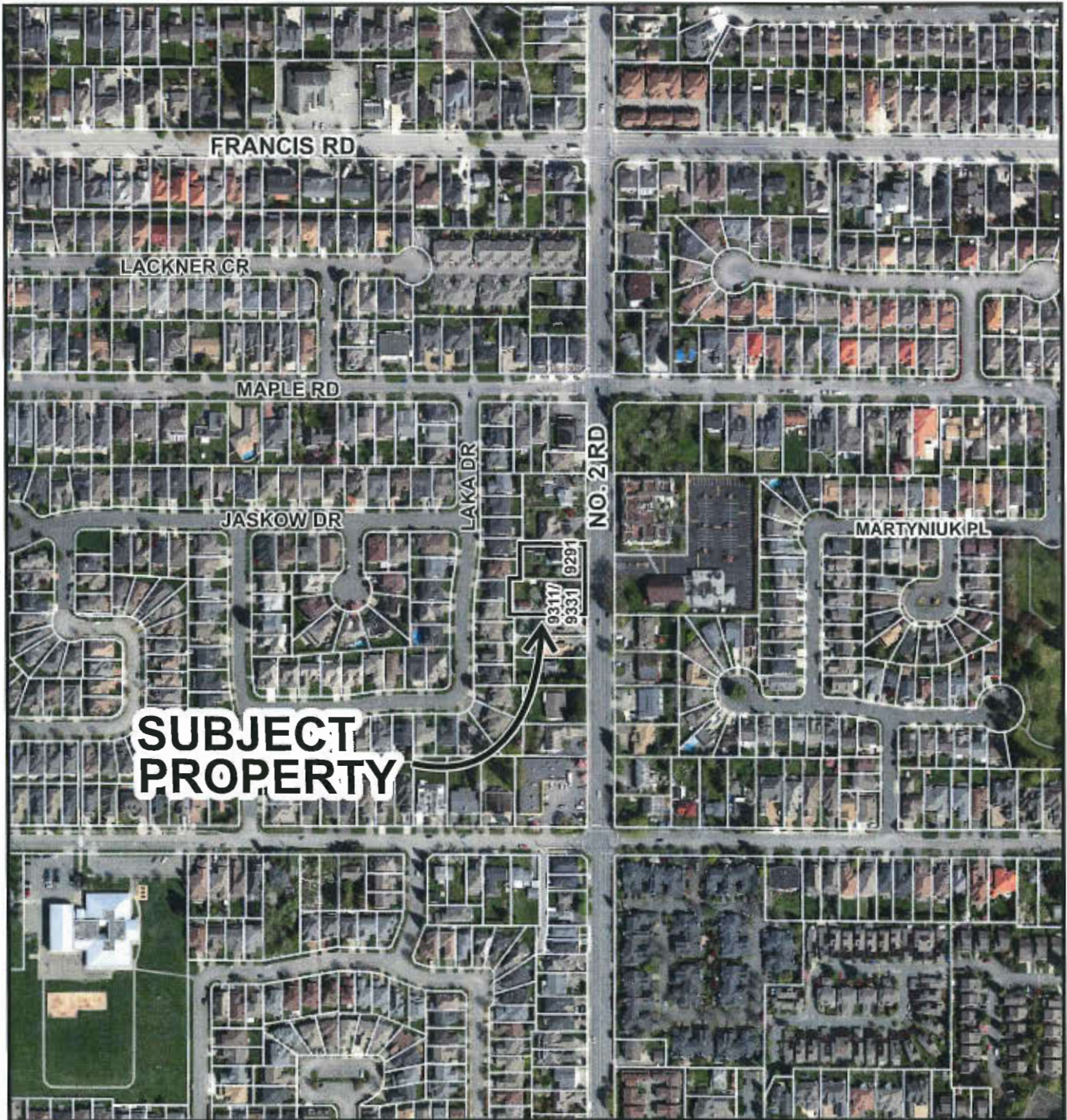
Revision Date: 08/04/17

Note: Dimensions are in METRES





# City of Richmond



**SUBJECT  
PROPERTY**

9317  
9331  
9291



**RZ 15-716773**

Original Date: 01/18/16

Revision Date: 08/04/17

Note: Dimensions are in METRES



CONCEPTUAL SITE PLAN  
SCALE: 3/32" = 1'-0"

CUSTOMER:	SATNAM JYAL
DESIGN:	LEI
DRAWN:	LEI
DATE:	1/21/11
PROJECT:	TMHOUSE DEVELOPMENT 4911 & 9311 NO. 2 ROAD, RICHMOND B.C.
SHEET COMMENTS:	CONCEPTUAL SITE PLAN #
DATE:	1/27/11
SCALE:	1/32" = 1'-0"

UNIT 135  
7536 130 STREET  
RICHMOND B.C.  
V6V 1H5  
barnett dembek

PHONE: (604) 977-7100  
FAX: (604) 977-2099  
EMAIL: m.dembek@barnett.com

CUSTOMER:	SATNAM JYAL
DESIGN:	LEI
DRAWN:	LEI
DATE:	1/21/11
PROJECT:	TMHOUSE DEVELOPMENT 4911 & 9311 NO. 2 ROAD, RICHMOND B.C.
SHEET COMMENTS:	CONCEPTUAL SITE PLAN #
DATE:	1/27/11
SCALE:	1/32" = 1'-0"

DEVELOPMENT DATA

ZONING: R1L3  
GROSS AREA: 26,715 SF, 2482 m<sup>2</sup>  
DEDICATION: 0 SF, 0 m<sup>2</sup>  
NET: 26,715 SF, 2482 m<sup>2</sup>

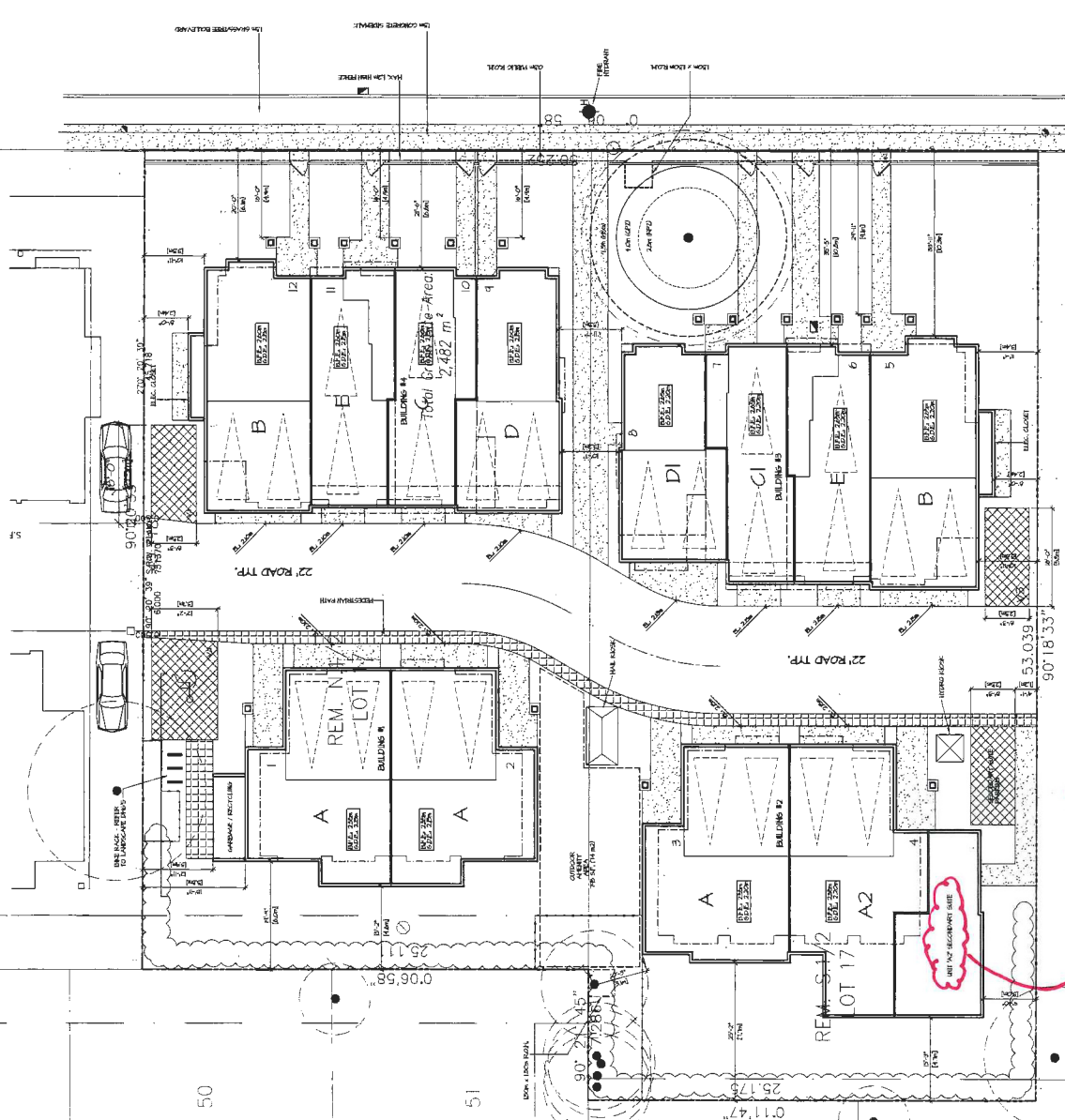
DENSITY: 14.6 UPA, 48.4 UP/Ha (12 UNITS)  
SITE COVERAGE: 40% (10,161 SF, 1000 m<sup>2</sup>)  
FAIR: 0.51 (15,249 SF, 1421 m<sup>2</sup>)

AMENITY SPACE:  
INDOOR: PROVIDED, 0 SF, (0 m<sup>2</sup>)  
OUTDOOR: PROVIDED, 145 SF, (14 m<sup>2</sup>)

PARKING:  
REQUIRED: RESIDENTIAL: 2 X (2 UNITS) = 24 SPACES  
VISITOR: 0.2 X (2 UNITS) = 2.4 SPACES  
TOTAL: 26.4 SPACES  
PROVIDED: RESIDENTIAL: 25 SPACES  
VISITOR: 3 SPACES  
TOTAL: 28 SPACES

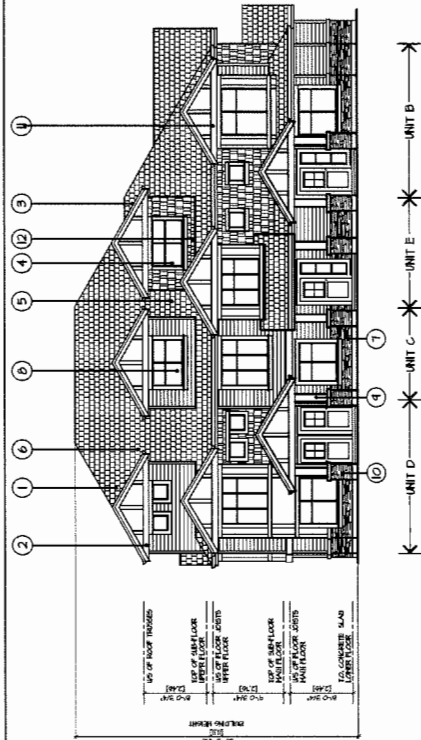
NOTE: ADDITIONAL VISITOR PARKING SPACES PROVIDED FOR UNIT 135 RESIDENT UNIT.

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT A1	3 BEDROOMS	1262 SF	1	1262 SF
UNIT A2	3 BEDROOMS	1262 SF	1	1262 SF
UNIT A3	3 BEDROOMS	1262 SF	1	1262 SF
UNIT B1	2 BEDROOMS	892 SF	2	1784 SF
UNIT B2	2 BEDROOMS	892 SF	2	1784 SF
UNIT C1	2 BEDROOMS	1262 SF	1	1262 SF
UNIT C2	2 BEDROOMS	1262 SF	1	1262 SF
UNIT D1	2 BEDROOMS	1262 SF	1	1262 SF
UNIT D2	2 BEDROOMS	1262 SF	2	2524 SF
UNIT E	2 BEDROOMS	1262 SF	2	2524 SF
TOTAL				2482 SF



SECONDARY SUITE  
~ 460 sq. ft.



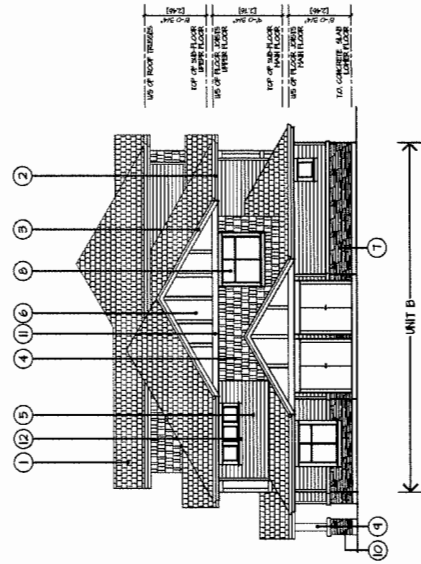


EAST ELEVATION

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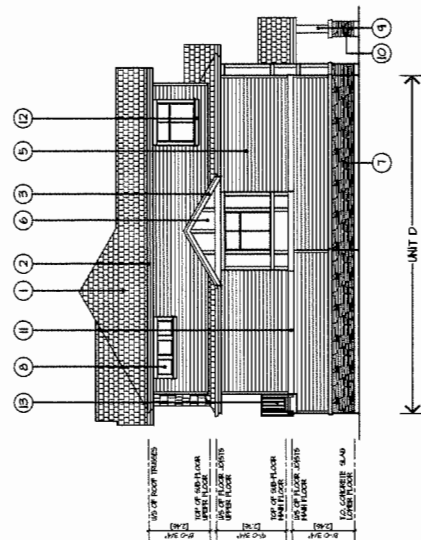
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- 2 PREFINISHED ALUMINUM GUTTER ON 2x4 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2x4 WOOD FASCIA
- 4 HARDIE-SINGLE SIDING
- 5 HARDIE-FLANK LAP SIDING (6" PROFILE)
- 6 HARDIE-PANEL SIDING WITH BATTERS
- 7 CAPTURED LEDGESTONE VENEER
- 8 VINYL FRAMED WINDOWS WITH 2x6 TRIM
- 9 12x12 BUILT-UP COLUMN BY HARDIE PANEL SIDING
- 10 2x4x24 COLUMN BASE BY CAPTURED LEDGESTONE VENEER
- 11 2x4 WOOD TRIM
- 12 WINDOW SILL - 2x4 CAP ON 2x6 WOOD TRIM
- 13 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



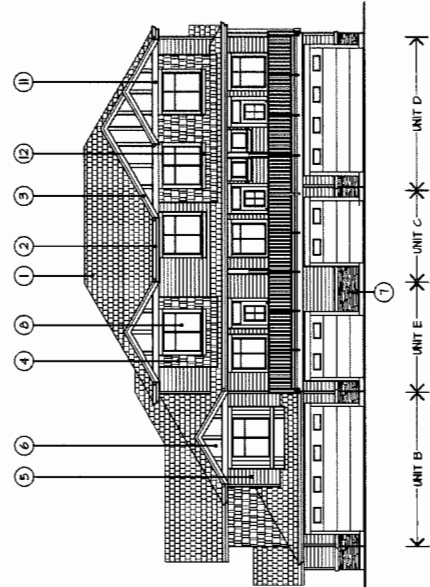
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SOUTH ELEVATION

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



WEST ELEVATION

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

DATE	BY	CHKD	BY	RSVD	BY

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DATE: 08/20/14

CLIENT : SATNAM JOHAL  
 PROJECT : TOMMORROW DEVELOPMENT  
 4291 & 4918 NO. 2 ROAD, RICHMOND B.C.  
 SHEET CONTENTS : ELEVATIONS  
 BUILDING 4  
 SCALE : 1/8" = 1'-0"  
 DATE : 08/20/14  
 DRAWN :  
 L.P.:  
 DESIGN :  
 SHEET NO. : AC-4-4  
 PRODUCT NO. : B04-4

**barnett denbok**  
 ARCHITECTS, P.C.  
 UNIT 135, 7535 130 STREET, SURREY, B.C. V3W 1H6  
 PHONE: (604) 897-7000  
 PHONE: (604) 897-7009  
 FAX: (604) 897-7009  
 EMAIL: info@barnett-denbok.com

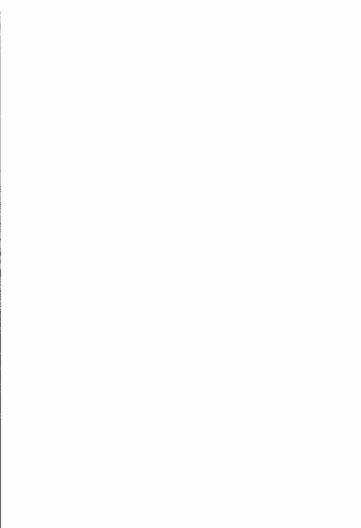
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 REV. NO. : 1

REVISION	DATE	BY	DATE	BY	REVISION

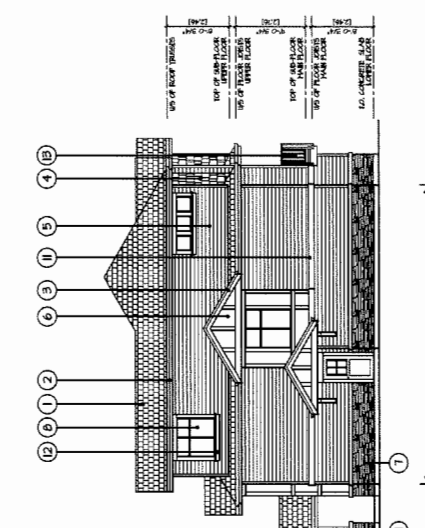
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PROJECT: TOWNHOUSE DEVELOPMENT  
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SCALE: 1/8" = 1'-0"  
DATE: 10/11/10  
DRAWN: J.S.  
CHECKED: J.S.

UNIT: 105  
7036 130 STREET  
SURREY, B.C.  
PHONE: (604) 397-7100  
FAX: (604) 397-7101  
EMAIL: info@barnett-dambak.com

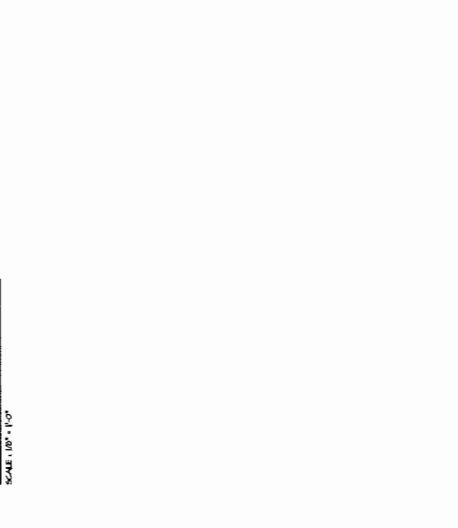
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SHEET NO: 15044



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UNIT B, UNIT E, UNIT C1, UNIT D1

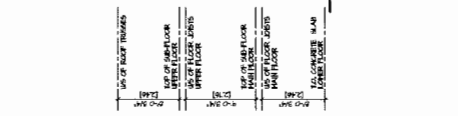
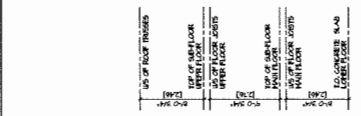


SOUTH ELEVATION  
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UNIT B



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"  
UNIT D1

- SCHEDULE OF FINISHES
- 1 ASPHALT SHINGLE ROOFING
  - 2 PREFINISHED ALUMINUM GUTTER ON 2x4x8 WOOD FASCIA
  - 3 1x4 WOOD TRIM ON 2x4x8 WOOD FASCIA
  - 4 HARDIE-SHINGLE SIDING
  - 5 HARDIE-PLANK LAP SIDING (6" PROFILE)
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  - 9 12x12 BUILT-UP COLUMN IN HARDIE PANEL SIDING
  - 10 2x4x4 COLUMN BASE IN CULTURED LEDGESTONE VENEER
  - 11 2x4x8 WOOD TRIM
  - 12 WINDOW SILL - 2x4x8 CAP ON 2x4x8 WOOD TRIM
  - 13 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



UNLESS NOTED OTHERWISE, ALL MATERIALS AND FINISHES TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES, STRUCTURES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES, STRUCTURES AND ADJACENT PROPERTIES.

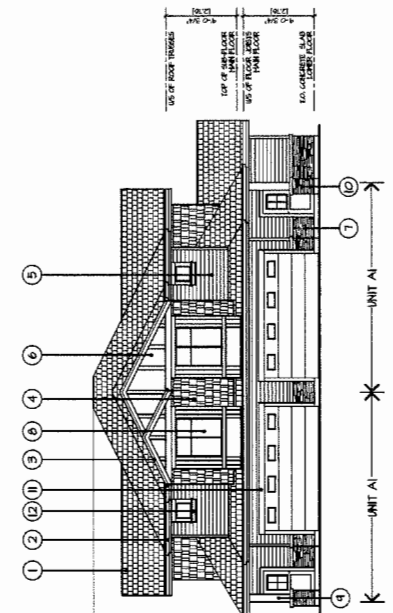
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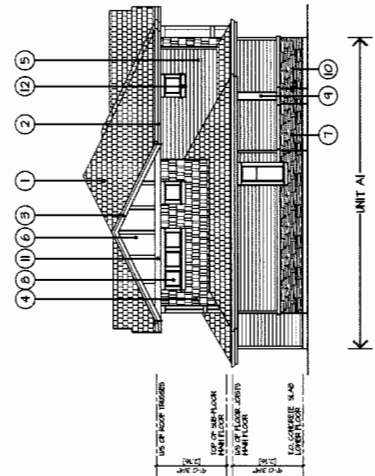
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 PROJECT: TOWNHOUSE DEVELOPMENT  
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 BUILDING I  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
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 SHEET NO.: \_\_\_\_\_

**barnett dembek**  
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 7256 130 STREET  
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 V3W 1W6  
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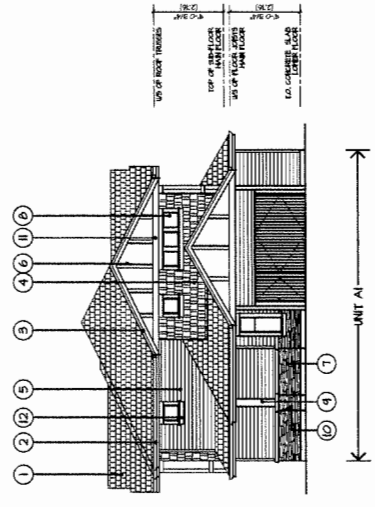
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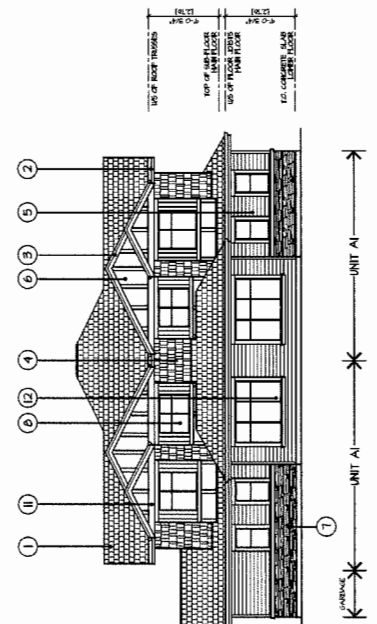
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**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOFING
  - 2 PREFINISHED ALUMINUM GUTTER ON 2x6 MOOD FASCIA
  - 3 1x4 MOOD TRIM ON 2x4 MOOD FASCIA
  - 4 HARDIE-SHINGLE SIDING
  - 5 HARDIE-PLANK LAF SIDING (6" PROFILE)
  - 6 HARDIE-PANEL SIDING WITH BATTERS
  - 7 CULTURED LEDGESTONE VENEER
  - 8 VINYL FRAMED WINDOWS WITH 2x4 TRIM
  - 9 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
  - 10 24x24 COLUMN BASE W/ CULTURED LEDGESTONE VENEER
  - 11 2x4 MOOD TRIM
  - 12 WINDOW SILL - 2x4 CAP ON 2x6 MOOD TRIM
  - 13 3'-6" HIGH ALUMINUM PICKET GUAINDRAL

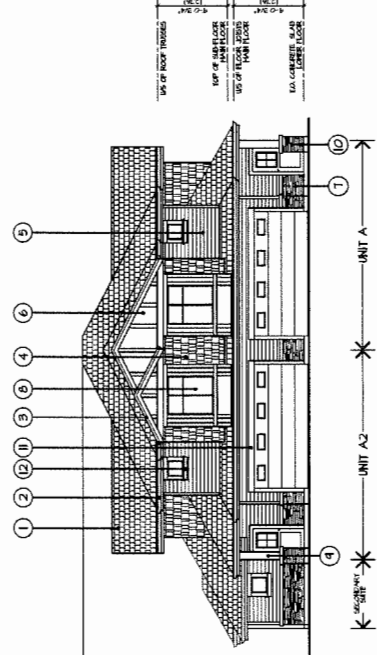
UNLESS NOTED OTHERWISE, ALL DIMENSIONS AND FINISHES ARE TO BE THE STANDARD FINISHES AND DIMENSIONS OF THE MANUFACTURER'S CATALOGUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY.

REV	DATE	BY	ISSUED FOR

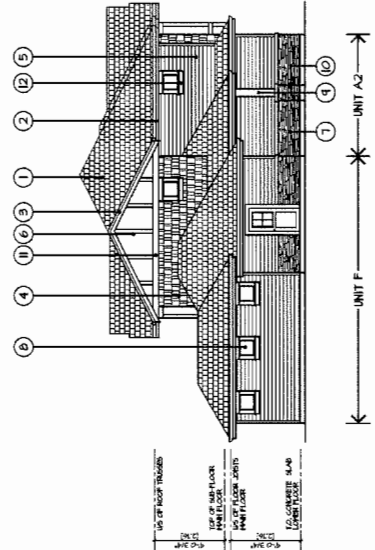
CLIENT: SATNAM LYAL  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET COMMENTS: ELEVATIONS BUILDING 2  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/11/10  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]

UNIT 135  
 7234 130 STREET  
 SURREY, B.C.  
 PHONE: (604) 597-1100  
 FAX: (604) 597-2000  
 EMAIL: info@barnett-dembak.com

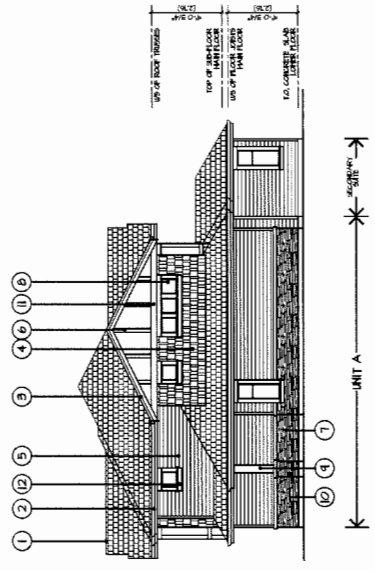
barnett dembak  
 CLIENT NO: AC-412  
 PROJECT NO: 15044  
 SHEET NO: [blank]  
 REV. NO: [blank]



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



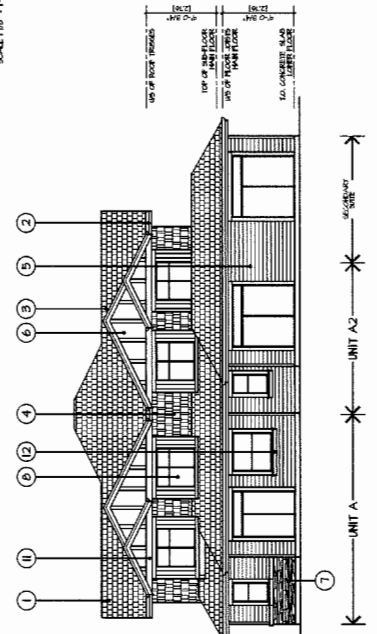
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1/4" WOOD TRIM ON 2X4 WOOD FASCIA
- 4 HARDIE-SHINGLE SIDING
- 5 HARDIE-PLANK LAF SIDING (6" PROFILE)
- 6 HARDIE-PANEL SIDING WITH BATTERS
- 7 CULTURED LEDGESTONE VENEER
- 8 VIRTU FRAMED MIRRORS WITH 2X4 TRIM
- 9 12X12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
- 10 24X24 COLUMN BASE W/ CULTURED LEDGESTONE VENEER
- 11 2X4 WOOD TRIM
- 12 WINDOW SILL - 2X4 CAP ON 2X8 WOOD TRIM
- 13 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



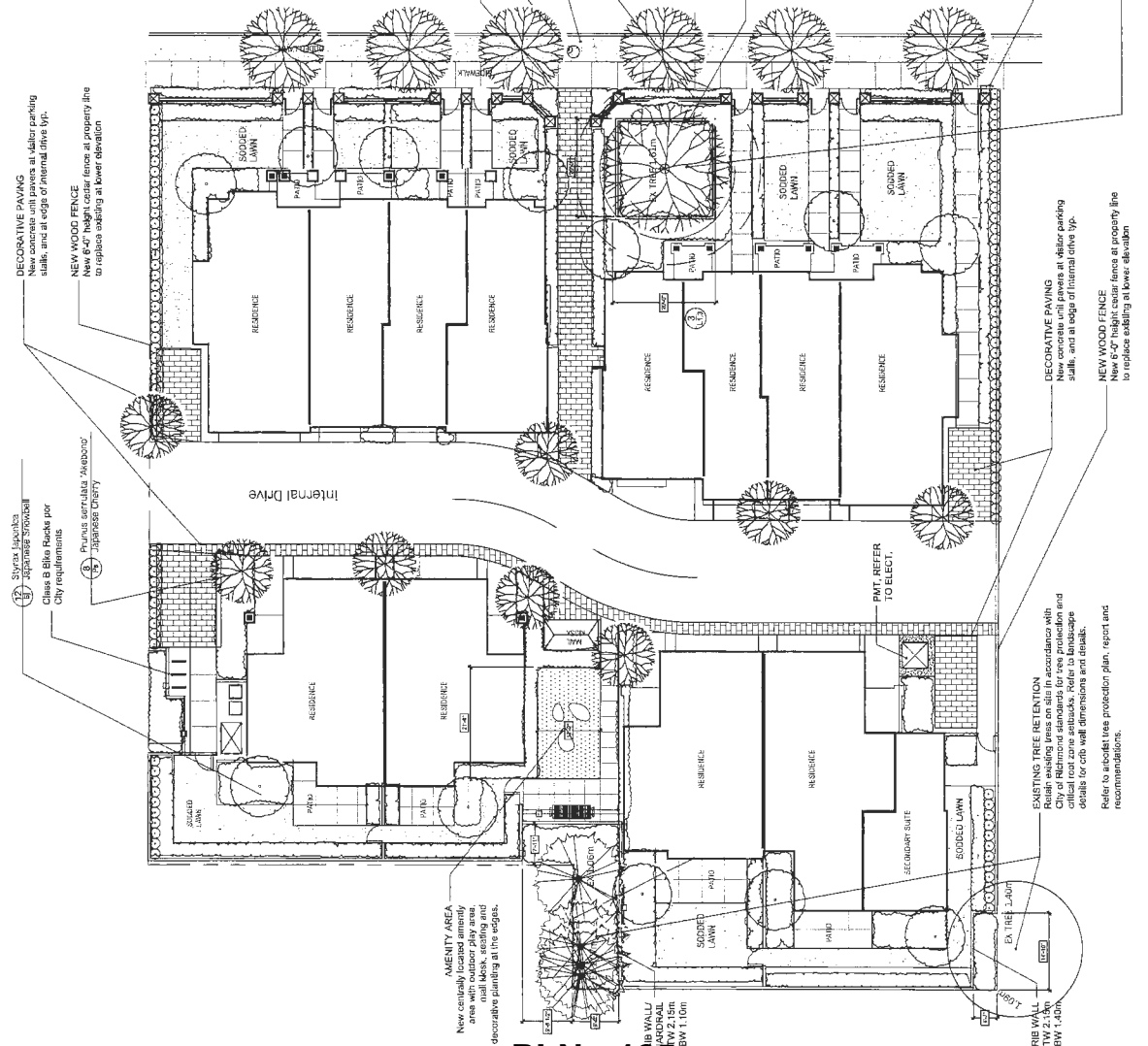
**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

## Plant Schedule

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
P8	6	<i>Prunus serrulata 'Amanogawa'</i>	Japanese Cherry	8.0 cm Cal, B59	Full, well branched
SJ	12	<i>Styrax japonicus</i>	Japanese Snowbell	2.5 m, B58	Full, Uniform branching
B8	---	<i>Buxus microphylla 'Winter Gem'</i>	Korean Boxwood	#3 Gal, Pot, 30" o.c.	Full
Cm	---	<i>Carex morrowii 'Ice Dance'</i>	Evergreen Sedge	#1 Gal, Pot, 24" o.c.	Full
Cc	---	<i>Crabeya lilmata</i>	Medican Orange	#3 Pot, 36" o.c.	Full
Db	---	<i>Daphne odora</i>	Fragrant Daphne	#3 Gal, Pot, 18" o.c.	Full
Hm	---	<i>Hemerocallis 'Was the Kells'</i>	Red Daylily	#1 Gal, Pot, 18" o.c.	Full
Hc	---	<i>Hydrangea macrophylla</i>	Hydrangea	#1 Gal, Pot, 12" o.c.	Full
Ms	---	<i>Miscanthus sinensis</i>	Maiden Grass	#2 Pot, 24" o.c.	Full
Nz	---	<i>Nandina domestica</i>	Heavenly Bamboo	#2 Pot, 24" o.c.	Full
Oj	---	<i>Oenothera japonicus</i>	Monarda Grass	#1 Gal, Pot, 18" o.c.	Full
Pa	---				
Pa	---				
Sr	---				
Tm	---	<i>Taxus x media 'Hickovill'</i>	Hick's Yew	1.2 m Ht., 24" o.c.	Full, maintained at 1.2m
Vm	---	<i>Vincetoxicum</i>	Vincetoxicum	#1 Pot, 24" o.c.	Full

### Notes

1. Provide all plant material meeting BCSA/BCMA Standard, latest edition.
2. All street trees are to be planted in accordance with City of Richmond requirements for species, soil volume and installation. Confirm with Richmond Parks for species and selection.
3. Plant on site in accordance with approved landscape plan and tender schedules of B.C.
4. No substitutions or adjustments without written approval by the landscape architect.



## PLN - 125

NOT FOR CONSTRUCTION	
3	Revised for Planning July 27 2017
2	Revised for Planning June 2017
1	Issue for Planning May 12 2017
1	Issue for Planning May 17 2015
1	Issue for Planning May 17 2015

**Multifamily Development**  
 9291 & 9311 No 2 Rd  
 Richmond BC

**Landscape**  
**Concept Plan**

Date: Nov 17 2015  
 Project: 15044  
 Scale: 1:100  
 Drawing: L1.1

**Integrate Amenities into One Space**  
 The Amenity Space is an integrated experience featuring a multi-use area with seating, landscaping and opportunities for social interaction. The use of hedges and planting strips create a buffer between the road and the amenity space.

**Define Public and Private**  
 Street trees, planting and hedges along the No. 2 Road contribute to the pedestrian scale and texture. Ornamental planting and a small patio area that anchors the sidewalk further separate the street, the public and private spaces. Planting strips and grasses soften the edges of the private road, but also delineate the lines between public and private spaces. The use of the private road make the road more pedestrian oriented.

**Landscaping Rationale**  
 Animate No. 2 Road  
 Provide landscape features on the No. 2 Road frontage that create a pedestrian scale and texture. Ornamental planting and a small patio area that anchors the sidewalk further separate the street, the public and private spaces. Planting strips and grasses soften the edges of the private road, but also delineate the lines between public and private spaces. The use of the private road make the road more pedestrian oriented.

**EXISTING TREE RETENTION**  
 Retain existing oak tree on site in accordance with City of Richmond standards for tree protection and retention. Refer to landscape details for crib wall dimensions and details.

**NEW WOOD FENCE**  
 New 6'-0" height cedar fence at property line to replace existing at lower elevation.

**DECORATIVE PAVING**  
 New brick, aluminum and aluminum paver tending at street edge, typ.

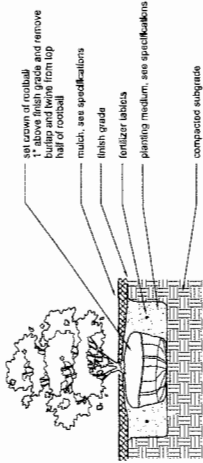
**AMENITY AREA**  
 New centrally located amenity area with seating and wall landscaping and decorative planting at the edges.

**NEW WOOD FENCE**  
 New 6'-0" height cedar fence at property line to replace existing at lower elevation.

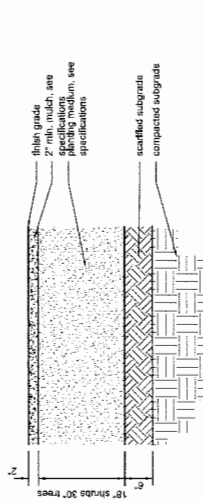
**EXISTING TREE RETENTION**  
 Retain existing trees on site in accordance with City of Richmond standards for tree protection and retention. Refer to landscape details for crib wall dimensions and details.

**NEW WOOD FENCE**  
 New 6'-0" height cedar fence at property line to replace existing at lower elevation.

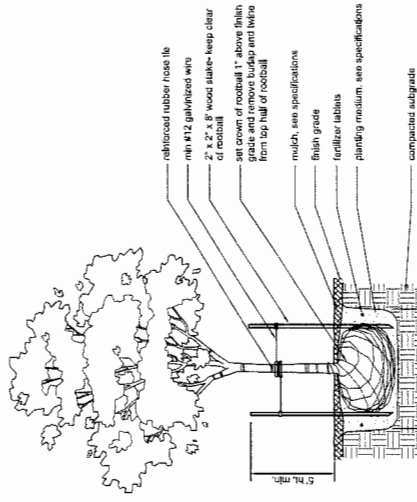




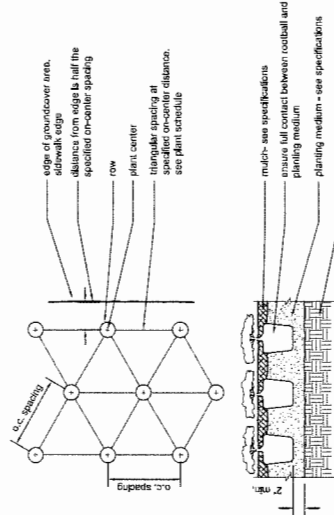
1 Soil Profile Typ.  
 1'-1'-0"



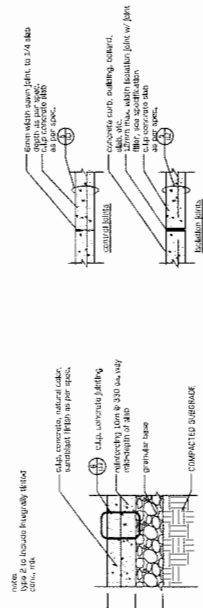
2 Shrub Planting Typ.  
 1'-1'-0"



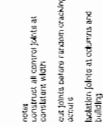
3 Tree Planting Typ.  
 1'-1'-0"



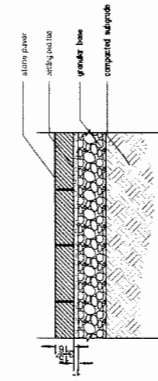
4 Groundcover Spacing Typ.  
 1'-1'-0"



5 C.I.P. Concrete Typ.  
 1'-1'-0"



6 Control Joints Typ.  
 1'-1'-0"



7 Stone Pavers  
 1'-1'-0"

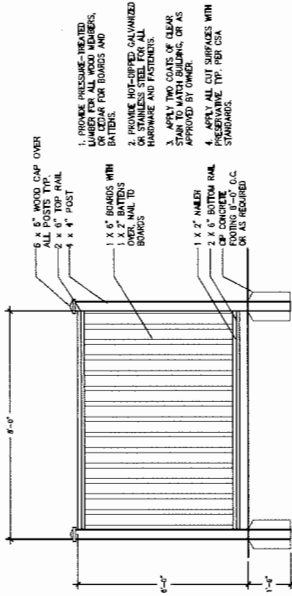
**NOT FOR CONSTRUCTION**

3	Revised for Repricing	Nov 13, 2017
2	Revised for Repricing	Nov 13, 2017
1	Revised for Repricing	Nov 17, 2016
4	Drawings	date

**Multiunit Development**  
 9291 & 9311 No 2 Road  
 Richmond BC

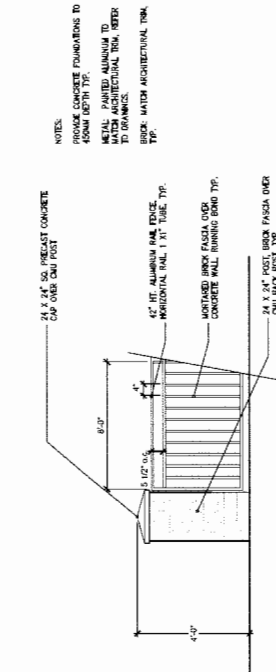
Landscape  
 Details

Date	Nov 13, 2017	Drawn by	
Project	12014	Scale	
Sheet	0103	Discipline	L1.2
Drawn by		Checked by	



1. PROVIDE PRESSURE-TREATED LAMBERT FOR ALL WOOD MEMBERS, EXCEPT FOR BATTERS AND BATTERS.
2. PROVIDE PRE-DRILLED GALVANIZED OR STAINLESS STEEL FOR ALL HARDWARE AND FASTENERS.
3. APPLY TWO COATS OF CLEAR PENETRATING OIL FINISH, OR AS APPROVED BY OWNER.
4. APPLY ALL CUT SURFACES WITH PRESERVATIVE TYP. PER CSA STANDARDS.

2 Wood Fence Typ.  
L1.3 / 1/2" = 1' 0"



- NOTES:
- PROVIDE CONCRETE FOUNDATIONS TO 450MM DEPTH TYP.
  - METAL PAINTED ALUMINUM TO MATCH PROFESSIONAL TON, REFER TO DRAWINGS.
  - EDGE MATCH ARCHITECTURAL TON. TYP.

1 Stone Plaster Metal Fence Typ.  
L1.3 / 1/2" = 1' 0"

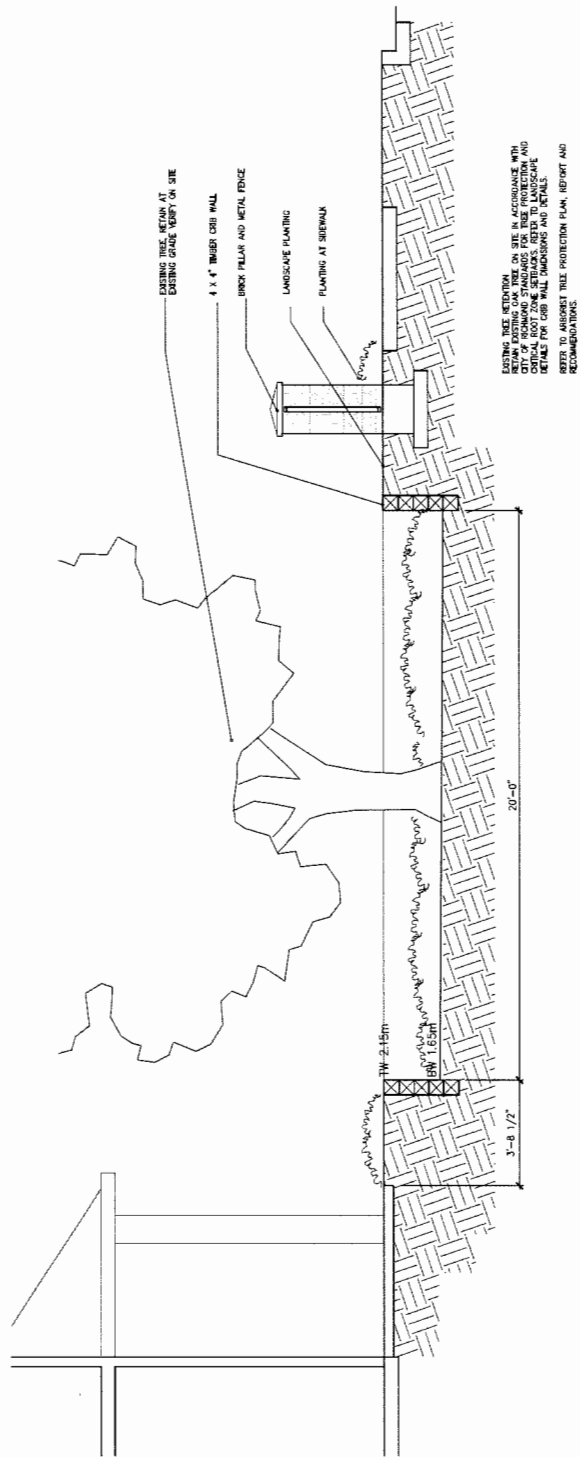
NOT FOR CONSTRUCTION	
3	Revised for Planning - 11/16/2022
2	Revised for Planning - 10/12/2022
1	Revised for Planning - 10/12/2022
4	Revised for Planning - 10/12/2022

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**Multilint Development**  
 9291 & 9311 No 2 Road  
 Richmond BC

**Landscape**  
 Concept Plan

Date: 10/12/2022  
 Project: 10000  
 Job: 1/2" = 1' 0"  
 User: HAPA



EXISTING TREE RETENTION AS PER THE ACCORDANCE WITH CITY OF RICHMOND STANDARDS FOR TREE PROTECTION AND OFFICIAL TREE ZONE. SEE TREE PROTECTION AND LANDSCAPE PLAN FOR TREE PROTECTION AND LANDSCAPE RECOMMENDATIONS.

3 Tree Protection  
L1.3 / 1/2" = 1' 0"



**RZ 15-716773**

**Attachment 3**

Address: 9291 and 9311/9331 No. 2 Road

Applicant: Jhujar Construction Ltd.

Planning Area(s): Blundell

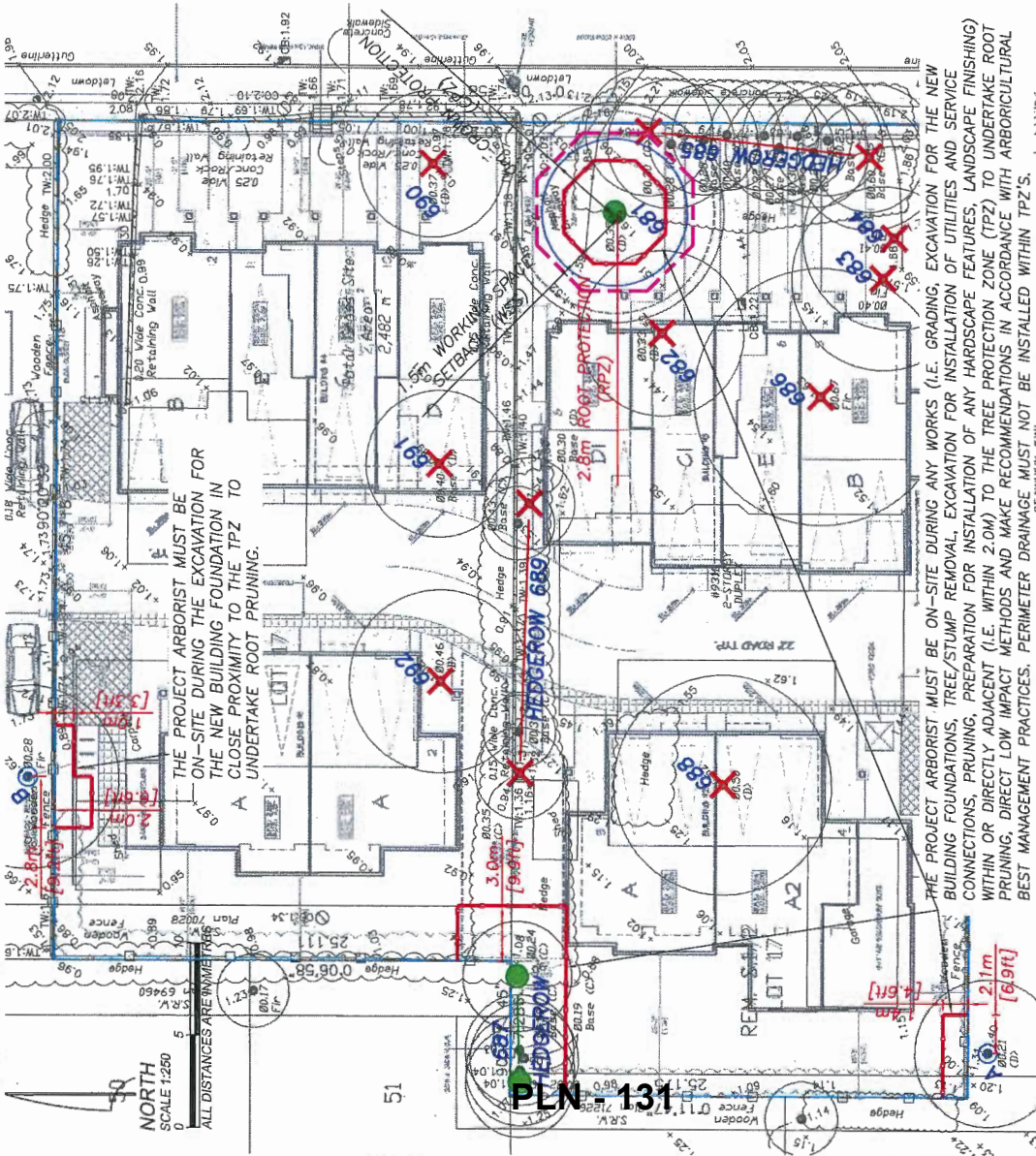
	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Jhujar Construction Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,482 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential / Two-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3	12
<b>Other Designations:</b>	N/A	No Change

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.6 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> <li>• 12.0 m (3 storeys) Max. along No. 2 Road</li> <li>• 9.0 m (2 storeys) Max. along west property line</li> </ul>	none
Lot Width:	Min. 50.0 m	50.25 m	none
Lot Depth:	Min. 35.0 m	45.12 m Min.	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.251 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	25 (R) and 3 (V)	25 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (24 x Max. 50% = 12)	8	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	15 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	74 m <sup>2</sup>	none

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





**SUGGESTED PLANT LIST: REPLACEMENT TREES**  
 Please use botanical name when ordering.  
 Size: H denotes height and C denotes calliper.  
 Current arboricultural best management practices and BCSEA/BCMA standards apply to: quality, root ball, health, form, handling, planting, staking and establishment care.  
 Scale: Heights and Spread (metres) are approximate mature sizes considering landscape planting in a "Southern Coastal BC" growing environment - actual dimensions will vary.

CODE	CITY	Site	BOTANICAL NAME	COMMON NAME
<b>BROADLEAF - SMALL TO MEDIUM SCALE:</b>				
AG		6m C	Acer griseum	Paperbark maple
FD		6m C	Fagus sylvatica 'Dawyck'	Dawyck beech
SP		6m C	Stewartia pseudocamellia	Japanese Stewartia
AU		6m C	Arbutus menziesii	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
SR		6m c	Syringa reticulata	Lilac
<b>EVERGREEN - SMALL SCALE:</b>				
APC		3.5m H	Abies procera 'Glauca'	Noble fir
PO		3.5m H	Picea canadica	Serbian spruce

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes PRIORITY RANKING for treatment planning consideration.
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BYLAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

3	AUG 2, 2017	UPDATED SITE PLAN
0	AUG 17, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	9311 & 9291 NO.2 ROAD, RICHMOND
CLIENT:	JHUJAR CONSTRUCTION
ACL FILE:	15241

**ARBORTECH CONSULTING**  
 L.A.B.I.'RY  
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p. 604.275.3484

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

NORTH  
 SCALE 1:250

51  
 PLN 131



City of  
Richmond

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

**Address:** 9291 and 9311/9331 No. 2 Road

**File No.:** RZ 15-716773

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9749, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
5. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 9291 and 9311/9331 No. 2 Road is from the Public Rights of Passage (PROP) statutory rights-of-way (SRW) (registered under CA5001624, EPP 51370) burdening the adjacent property to the north at 9211 No. 2 Road; and that there be no direct vehicle access to or from No. 2 Road.
6. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the north-south internal drive aisle on site in favour of the existing and future residential development to the north, as well as the future residential developments to the south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that no permanent structures, including concrete curbs, are to be constructed at the north and south ends of the on-site north-south drive aisle.
7. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Discharge of existing covenant AE16486 registered on title, which restricts the use of the property to a duplex.
10. 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 adjacent 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$12,662.91) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$64,116.00) to the City's affordable housing fund.
13. Contribution of \$12,000.00 in-lieu of on-site indoor amenity space.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

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

**PLN - 132**

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

**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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the hydrant at 9260 No.2 Rd. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Install a fire hydrant at No.2 Road frontage to service the proposed townhouse development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At Developers cost, the City is to:
  - Cut and cap at main, the existing water service connections to both 9291 and 9311 No.2 Rd.
  - Install 1 new water service connection off of the 200mm PVC watermain along No.2 Rd.

Storm Sewer Works

- a. At Developer's cost, the City is to:
  - Check the size and condition of the existing storm service connection on lot 9291's frontage. Upgrade to the service connection pipe may be required if it is inadequately sized or in poor condition.
  - Cut, cap, and abandon the existing storm service connection lead and dispose existing inspection chamber at the northeast corner of Lot 9311.
  - Install a new Type III inspection chamber and remove the existing storm inspection chamber STIC51279.

Sanitary Sewer Works

- a. At Developers cost, the City is to:
  - Remove the existing IC and sanitary lead that services Lot 9291.
  - Install a 150mm service connection complete with an inspection chamber and tie-in to existing manhole SMH3304 located at the northwest corner of 9311 No 2 Road. Connection shall utilize the existing opening at the southeast face of SMH3304.
- b. The Developer is required to:
  - Not start building construction until the rear yard sanitary connection is completed by city crews.

Frontage Improvements

- a. The Developer is required to:
  - Construct a new 1.5 m wide concrete sidewalk immediately along the east property line of the site. The new sidewalk is to connect to the existing sidewalk north and south of the subject site. The alignment of the sidewalk may be changed for tree protection purposes.
  - Remove the existing sidewalk next to the curb and backfill the area to provide a grass/tree boulevard between the new sidewalk and the existing curb.



- The existing driveways to provide access to the subject site from No. 2 Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The developer of this site is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
- Coordinate with BC Hydro, Telus and other private communication service providers when:
  - i. Undergrounding Hydro service lines.
  - ii. Relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - iii. Determine if above ground structures are required and coordinate their locations on-site with the architect and private utility companies (e.g. PMT, LPT, Shaw cabinets, Telus, Kiosks, etc).

General Items

- a. The Developer is required to:
  - Provide additional ROW to accommodate the proposed service connections. Details to be determined during the SA process.
  - 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.
  - Provide a pre-load plan and geotechnical assessment of impact to existing surrounding utilities and recommendations to mitigate the impact.
2. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.  
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$18,000 in total) to ensure the replacement planting will be provided.
3. 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.
4. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9749 (RZ 15-716773)
9291 and 9311/9331 No. 2 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 004-014-758

North Half Lot 17 Except: Part Subdivided by Plan 60236, Block "B" Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

and

P.I.D. 002-821-991

The South Half of Lot 17 Except: Part Subdivided by Plan 70853; Block "B" Section 25 Block 4 North Range 7 West New Westminster District Plan 1353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9749".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by EL APPROVED by Director or Solicitor BK

MAYOR

CORPORATE OFFICER