



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, September 17, 2019
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 4, 2019.*



NEXT COMMITTEE MEETING DATE

October 2, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **DEMENTIA-FRIENDLY COMMUNITY ACTION PLAN**
(File Ref. No. 07-3400-01) (REDMS No. 6201288 v 4)

PLN-12

See Page PLN-12 for full report

Designated Speakers: Debbie Hertha & Kim Somerville

STAFF RECOMMENDATION

- (1) *That the Dementia-Friendly Community Action Plan, as outlined in Attachment 1 of the staff report titled, “Dementia-Friendly Community Action Plan”, dated August 23, 2019, from the Director, Community Social Development, be adopted; and*

- (2) *That the Dementia-Friendly Community Action Plan be distributed to key stakeholders and posted on the City website.*



PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY CLO VENTURES K2 LTD. FOR REZONING AT 9571, 9591, 9611, 9671 STEVESTON HIGHWAY & 10831 SOUTHDAL ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. RZ 17-763712) (REDMS No. 6177240)

PLN-53

See Page PLN-53 for full report

Designated Speakers: Steven De Sousa & Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10082, for the rezoning of 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of 20 townhouse units with vehicle access from Steveston Highway, be introduced and given first reading.



3. **APPLICATION BY KONIC DEVELOPMENT LTD. FOR REZONING AT 10231, 10251, 10351, 10371, 10391, 10395 AND 10397 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. RZ 17-794300) (REDMS No. 6245187)

PLN-99

See Page PLN-99 for full report

Designated Speakers: Edwin Lee & Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, for the rezoning of 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.



4. **APPLICATION BY KONIC DEVELOPMENT LTD. FOR REZONING AT 4571, 4591, AND 4611/4631 STEVESTON HIGHWAY FROM "SINGLE DETACHED (RS1/E)" AND "TWO-UNIT DWELLINGS (RD1)" TO "LOW DENSITY TOWNHOUSES (RTL4)"**

(File Ref. No. RZ 18-839945) (REDMS No. 6246089)

PLN-145

[See Page PLN-145 for full report](#)

Designated Speakers: Jordan Rockerbie & Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, for the rezoning of 4571, 4591, and 4611/4631 Steveston Highway from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Low Density Townhouses (RTL4),” be introduced and given first reading.



FINANCE AND CORPORATE SERVICES DIVISION

5. **HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS**

(File Ref. No. 12-8060-01) (REDMS No. 6106697)

PLN-182

[See Page PLN-182 for full report](#)

Designated Speaker: Claudia Jesson

STAFF RECOMMENDATION

That the unadopted Zoning Amendment Bylaws, as outlined in Attachment 1, of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws” dated August 23, 2019 from the Director, City Clerk’s Office, be abandoned.



6. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Wednesday, September 4, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITION

It was moved and seconded

That Arterial Road Land Use Policy along Railway Avenue be added to the agenda as Item No. 5A and Richmond School District Notification be added to the agenda as Item No. 5B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on July 16, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 17, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9933, AMENDMENT BYLAW NO. 10037 TO PERMIT THE CITY OF RICHMOND TO AMEND THE EXISTING HOUSING AGREEMENT SECURING AFFORDABLE HOUSING UNITS LOCATED AT 5333 NO. 3 ROAD (FORMERLY 7960 ALDERBRIDGE WAY AND 5333 AND 5411 NO. 3 ROAD)**

(File Ref. No. 12-8060-20-010037) (REDMS No. 6177361 v. 6)

It was moved and seconded

That Housing Agreement (5333 No. 3 Road) Bylaw No. 9933, Amendment Bylaw No. 10037 be introduced and given first, second and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-692485.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY GBL ARCHITECTS TO AMEND SCHEDULE 2.11A OF OFFICIAL COMMUNITY BYLAW 7100 (WEST CAMBIE AREA PLAN), CREATE THE “MIXED USE EMPLOYMENT-RESIDENTIAL (ZMU41) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)” ZONE, AND REZONE THE SITE AT 9080, 9086, 9100, 9180 ODLIN ROAD AND 4420, 4440 GARDEN CITY ROAD FROM “SINGLE DETACHED (RS1/F)” TO “MIXED USE EMPLOYMENT-RESIDENTIAL (ZMU41) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**

(File Ref. No. RZ 18-807620) (REDMS No. 6117527 v. 4)

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Mark McMullen, Senior Coordinator, Major Projects, reviewed the application and highlighted that (i) the development will consist of one four-storey commercial building and two five-storey residential buildings (ii) the development will contain 174 residential units with a mix of Affordable Housing units, Modest Market Rent Controlled units and Market Rental units, (iii) minor amendments to the West Cambie Area Plan are included to introduce a new public pedestrian and bicycle connection between Dubbert Street and Garden City Road, (iv) this application provides a Transportation Demand Measures package that includes road widening for a bike lane and pathway and frontage improvements, and 67 bus passes, (v) the development will connect to the Alexandra District Energy Utility, and (vi) a contribution for child care will be provided.

In reply to queries staff noted that (i) the closest SkyTrain stations are Aberdeen and Lansdowne, (ii) this development has similar density to other projects in the area, and (iii) originally the West Cambie Area Plan identified this area as non-residential, however after further review it was decided that a residential designation would be beneficial and as a part of that came the requirement for Modest Market Rent Controlled units and a small portion of Market Rental units.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006 to amend Schedule 2.11A (West Cambie Area Plan) to amend the “Alexandra Neighbourhood Open Space System Map”, the “Alexandra Neighbourhood Character Area Map” and the “Character Area 1 – Mixed Use Employment-Residential Alexandra Map” to include a pedestrian and bicycle connection between Garden City Road and Dubbert Street, be introduced and given First Reading.*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006, having been considered in conjunction with:*
 - (a) *The City’s Financial and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the Local Government Act.*
- (3) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10006, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9999 to create the “Mixed Use Employment- Residential (ZMU41) - Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9080, 9086, 9100, 9180 Odlin Road and 4420, 4440 Garden City Road from “Single Detached (RS1/F)” to “Mixed Use Employment-Residential (ZMU41) - Alexandra Neighbourhood (West Cambie)”, be introduced and given First Reading.*

CARRIED

3. APPLICATION BY SNC LAVALIN INC. FOR REZONING OF PORTIONS OF 12700 AND 12800 RICE MILL ROAD, 12280 AND 12300 NO. 5 ROAD FROM AGRICULTURE (AG1) AND LIGHT INDUSTRIAL (IL) TO A SITE SPECIFIC ZONE

(File Ref. No. RZ 18-824565) (REDMS No. 6251917)

Kevin Eng, Planner 2, reviewed the application and noted that (i) the Ministry of Transportation and Infrastructure and the George Massey Crossing team have no objection to the BC Ferries proposal to rezone the subject site to a new site specific zone, (ii) as potential solutions for the George Massey Crossing are still under review the Ministry has no comments with regard to the City owned properties, and (iii) based on comments and responses received from the Ministry and the George Massey Crossing team, staff are supportive of the proposal from BC Ferries.

In reply to queries from Committee, Lloyd Bie, Director, Transportation, advised that staff have been in contact with the George Massey Crossing team and that they are in the process of scheduling a presentation to Council with an update and information on the various options.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9940 to create the “BC Ferries Fleet Maintenance and Moorage (ZI14)” zone, and to:

- (1) *Rezone 12300 No. 5 Road and 12800 Rice Mill Road from “Light Industrial (IL)” to “BC Ferries Fleet Maintenance and Moorage (ZI14); and*
- (2) *Rezone a portion of 12280 No. 5 Road and 12700 Rice Mill Road from “Agriculture (AG1) and Light Industrial (IL)” to “BC Ferries Fleet Maintenance and Moorage (ZI14)”;*

be introduced and given first reading.

CARRIED

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4. **MARKET RENTAL HOUSING POLICY ONE YEAR REPORT BACK**
(File Ref. No. 08-4057-08) (REDMS No. 6177361 v. 6)

Discussion ensued with regard to Market Rental Housing in surrounding municipalities and in response to queries from Committee, staff noted that (i) each municipality have different Market Rental Policies and it would be difficult to make comparisons, (ii) definitions of market rental housing are being explored, (iii) research is being conducted to explore middle level housing, (iv) development applications that are purely market rental are prioritized, and (v) the City assists in tenant relocation by ensuring that suites that are lost during redevelopment are replaced and by encouraging development of low end market rental units.

In reply to further queries from Committee, Barry Konkin, Manager, Policy Planning, advised that staff will be bringing forward a report for Councils consideration regarding the residential rental tenure zoning consultation results as well as recommendations for implementation in the fall.

Discussion took place on the Speculation and Vacancy Tax and the reductions in vacant homes since the implementation. As a result of the discussion, direction was given to staff to communicate with various Ministries with regard to more effort in combatting vacant homes and report back.

In reply to queries from Committee, Ivy Wong, Manager, Revenue, advised that the City does not receive any portion of the money from the Speculation and Vacancy Tax and that a resolution has been submitted to the Union of British Columbia Municipalities.

Discussion further took place on increasing density within the City and staff noted that the Official Community Plan is reviewed every ten years.

In response to queries from Committee, staff noted that determining parking stall rates for market rental developments is determined through a detailed parking analysis and is site specific.

Discussion took place on the property acquisition funds to buy property for housing and examining potential locations for housing.

As a result of this discussion the following **referral motion** was introduced:

It was moved and seconded

That staff examine funds received from developers for a fund for acquisition of properties for housing and specific housing.

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The question on the referral motion was not called as discussion took place on the City's responsibility towards housing within Richmond and the effects of the City's involvement on housing prices. In response to the discussion, staff advised that the City's involvement does not increase housing prices. It was added that developers will price properties at the maximum possible value and that higher development costs may discourage development in Richmond. Staff then noted that more information can be provided with regard to projections on income and how many sites can be acquired. Also, staff advised that Real Estate has a strategic acquisition function with regard to long term investments and that some properties acquired may lend itself to affordable housing projects.

It was noted that another update on the Market Rental Housing Policy would be provided in one year.

The question on the referral motion was then called and it was **CARRIED**.

It was moved and seconded

That the report entitled, 'Market Rental Housing Policy One Year Report Back', dated August 26, 2019, be received for information.

CARRIED

5. RICHMOND RESPONSE: METRO VANCOUVER'S REFERRAL TO AMEND THE METRO 2040 REGIONAL GROWTH STRATEGY AS REQUESTED BY THE CITY OF DELTA

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6245125 v. 3)

It was moved and seconded

That staff be directed as detailed in the report titled "Richmond Response: Metro Vancouver's Referral to Amend the Metro 2040 Regional Growth Strategy as Requested by the City of Delta" dated August 20, 2019 from the Manager, Policy Planning, to advise the Metro Vancouver Regional District Board that the City of Richmond has no objections to the minor amendments outlined in the Metro Vancouver request dated June 10, 2019.

CARRIED

5A. ARTERIAL ROAD LAND USE POLICY ALONG RAILWAY AVENUE

(File Ref. No.)

It was moved and seconded

That staff be directed to do a comprehensive review of the Arterial Road Land Use Policy designation along Railway Avenue and report back.

The question on the referral motion was not called as discussion took place on ensuring that the policy is clear for developers and residents.

The question on the referral motion was then called and it was **CARRIED**.

6.

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5B. **RICHMOND SCHOOL DISTRICT NOTIFICATION**

(File Ref. No.)

It was moved and seconded

That staff explore options to amend the consultation policy to inform the Richmond School District No. 38 of all multiple family units and refer the amended consultation policy to the Council/School Board Liaison Committee.

The question on the motion was not called as discussion ensued with regard to the Richmond School District No. 38 not being notified of developments that generate less than 50 school aged children in the area. It was noted that the School Board did not want to receive every application that was submitted.

In response to the discussion staff noted that (i) the policy was created in consultation with the School District, however City staff can consult with School District staff once again, and (ii) the School District is involved in the review process of the Official Community Plan; therefore are aware of the various area plans.

Discussion further ensued and it was noted that a summary sheet with an overview of all approved applications would be beneficial for Council as well as the School Board for their information.

The question on the referral motion was then called and it was **CARRIED**.

6. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:09 p.m.).

CARRIED

Planning Committee
Wednesday, September 4, 2019

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, September 4, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Planning Committee

Date: August 23, 2019

From: Kim Somerville
Director, Community Social Development

File: 07-3400-01/2019-Vol
01

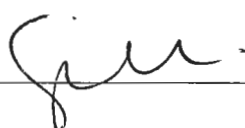

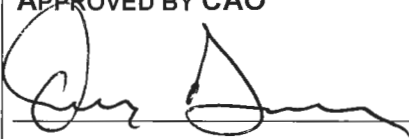
Re: **Dementia-Friendly Community Action Plan**

Staff Recommendations

1. That the Dementia-Friendly Community Action Plan, as outlined in Attachment 1 of the staff report titled, "Dementia-Friendly Community Action Plan", dated August 23, 2019, from the Director, Community Social Development, be adopted; and
2. That the Dementia-Friendly Community Action Plan be distributed to key stakeholders and posted on the City website.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Public Works & Engineering	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The City of Richmond received a \$25,000 Union of BC Municipalities (UBCM) Age-Friendly Communities Grant in 2018 to create a Dementia-Friendly Community Action Plan for Richmond. A Dementia-Friendly Community Action Plan will ensure those living with dementia and their families/caregivers are connected, supported and valued through public awareness and understanding, responsive and inclusive programming and well designed, accessible and supportive built environments.

The Dementia-Friendly Communities Initiative is part of the Alzheimer Society of BC's campaign to implement Dementia-Friendly Communities across BC and supports municipalities to become dementia-friendly through tools, education and partnerships.

The City received Age-Friendly designation in 2015 for completion of an Age-Friendly Assessment and Action Plan and for their commitment to become more age friendly. Age-Friendly communities focus on its social and physical environments with respect to a mix of land-use, street connectivity, access to green spaces and neighbourhood aesthetics to promote healthy aging, as well as to support residents to maintain social ties to family and friends. Richmond's Dementia-Friendly Community Action Plan builds upon Age-Friendly initiatives and aligns with several other City of Richmond plans and strategies.

This report supports Council's Strategic Plan 2018–2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

This report supports Council's Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports the 2013–2022 Social Development Strategy:

Action #9: Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community.

This report supports the 2015–2020 Seniors Service Plan:

Direction #3: Respect, Inclusion and Sense of Belonging

- *Action 3.8 Launch an educational campaign to combat stereotypes and ageist attitudes.*

This report supports the 2015–2020 Age-Friendly Assessment and Action Plan:

Direction #2.8 Community Support and Health Services: Exploring the Dementia-Friendly Communities initiative coordinated by the Alzheimer's Society of BC.

Analysis

An estimated 564,000 Canadians are living with dementia; 70,000 people are living with dementia in British Columbia and 1,657 were diagnosed with dementia in Richmond in 2014/2015. The number of Canadians living with dementia is expected to increase as the population of seniors continues to grow. There are significant impacts on the person living with dementia, their families and caregivers as well as local governments and the health system. Stigma remains an issue for those living with dementia increasing their risk of isolation which is detrimental to their health and well-being. City staff have increasingly been reporting challenges when dealing with patrons with dementia who access City and Community Association/Society programs and services. It is anticipated that this will continue to increase as the population living independently in the community continues to age.

The Dementia-Friendly Community Action Plan (Attachment 1) project aimed at gathering feedback from the community through various engagement activities to create a plan to support people living with dementia. The project was guided by a Working Group and Stakeholder Committee including City staff, a person living with dementia and staff and representatives from Community Associations and Societies; Alzheimer Society of BC; Richmond Cares, Richmond Gives; Vancouver Coastal Health; and Richmond Public Library.

People living with dementia and those affected by dementia were invited to share their experiences and provide feedback through a series of activities including a survey on LetsTalkRichmond.ca, focus groups, a walking interview and a community forum to inform the Dementia-Friendly Community Action Plan. City and Community Association/Society staff as well as key stakeholders in Richmond were also invited to participate in the project activities. A number of methods were put in place to reduce barriers to participation including transportation, translation and mailed surveys upon request.

Community engagement activities reached 313 participants and resulted in over 800 insights that guided the development of a Dementia-Friendly Community Action Plan. Highlights of project findings and key themes included programming for those living with dementia and their caregivers; supported transportation services; activation of outdoor spaces; programs and services to reduce isolation and support caregivers; and community awareness and staff training.

The creation of a Dementia-Friendly Community Action Plan for Richmond aligns with the City's commitment to become more age-friendly by focusing on the inclusion and support of people living with dementia. Four strategic directions and 25 proposed actions with timelines have been developed to help guide staff and community members with the knowledge to respond

appropriately to patrons with dementia who access City and Community Association/Society programs and services. The four strategic directions are:

1. Awareness, Education and Stigma Reduction
2. Built Environment
3. Programs and Services
4. Support for those Living with Dementia and their Caregivers

The Action Plan will ensure the built environment and programs and services allow those living with dementia to continue to utilize the outdoors, be physically and socially active and connected. The Dementia-Friendly Community Action Plan will also support programs and services for caregivers of those living with dementia that positively impact their health and well-being.

Should the Plan be adopted, the City will work with Community Associations/Societies and key stakeholders in the community on the implementation of the outlined actions over the next five years. The Dementia-Friendly Stakeholder Committee will continue to provide expertise, resources and guidance towards the implementation of the actions. Progress of actions will be monitored through the Seniors Services Plan Annual Update.

Promotional materials proposed in the Action Plan's recommended actions will be covered through existing grant funds. It is anticipated that most of the recommended actions will be supported through existing City resources. However, should additional funds be required to support the existing recommended actions, a request will be brought forward in the future.

Financial Impact

None.

Conclusion

The Dementia-Friendly Community Action Plan for Richmond sets out four strategic directions with 25 recommended actions to be implemented over the next five years. The Action Plan provides a framework to support residents living with dementia and their families and caregivers. The number of people living with dementia who remain in the community is expected to increase making the creation of an Action Plan for Richmond an important factor in ensuring people living with dementia and their families and caregivers feel supported and are able to participate in their communities to the fullest extent. The actions outlined in the Plan also support community members and those working with seniors to become educated about dementia, reducing stigma and increasing understanding.

August 23, 2019

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Developing a Dementia-Friendly Community Action Plan will further Richmond's commitment to being an Age-Friendly community and ensuring all people living and working in Richmond, including those living with dementia, have the most inclusive, welcoming and supportive environment to age in place.

A handwritten signature in black ink, appearing to read "Debbie Hertha". The signature is fluid and cursive, with the first name "Debbie" and last name "Hertha" clearly distinguishable.

Debbie Hertha
Seniors Coordinator
(604-276-4175)

Att. 1: Dementia-Friendly Community Action Plan

City of Richmond

Dementia-Friendly Community Action Plan

2019

Community Services Division



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EXECUTIVE SUMMARY

The City of Richmond's Dementia-Friendly Community Action Plan is intended to guide the City, Community Associations/Societies and key stakeholders to support people living with dementia and their families and caregivers. The Action Plan was created based on research about dementia, impacts of dementia, current dementia-friendly activities and findings from the Dementia-Friendly Community Action Plan project engagement activities.

An estimated 564,000 Canadians are living with dementia; 70,000 people are living with dementia in British Columbia; and 1,730 were diagnosed with dementia in Richmond in 2016/2017. The number of Canadians living with dementia is expected to increase as the population of seniors continues to grow. Stigma remains an issue for those living with dementia increasing their risk of isolation which is detrimental to their health and well-being. City staff have increasingly been reporting challenges when interacting with patrons with dementia who access City and Community Partner programs and services. It is anticipated that this will continue to increase as the population continues to age and residents continue to live in the community.

Richmond received Age-Friendly designation in 2015 for completing an Assessment and Action Plan and for its commitment to become more age-friendly. Developing a Dementia-Friendly Community Action Plan builds upon and complements age-friendly initiatives by addressing both physical and cognitive needs of people living with dementia. In 2018, the City received a \$25,000 Union of BC Municipalities (UBCM) Age-Friendly Community Grant to complete a Dementia-Friendly Community Action Plan for Richmond. The Dementia-Friendly Community Action Plan project resulted in gathering feedback from the community through various engagement activities to create a plan to support people living with dementia.

The project was guided by a Working Group and Stakeholder Committee including City staff, a person living with dementia and representatives from Community Associations and Societies; Alzheimer Society of B.C.; Richmond Cares, Richmond Gives; Vancouver Coastal Health; and Richmond Public Library.

Community engagement activities reached 313 participants and resulted in over 800 insights that helped guide the development of a Dementia-Friendly Community Action Plan for Richmond. Highlights of project findings included programming for those living with dementia and their caregivers; supported transportation services; activation of outdoor spaces; programs and services to reduce isolation and support caregivers; and community awareness and staff training.

The Dementia-Friendly Community Action Plan for Richmond includes 25 actions categorized into four strategic directions that will be implemented over the next five years including: Awareness, Education and Stigma Reduction; Built Environment; Programs and Services; and Support for those Living with Dementia and their Caregivers.

A Dementia-Friendly Community Action Plan for Richmond aligns with the City's commitment to become more age friendly.

The actions outlined in the Dementia-Friendly Community Action Plan will ensure all Richmond residents living with dementia and their families and caregivers are included, supported and valued and continue to be active and engaged with their community.



1. INTRODUCTION



The Dementia-Friendly Community Action Plan is a plan intended to guide the City, Community Associations/Societies and Key Stakeholders in building a community that is inclusive and supportive of people living with dementia and their caregivers and families.

This Action Plan was developed based on:

- research on dementia and statistics;
- current Dementia-Friendly Community activities; and
- project findings from community engagement activities including a survey, focus groups, a walking interview and community forum

Defining Dementia

Dementia is an umbrella term used to describe a set of symptoms that are caused by different disorders affecting the brain. Alzheimer's disease is just one type of dementia. Other types of dementia include vascular; Lewy body; frontotemporal; and mixed dementia, which is when a person is living with more than one type of dementia.

It is important to note that dementia is different than normal age-related memory loss. Dementia causes physical changes to the brain which can result in changes in behaviour, personality and judgment. For some individuals these changes can impact the person's ability to perform everyday familiar tasks and activities, such as remembering the steps needed to brew a pot of coffee or attending a class at the local library. As a chronic, progressive and terminal

condition, dementia can eventually interfere with a person's ability to maintain activities of daily living such as eating, bathing, using the washroom and dressing¹.

Importance of Becoming Dementia-Friendly

An estimated 564,000 Canadians are living with dementia and the number is expected to rise to 937,000 in 15 years. An estimated 70,000 people are living with Alzheimer's disease or another form of dementia in British Columbia. Approximately 5,000 people in BC under the age of 65 have received a dementia diagnosis. The number of people living with dementia in Richmond increased from 1,150 in 2007/2008 to 1,730 in 2016/2017.²

With a growing and aging population, the number of Canadians living with dementia is expected to increase in future decades. In Richmond, 32 per cent of the total population is 55 years and over and is expected to increase to 39 per cent in 2026³. Approximately 60 per cent of people living with dementia remain in their homes, either alone or with a caregiver. People living with dementia continue to work, take part in community activities and remain connected with family and friends. However, anxiety, stigma and frustration can make it difficult to sustain activities and relationships particularly as the disease progresses.

Stigma remains one of the largest barriers for people living with dementia and often increases their potential risk for isolation which may have a negative impact of their health and well-being. Stigma plays a role in discouraging families and caregivers from confiding in others and getting the help and support they need. According to an online survey conducted by the Alzheimer Society of Canada, 61 per cent of respondents felt they would face discrimination of

some kind if they were living with dementia and only 36 per cent said they would be comfortable interacting with a stranger who was living with dementia.

With support, people living with dementia can continue to live in their community safely and independently. Appropriate programs, services, training and education in the community will help to reduce stigma and increase awareness and understanding of dementia.

Quick Facts

16,000 The number of Canadians under the age of 65 living with dementia

78,600 The number of new cases of dementia in Canada diagnosed every year among people aged 65 years of age and older

9 The approximate number of seniors diagnosed with dementia every hour in Canada

25,000 The number of new cases of dementia diagnosed every year

564,000 Canadians are currently living with dementia

937,000 The number of Canadians who will be living with the disease in 15 years

26 hours The average number of hours that family/friend caregivers spend per week supporting a person with dementia

56,000 The number of Canadians with dementia being cared for in hospitals even though this is not an ideal location for care

1.1 million The number of Canadians affected directly or indirectly by the disease

\$10.4 billion The annual cost to Canadians to care for those living with dementia

¹ Alzheimer Society of B.C. and Government of Canada National Strategy on Dementia 2019

² Ministry of Health, Chronic Disease Information Registries, 2016/2017, Alzheimer's Disease and Other Dementia Measures Report

³ BC Statistics

Impact of Dementia in City Facilities

As the population continues to age and residents are encouraged to remain independent in their communities and age in place, the number of residents with chronic conditions including those living with dementia accessing programs and services in City facilities will increase.

City staff increasingly report challenges when interacting with patrons with dementia who access City and community partner programs and services. The challenges affect staff time and existing resources.

Challenges reported by City and Community Association/Society staff include not being equipped with how to best respond and interact with patrons living with dementia and:

- Patrons asking for assistance in locating a missing family member or they themselves are lost;
- Patrons arriving for classes that are not scheduled;
- Patrons not able to function on their own in the centre without reminders and wayfinding directions from staff;
- Patrons who repeatedly ask the same question;
- Patrons dropped off by family members who are unable to independently function without staff or volunteer support;
- Assisting long time patrons who are no longer able to function in regular programs (e.g. disruptive to other patrons or unable to keep up) who have little or no family support.

Dementia-Friendly Communities Initiative

A dementia-friendly community focuses on the inclusion of people living with dementia and stigma reduction. In a dementia-friendly community, the community is educated about dementia and people living with dementia feel supported by their community.

In 2015, the Alzheimer Society of B.C. launched their Dementia-Friendly Communities initiative. By providing tools, education and forging strategic partnerships, the Society is enabling local governments, the professional sector, community groups and the general public to become dementia friendly. The aim of the initiative is to create inviting and supportive communities where people living with dementia feel comfortable and included, ensuring support and accessibility for all residents.

The Alzheimer Society of B.C. is currently working with approximately twelve BC municipalities including Richmond on Dementia-Friendly Community initiatives with five communities currently in the implementation phase of their Dementia-Friendly Action Plans. The five municipalities include Burnaby, New Westminster and the North Shore (a tri-municipal partnership between the City of North Vancouver, the District of North Vancouver and the District of West Vancouver). The Society, in partnership with the City of Vancouver, has also developed the Dementia-Friendly City Train the Trainer program to educate staff and volunteers in the workplace.

Alignment with Other City Plans and Strategies

The Dementia-Friendly Community Action Plan is a plan that aligns with and is supported by a range of City of Richmond plans and strategies. Key examples include the following:

Building Our Social Future – A Social Development Strategy for Richmond 2013–2022:

- Strategic Direction #3: Address the Needs of an Aging Population:
 - Action #9: Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community.

Seniors Service Plan 2015–2020:

- Direction #2: Responsive and Relevant Services
 - Action 2.2: Review and Assess the proportion of outreach programming for seniors
- Direction #3: Respect, Inclusion and Sense of Belonging
 - Action 3.8: Launch an educational campaign to combat stereotypes and ageist attitudes

- Direction #5: Targeted Training and Professional Development
 - Action 5.4: Provide educational opportunities to staff, volunteers and partners to dispel myths and stereotypes of seniors and aging.

Age-Friendly Action and Assessment Plan 2015–2020:

- Direction 2.4: Social Participation: Supporting consistent outreach to seniors at risk of social isolation
- Direction 2.8: Community Support and Health Services: Exploring the Dementia-Friendly Communities initiative coordinated by the Alzheimer Society of B.C.

Community Wellness Strategy 2018–2023:

- Focus Area #3: Enhance the equitable access to amenities, services and programs within and among neighbourhoods including:
 - Action #4: Enhancing partner outreach to groups where barriers to access and participation in services and programs have been identified.

2. BACKGROUND



Richmond is well positioned to become a Dementia-Friendly community. Being an Age-Friendly Community provides the needed foundation to support those living with dementia and their caregivers and families to remain healthy, engaged and connected in the community.

Age-Friendly Communities Initiative

The Age-Friendly Community initiative, developed by the World Health Organization (WHO) in 2006, was designed to optimize the health, participation and security of seniors throughout the course of aging by encouraging communities to adapt structures and services to increase accessibility and inclusion. An Age-Friendly city focuses on its social and physical environments with respect to a mix of land-use,

street connectivity, access to green spaces and neighbourhood aesthetics to promote healthy aging, as well as to support residents to maintain social ties to family and friends. The Age-Friendly City is accessible, in that its features and services are easy to get to and can be used by all age groups including people who use assistive devices such as walkers and wheelchairs, those with visual and hearing impairments, as well as other groups such as parents with strollers.⁴

In 2015, the City of Richmond completed a 2015–2020 Age-Friendly Assessment and Action Plan as part of the Ministry of Health's Age-Friendly BC initiative to encourage communities to become Age-Friendly. The City received Age-Friendly designation in 2015

⁴ World Health Organization. (2007). *Global Age-Friendly Cities: A Guide*.

for completion of the Action Plan and for the City's commitment to become more age-friendly. The development of a Dementia-Friendly Community Action Plan for Richmond builds upon and complements age-friendly initiatives by addressing the physical and cognitive needs of people living with dementia.

UBCM Age-Friendly Communities Grant Program

Funded by the Province of BC and administered by the Union of BC Municipalities (UBCM), the Age-Friendly Communities program assists local governments in BC to support and prepare for aging populations by developing and implementing policies and plans, undertaking projects that enable seniors to age in place, and facilitating the creation of age-friendly communities. Since 2005, the provincial government has provided \$6.25 million to support the program. To date, more than 148 local governments have completed 286 plans and projects have been completed or approved for funding. The Province of BC, in collaboration with key partners including health authorities, has advanced the age-friendly agenda since 2007 to engage and support local governments in preparing their communities for an aging population. The Ministry of Health committed an additional \$500,000 in funding for 2018 to support the Age-friendly Communities grant initiative program.

In 2018, through the Union of BC Municipalities (UBCM) Age-Friendly Communities program, the City received a \$25,000 Age-Friendly Community grant to create a Dementia-Friendly Community Action Plan for Richmond. A Dementia-Friendly Community Action Plan for Richmond complements and builds upon existing City age-friendly actions and initiatives.

Specialized Programming

City and Community Association/Society staff have created specialized outreach programs in response to the increasing number of patrons with changing physical and cognitive status attending programs. Outreach programs have additional supports put

in place to reduce barriers for participants who are at-risk, frail and isolated including reminder calls, transportation, volunteers, meals, social time and information and referral supports. Many referrals to the programs come from Vancouver Coastal Health (VCH) in addition to other community organizations serving seniors in Richmond.

Examples of programs currently offered by the City and community partners include:

- **Educational Workshops** on topics for those living with dementia and their caregivers and families including: Getting to Know Dementia; Introduction to Brain Health; Transition to Residential Care and Self-Care for Caregivers.
- **Minds in Motion® program** hosted at South Arm Community Centre and East Richmond Community Hall (Cambie) in partnership with Alzheimer Society of B.C.: participants enjoy light exercise, activities, social time and lunch in a relaxed atmosphere designed for people with early-stage memory loss. Participants are able to bring a friend, family member or care partner.
- **Music Works for Wellness Programs** at West Richmond Community Centre: offers participants opportunities to learn to drum or play the ukulele and discover the many benefits of playing and singing music including stress reduction, relaxation and support for overall health and well-being.
- **Iki Iki Social** at Japanese Canadian Cultural Centre (Steveston) in partnership with Tonari Gumi: a social program for mild to moderate participants living with dementia with easier-paced and culturally-familiar activities in a safe and engaging program. The program is conducted in Japanese and English.
- **Sit and Be Fit** at Minoru Centre for Active Living and East Richmond Community Hall: a seated basic fitness class delivered in English, Cantonese and Mandarin and designed for those with limited physical abilities including those managing pain and chronic conditions. Transportation is provided.

- **Wellness Connections** at Minoru Centre for Active Living: an outreach program conducted in English, Cantonese and Mandarin designed to reintegrate frail, at-risk and isolated seniors back into the community. Participants have access to one-on-one information and referral and health navigation.

Partnerships

Partnerships are essential in creating a Dementia-Friendly Community Action Plan for Richmond that will adequately address the needs of those living with dementia and their families and caregivers. A number of key partnerships involved in the Dementia-Friendly Community Action Plan project included the City, Community Associations/Societies as well as other key stakeholders.

Community Associations/Societies

Community Associations and Societies are non-profit community organizations that work in partnership with the City of Richmond to provide a variety of recreational, cultural, educational and social opportunities to allow people of all ages to stay active and involved in the community. The City provides the facilities and core staffing, while the Community Associations/Societies fund and deliver programs and services.

Service and program delivery for Community Associations and Societies include:

- A Seniors Coordinator who plans and delivers programs and services specifically for those ages 55+ years;
- Delivery of specialized programming for seniors aged 55+ years who are vulnerable, at-risk and isolated in partnership with other community organizations;
- Information and referral for patrons and their families to healthcare and community programs and services

Vancouver Coastal Health

Vancouver Coastal Health (VCH) provides health care services through a network of hospitals, primary care clinics, community health centres and residential care homes. In Richmond, VCH delivers programs and services for those living with dementia and their families and caregivers through the departments of Home and Community Care and Community Mental Health. VCH provides a range of support options designed to help people with ongoing health conditions to remain in their homes and to be as independent and safe as possible

Program and service delivery include:

- Adult Day Programs;
- Caregiver Support;
- Community Mental Health Team services including screening, assessment, access to activities and referrals to other services;
- Case Management;
- Geriatric Psychiatry Assessment and Treatment; and
- Home Support.

Alzheimer Society of B.C.

The Alzheimer Society of B.C. is a not-for-profit organization dedicated to enhancing the quality of life and care for people living with Alzheimer's disease and other dementias, as well as their caregivers, families and friends. Their mission is to ensure people affected by dementia are not alone, by educating and mobilizing a broader community of care around them, and supporting valuable research into the disease and people living with it.

Service and program delivery include:

- First Link® dementia support is a program that connects people with dementia and their care partners to support services, education and information at any stage of the journey including support groups and one-on-one phone calls.
- Minds in Motion® programs for people with early-stage memory loss and their caregivers to enjoy light exercise, activities, social time and lunch in a relaxed atmosphere.



3. DEMENTIA-FRIENDLY COMMUNITY ACTION PLAN PROJECT



The Dementia Friendly Community Action Plan project identified a set of actions that will ensure those living with dementia and their caregivers and families are connected, supported and valued through awareness and understanding, responsive and inclusive programming and well designed, accessible and supportive built environments.

The following project activities took place in 2018 under the guidelines and conditions of the UBCM 2018 Age-Friendly Communities Grant Program. The project was led by the Seniors Coordinator, Community Social Development with the support of a project consultant and other City staff.

Working Group and Stakeholder Committee

A dementia-friendly working group was formed at the beginning of the project to help guide project activities and play an active role in planning and participating in the community engagement activities. Seven members included a person living with dementia, caregivers and family members of those living with dementia, City staff and representatives from the Alzheimer Society of B.C., Vancouver Coastal Health and Richmond Seniors Advisory Committee.

A larger stakeholder committee was also formed at the beginning of the project to support direction of the project, provide expertise, resources and guidance as well as participate in project activities. Members of the stakeholder committee included

the dementia-friendly working group as well as City staff from different departments, Vancouver Coastal Health (VCH) representatives including Falls Prevention and Older Adult Mental Health, and service and housing providers. Members attended five meetings throughout the year, which included education sessions about dementia and dementia-friendly communities by the Alzheimer Society of B.C. On average a total of 15 members attended the meetings.

Members of the stakeholder committee included:

- Alzheimer Society of B.C.;
- City of Richmond, Transportation Planning Department;
- City of Richmond, Coordinator, Seniors Services and Seniors Wellness Coordinator;
- Person Living with Dementia, Alzheimer Society of B.C. Leadership Group;
- Minoru Seniors Society;
- MetroVancouver Housing Corporation;
- RCMP;
- Richmond Addiction Services Society;
- Richmond Public Library;
- Richmond Seniors Advisory Committee;
- Richmond Food Bank;
- Richmond Cares, Richmond Gives;
- Vancouver Coastal Health;
- Verve Senior Living (Gilmore Gardens Independent Senior Living).

Community Engagement

People living with dementia and those affected by dementia—including friends, family, caregivers, neighbours and coworkers were invited to share their experiences and provide feedback by participating in a number of community engagement activities including a survey posted on the City's online engagement platform, [LetsTalkRichmond.ca](https://letstalkrichmond.ca), community and staff focus groups, a walking interview and community forum. Several adaptations were used to reduce barriers to participation including the provision of

transportation and translation at focus groups, mailed surveys upon request, information by telephone, on-site support at various community centres throughout Richmond and copies hand delivered by several stakeholder committee members and other health professionals. Community engagement activities reached a total of 313 participants.

1. Survey

A public engagement survey was developed to gather feedback and ideas from those living with dementia on how to make Richmond more dementia-friendly. A total of 125 people participated.

The survey asked participants about the following:

- Places and Locations: they visit in Richmond including parks, trails and cycling paths, community centres, faith based organizations and arts and heritage locations;
- Programs, Activities and Events: they enjoy including fitness class, events and festivals, educational workshops and volunteer activities;
- Service Utilization: including program registration, recycling and garbage and library services;
- Changes in Lifestyle: how living with dementia has changed the places they visit, how they get around, the number of activities they engage in and time spent with friends;
- Ideas to make Richmond Dementia-Friendly: and to highlight services, activities or programs that have helped them in their journey living with dementia.

The survey was posted on [LetsTalkRichmond.ca](https://letstalkrichmond.ca), the City's online public engagement platform from June 4 to July 1, 2019.

The survey was also available in hard copy at multiple city locations (e.g. Minoru Place Activity Centre, Richmond Public Library – Brighthouse Branch and community centres) and was available upon request by calling the Registration Call Centre. Several members of the stakeholder group representing key community partner organizations made copies

available to clients. Some community centres also provided displays with boxes to collect completed surveys. Volunteers were available at some locations to help participants complete the surveys.

2. Community Focus Groups

People living with dementia and their caregivers were invited to participate in focus groups across the city. Participants were asked to share their experiences and insights about City-managed places, spaces, services, programs and activities that are important to them. They were also asked to share how dementia may have changed their connections to others as well as ideas to make the community more dementia friendly. A total of 70 participants attended the community focus groups.

The community focus groups offerings included:

- Six community focus groups were offered in a variety of neighbourhoods including City Centre, South Arm, Cambie, Blundell, West Richmond and Steveston; of the six focus groups, three were cancelled due to low registration;
- Two focus groups were designated specifically for caregivers to attend with one offered as an evening session to accommodate caregivers who worked during the day;
- Registration for community focus groups was available in three ways: internet, in person and through the Registration Call Centre;
- Some community focus groups provided translation in Cantonese, Mandarin and Punjabi;
- Bus Transportation was made available from select community centres to community focus groups. Transportation was available upon and suggested for participants who were identified as living with barriers to participation.

3. Staff Focus Groups

Thirty-one City, Community Association/Society and Vancouver Coastal Health staff participated in a total of five focus groups. Focus groups were organized based on their potential interaction with people living with dementia.

One of the key findings from the staff focus groups was that over 90 per cent of those who attended reported being directly or indirectly affected by someone living with dementia including caregiving for family members (e.g. parents, grandparents, spouses).

Participants shared experiences and insights about:

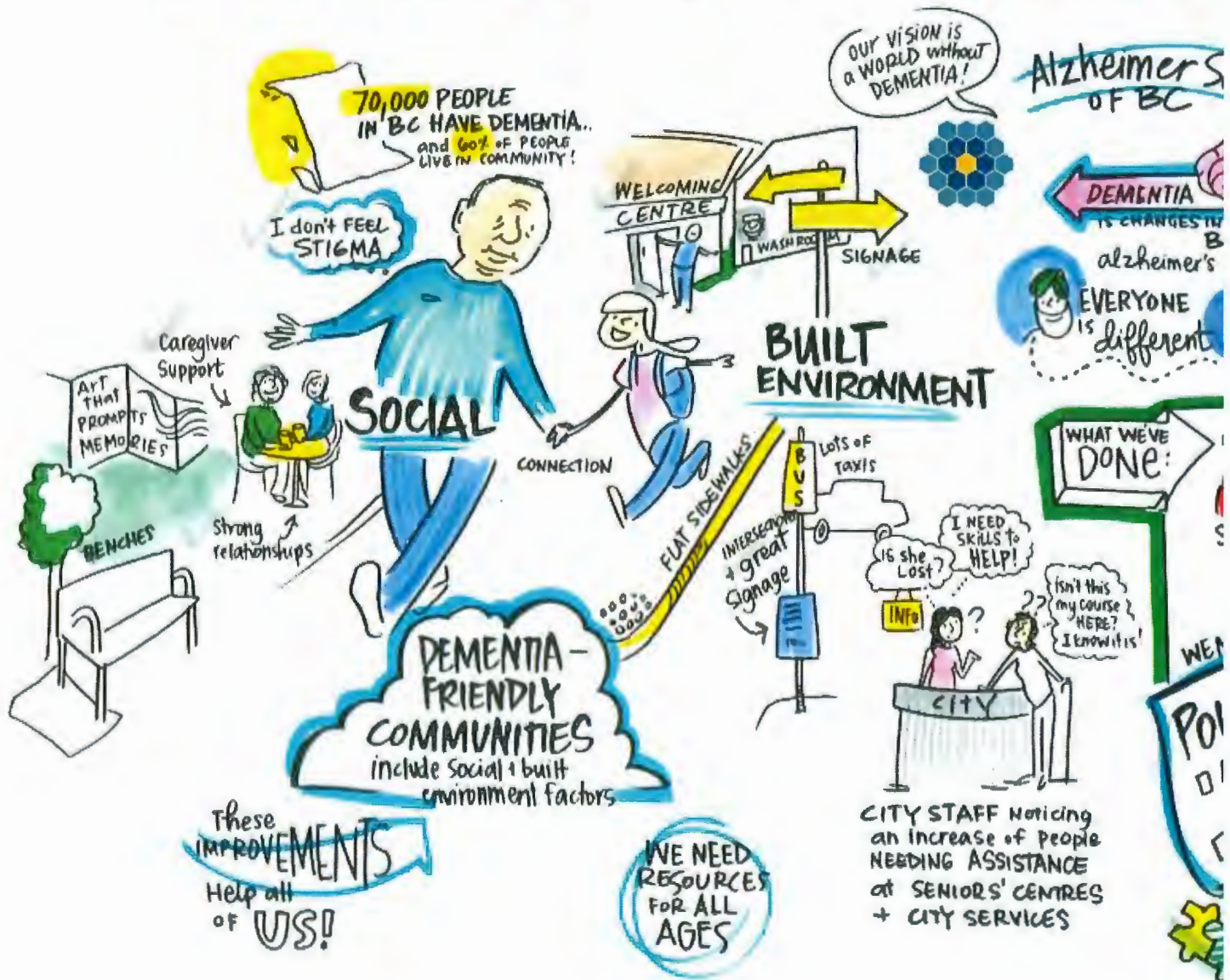
- Interactions and encounters with people living with dementia;
- What they do or say, or assistance they provide when needed;
- What would help them in their role;
- What kinds of support they think people living with dementia and their caregivers need; and
- What works well and what is transferable.

Of those who were caregiving many were unaware of services available for those living with dementia including services provided by the Alzheimer Society of B.C. Participants were also unaware of programs and services available to them from their employer including Employee Assistance Programs to help support employees caring for aging family including those living with dementia.

Participants voiced challenges with managing caregiving responsibilities while working full-time and taking care of their own families including:

- Taking vacation time and lunch hours to complete errands and accompany family to appointments;
- The inability to support those living with dementia to attend programs and services available during the day with no other family and supports available;
- Worrying about loved ones at home alone while they are at work;
- The stress and frustration navigating the health system to access services for those living with dementia;
- Having to schedule appointments during day time hours which often needs to be done from work and the stigma associated with disclosing personal information to colleagues.

DEMENTIA-FRIENDLY



FORUM: SEPT 20, 2018



The composition of the focus groups included staff working directly with seniors and those working in frontline positions who may encounter people living with dementia.

4. Walking Interview



A total of 15 people participated in a specialized focus group held to address elements in the built environment including 11 City staff, a staff representing Alzheimer Society of B.C., the project consultant and two people living with dementia. City staff included the following areas:

- Community Social Development – Accessibility and Seniors;
- Policy Planning;
- Roads and Construction Services;
- Transportation.

The session included a “walking interview” led by two people living with dementia. Participants walked the neighbourhood of Richmond City Hall and

identified and discussed features that worked well or needed improvement, including:

- Signage and landmarks used for navigation and orientation;
- Sidewalks, bus stops and other features;
- Safety (lighting, fall risk, benches);
- Social opportunities.

Staff were given an opportunity to learn how those living with dementia see and interpret various aspects of the built environment and how elements of the built environment impact their safety and well-being as they navigate around the community.

Staff reported how the activity was valuable in highlighting a new perspective of the built environment. This activity highlighted the importance of considering items in City planning including:

- Roads and sidewalks;
- Stairs;
- Interior flooring;
- Colour and signage;
- Seating areas;
- Wayfinding and orientation using existing landmarks in the City (e.g. public art, statues, monuments and prominent distinctive buildings);
- Incorporating “quiet” places into existing and new facilities.

5. Community Forum

The final activity in the project was a Dementia-Friendly community forum open to the public, City and Community Association/Society staff, health professionals and the general public. This drop-in style event included presentations covering topics such as dementia-friendly communities, the Dementia-Friendly project, a keynote presentation by a person living with dementia, and descriptions of specific programs and services offered in the community for at-risk and vulnerable people living in the community including:

- Alzheimer Society of B.C. programs including First Link® and Minds in Motion®;

- Music Works For Wellness Programs at West Richmond Community Centre;
- Iki Iki Social at Steveston Community Centre;
- Wellness Connections at Minoru Centre for Active Living;
- Vancouver Coastal Health (VCH) Home and Community Care programs.

Community service providers also had information and resource tables, where they shared materials and

responded directly to questions and concerns from the public. It was estimated that 72 people attended the forum including people living with dementia, City and community partner staff, health professionals and the general public.

A highlight of the forum was the presence of a professional graphic illustrator who captured key themes and shared visions of participants and presenters that will be used in future Dementia-Friendly Community Action Plan activities (*see pages 14–15 for illustration*).



Project Findings and Key Themes

Data from all sources including surveys, focus groups, the walking interview and the community forum yielded more than 800 insights to make Richmond more dementia-friendly. Highlights of project findings include:

Programs

The highest number of responses from all of the community engagement activities focused on programming for people living with dementia and the important role it plays in keeping them healthy, active

and connected to their communities. Respondents mentioned the desire for more programs and activities suitable for those living with dementia close to their neighbourhoods at community centres and Minoru Centre for Active Living. Other suggestions included a more dementia-friendly registration process, intergenerational programs, more adult day care programs and programs available through the Alzheimer Society of B.C.

Built Environment

Responses around the built environment focused on transportation services, signage and facilities for those living with dementia. The majority of responses about transportation focused on the challenges experienced by those living with dementia including the dependence on others, increased risk for isolation and the lack of connection with the community. Respondents commented on the challenges using HandyDART services, issues with parking, training needs for bus drivers who may interact with those living with dementia and the need for more supported transportation services like the City's Community Leisure Transportation (CLT) program (City program providing affordable transportation with mainly to youth, seniors and those with disabilities).

Comments for signage included the need for clear signage to improve wayfinding around Richmond including the use of pictures, consistent fonts, more directional signage and using familiar monuments and pieces in the environment for navigation.

Caregivers commented that they will continue to utilize outdoor spaces in Richmond (e.g. parks and walking paths) often when their family member's physical health was good. Suggestions for improvements centred around pedestrian safety especially on bike paths and accessibility and location of public washrooms. Other suggestions included providing extra supports for outdoor programming to allow those living with dementia to continue to be outdoors including a group within existing programs such as the Walk Richmond program.

Isolation

There were many responses from respondents commenting on isolation or the potential for isolation. The majority of feedback regarding isolation came from those living with dementia and their families and caregivers. Challenges shared included those living with dementia who have a very small or no network of support, lack of places to go where they felt comfortable, safe or supported and the inability to go places without a person accompanying them. Other comments included the frustration with the change in their previous lifestyle for those who had once enjoyed being active and social in their community and who were no longer able to do so due to barriers that prevented them from getting out or not being accepted in places they once visited.

"I used to go out on my own every day. Now I can't go anywhere by myself. I have to wait for weekends when my family is free. I get stuck in the house all the time. It makes me depressed."

Survey Respondent of person living with dementia, Female, 75+ years, Richmond Resident 10 years +

Safety

The majority of responses about safety focused on the need for clear protocols or guidelines around missing persons. Comments focused on the need to develop clear guidelines to help support staff at all City facilities to locate missing participants and to help community members who are lost.



Caregiver Support

Comments from respondents caregiving for someone living with dementia included the negative effects on their health and well-being including stress and burnout, isolation from family and friends and the challenge of juggling a full time job. Other comments included their lack of knowledge of programs and services for the person living with dementia as well as for themselves due to lack of time and/or resources. There were also comments about the need for more flexible respite programs and programs for those living with dementia where a caregiver could remain close by.

"His circle gets smaller and smaller. These days it is just immediate family and caregivers."

Survey Respondent, Friend of person living with dementia, Female, 45+ years, Richmond Resident 10 years+

Community Awareness

Respondents identified the need to raise awareness of dementia in the larger community through delivery of information in various forms, awareness campaigns or other marketing and promotional activities. There were also suggestions to include private businesses and schools in Richmond when delivering information and education to raise awareness to those outside of City facilities and to teach the younger generation about dementia.

Staff Training

Respondents identified the need for training and education specifically for staff in customer service and front desk roles who may encounter those living with dementia. Education would help support staff to feel more confident and know what to do when encountering patrons living with dementia as well as reduce the stigma and pre-existing stereotypes associated with dementia. Respondents suggested exploring ways to utilize existing systems and protocols that work at other City facilities.



4. DEMENTIA-FRIENDLY COMMUNITY ACTION PLAN



The Dementia-Friendly Community Action Plan for Richmond sets out four strategic directions with 25 recommended actions to be implemented over the next five years. The recommended actions build upon ongoing initiatives and were prioritized based on frequency of response and fit with aligned City plans and strategies. Four key themes emerged from the findings and were categorized into four strategic directions:

1. Awareness, Education and Stigma Reduction
2. Built Environment
3. Programs and Services
4. Support for those Living with Dementia and their Caregivers

The implementation of the actions will be coordinated by the Seniors Coordinator in Community Social Development with support from other City departments, Community Associations/Societies and key stakeholders.

Actions have been identified with the following timelines:

- On-going
- Short Term (0–2 years)
- Medium Term (2–3 years)
- Long Term (4–5 years)

It is important to acknowledge that while the Dementia-Friendly Community Action Plan covers a five year period, some actions have timelines that, due to community context, may no longer be considered short, medium or long term and are better suited to be ongoing actions.

1. AWARENESS, EDUCATION AND STIGMA REDUCTION

Education and awareness is key to understanding and reducing the stigma associated with dementia. Everyone can play a role in ensuring people living with dementia continue to be a part of their community and supporting their safety, independence, value and inclusion. Staff and community members need to understand how to provide appropriate assistance and to feel confident in knowing how to respond to a person with dementia. Appropriate protocols and procedures also need to be in place to ensure efficient use of resources and communication is clear in responding to situations involving those living with dementia and their caregivers and families.

Proposed Actions	Timelines
1.1 Work with key stakeholders and Community Associations/Societies to provide dementia awareness training to frontline staff and those who work directly with seniors.	Short Term (0–2 years)
1.2 Explore opportunities to educate the community about dementia including public awareness campaigns and activities to reduce stigma and existing stereotypes.	Medium Term (2–3 years)
1.3 Research best practices on how to communicate to the public what programs are suitable for individuals living with dementia.	Medium Term (2–3 years)
1.4 Work with Richmond Public Library staff to raise awareness of existing materials and electronic resources available to support those living with dementia and their caregivers.	Short Term (0–2 years)
1.5 Distribute materials and resources on dementia to City and Community Association/Society staff, businesses, schools and the public.	Short Term (0–2 years)
1.6 Continue to engage the Dementia-Friendly Stakeholder Committee in monitoring the progress and implementation of the Dementia-Friendly Community Action Plan actions, as well as participation in any other Age-Friendly activities and initiatives in Richmond.	Short Term (0–2 years)
1.7 Continue to monitor available grants, research, statistics, current trends and best practices to increase awareness, education and training and reduce stigma.	Ongoing

2. BUILT ENVIRONMENT

Living in a safe and clean environment with green spaces that encourage physical activity, such as walking and cycling, and social interaction can have a major impact on mobility, independence, quality of life, and well-being. Long term studies show the quality of the environment near housing (e.g. trees, reduced noise, walkable streets and spaces) has a positive association with longevity. As a result of physical changes to the brain, people living with dementia may interact and see things differently in the built environment. Utilizing age-friendly and accessible design guidelines and incorporating safe, calm and welcoming spaces into neighbourhoods will help support people living with dementia to continue to utilize outdoor space on a regular basis.

Proposed Actions	Timelines
2.1 Investigate ways to identify and promote public washroom locations to increase accessibility and support users of outdoor spaces in Richmond.	Medium Term (2–3 years)
2.2 Explore opportunities to include quiet areas within City facilities and City and Community Association/Society events.	Medium Term (2–3 years)
2.3 Review existing guidelines (e.g. Enhanced Accessibility Design guidelines) to ensure they address the needs of those living with dementia and to make amendments accordingly.	Short Term (0–2 years)
2.4 Explore ways to increase awareness of the City's hazard reporting system (e.g. Richmond Works app).	Short Term (0–2 years)
2.5 Continue to improve transit crosswalks, stops and shelters in the community including age-friendly signage and addition of real-time bus arrival displays.	Ongoing
2.6 Research available technology applications (apps) and other tools and resources related to transportation services for improved navigation around Richmond.	Medium Term (2–3 years)
2.7 Continue to monitor available grants, research, statistics, current trends and best practices in order to find ways the built environment can support people living with dementia.	Ongoing

3. PROGRAMS AND SERVICES

Community facilities are central to our neighbourhoods and can play a large role in supporting those living with dementia to continue being physically active, maintain cognitive function and stay engaged and connected to their peers and community. Key stakeholders in the community currently deliver programs and services for those living with dementia and their families and caregivers. Adding support to existing community centre programs and providing training for staff and volunteers can be effective ways to support those living with dementia. Working closely with community stakeholders (e.g. VCH and Alzheimer Society of B.C.) will also mitigate risk and ensure programming is relevant and appropriate.

Proposed Actions	Timelines
3.1 Research best practices from other communities on the activation of programming in parks and outdoor spaces to connect people of all ages and abilities.	Medium Term (2–3 years)
3.2 Explore options to utilize Community Leisure Transportation (CLT) services to support individuals living with dementia who otherwise could not attend programs and services due to transportation barriers.	Medium Term (2–3 years)
3.3 Work with Community Association/Society staff to identify ways to support existing outreach programs offered at Community facilities (e.g. Wellness Connections) to better support participants living with dementia and their caregivers and families.	Medium Term (2–3 years)
3.4 Identify guidelines and training initiatives for community facility staff to ensure a seamless and supportive transition for patrons with declining cognitive and physical abilities.	Medium Term (2–3 years)
3.5 Research best practices to support the creation of a Citywide 55+ years Missing Persons protocol to ensure staff and volunteers are aware and know what to do when a vulnerable/at-risk participant goes missing from a City facility or event.	Medium Term (2–3 years)
3.6 Research best practices on utilizing volunteers to support community facility programming for frail/vulnerable seniors and those living with dementia.	Medium Term (2–3 years)
3.7 Continue to monitor available grants, research, statistics, current trends and best practices to support programs and services for those living with dementia and their caregivers and families.	Ongoing

4. SUPPORT FOR THOSE LIVING WITH DEMENTIA AND THEIR CAREGIVERS

Caring for someone with dementia can be a complex and demanding task and may impact the emotional and physical health of the caregiver. For those working while caregiving, the demands can be even more stressful and physically exhausting trying to juggle work while scheduling appointments and navigating services in the community. Connecting caregivers with information on programs and services available to support them will help to alleviate stress and frustration. Working with key stakeholders and Community Associations/Societies to make information accessible to caregivers will help to optimize resources as well as connect caregivers with community and health professionals that can best support them in their caregiving journey.

Proposed Actions	Timelines
4.1 Explore the creation of internal workshops (e.g. lunch and learn) to promote existing resources and tools to support City staff caring for family members living with dementia (e.g. Employee Assistance Program (EAP) services available to City and Community Association/Society staff to help support those caring for someone living with dementia).	Short Term (0–2 years)
4.2 Collaborate with key stakeholders (e.g. Vancouver Coastal Health and Alzheimer Society of B.C.) and Community Associations/Societies to support workshops, specialized programming and support groups for caregivers.	Medium Term (2–3 years)
4.3 Provide City and Community Association/Society staff and members of the Dementia-Friendly Stakeholder Committee with a set of key print materials and resources to share, distribute and promote to their networks, caregivers and clients living with dementia.	Short Term (0–2 years)
4.4 Continue to monitor available grants, research, statistics, current trends and best practices to support the health and well-being of caregivers of those living with dementia.	Ongoing



5. NEXT STEPS, MONITORING AND EVALUATION



The City will work with Community Associations/ Societies and key stakeholders on the implementation of the outlined actions.

The Dementia-Friendly Stakeholder Committee will continue to provide expertise, resources and guidance towards the implementation of the actions.

Progress of actions outlined in the Dementia-Friendly Community Action Plan will be reported based on associated timelines and on a yearly basis in the Seniors Service Plan Yearly Update.

The Action Plan will be disseminated to the members of the Dementia-Friendly Stakeholder Committee, Community Associations/Societies and key stakeholder groups. The Action Plan will be posted on the City's website with printed copies available for the public.



6. CONCLUSION

The number of Canadians living with dementia is expected to increase with a growing and aging population. Many of those living with dementia continue to remain at home in the community with many experiencing stigma and at-risk of isolation and loneliness.

The City is committed to taking a proactive role in ensuring those living with dementia feel welcome and included in the community and continue to be active and engaged with their community. The Dementia-Friendly Community Action Plan will be the guiding document to further support those living with dementia and their families and caregivers.

With the involvement of Community Associations/ Societies and stakeholders, the actions outlined in the

Dementia-Friendly Community Action Plan will ensure all Richmond residents living with dementia and their families and caregivers are connected, supported and valued through public awareness and education, inclusive programs and services and well designed, accessible and supportive built environments.

"People with dementia can, and should, be able to enjoy quality of life at every stage of their long and difficult journey. With the help of an accepting and inclusive community this is absolutely possible."

Survey Respondent, Male Caregiver, 65+ years, 10+ years Richmond resident





Funding to create this plan was provided by the Union of BC Municipalities (UBCM) Age-Friendly Communities Program in partnership with the Province of BC and BC Healthy Communities Society (BCHC).

The Age-friendly Communities program assists communities in BC to support aging populations by developing and implementing policies and plans, undertaking projects that enable seniors to age in place and facilitating the creation of age-friendly communities.





City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone: 604-276-4000
richmond.ca

PLN - 52



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

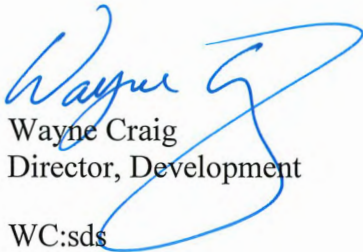
Date: September 4, 2019

File: RZ 17-763712

Re: Application by CLO Ventures K2 Ltd. for Rezoning at 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)


Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10082, for the rezoning of 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 20 townhouse units with vehicle access from Steveston Highway, be introduced and given first reading.



Wayne Craig
Director, Development

WC:sds
Att. 7

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

Staff Report

Origin

CLO Ventures K2 Ltd. has applied to the City of Richmond for permission to rezone the properties at 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of 20 townhouse units with right-in/right-out vehicle access from Steveston Highway. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by five single-family dwellings, which are proposed to be demolished.

Project Description

The subject properties have a total combined frontage of approximately 96 m (315 ft.) and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposal includes 12 three-storey and eight two-storey townhouse units, in six buildings, with a proposed floor area ratio (FAR) of 0.6. Three secondary suites and two convertible units are also included in the proposal. The preliminary site plan, building elevations and landscape plan are provided in Attachment 2.

Findings of Fact

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

Existing Housing Profile

The applicant has advised that the five existing single-family dwellings are currently tenanted with no existing secondary suites.

Surrounding Development

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Mortfield Court and Southdale Road.

To the South: Across Steveston Highway, farm businesses on lots zoned “Agriculture (AG1)” located in the Agricultural Land Reserve (ALR).

To the East: Across Southdale Road, single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting Steveston Highway.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Steveston Highway.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The “Neighbourhood Residential” designation comprises of those areas where the principal uses are single-family, two-family and multiple family housing (specifically townhouses). The development proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy supports densification along arterial roads on properties in close proximity to commercial services, public amenities, schools and transit service. Although the subject site is identified for “Arterial Road Compact Lot Coach House” on the Arterial Road Housing Development Map, the subject site is located within walking distance of the following sites (where townhouse development may be considered):

- 800 m (2,625 ft. or 10 minute walk) of a City Community Centre (i.e. South Arm Community Park, which includes South Arm Community Centre, Hugh McRoberts Secondary and James Whiteside Elementary Schools); and
- 400 m (1,312 ft. or 5 minute walk) of a Commercial Service use (i.e. northwest corner of Steveston Highway and No. 4 Road).

The Arterial Road Land Use Policy allows townhouse development to be considered where sites are located within walking distances of the above-noted sites identified on the Arterial Road Housing Development Map. As per the Policy, the map is a guiding map that does not require amendments to show re-designated development areas approved by Council.

Compact lot single detached development was originally proposed as part of a previous rezoning proposal at the subject site (RZ 16-725911 & RZ 16-725915) with a lane along the rear for vehicle access. However, a significant tree at the rear of the property was identified for retention (see “Tree Retention and Replacement” section of this report for more information). Due to the retention of this tree, lane development along the rear is not feasible without removing the tree. Townhouse development is being considered on the subject site because it allows the retention of the significant tree and is consistent with the guiding principles of the Arterial Road Land Use Policy. The previous rezoning applications for compact lot single detached development were withdrawn prior to moving forward to Council as the applicant was advised to submit a new application for townhouse development.

The development proposal is also consistent with the Arterial Road Townhouse Development Requirements, including:

- Involves a land assembly with at least 50 m (164 ft.) frontage on a major arterial road;
- Leaves a residual site for future townhouse development with at least 50 m (164 ft.) frontage on a major arterial road;
- Includes public consultation (see “Public Consultation” section of this report for more information);

- Access from the arterial road only and located a sufficient distance from the local road;
- Shared access is being provided through the development for adjacent townhouse development by means of a statutory right-of-way; and
- No additional density is being requested from the base density (0.6 FAR).

Should Council endorse the subject rezoning application, the remaining western portion of the block would also be considered for townhouses (currently identified for “Arterial Road Compact Lot Coach House”), subject to public feedback and Council’s decision, and consistency with the Arterial Road Townhouse Guidelines.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The applicant has advised that notification letters were delivered by the applicant to all adjacent neighbouring properties, which included information on density, height, preliminary site plan and developer contact information (Attachment 4). To date, no correspondence has been received.

Should the Planning Committee endorse this application and Council grant 1st 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 is proposing to consolidate the subject properties into one development parcel, with a total frontage of approximately 96 m (315 ft.) and a site area of 3,546.2 m² (38,171 ft²), in order to construct 20 townhouse units. The proposed townhouse units are oriented around a single driveway providing right-in/right-out driveway access to the site from Steveston Highway and an east-west internal maneuvering drive aisle providing access to the garages of the units. The shared outdoor amenity space is proposed to be situated in an open area at the rear (north) of the site due to the retention of a significant tree.

The proposal consists of 12 three-storey and eight two-storey townhouse units, all with side-by-side double car garages, with a proposed FAR of 0.6. The three-storey units are proposed along

Steveston Highway, stepped down to two-storeys within 7.5 m (25 ft.) of the east and west property lines to minimize potential privacy concerns. The units are proposed to be setback 4.5 m (15 ft.) from Steveston Highway, which requires a variance (see “Variance Requested” section of this report for more information). Two-storey units and a 6.0 m (20 ft.) setback are proposed along the rear (north) to address the interface with the existing single-family dwellings. The proposed building forms, heights and setbacks are consistent with the design guidelines for arterial road townhouse development.

The proposal includes three secondary suites, each with one bedroom and floor area of 25.1 m² (270 ft²) to 28.3 m² (305 ft²), which complies with the minimum floor area for secondary suites in townhouses as per Zoning Bylaw 8500, which is 25 m² (269 ft²). The applicant has also demonstrated that the proposed secondary suite can accommodate a bed, and kitchen and washroom facilities. To ensure the secondary suites are built to the satisfaction of the City, the applicant is required to register a legal agreement on Title prior to final adoption of the rezoning bylaw, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. In addition, prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure the secondary suites will not be stratified.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) (Plan 36732 & 35912) along the rear (north) property line for sanitary sewer services. The existing SRW will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is proposed via one driveway from Steveston Highway, located in the middle of the subject development. The driveway will be designed to restrict vehicle movements to right-in/right-out only in order to mitigate traffic impact on Steveston Highway. The long-term objective is for the driveway access established on Steveston Highway to be utilized by adjacent properties to the west, if the properties redevelop. A Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire area of the proposed driveway and the internal maneuvering drive aisle is required prior to final adoption of the rezoning bylaw, which will facilitate access for future adjacent development.

The proposal complies with the required number of vehicle and bicycle parking spaces as per Zoning Bylaw 8500.

Prior to final adoption of the rezoning bylaw, the applicant is required to provide a 4 m by 4 m corner cut road dedication at the southeast corner of the subject site.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal

relative to the proposed development. The Report assesses 17 trees located on the subject property, one shared tree with the adjacent property to the north, and four neighbouring trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual tree assessment provides the following comments:

- The presence of a Ganoderma fungal conk was identified at the base of the significant Sycamore Maple (tag# 346) (130 cm dbh) located on the north property line (shared tree with the adjacent property to the north), which raises potential risks associated with retaining this tree. If the tree is to be retained, the following is recommended, which will be included in the Arborist Contract required prior to final adoption of the rezoning bylaw:
 - no encroachment of buildings within the Tree Protection Zone (TPZ);
 - no grade changes within the TPZ;
 - crown reduction and/or thinning of the crown as needed;
 - on-site monitoring by the Project Arborist throughout the duration of construction;
 - site drainage mitigation may be required during preload within TPZ;
 - contract for watering as needed during summer dry months; and
 - evaluation of the tree by a Qualified Tree Risk Assessor on a yearly basis or after any major storm events.
- The Oak tree (tag# 347) (57 cm dbh) located on the neighbouring property beside the above-noted tree (tag# 346) has a torsion crack in the main stem, which is a major structural defect. Removal of this tree is recommended. A Letter of Authorization from the adjacent property owner for removal of this tree has been provided.
- Three trees (tag# 344(1-3)) located in the southeast portion of the development site have poor structure from historical poor pruning practice with dead sections in the crown and weak attachments in the stems. The row of trees is also in direct conflict with the new building foundation. Remove and replace.
- Two trees (tag# 343 & 345) located in the northeast portion of the development site are in poor condition and identified as not viable for retention. Remove and replace.
- Two trees (tag# 348 & 349) are undersized trees located on the development site. The trees are in fair condition with poor structure. These trees are identified as unsuitable for retention. Remove and replace.
- Two trees (tag# 351 & 352) located on the development site are in poor condition with presence of decay and poor structure. Tree #352 is undersized. The trees are identified as not viable for retention. Remove and replace.
- Three trees (tag# 350, 353 & 354) located on the development site are ornamental Pine trees. These trees are identified as not viable for retention due to poor structure and are in conflict with proposed development. Remove and replace.

- Three trees (tag# 355, 358 & 359) located in the northwest portion of the development site are in poor condition and identified as not viable for retention. Remove and replace.
- Two trees (tag# 356 & 357) are located on the development site are in poor condition with poor structures. They are in direct conflict with proposed building foundation. Remove and replace.
- Three neighbouring Pine trees (tag# 360, OS1 & OS2) are located on adjacent west property is recommended for removal in the Arborist report due to its existing poor condition and conflicts with new construction. Prior to removal for shared and off site trees, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared or located (and obtain a valid tree removal permit). If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant is proposing to remove 17 on-site trees (tag# 343-345, 348-359), however three trees (tag# 348, 349 & 352) are undersized. The OCP tree replacement ratio of 2:1 requires 28 replacement trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 29 new trees.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site, the applicant is required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Tree Protection

The proposed Tree Management Plan is provided in Attachment 5, which outlines the protection of the significant Sycamore Maple tree (tag# 346) (130 cm dbh). To ensure the protection of this tree, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones and specific provisions as identified above.
- Submission of a Tree Survival Security in the amount of \$10,000 based on the size of the tree to be retained.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03, is required.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the exterior side yard setback (along the Steveston Highway frontage) from 6.0 m (20 ft.) to 4.5 m (15 ft.), in order to provide a 6.0 m rear yard setback to both the ground and second floors of the rear units.

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

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. In this context, the exterior side yard functions as a front yard along Steveston Highway. The Arterial Road Guidelines are supportive of reduced front yard setbacks, provided an appropriate interface with neighbouring properties is provided. The reduced setback along Steveston Highway allows for an increased setback along the north property line, adjacent to existing single-family development. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5 m front yard setback*
- *The proposed 6.0 m rear yard setback to both the ground and second floors of the rear units provides an improved rear yard interface with the existing single-family dwellings to the north and enhances solar access to the rear yards.*
- *The distance between the proposed building face and the back of curb on Steveston Highway would be approximately 8.45 m, in order to accommodate a new sidewalk and treed and grassed boulevard along Steveston Highway.*

The variance will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

In addition to providing three secondary suites (one bedrooms), the applicant proposes to provide a cash contribution to the Affordable Housing Reserve Fund of \$8.50 per buildable square foot, in accordance with the City’s Affordable Housing Strategy, for a total cash contribution in the amount of \$194,672.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate) to the City’s Public Art Reserve Fund, for a total contribution in the amount of \$19,009.15.

Agricultural Land Reserve (ALR) Buffer Zone

The OCP proposes specific land use considerations to protect the City’s agricultural land base in the Agricultural Land Reserve (ALR). These include guidelines for providing landscaped setbacks on non-agricultural sites located in close proximity to ALR lands. The objective of the

landscaped setback is to establish a buffer which identifies the urban/rural interface. The details of the landscaped setback will be reviewed in the context of the overall detailed design of the project at the Development Permit stage.

The proposed development will provide a minimum 4 m-wide landscaped buffer along the south property line of the proposed lots. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the ALR landscaped buffer planted along Steveston Highway is maintained and will not be abandoned or removed. The legal agreement would also indicate that the property is located adjacent to active agricultural operations and may be subject to potential agricultural impacts including noise, dust and odour.

Energy Efficiency

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 6). Details on how all units are to be built and maintained to the City's Step Code requirements will be reviewed at Building Permit stage.

Noise Management

To address potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation measures are incorporated into dwelling design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. As per the OCP, rezoning applications received prior to February 28, 2019 may choose to provide a cash contribution of \$1,600 per unit for the first 19 units and \$3,200 per unit for additional units. The total cash contribution required for this 20 unit townhouse development is \$33,600.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements, as described in Attachment 7. Site servicing and frontage improvements include, but are not limited to, the following:

- Steveston Highway: construct a new 1.5 m wide concrete sidewalk along the south property line and treed/grassed boulevard to the existing curb.
- Southdale Road: road widening, new curb and gutter, a 1.5 m wide concrete sidewalk along the east property line and treed/grassed boulevard to the new curb.

- Upgrade approximately 140 m of storm sewer along Steveston Highway and 55 m of sanitary sewer along the rear of the subject site.

The developer is also required to pay Development Cost Charges (DCCs') (City & Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 7.

Development Permit

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP;
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Steveston Highway and Southdale Road;
- Refinement of the shared outdoor area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction; and
- Review of the relevant accessibility features, including aging-in-place features in all units and proposed convertible units.

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

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the properties at 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, in order to permit the development of 20 townhouse units.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed at part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10082 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Steven De Sousa'.

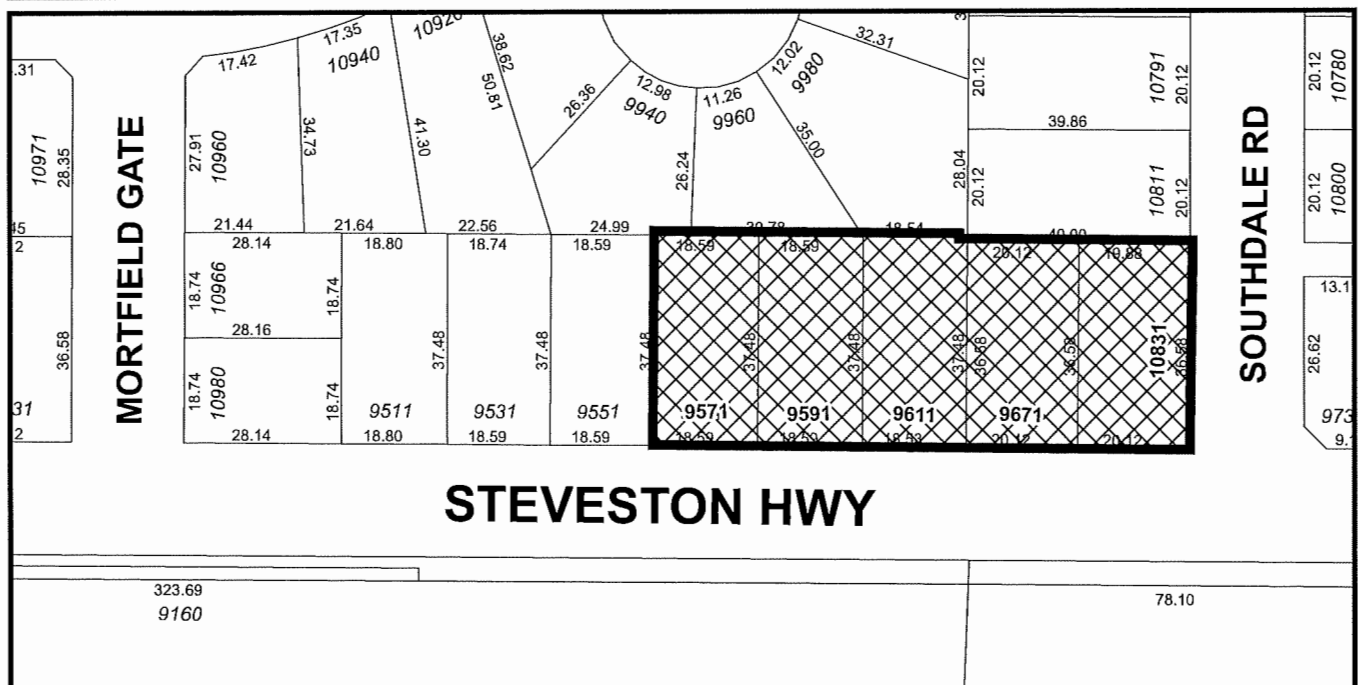
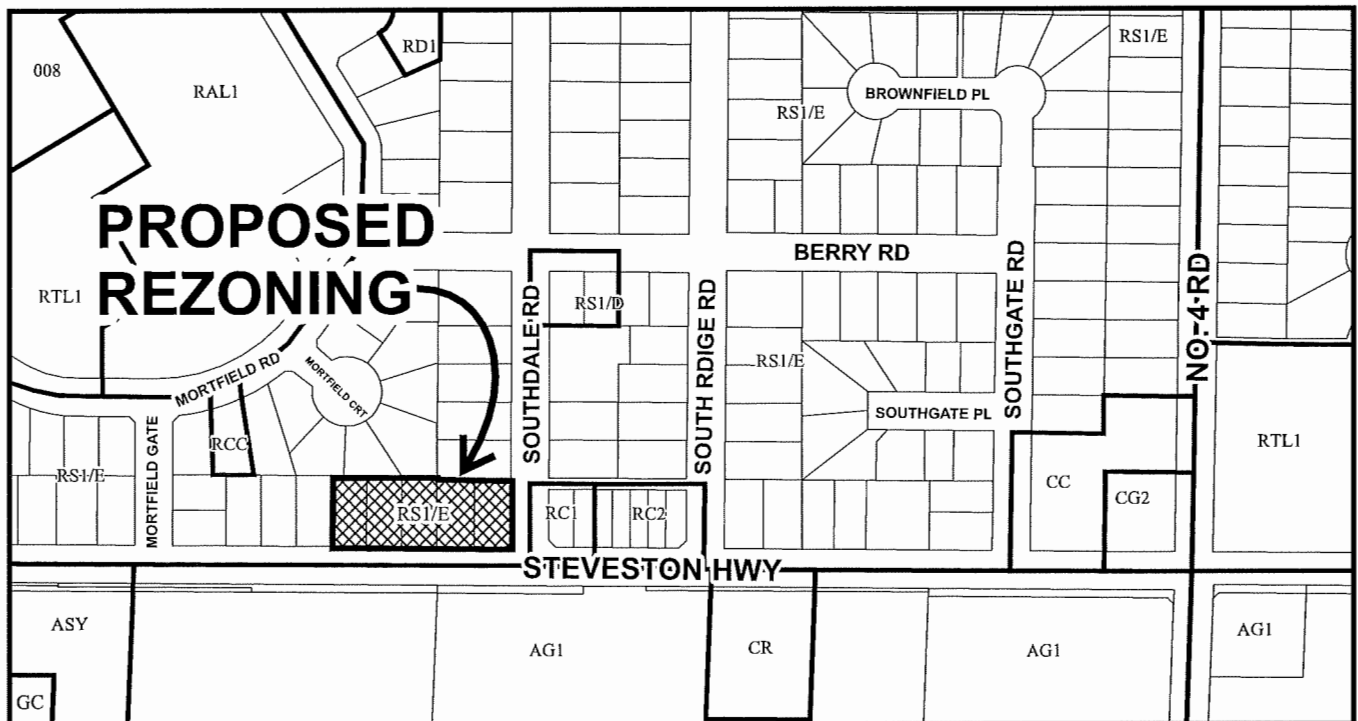
Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Notification Letter by Applicant
- Attachment 5: Tree Management Plan
- Attachment 6: Step Code Letter from Applicant
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 17-763712

Original Date: 03/07/17

Revision Date: 08/14/19

Note: Dimensions are in METRES



City of Richmond

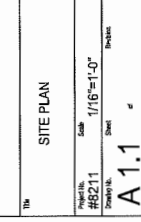


RZ 17-763712

Original Date: 03/07/17

Revision Date: 08/14/19

Note: Dimensions are in METRES



1 SITE / LEVEL 1 FLOOR PLAN
A1.1 SCALE 1/16"=1'-0"

PLN - 67

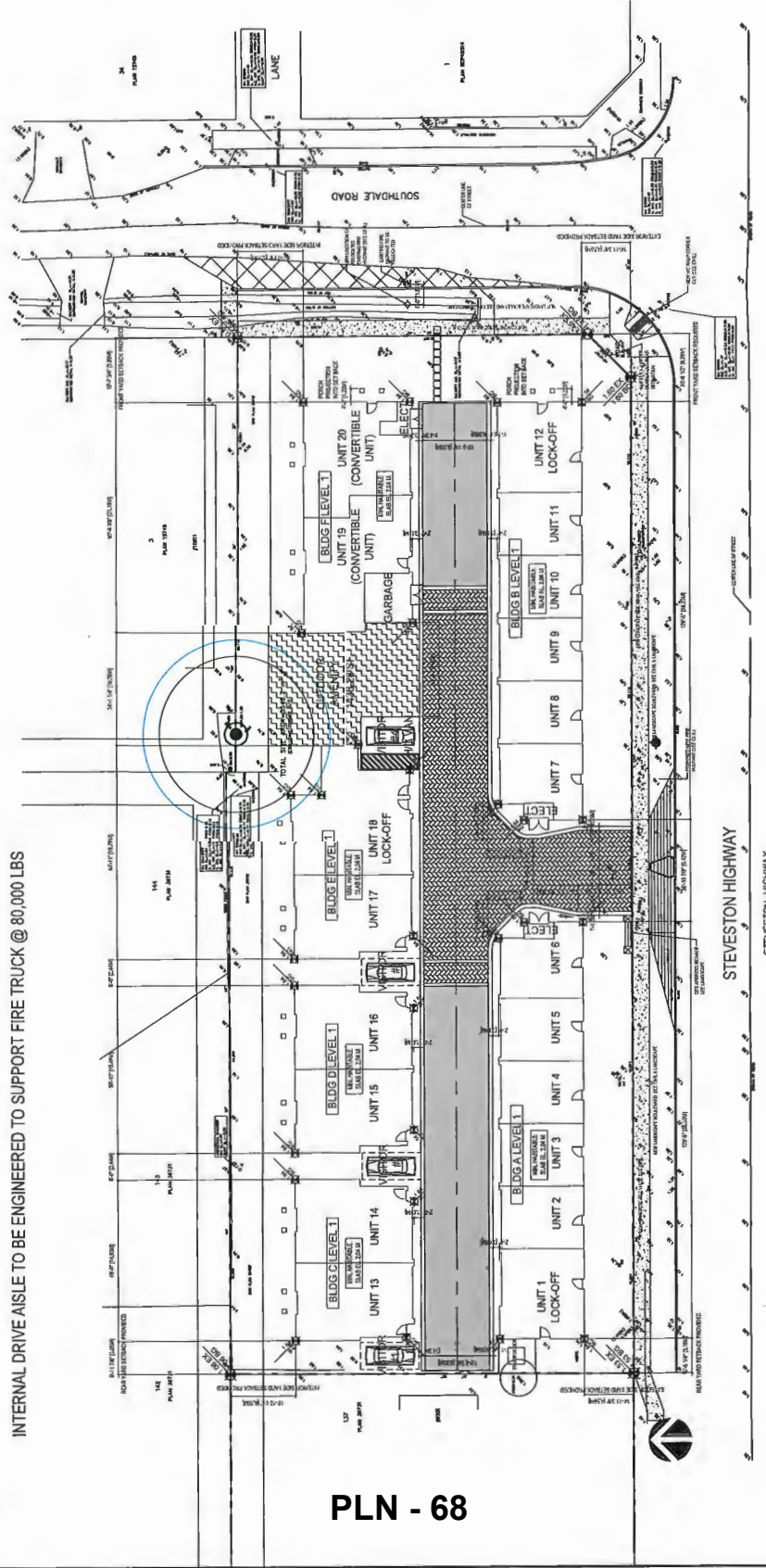
VARIANCE REQUIRED:
1. EXTERIOR SIDE YARD (SOUTH): REDUCE REQUIRED SETBACK FROM 6.0M REQUIRED TO 4.56M PROVIDED MEET OCP DESIGN GUIDELINE REQUIREMENTS

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @ 80,000 LBS



PLN - 68



STEVESTON HIGHWAY
STEVESTON HIGHWAY

Average Grading Calculation		Ground Floor Interior Elevation Calculation	
Point	Location	Point	Location
1	1.0 Meter	1	1.0 Meter
2	1.0 Meter	2	1.0 Meter
3	1.0 Meter	3	1.0 Meter
4	1.0 Meter	4	1.0 Meter
5	1.0 Meter	5	1.0 Meter
6	1.0 Meter	6	1.0 Meter
7	1.0 Meter	7	1.0 Meter
8	1.0 Meter	8	1.0 Meter
9	1.0 Meter	9	1.0 Meter
10	1.0 Meter	10	1.0 Meter
11	1.0 Meter	11	1.0 Meter
12	1.0 Meter	12	1.0 Meter
13	1.0 Meter	13	1.0 Meter
14	1.0 Meter	14	1.0 Meter
15	1.0 Meter	15	1.0 Meter
16	1.0 Meter	16	1.0 Meter
17	1.0 Meter	17	1.0 Meter
18	1.0 Meter	18	1.0 Meter
19	1.0 Meter	19	1.0 Meter
20	1.0 Meter	20	1.0 Meter
Average Grade	1.0 Meter	Average Grade	1.0 Meter

Ground Floor Interior Elevation Calculation	
Point	Location
1	1.0 Meter
2	1.0 Meter
3	1.0 Meter
4	1.0 Meter
5	1.0 Meter
6	1.0 Meter
7	1.0 Meter
8	1.0 Meter
9	1.0 Meter
10	1.0 Meter
11	1.0 Meter
12	1.0 Meter
13	1.0 Meter
14	1.0 Meter
15	1.0 Meter
16	1.0 Meter
17	1.0 Meter
18	1.0 Meter
19	1.0 Meter
20	1.0 Meter
Average Grade	1.0 Meter

1 SITE PLAN
A1.2 SCALE 1/16"=1'-0"

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

PLAN #1



ISSUED FOR REZONING
RESUBMISSION
2019-08-22

STEVESTON TOWNHOUSE
DEVELOPMENT
9711 98th Ave S Steveston Hwy &
(Hwy) Southdale Road, Richmond, BC

SITE PLAN

Scale 1/16"=1'-0"
Drawing No. A1.2
Sheet

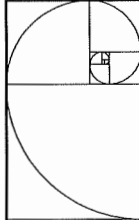


Imperial Architecture
11111 111th Ave S Steveston Hwy &
(Hwy) Southdale Road, Richmond, BC

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Item	Quantity	Unit	Value
1	1	sq ft	1.0
2	1	sq ft	1.0
3	1	sq ft	1.0
4	1	sq ft	1.0
5	1	sq ft	1.0
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ARCHITECTURE
PLANS
FLOOR PLANS

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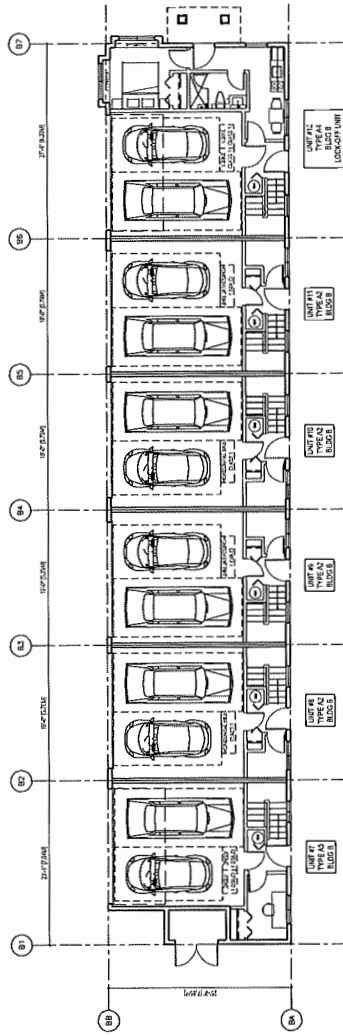
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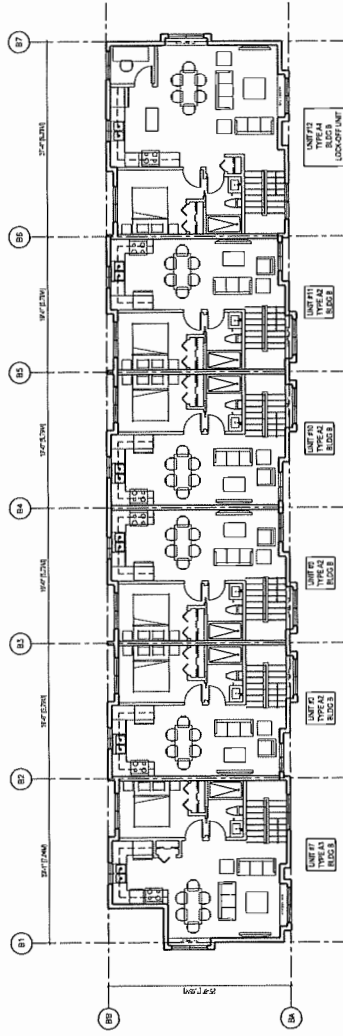
STEVESTON TOWNHOUSE
DEVELOPMENT
9971 59TH AVE STEVESTON HWY &
10831 SOUTHEAST ROAD, RICHMOND, NC

BUILDING B
FLOOR PLANS
Scale 1/8"=1'-0"
Sheet 18 of 18
Revision

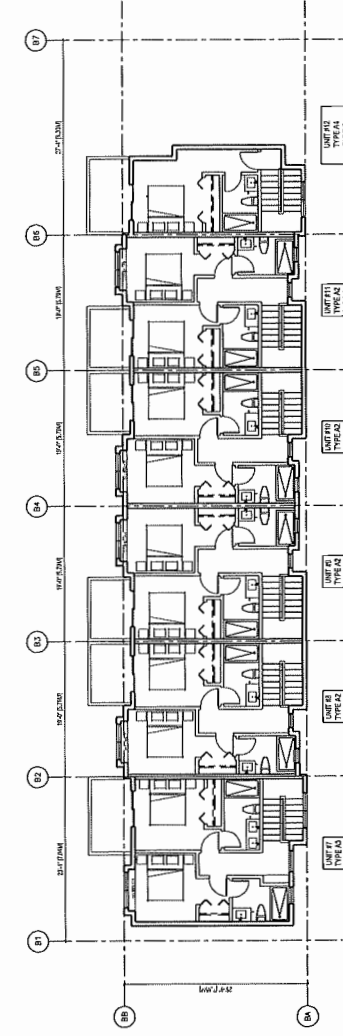
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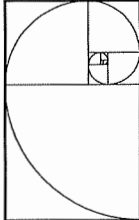
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SCALE 1/8"=1'-0"



2 BUILDING B LEVEL 2 FLOOR PLAN
SCALE 1/8"=1'-0"



3 BUILDING B LEVEL 3 FLOOR PLAN
SCALE 1/8"=1'-0"



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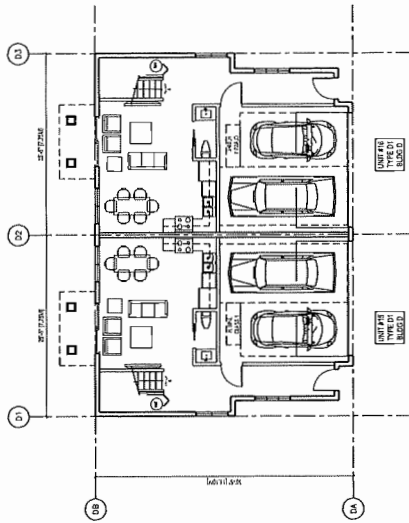
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DEVELOPMENT
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100TH STREET, STEVESTON, BC
V7A 1G1

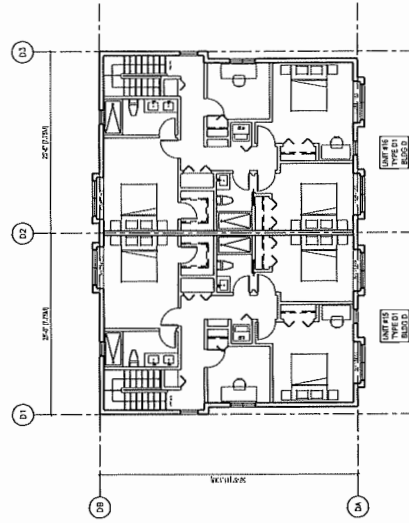
BUILDING C & D
FLOOR PLANS

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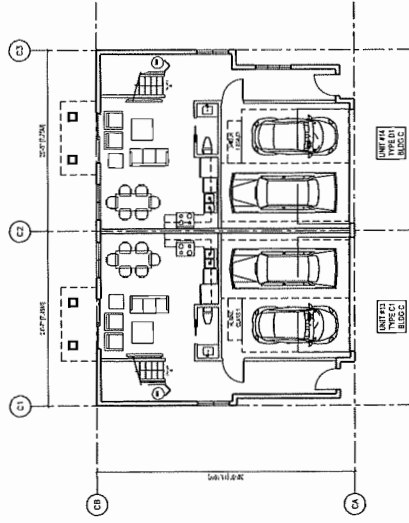
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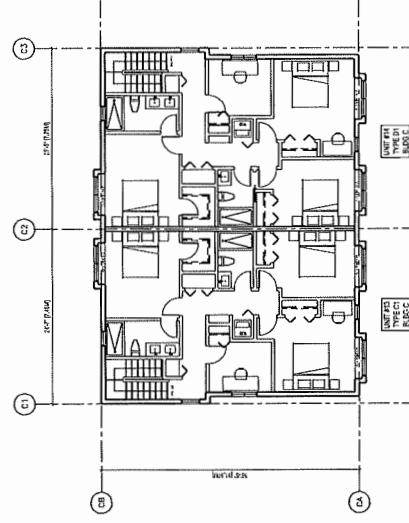
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SCALE: 1/8"=1'-0"



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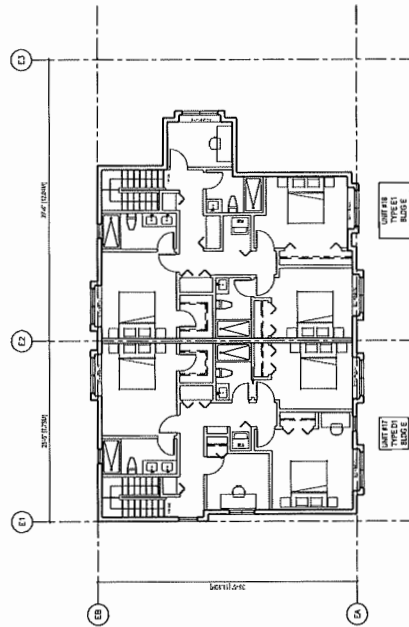
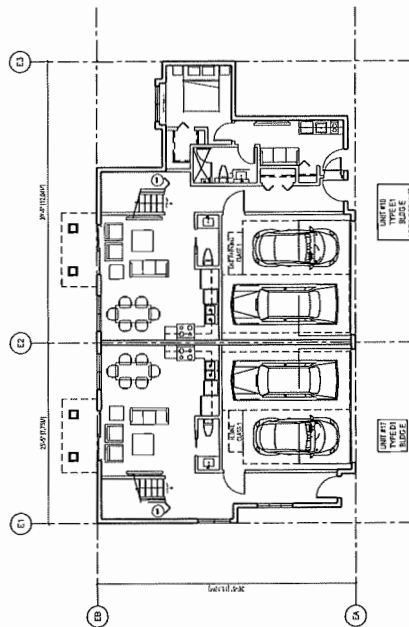
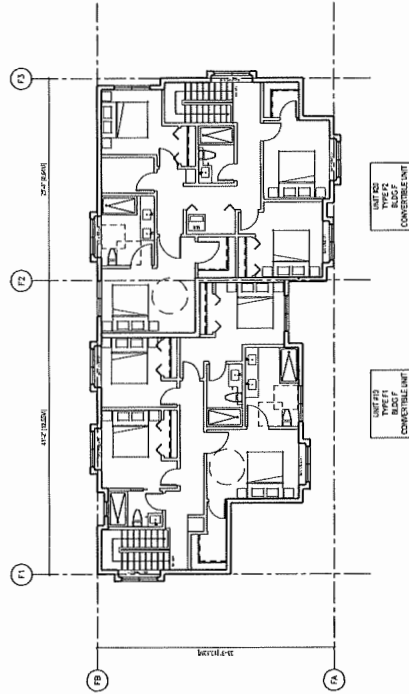
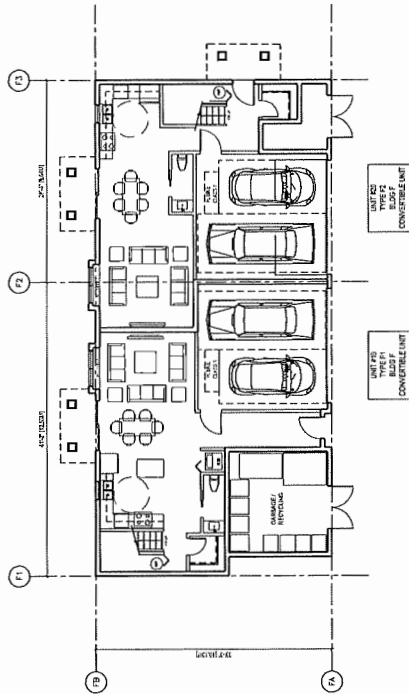


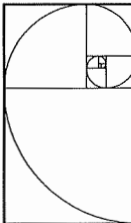
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SCALE: 1/8"=1'-0"



2 BUILDING C LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"







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Discipline: Architectural

Project Name: STEVESTON TOWNHOUSE DEVELOPMENT

Project Number: 2019-08-22

Scale: 1/16" = 1'-0"

Sheet: 7

NO.	REVISION	DATE
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2019-08-22

STEVESTON TOWNHOUSE DEVELOPMENT

9771 SHELBY LANE, SUITE 100, STEVESTON, VA 23281

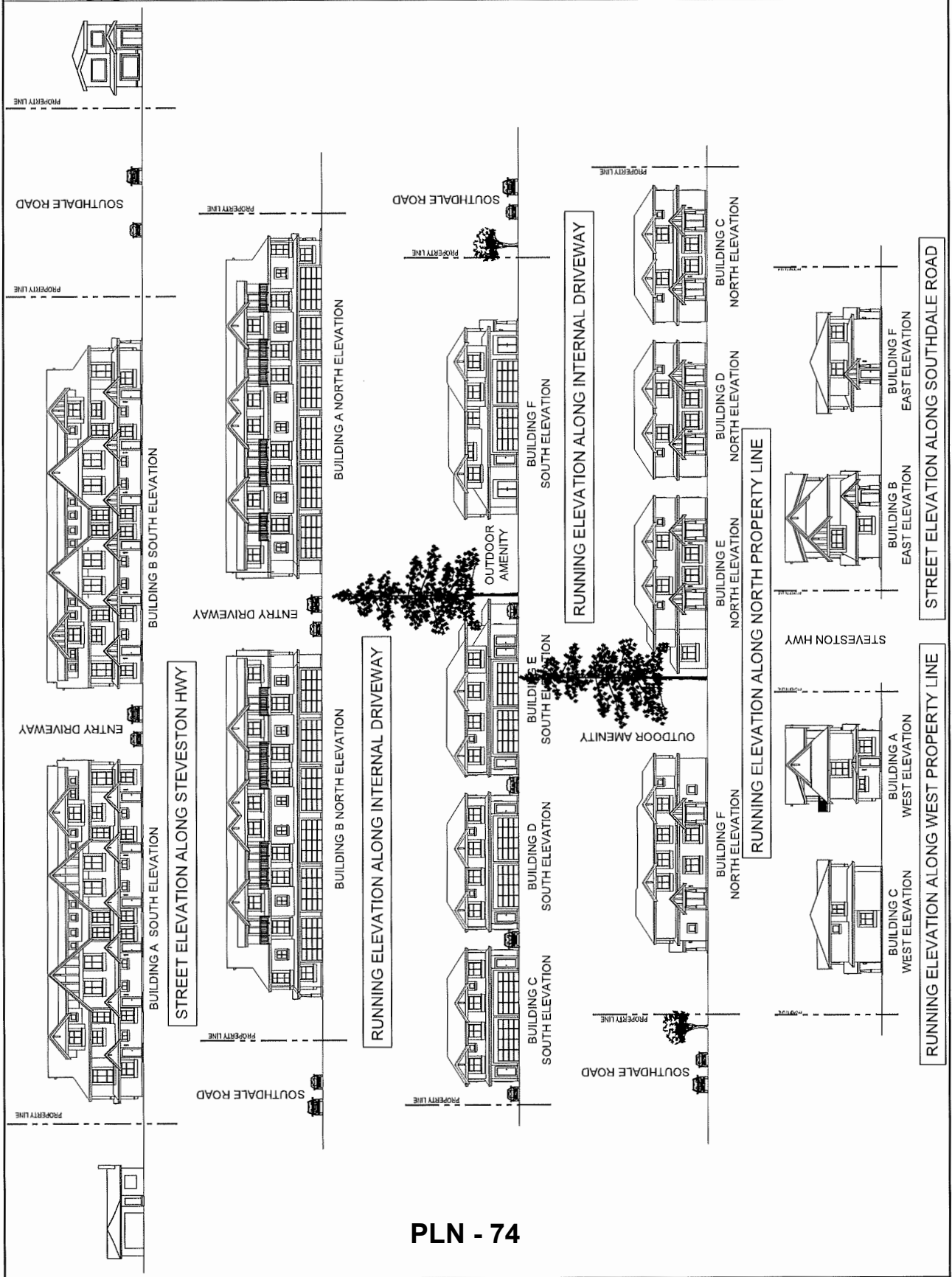
1001 SOUTHDOWN ROAD, SUITE 100, RICHMOND, VA 23261

CONTEXT / STREET ELEVATIONS

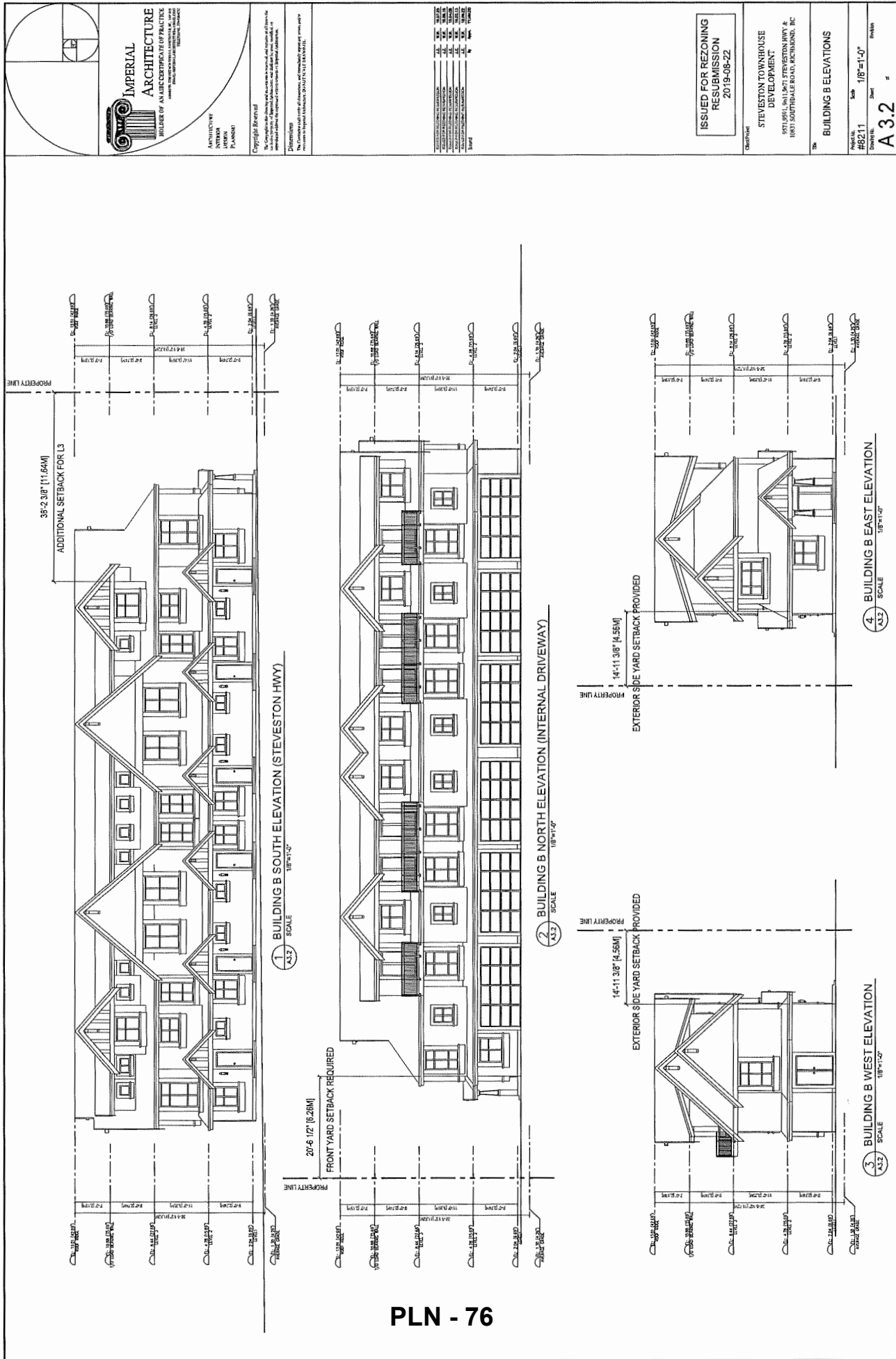
Scale: 1/16" = 1'-0"

Sheet: 7

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PLN - 76

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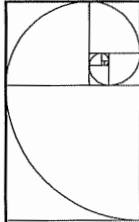
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STEVESTON TOWNHOUSE DEVELOPMENT
 9911 99th, 9911-99th STEVESTON HWY & 100th SOUTHDOWN ROAD, RICHMOND, BC

BUILDING B ELEVATIONS

Sheet: **A.3.2**
 Scale: **1/8"=1'-0"**
 Project: **#9211**



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NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING RESUBMISSION	2019-08-22
2	BUILDING C EAST ELEVATION	18"=1'-0"
3	BUILDING C SOUTH ELEVATION (INTERNAL DRIVEWAY)	18"=1'-0"
4	BUILDING C WEST SIDE ELEVATION	18"=1'-0"

ISSUED FOR REZONING
RESUBMISSION
2019-08-22

Sheet No.

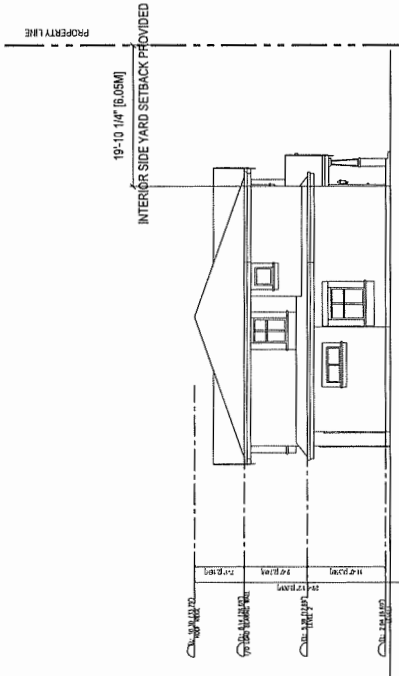
STEVESTON TOWNHOUSE
DEVELOPMENT
4501.5991, 5011.0671 STEVESTON HWY &
1001 SOUTHDALL ROAD, RICHMOND, BC

BUILDING C ELEVATIONS

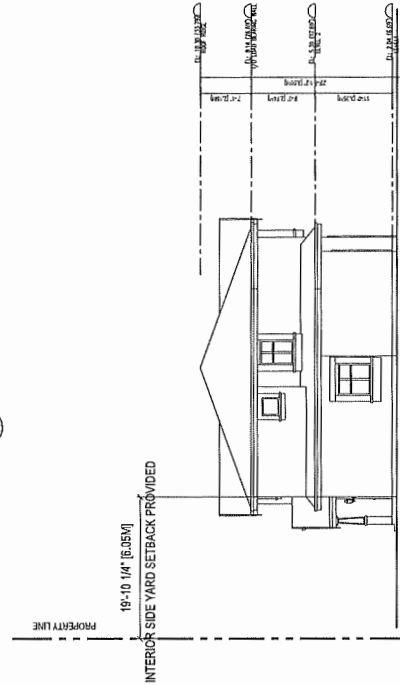
Project No.
#6211

Scale
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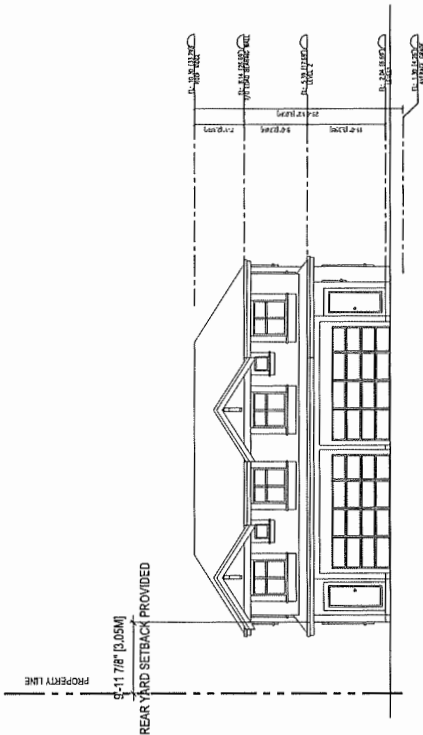
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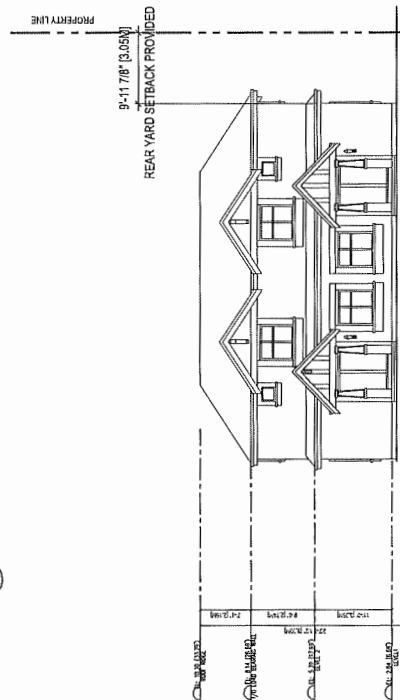
2 BUILDING C EAST ELEVATION
SCALE 1/8"=1'-0"



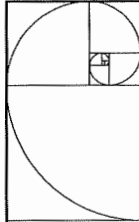
4 BUILDING C WEST SIDE ELEVATION
SCALE 1/8"=1'-0"



1 BUILDING C SOUTH ELEVATION (INTERNAL DRIVEWAY)
SCALE 1/8"=1'-0"



3 BUILDING C NORTH SIDE ELEVATION
SCALE 1/8"=1'-0"



IMPERIAL
ARCHITECTURE
BUILDING OF AN LLC CERTIFICATE OF PRACTICE
AMERICAN PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS

ARCHITECT
IMPERIAL
FLOORPLAN

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REVISION	DATE	BY	DESCRIPTION
1	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
2	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
3	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
4	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
5	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
6	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
7	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
8	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
9	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION
10	08/22/2019	IMPERIAL	ISSUED FOR REZONING RESUBMISSION

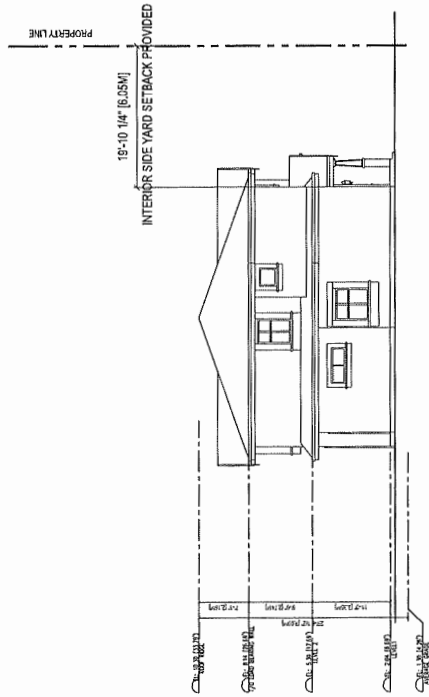
ISSUED FOR REZONING
RESUBMISSION
2019-08-22

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DEVELOPMENT
9511 99th, 9611 99th STEVESTON HWY &
10411 SOUTHDIALE ROAD, RICHMOND, BC

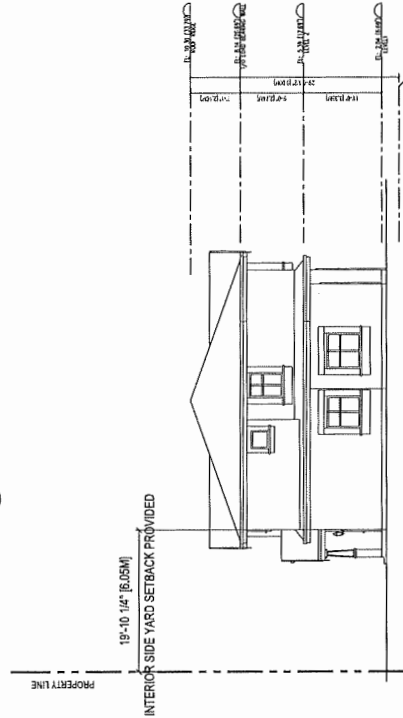
BUILDING D ELEVATIONS

Page No. 48211
Drawing No. 18"=1'-0"

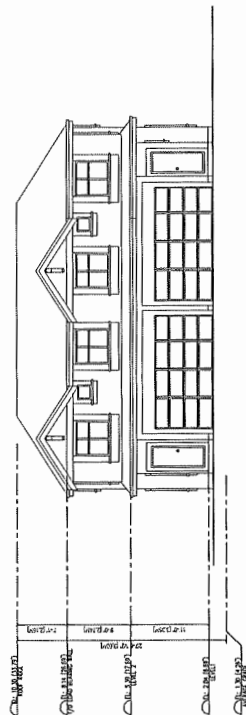
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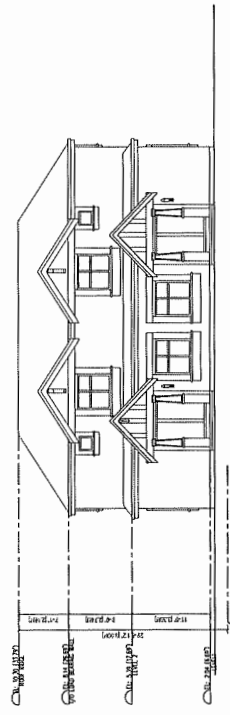
2 BUILDING D EAST SIDE ELEVATION
SCALE 1/8"=1'-0"



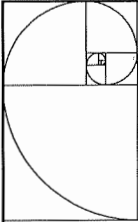
4 BUILDING D WEST SIDE ELEVATION
SCALE 1/8"=1'-0"



1 BUILDING D SOUTH ELEVATION (INTERNAL DRIVEWAY)
SCALE 1/8"=1'-0"



3 BUILDING D NORTH SIDE ELEVATION
SCALE 1/8"=1'-0"



IMPERIAL ARCHITECTURE
REGISTERED ARCHITECTS OF PRACTICE
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS
ENGINEERS
DESIGNERS

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NO.	DESCRIPTION	DATE
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10	ISSUED FOR REZONING RESUBMISSION	2019-08-22

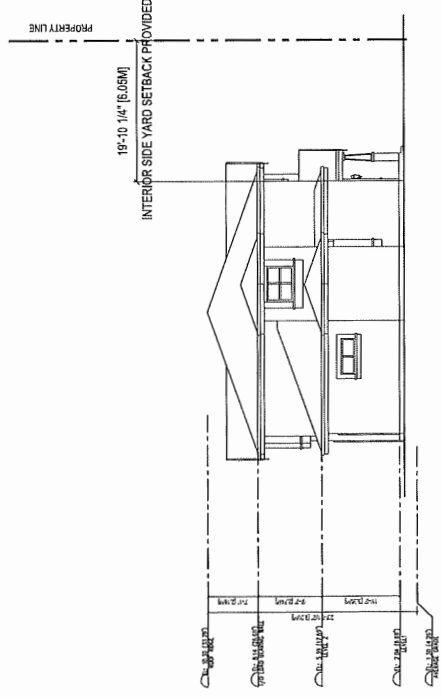
ISSUED FOR REZONING
RESUBMISSION
2019-08-22

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DEVELOPMENT
9771 50th St, STEVESTON BRY &
1001 SOUTHDALE ROAD, RICHMOND, BC

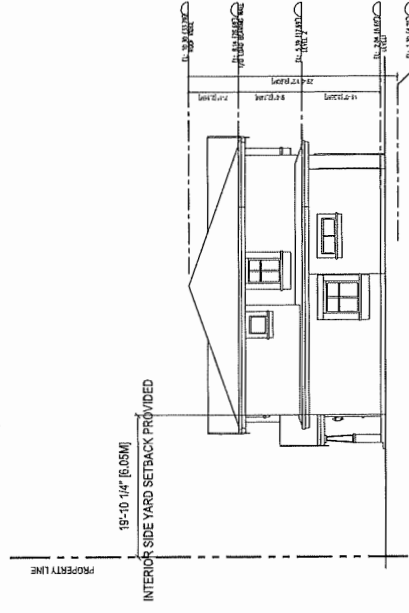
BUILDING E ELEVATIONS

Project No.
#8211
Scale
1/8" = 1'-0"
Drawing No.
Sheet
Revision

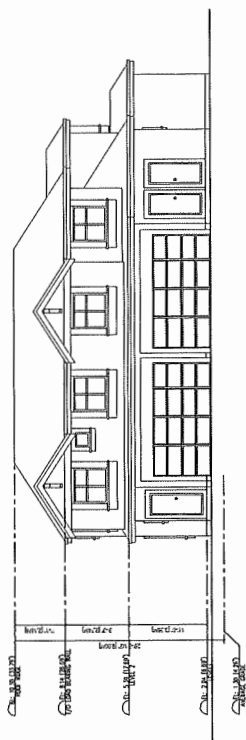
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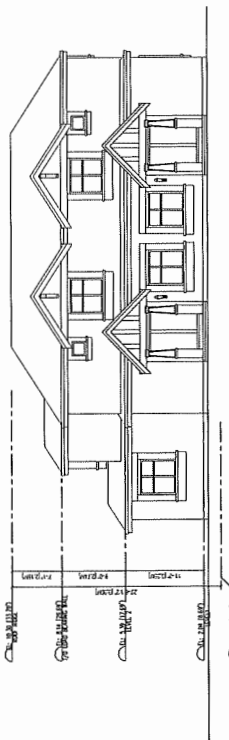
2 BUILDING E EAST SIDE ELEVATION
SCALE 1/8" = 1'-0"



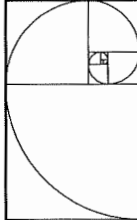
4 BUILDING E WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDING E SOUTH ELEVATION (INTERNAL DRIVEWAY)
SCALE 1/8" = 1'-0"



3 BUILDING E NORTH ELEVATION
SCALE 1/8" = 1'-0"



IMPERIAL ARCHITECTURE
 ARCHITECTS
 1001 SOUTHDALE ROAD, SUITE 100
 SOUTHDALE, NC 28147
 (704) 241-1111
 www.imperialarchitect.com

ARCHITECT
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DATE: 08/22/2019
 BY: J. L. BROWN

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NO. OF SHEETS USED	12
NO. OF SHEETS LEFT	0
NO. OF SHEETS RIGHT	0
NO. OF SHEETS TOTAL	12
NO. OF SHEETS USED	12
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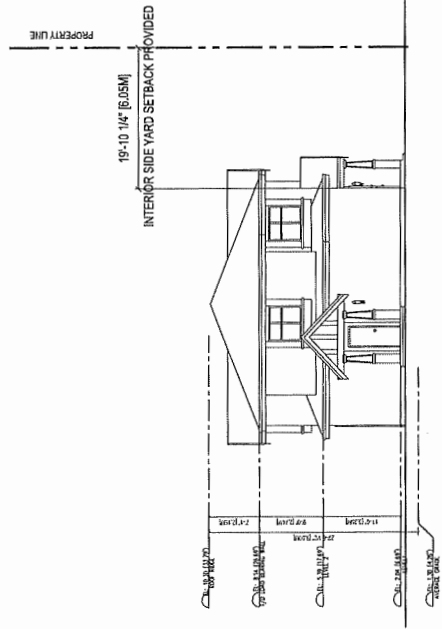
ISSUED FOR REZONING
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 2019-08-22

STEVESTON TOWNHOUSE
 DEVELOPMENT
 1001 SOUTHDALE ROAD, SUITE 100
 SOUTHDALE, NC 28147

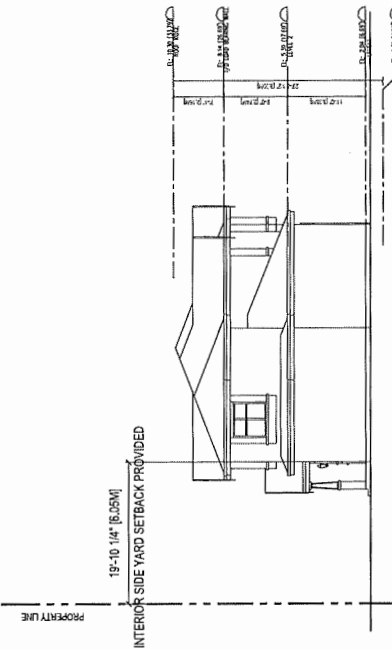
BUILDING F ELEVATIONS

Sheet No. 18 of 18
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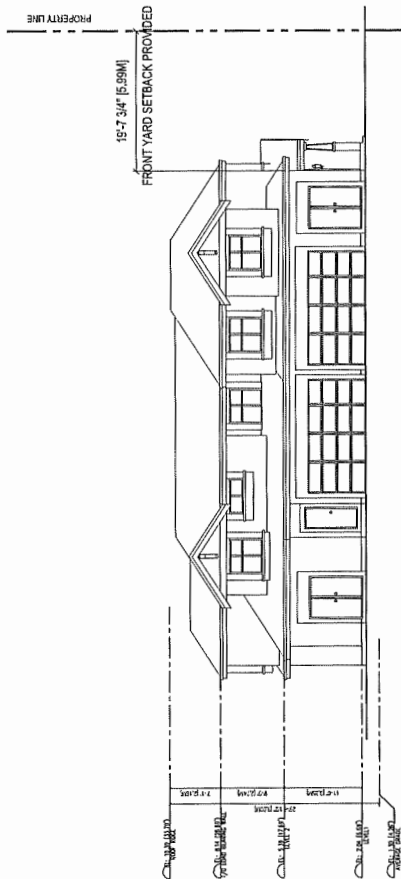
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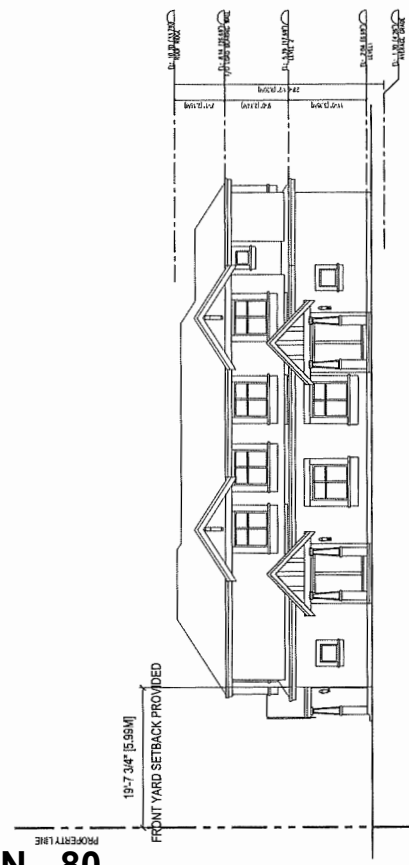
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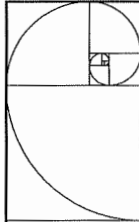
4. BUILDING F WEST SIDE ELEVATION
 SCALE 1/8"=1'-0"



1. BUILDING F SOUTH ELEVATION (INTERNAL DRIVEWAY)
 SCALE 1/8"=1'-0"



3. BUILDING F NORTH SIDE ELEVATION
 SCALE 1/8"=1'-0"



IMPERIAL ARCHITECTURE
BUILDING OF AN ARCHITECTURE OF PRACTICE
ARCHITECTS: JAMES H. HARRIS, JR., F.A.S.A.
JAMES H. HARRIS, JR., F.A.S.A.
JAMES H. HARRIS, JR., F.A.S.A.

ARCHITECT
INTERIOR
PLANNING

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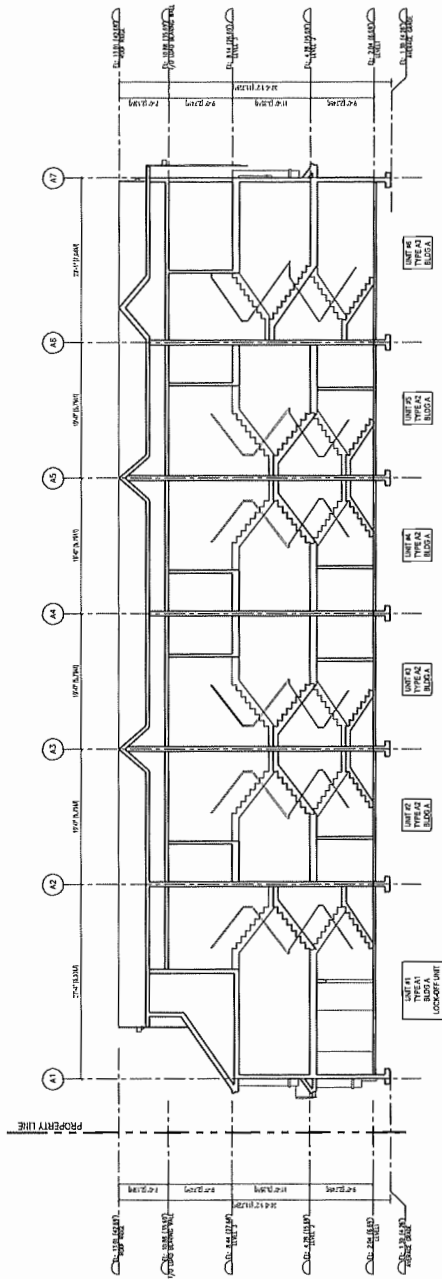
ISSUED FOR REZONING
RESUBMISSION
2019-08-22

STEVESTON TOWNHOUSE
DEVELOPMENT
9711 59th, 9411 59th STEVESTON HWY &
1881 SCOTTSDALE ROAD, RICHMOND, BC

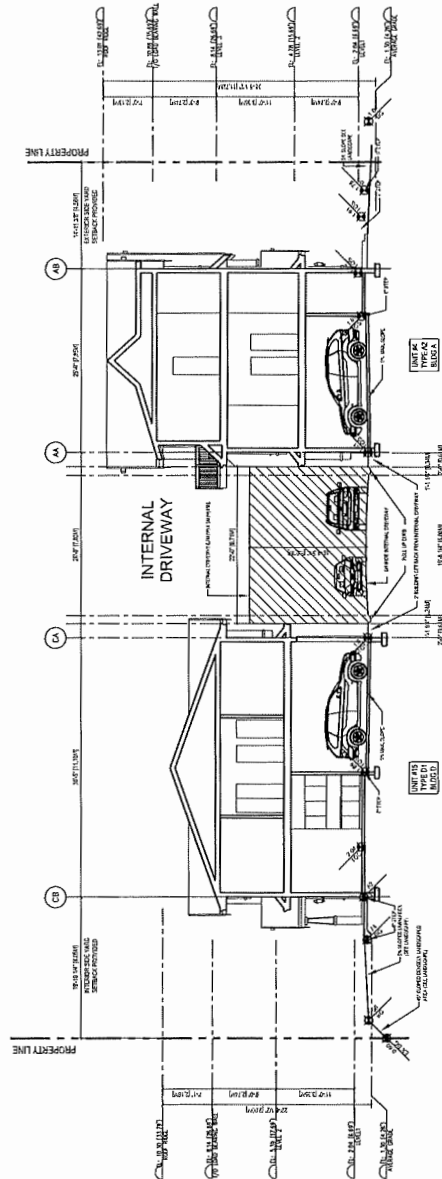
BUILDING SECTIONS

Scale 1/8"=1'-0"

A 4.1

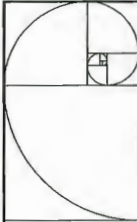


1 BUILDING A SECTION (SIM. TO BUILDING B)



2 BUILDING D CROSS SECTION

3 BUILDING A CROSS SECTION (SIM. TO BUILDING B)



**IMPERIAL
ARCHITECTURE**
BRIANNE OF AN ARCHITECTURE OF PRACTICE
ARCHITECTS AND INTERIORS
10000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80231

ARCHITECT
INTERIOR
DESIGN
FURNITURE

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Item	Area	Volume	Weight	Value
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2. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000
3. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000
4. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000
5. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000
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9. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000
10. 100' x 100' x 10' Concrete Foundation	1000	1000	1000	1000

**ISSUED FOR REZONING
RESUBMISSION
2019-08-22**

**STEVESTON TOWNHOUSE
DEVELOPMENT**
6511 JEFFERSON AVE. STEVESTON HWY. &
10811 SOUTHDALE ROAD, RICHMOND, BC

COLOR RENDERING
Scale: N.T.S.
Drawing No. #9211
Sheet 1 of 1
Project: Steveston

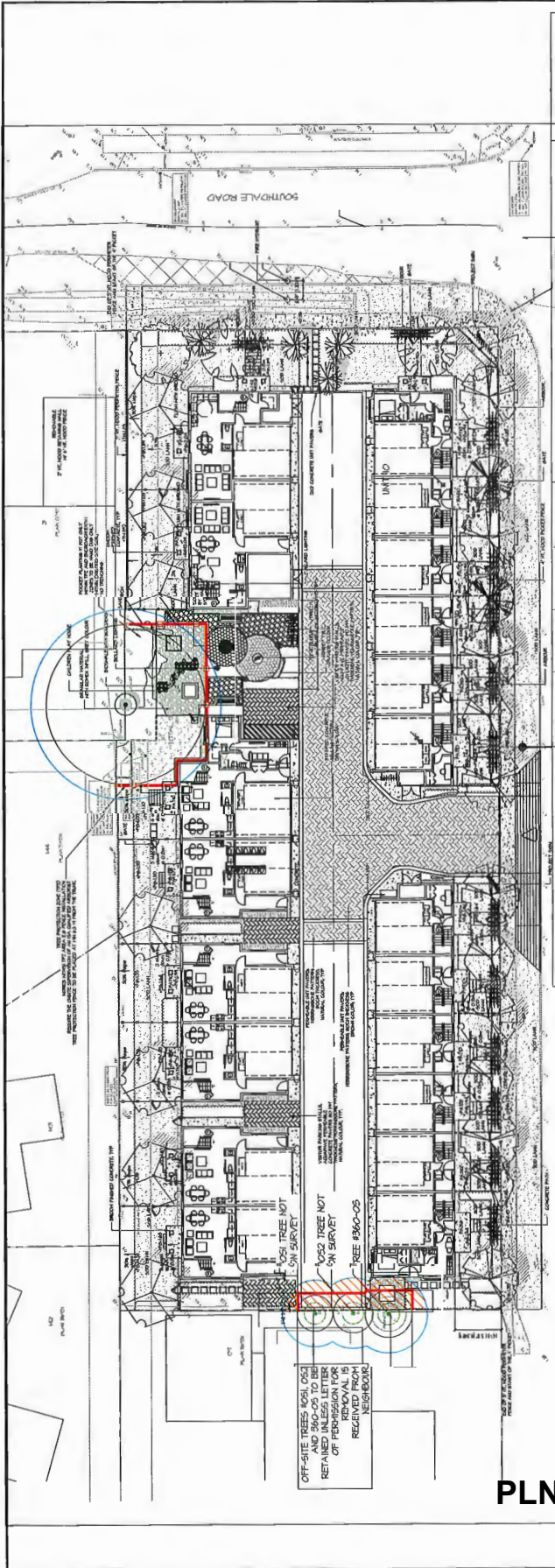
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M2 LANDSCAPE ARCHITECTURE
#220 - 28 Lorne Mews
New Westminster, British Columbia
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



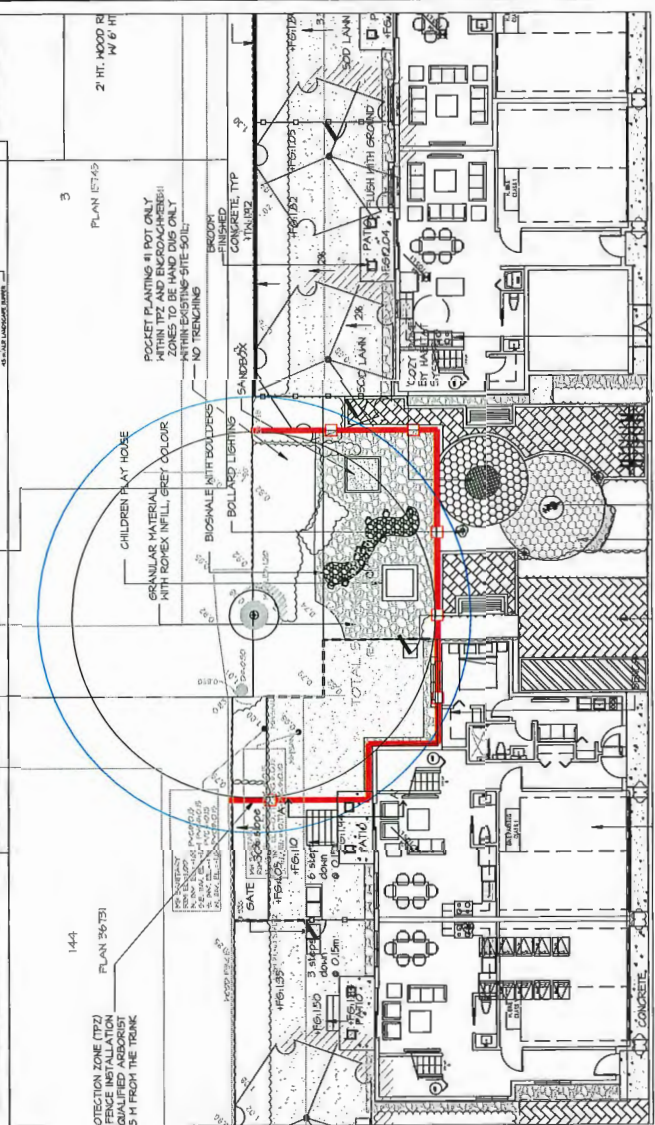
PLN - 83

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

PLANT SCHEDULE		MS FOR NUMBER: 18 039	
NO.	SYMBOL	COMMON NAME	PLANT TO BE 7 REMOVED
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2	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
3	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
4	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
5	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
6	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
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18	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
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23	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
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82	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
83	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
84	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
85	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
86	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
87	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
88	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
89	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
90	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
91	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
92	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
93	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
94	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
95	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
96	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
97	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
98	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
99	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO
100	AMORPHOEAE & TOBACCO	TOBACCO	AMORPHOEAE & TOBACCO

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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



PROJECT:
STEVESTON TOWNHOUSE
DEVELOPMENT
888-887 Steveston Hwy
1201 Steveston Rd
RICHMOND, BC

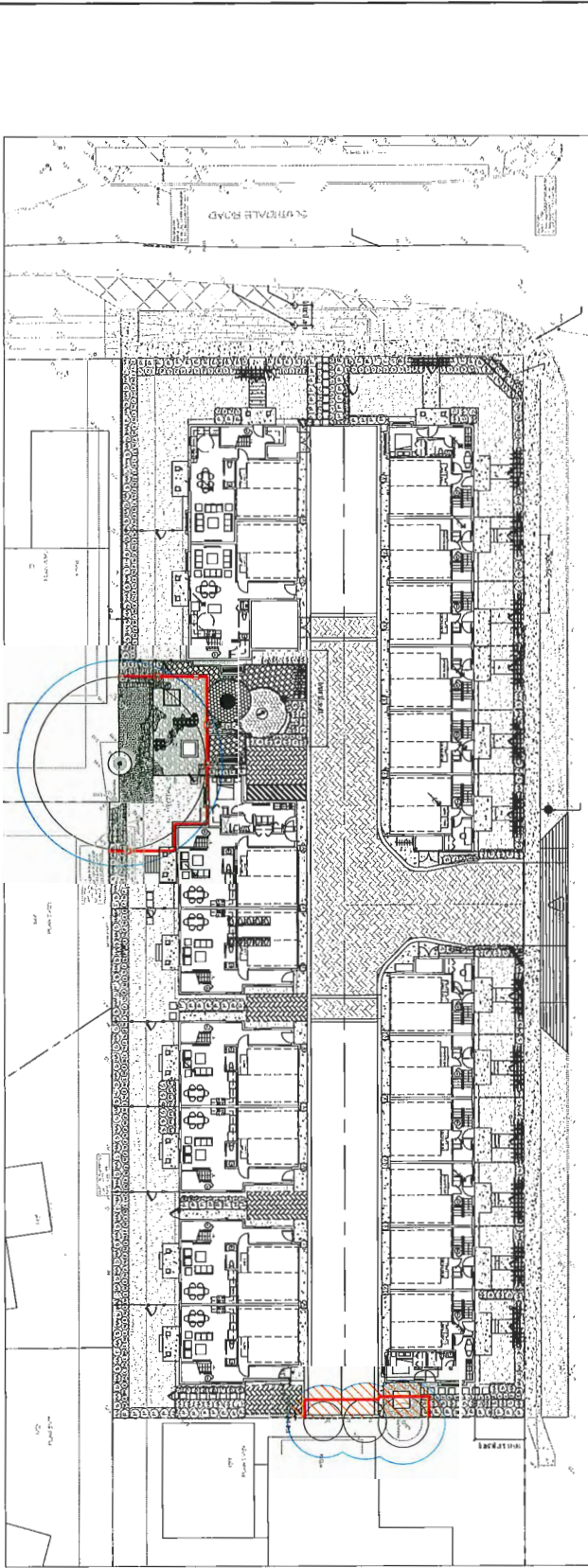
DRAWING TITLE
TREE PLAN

DATE: 10/1/2020
SCALE: 1/8"=1'-0"
DRAWING NO: L1
SHEET NO: 1 OF 6
MSLA PROJECT NUMBER: 18 039

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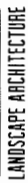
#230 - 26 Lorne Mews
V6M 3L8, Westminster, British Columbia
Tel: 604.553.0045
Fax: 604.553.0045
Email: office@m2la.com



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

PLANT SCHEDULE			M2 JOB NUMBER: 18-039	
ITEM	KEY	PLANT NAME	COMMON NAME	PLANTED AREA / REMARKS
01	01	GEORGINA ALBA COMPACT	CONTACT NERD BURNING DOP	42 PFT, 500P
02	02	HYDRANGEA MACROPHYLLA	BRILLIANT HYDRANGEA	4 PFT
03	03	HYDRANGEA MACROPHYLLA	PERFECT PINK	42 PFT, 500P
04	04	PRUNUS LUTICA	PORTER'S LARSEN	42 PFT, 500P
05	05	SPARGANGLER	SPARGANGLER	42 PFT, 500P
06	06	SPARGANGLER	SPARGANGLER	42 PFT, 500P
07	07	SPARGANGLER	SPARGANGLER	42 PFT, 500P
08	08	SPARGANGLER	SPARGANGLER	42 PFT, 500P
09	09	SPARGANGLER	SPARGANGLER	42 PFT, 500P
10	10	SPARGANGLER	SPARGANGLER	42 PFT, 500P
11	11	SPARGANGLER	SPARGANGLER	42 PFT, 500P
12	12	SPARGANGLER	SPARGANGLER	42 PFT, 500P
13	13	SPARGANGLER	SPARGANGLER	42 PFT, 500P
14	14	SPARGANGLER	SPARGANGLER	42 PFT, 500P
15	15	SPARGANGLER	SPARGANGLER	42 PFT, 500P
16	16	SPARGANGLER	SPARGANGLER	42 PFT, 500P
17	17	SPARGANGLER	SPARGANGLER	42 PFT, 500P
18	18	SPARGANGLER	SPARGANGLER	42 PFT, 500P
19	19	SPARGANGLER	SPARGANGLER	42 PFT, 500P
20	20	SPARGANGLER	SPARGANGLER	42 PFT, 500P

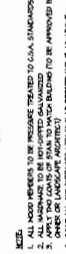
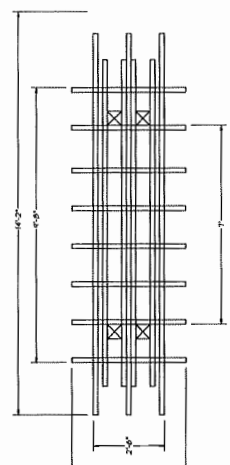
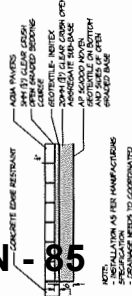
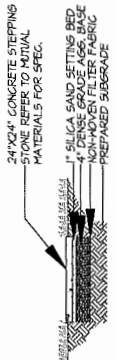
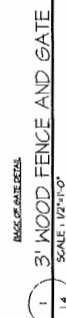
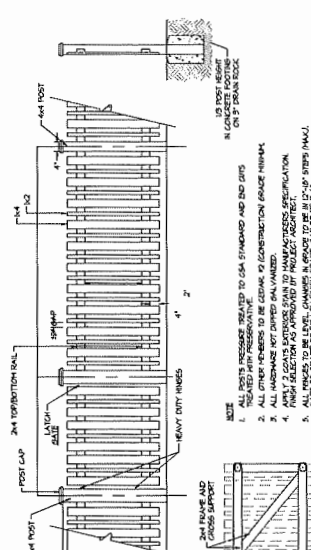
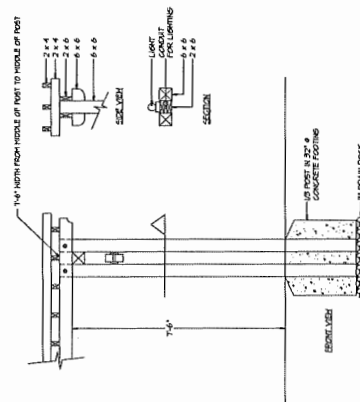
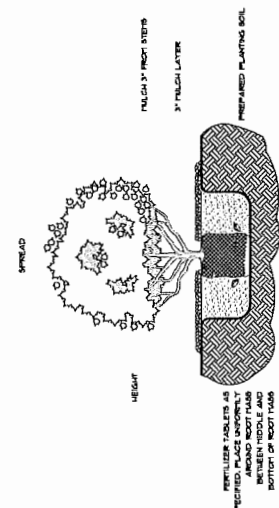
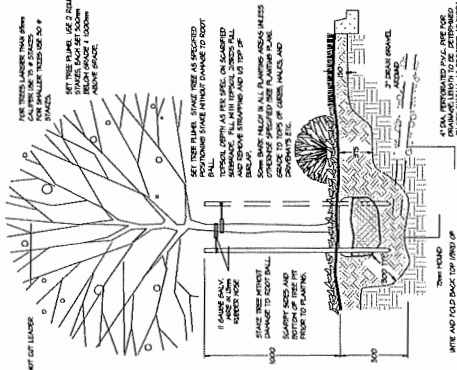
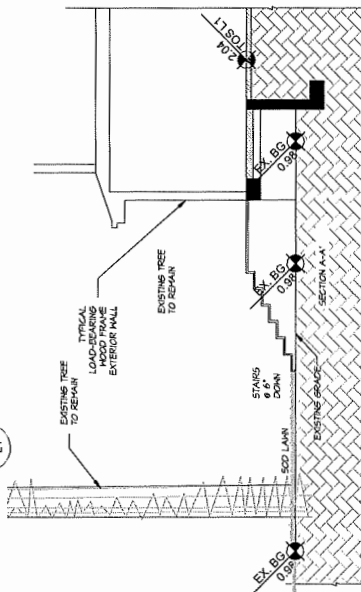
NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE 2012 LANDSCAPE STANDARDS LATEST EDITION. 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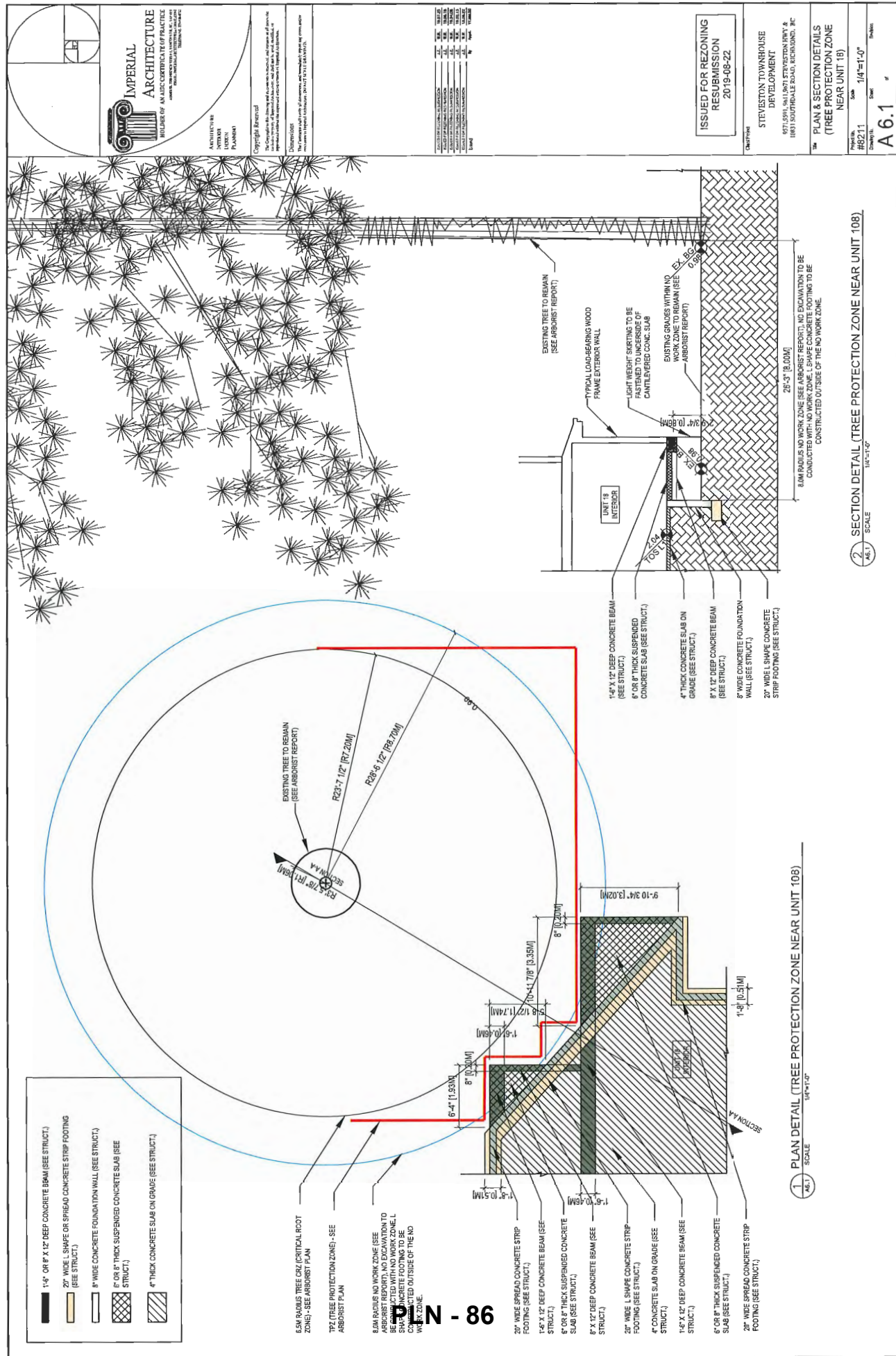
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DATE	19 MAY 20
DRAWING NUMBER	

DATE: 10 MAY 79	DRAWING NUMBER: <div style="text-align: center; font-size: 2em;">L5</div> OF 6
SCALE: VARIES	
DRAWN: DY	
DESIGN: DY	
CHECKED: MTH	

40712-140003 501 20







RZ 17-763712

Attachment 3

Address: 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road

Applicant: CLO Ventures K2 Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	CLO Ventures K2 Ltd.	To be determined
Site Size:	3554.2 m ² (38,257 ft ²)	3546.2 m ² (38,171 ft ²) Corner cut: 8 m ² (86 ft ²)
Land Uses:	Single-family residential	Multiple-family residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	5	20

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Buildings:	Max. 40%	38%	None
Lot Coverage – Non-porous:	Max. 65%	56%	None
Lot Coverage – Live Landscaping:	Min. 25%	28%	None
Lot Size:	N/A	3546.2 m ²	None
Lot Width:	Min. 50.0 m	96.0 m	None
Lot Depth:	Min. 35.0 m	36.6 m	None
Setbacks – Front (East):	Min. 6.0 m	6.0 m	None
Setbacks – Rear (West):	Min. 3.0 m	3.0 m	None
Setbacks – Exterior Side (South):	Min. 6.0 m	4.5 m	Variance requested
Setbacks – Interior Side (North):	Min. 3.0 m	6.0 m	None
Height:	Max. 12.0 m (3 storeys)	Front Buildings: 12.0 m (3 storeys) Rear Buildings: 9.0 m (2 storeys)	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Accessible:	Min. 2% where three or more visitor spaces required = 1	1	None

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	Min. 40 (R) and 4 (V)	40 (R) and 4 (V)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0	None
Small Car Spaces:	Max. 50%	50%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit = 25	25	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit = 4	4	None
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit = 120 m ²	134 m ²	None

CLO Ventures K2 LTD

Add: 5731 No.3 Rd, Richmond, BC, V6X 2C9

Office: 604-285-9818 ext 303 Fax: 604-285-9816

July 11, 2019

HAND DELIVERED

To: Occupants

We are the developer to the south of your property developing townhouses located at 9671, 9611, 9591 & 9571 Steveston Highway and 10831 Southdale Road, Richmond. We are sending you information to notify and keep you informed of this upcoming project. Kindly find attached the current draft developing plans for your reference

(ATTACHMENT A).

The proposed development consists of approximately 20 townhouse units. The design of the proposal is in full compliance with various requirements with City of Richmond. The land use of the proposed development complies with Official Community Plan (OCP), the density and building height comply with Zoning Bylaw requirement. The front buildings are 3 storeys in height with both south and north end of buildings reduced to 2 storeys to adept our neighbour's single-family homes. The rear buildings are all proposed to be 2 storeys. We will have more information to communicate after Planning Committee.

Should there be any questions or concerns about the project, please do not hesitate to email me at 84welton@gmail.com or contact my direct line at 604-760-6983. Thank you for your valuable time in reading this notice.

Yours Sincerely,



Welton Wu

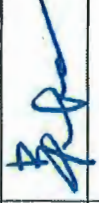




Director

CLO VENTURES K2 LTD.

Development Project: 9671, 9611, 9591 & 9571 Steveston Highway and 10831 Southdale Road

I hand-delivered the Notification envelope containing a letter and site plan proposal(Attachment A) to the mail box of the following neighbors:

Neighboring Properties Notification Summary

	Neighbor's Address	Developer Representative	Date (DD-MM-YYYY)	Time	Feedback	Signature
1	9940 Mortfield , Richmond	Welton Wu	12/07/2019	6:00 pm	No comments	
2	9960 Mortfield , Richmond	Welton Wu	12/07/2019	6:05 pm	No comment	
3	9980 Mortfield , Richmond	Welton Wu	12/07/2019	6:08 pm	No comment	
4	10811 Southdale Rd , Richmond	Welton Wu	12/07/2019	6:15 pm	No comment	
5	9551 Steveston Hwy , Richmond	Welton Wu	12/07/2019	6:20 pm	Wait for Tree cut approve.	

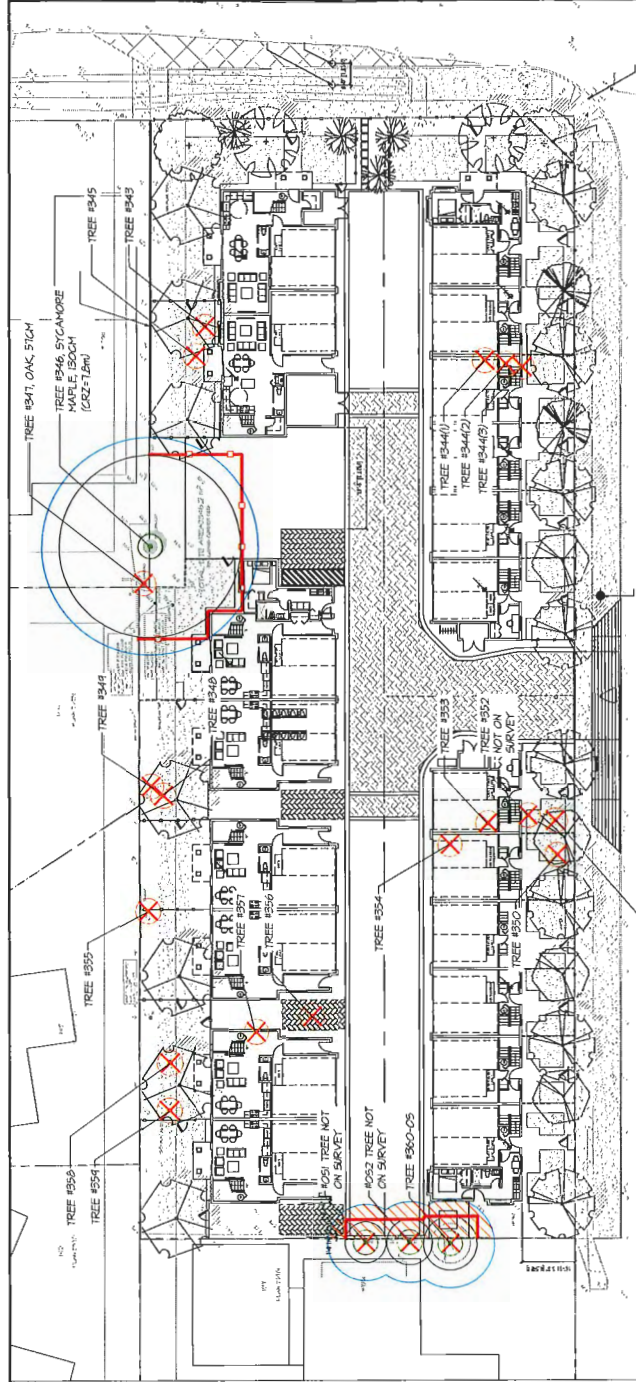
EXISTING TREES:
refer to the arborist report

Tree Number	Species	DBH cm
343	Prunus spp. Flowering cherry	22
344	Chaetachyparis pislifera	40 (average)
345	Betula pendula, European birch	62
346	Acer pseudoplatanus, Sycamore maple	130
347	Quercus robur, English oak	57
348	Acer pseudoplatanus, Sycamore maple	15 (average)
349	Acer pseudoplatanus, Sycamore maple	16 (average)
350	Pinus densifolia, Japanese red pine	38
351	Prunus cerasifera, Flowering plum	45
352	Acer palmatum, Japanese maple	10 (average)
353	Pinus densifolia, Japanese red pine	30
354	Pinus densifolia, Japanese red pine	26
355	Picea pungens, Blue colorado spruce	38
356	Prunus cerasifera, Flowering plum	26
357	Aesculus hippocastanum, Horsechestnut	100
358	Malus spp., Apple	30
359	Pyrus calleryana, Pear	20
OS1	Pinus nigra, Austrian pine	35
OS2	Pinus nigra, Austrian pine	27
OS2	Pinus nigra, Austrian pine	30

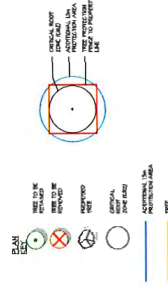
PLN - 91

REPLACEMENT TREES:

Tree Number	Species	DBH cm
OS1	Pinus nigra, Austrian pine	35
OS2	Pinus nigra, Austrian pine	27
OS2	Pinus nigra, Austrian pine	30



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



COORDINATION WITH ARBORIST - NOTE:
NO WORK IS TO BE DONE WITHIN 1.5M OF TREE PROTECTION FENCING. PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT AREAS MUST BE DONE WITHIN THE TREE PROTECTION FENCING. ALL WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

NO EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE. NO GRADE CHANGES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA. PROJECT ARBORIST TO COORDINATE WITH ARCHITECT FOR CANTILEVERED SLAB BUILDING FOOTPRINT WITHIN NO WORK ZONE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
TREE REMOVALS AND RETENTION DEPICTED ON THIS PLAN ARE BASED ON THE MOST RECENT FORM OF DEVELOPMENT SUBMITTED TO MO.
TREE #346 SYCAMORE MAPLE IS TO BE EVALUATED ON A YEARLY BASIS AND/OR AFTER ANY MAJOR STORM EVENT, BY A QUALIFIED TREE RISK ASSESSOR.

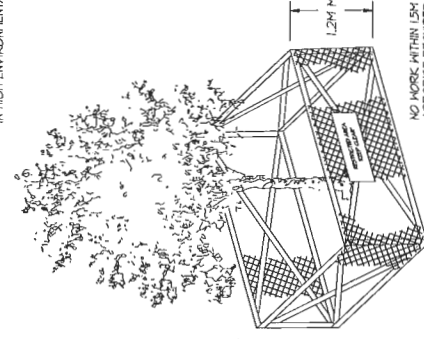
TREE PROTECTION FENCE TO BE PLACED AT MIN 65M FROM FACE OF TRUNK

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER (DBH) IN CM	MINIMUM REQUIRED PROTECTION RADIUS (TPZ) IN METRES
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH
101 METRE AT BREAST HEIGHT OR 1.4M FROM GRADE.



SOLID 2x4 CONSTRUCTION WITH CROSS BRACING TOP AND BOTTOM RAILS

PLASTIC MESH SCREENING

NO WORK WITHIN 1.5M OF TREE PROTECTION FENCING
ARBORIST REQUIRED ON SITE TO MONITOR ALL WORK WITHIN TPZ

1 TREE PROTECTION BARRIER
1.1 N.T.S.

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
101 West Alexander, British Columbia
V6M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	2023.03.01	REV AS PER CITY COMMENTS	DT
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STEVESTON TOWNHOUSE DEVELOPMENT
9591-9671 Steveston Hwy
10871 Southside Rd
RICHMOND, BC

DRAWING TITLE
TREE MANAGEMENT PLAN

DATE:	10/24/23
SCALE:	VARIABLE
DRAWING BY:	DT
DESIGNED BY:	DT
CHECKED BY:	DT
DATE:	10/24/23
PROJECT NUMBER:	23-001

ATTACHMENT 5

NO. 208 RICHMOND



JRS ENGINEERING
BUILDING ENVELOPE CONSULTANTS

Project: VR19008

August 13, 2019

City of Richmond
Policy Planning Department
T: 604-204-8529

Attention: Steven De Sousa

Dear Sir:

Re: Assurance Letter – Step Code Compliance
• 9571 Steveston Townhouse Development

This project is currently in the conceptual design phase, which includes the building elevations and suite layouts. Mechanical, electrical, envelope, structural disciplines are still in the early phases, and various options are being considered and investigated.

This letter is to indicate that the project will be designed to meet the City's Step Code requirements (i.e. Step 3 of the Energy Step Code).

Please contact me if you have any questions.

Sincerely,

JRS ENGINEERING

Per:

Jack Cui, P.Eng., MSc, LEED® AP
Sr Energy Modeling Specialist | Division Manager



AUG 13 2019



City of Richmond

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

Address: 9571, 9591, 9611, 9671 Steveston Highway &
10831 Southdale Road

File No.: RZ 17-763712

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10082, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut as road at the southeast corner of the subject site (at the intersection of Steveston Highway and Southdale Road).
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: 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. The Contract should also include the following provisions for the retention of Sycamore Maple tree (tag# 346):
 - a) no encroachment of buildings within the Tree Protection Zone (TPZ);
 - b) no grade changes within the TPZ;
 - c) crown reduction and/or thinning of the crown as needed;
 - d) on-site monitoring by the Project Arborist throughout the duration of construction;
 - e) site drainage mitigation may be required during preload within TPZ;
 - f) contract for watering as needed during summer dry months; and
 - g) evaluation of the tree by a Qualified Tree Risk Assessor on a yearly basis or after any major storm events.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000 for Sycamore Maple tree (tag# 346) to be retained. The City will retain a portion of the security for a one year maintenance period from the date of the inspection.
5. 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.
6. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
7. Registration of a flood indemnity covenant on title.
8. Registration of a cross-access easement, statutory right-of-way, property right-of-passage, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entry driveway to the site and entire length of all internal drive aisles, in favour of the future developments located to the west of the subject development, to permit shared use. The legal agreement is to include that the City will not be responsible for maintenance or liability, no permanent structures are to be placed at the west end of the east-west drive aisle, and the intent and existence of the legal agreements are to be made known to the purchasers of any unit(s) and the strata council of this development.

9. Registration of a legal agreement on title ensuring a 4.0 m wide landscaped buffer planted on-site along Steveston Highway (as measured from the south property line) is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations due to the subject site's proximity to properties in the Agricultural Land Reserve (ALR).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$19,009.15) to the City's public art fund.
12. Contribution of \$1,600 per dwelling unit for the first 19 dwelling units and \$3,200 per dwelling unit for additional dwelling units (e.g. \$33,600) in-lieu of on-site indoor amenity space.
13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$194,672) to the City's affordable housing fund.
14. Registration of a legal agreement on Title, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until three secondary suites are constructed on-site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
 - b) the secondary suites cannot be stratified or otherwise held under separate title.

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

1. Submission of a Landscape Plan, prepared by Registered Landscape Architect, to the satisfaction of the Director of Development.
2. Complete an acoustical and thermal 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. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

Prior to Development Permit* issuance, the developer must complete the following requirements:

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency. The City will retain a portion of the security for a one year maintenance period from the date of the inspection.

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

Water Works:

- Using the OCP Model, there is 314.0 L/s of water available at a 20 psi residual at the Southdale Rd frontage, and 1,048 L/s of water available at 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
- At the Developers cost, the City is to:
 - Cut and cap at main, the existing water service connections at the Steveston Hwy and Southdale Rd frontages.
 - Install a new fire hydrant along the Steveston Highway frontage.
 - Relocate to the ultimate location the existing fire hydrant on the Southdale Road frontage as required to facilitate the required curb, sidewalk, and road widening. Fire Department approval is required for all fire hydrant relocations.
 - Install a new service connection off of the existing 300mm PVC watermain on the south side of Steveston Hwy. Meter to be located onsite (e.g. in a mechanical room).

Storm Sewer Works:

- The Developer is required to:
 - Cut and cap, at main, all existing storm service connections serving the development site and remove inspection chambers.
 - Upgrade approximately 140 m of existing 200 mm & 450 mm storm sewer to 600mm along the entire Steveston Hwy frontage, from existing manhole STMH2786 to existing manhole STMH134896, complete with new manhole at the tie-in point to the existing 200 mm storm sewer to the east.
 - Remove the existing AC storm sewer to the extent of the storm sewer upgrades and legally dispose offsite, and reconnect all existing catch basins and service connections to the new 600 mm storm sewer.
 - Install a new storm service connection, complete with inspection chamber, and tie-in to the proposed 600 mm storm sewer.
 - Remove the existing 450 mm storm sewer and infill the existing ditch along the Southdale Road frontage and replace with a new 600 mm storm sewer, complete with a new manhole at the upstream tie-in point.
 - Review catch basin spacing along Steveston Highway and Southdale Road, and add catch basins as required to meet City spacing requirements.
- At the Developers cost, the City is to:
 - Perform all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Cut and cap, at inspection chamber, all existing service connections serving the development site.
 - Upgrade approximately 55 m of existing 150 mm sanitary main to 200 mm along the north property line, from the west property line of 9571 Steveston Highway to existing manhole SMH2069. A new manhole will be required at the tie-in point to the west.
 - Install a new sanitary service connection, complete with inspection chamber, off of the proposed 200 mm sanitary main. A 1.5 x 3.0 m statutory right-of-way from the edge of the existing sanitary right-of-way along the north property line may be required for the inspection chamber, to be determined at the servicing agreement stage.
 - Due to the existing tree to be protected near existing manhole SMH2069, the manhole will not be required to be replaced. Depending on the condition of the manhole, restoration may be required, to the satisfaction of the City. The developer's Civil Engineer shall submit, within the first servicing agreement submission, a signed & sealed inspection report of the manhole complete with reparation recommendations. These recommendations shall be included within the servicing agreement scope.
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.

- Widen 43.0 m (measured from the east property line) of the existing sanitary right-of-way along the north property line to 3.0 m deep (measured from the north property line of 9671 Steveston Highway), at no cost to the City.
- At the Developers cost, the City is to:
 - Perform all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- Transportation requirements include, but are not limited to, the following
 - Vehicle access to the development is to be provided by a single driveway located on Steveston Highway.
 - The driveway width at the property line is to be designed to restrict vehicle movement to right-in/right-out only. A concrete median will be required in the driveway letdown to restrict vehicles from making a left turn into and out of the site. The taper from the wider driveway at the property line to the on-site drive aisle is to be a maximum of 5:1. Geometry wheel path analysis using AutoTurn software to illustrate SU9 trucks turning into and out of the site will be required to review the design of the driveway to the site.
 - Steveston Highway: design and construction of a 1.5 m wide concrete sidewalk along the south property line and the remaining space to the existing curb to be landscaped/treed boulevard.
 - Southdale Road: design and construction of road widening to 5.6 m measured from the existing centreline of the road, new curb and gutter, a 1.5 m concrete sidewalk along the east property line and the remaining space to the new curb to be landscaped/treed boulevard. Curb return at southeast corner to have a 9 m radius.
 - There may be hydro/TELUS pole relocations required to maintain a free and clear path of 1.5 m for the new concrete sidewalk. Applicant to engage the appropriate third party utility companies early on in the process to assess hydro implications.
 - The developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/treed boulevard and concrete sidewalk per standards described above.
- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - To underground or relocate outside of the proposed sidewalk the existing overhead poles along the Steveston Highway frontage. This may require a BC Hydro right-of-way on the development site for the relocated poles.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to servicing agreement design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) show possible location in functional plan
 - Telus FDH cabinet-1.1 m W X 1 m (deep) show possible location in functional plan
 - Complete other frontage improvements as per Transportation's requirements.

General Items:

- a. The Developer is required to:
 - Not encroach into the sanitary statutory right-of-way along the north property line with proposed trees, retaining walls, fences, or other obstructions.

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Initial: _____

- Provide, prior to soil densification or installation of pre-load, a geotechnical assessment of pre-load and soil preparation impacts on the existing utilities fronting the development site, including but not limited to 150 mm FRP sanitary main along the north property line, and provide mitigation recommendations.
 - 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.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
 5. If applicable, 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 copy on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10082 (RZ 17-763712)
9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale 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. 003-885-208

Lot 138 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

P.I.D. 007-371-977

Lot 139 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

P.I.D. 007-371-985

Lot 140 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

P.I.D. 004-984-897

Lot 1 Section 34 Block 4 North Range 6 West New Westminster District Plan 15745

P.I.D. 004-113-934

Lot 2 Section 34 Block 4 North Range 6 West New Westminster District Plan 15745

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10082"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON


SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____ _____ _____ _____ _____

CITY OF RICHMOND
APPROVED by SD
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: September 4, 2019

From: Wayne Craig
Director, Development

File: RZ 17-794300

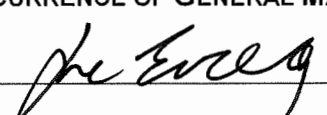
Re: Application by Konic Development Ltd. for Rezoning at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, for the rezoning of 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

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

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of 22 townhouse units and four secondary suites with right-in/right-out vehicle access from No. 2 Road.

Project Description

The seven properties under this application have a total combined frontage of approximately 110 m, and are required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.60 floor area ratio (FAR). The site layout includes 10 two-storey units and 12 three-storey units in eight townhouse clusters. Four secondary suites and two convertible units are included in this proposal. Vehicle access is provided by a single right-in/right-out driveway access to No. 2 Road. 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

There are seven houses on the development site. The applicant has advised that there is one secondary suite in one of the houses. All seven houses and the secondary suite are currently tenanted.

Surrounding Development

To the North: Existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road, which are all identified for townhouse development under the Arterial Road Land Use Policy..

To the South: Three existing single family dwellings on lots zoned “Single Detached (RS1/E)” fronting Wallace Road, which are all identified for townhouse development under the Arterial Road Land Use Policy.

To the East: Across No. 2 Road, existing single family dwellings on lots zoned “Single Detached (RS1/B)” fronting Goldsmith Drive, a childcare centre on a lot zoned “School & Institutional Use (SI)” and a 133-unit townhouse complex zoned “Town Housing (ZT72) – London / Steveston (No. 2 Road)”.

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

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 22 townhouses is consistent with these designations.

Arterial Road Policy

The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is largely in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

Properties to the South

The proposed site assembly will leave a residual development site to the south that will not meet the minimum 50 m site frontage requirement. The residual development site to the south at 5931, 5951 and 5971 Wallace Road, located between the subject site and Wallace Road, has a frontage of approximately 30 m along No. 2 Road.

The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties to the south.

While the proposed development would create an orphan site situation on the south side of the subject site, staff support the proposed development based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- the proposed development will not restrict redevelopment of the adjacent site at 5931, 5951 and 5971 Wallace Road as the orphan site is located at the corner of No. 2 Road and Wallace Road, with a lot width of 30 m, a lot depth of 43.58m, and an overall site area of 1,310 m²; and
- a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to provide vehicle access to future townhouse development on the adjacent site to the south.

Properties to the North

A city owned site is located at 10191 No. 2 Road and this site is not envisioned to be redeveloped in the near future. The developer has explored the opportunity to include the property located between the subject site and the city owned site (i.e. 10211 No. 2 Road) into the proposed townhouse development; however, the acquisition attempt was not successful. To proceed with the subject development proposal, the developer has agreed to provide:

- vehicle access to future townhouse development on the adjacent site to the north; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site will be registered on Title of the subject site as a condition of rezoning to secure this arrangement;
- a development concept plan for the adjacent site to the north (on file); and
- shared use of outdoor amenity space and garbage/recycling collection facilities on-site with future townhouse development on the adjacent site to the north. A cross-access easement/agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The developers have also consulted with the owners/residents of the neighbouring properties on the proposed development; no concern was raised. A consultation summary package prepared by the developers and a map of the consultation area can be found in Attachment 4.

Should the Planning Committee endorse this application and Council grant 1st 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 seven properties into one development parcel, with a total net site area of approximately 4,857.6 m². The proposal consists of 22 townhouses, in a mix of two-storey and three-storey townhouse units in eight clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from No. 2 Road and a north-south internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated at the northwest corner of the site.

All three-storey units are proposed along No. 2 Road; a minimum 7.5 m side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns. Two-storey duplexes are proposed along the rear (west) lot line to serve as a transition to the single family homes to the west. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Four ground level secondary suites are proposed to be included in the development. These suites will be contained in four of the three-storey units (unit types “C1” & “C2”) proposed on site (see Attachment 2). The size of each secondary suite is approximately 26 m² (279 ft²) and the total net floor area of each of these “C1” and “C2” units is approximately 141 m² (1,520 ft²). Each secondary suite contains a bedroom, a kitchen and a bathroom. No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite.

To ensure that these secondary suites 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 suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted 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, including provision of children’s play equipment.

Existing Legal Encumbrances

There are existing utility Right-of-Ways (ROWs) along the west property line and south property lines of the site for existing sanitary sewer lines and connections. The developer is aware that no construction is permitted in these areas.

In addition, there is an existing utility Right-of-Ways along the north property line of 10351 No. 2 Road for an existing perimeter drain. The applicant is required to remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.

Transportation and Site Access

One vehicular access from No. 2 Road is proposed, this access will be restricted to right-in/right-out traffic movements. The proposed vehicle access is envisioned to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.09 m wide road across the entire No. 2 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. The developer is also required to contribute \$50,000 towards a future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive. Pre-ducting for future works will be also required as part of the Servicing Agreement.

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 28 bylaw-sized trees and one hedgerow on the subject property, six trees and three hedgerows on neighbouring properties, and one hedgerow that may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.

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

- 26 trees (tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59) located on the development site 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.
- One (1) hedgerow comprised of six (6) trees (tag# 45-50) located on the development site is in poor condition with little landscape value, and should be removed.
- One (1) hedgerow comprised of 16 trees (tag# 28-43) located on the development site is in poor condition with little landscape value. This hedgerow may be removed; consent letter from the neighbouring property owner to the south is on file as this hedgerow may be a shared property between 10397 No. 2 Road and 5971 Wallace Road.
- One (1) tree (tag# 26) located onsite is proposed to be retained, this tree is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Seven (7) trees (tag# 7, 8, 10, 12, 16, 17 and 25) located on neighbouring properties to the west are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) hedgerow (tag# 9) located on neighbouring property to the west is to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- Two (2) hedgerows (tag# 19 and 24) located on neighbouring properties to the west are in poor condition with little landscape value. These hedgerows may be removed but the developer is proposing to retain and protect them as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 26 on-site trees (Tree tag# 1-6, 11, 13-15, 18, 20-23, 27, 44, 51-59). The 2:1 replacement ratio would require a total of 52 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 37 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$7,500 to the City's Tree Compensation Fund in lieu of planting the remaining 15 replacement trees should they not be accommodated on the site.

Tree Protection

One tree onsite (tag #26), seven trees (tag# 7, 8, 10, 12, 16, 17 and 25) and three hedgerows (tag# 9, 19 and 24) 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 5). 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 \$1,000 to ensure that the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standards 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.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m. The resulting distance from the back of curb to the building face would be approximately 7.5 m. Staff support the requested variance recognizing that a minor road dedication (0.09 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. The applicant is proposing a reduced front yard setback in order to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent single family homes. The increased rear yard setback would also provide a larger protection buffer to the existing trees and hedges along the west property line that are to be retained as part of the development. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

In addition to the provision of four 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 \$266,662.53.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2017’s rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$26,666.25.

Energy Efficiency & Renewable Energy

The subject rezoning application and the associated Development Permit application were received prior to the introduction of the BC Energy Step Code (approved by Council on July 16, 2018). The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.

The applicants have 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. Registration of a legal agreement on Title 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 developers 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.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Development Permit

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- 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.
- 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.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of site layout and landscape design 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 the sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82 or Energy Step Code.

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

Financial Impact or Economic Impact

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

Conclusion

The proposed 22-unit townhouse development is generally 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, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 6; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 be introduced and given first reading.

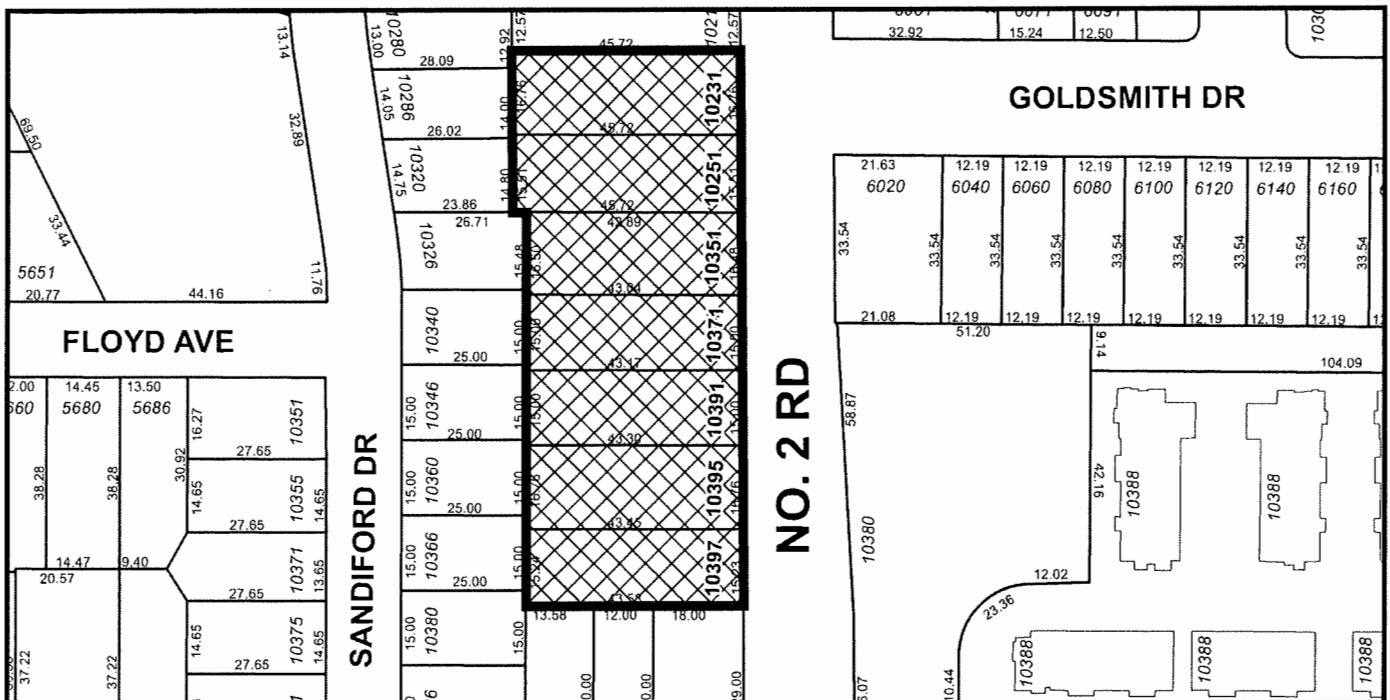


Edwin Lee
Planner 1

EL:rg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Consultation Summary
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations

City of
Richmond



RZ 17-794300

Note: Dimensions are in METRES

~~PLN - 109~~



City of Richmond



RZ 17-794300

Original Date: 01/08/18

Revision Date: 09/03/19

Note: Dimensions are in METRES

PLN - 110



A2.0	COVER SHEET	A4.1	BUILDING SECTIONS
A2.1	COLOR RENDERINGS	A5.1	UNIT TYPE A1 PLANS
A2.2	COLOR RENDERINGS	A5.1A	UNIT TYPE A1 AREA CALCULATION DIAGRAM
A2.3	PROJECT DATA & STATISTICS	A5.2	UNIT TYPE A2 PLANS
A2.4	SITE CONTEXT AERIAL IMAGE & CONTEXT PLAN	A5.2A	UNIT TYPE A2 AREA CALCULATION DIAGRAM
A2.5	SITE CONTEXT PLAN & STREET ELEVATIONS	A5.3	UNIT TYPE A3 PLANS
A2.6	SURVEY PLAN	A5.3A	UNIT TYPE A3 AREA CALCULATION DIAGRAM
A1.0	SITE / ROOF PLAN	A5.4	UNIT TYPE A4 PLANS (LOOK-OFF UNIT)
A1.1	SITE / LEVEL 1 PLAN	A5.4A	UNIT TYPE A4 AREA CALCULATION DIAGRAM
A1.2	1/2"11 NO. 2 ROAD DEVELOPMENT POTENTIAL PLAN	A5.5	UNIT TYPE D1 PLANS
A1.3	SITE PLAN	A5.5A	UNIT TYPE D1 AREA CALCULATION DIAGRAM
A1.4	PARKING PLAN	A5.6	UNIT TYPE D2 PLANS
A1.5	FIRE FIGHTING PLAN	A5.6A	UNIT TYPE D2 AREA CALCULATION DIAGRAM
A1.6	OUTDOOR AREA OVERLAY & CALCULATIONS	A5.7	UNIT TYPE D3 PLANS
A1.7	SITE COVERAGE (BUILDING) OVERLAY & CALCULATIONS	A5.7A	UNIT TYPE D3 AREA CALCULATION DIAGRAM
A2.1	BUDG A & D FLOOR PLANS	A5.8	UNIT TYPE G1 PLANS
A2.2	BUDG B & E FLOOR PLANS	A5.8A	UNIT TYPE G1 AREA CALCULATION DIAGRAM
A2.3	BUDG C & F FLOOR PLANS	A5.9	UNIT TYPE G2 PLANS
A2.4	BUDG G, H & J FLOOR PLANS	A5.9A	UNIT TYPE G2 AREA CALCULATION DIAGRAM
A3.0	CONTEXT ELEVATIONS	A5.10	UNIT TYPE H1 PLANS (CONVERTIBLE)
A3.1	BUILDING A ELEVATIONS	A5.10A	UNIT TYPE H1 AREA CALCULATION DIAGRAM
A3.2	BUILDING B ELEVATIONS	A5.11	UNIT TYPE H2 PLANS (CONVERTIBLE)
A3.3	BUILDING C & J ELEVATIONS	A5.11A	UNIT TYPE H2 AREA CALCULATION DIAGRAM
A3.4	BUILDING D ELEVATIONS	A5.12	UNIT TYPE C2 PLANS (LOOK-OFF UNIT)
A3.5	BUILDING E ELEVATIONS	A5.12A	UNIT TYPE C2 AREA CALCULATION DIAGRAM
A3.6	BUILDING F ELEVATIONS	A5.13	UNIT TYPE C3 PLANS (LOOK-OFF UNIT)
A3.7	BUILDING G ELEVATIONS	A5.13A	UNIT TYPE C3 AREA CALCULATION DIAGRAM
A3.8	BUILDING H ELEVATIONS	A5.14	UNIT TYPE C4 PLANS (LOOK-OFF UNIT)
A3.9	BUILDING I ELEVATIONS	A5.14A	UNIT TYPE C4 AREA CALCULATION DIAGRAM
A3.10	BUILDING J ELEVATIONS	A5.15	UNIT TYPE C5 PLANS (LOOK-OFF UNIT)
A3.11	BUILDING K ELEVATIONS	A5.15A	UNIT TYPE C5 AREA CALCULATION DIAGRAM
A3.12	BUILDING L ELEVATIONS	A5.16	UNIT TYPE C6 PLANS (LOOK-OFF UNIT)
A3.13	BUILDING M ELEVATIONS	A5.16A	UNIT TYPE C6 AREA CALCULATION DIAGRAM
A3.14	BUILDING N ELEVATIONS	A5.17	UNIT TYPE C7 PLANS (LOOK-OFF UNIT)
A3.15	BUILDING O ELEVATIONS	A5.17A	UNIT TYPE C7 AREA CALCULATION DIAGRAM
A3.16	BUILDING P ELEVATIONS	A5.18	UNIT TYPE C8 PLANS (LOOK-OFF UNIT)
A3.17	BUILDING Q ELEVATIONS	A5.18A	UNIT TYPE C8 AREA CALCULATION DIAGRAM
A3.18	BUILDING R ELEVATIONS	A5.19	UNIT TYPE C9 PLANS (LOOK-OFF UNIT)
A3.19	BUILDING S ELEVATIONS	A5.19A	UNIT TYPE C9 AREA CALCULATION DIAGRAM
A3.20	BUILDING T ELEVATIONS	A5.20	UNIT TYPE C10 PLANS (LOOK-OFF UNIT)
A3.21	BUILDING U ELEVATIONS	A5.20A	UNIT TYPE C10 AREA CALCULATION DIAGRAM
A3.22	BUILDING V ELEVATIONS	A5.21	UNIT TYPE C11 PLANS (LOOK-OFF UNIT)
A3.23	BUILDING W ELEVATIONS	A5.21A	UNIT TYPE C11 AREA CALCULATION DIAGRAM
A3.24	BUILDING X ELEVATIONS	A5.22	UNIT TYPE C12 PLANS (LOOK-OFF UNIT)
A3.25	BUILDING Y ELEVATIONS	A5.22A	UNIT TYPE C12 AREA CALCULATION DIAGRAM
A3.26	BUILDING Z ELEVATIONS	A5.23	UNIT TYPE C13 PLANS (LOOK-OFF UNIT)
A3.27	BUILDING AA ELEVATIONS	A5.23A	UNIT TYPE C13 AREA CALCULATION DIAGRAM
A3.28	BUILDING AB ELEVATIONS	A5.24	UNIT TYPE C14 PLANS (LOOK-OFF UNIT)
A3.29	BUILDING AC ELEVATIONS	A5.24A	UNIT TYPE C14 AREA CALCULATION DIAGRAM
A3.30	BUILDING AD ELEVATIONS	A5.25	UNIT TYPE C15 PLANS (LOOK-OFF UNIT)
A3.31	BUILDING AE ELEVATIONS	A5.25A	UNIT TYPE C15 AREA CALCULATION DIAGRAM
A3.32	BUILDING AF ELEVATIONS	A5.26	UNIT TYPE C16 PLANS (LOOK-OFF UNIT)
A3.33	BUILDING AG ELEVATIONS	A5.26A	UNIT TYPE C16 AREA CALCULATION DIAGRAM
A3.34	BUILDING AH ELEVATIONS	A5.27	UNIT TYPE C17 PLANS (LOOK-OFF UNIT)
A3.35	BUILDING AI ELEVATIONS	A5.27A	UNIT TYPE C17 AREA CALCULATION DIAGRAM
A3.36	BUILDING AJ ELEVATIONS	A5.28	UNIT TYPE C18 PLANS (LOOK-OFF UNIT)
A3.37	BUILDING AK ELEVATIONS	A5.28A	UNIT TYPE C18 AREA CALCULATION DIAGRAM
A3.38	BUILDING AL ELEVATIONS	A5.29	UNIT TYPE C19 PLANS (LOOK-OFF UNIT)
A3.39	BUILDING AM ELEVATIONS	A5.29A	UNIT TYPE C19 AREA CALCULATION DIAGRAM
A3.40	BUILDING AN ELEVATIONS	A5.30	UNIT TYPE C20 PLANS (LOOK-OFF UNIT)
A3.41	BUILDING AO ELEVATIONS	A5.30A	UNIT TYPE C20 AREA CALCULATION DIAGRAM
A3.42	BUILDING AP ELEVATIONS	A5.31	UNIT TYPE C21 PLANS (LOOK-OFF UNIT)
A3.43	BUILDING AQ ELEVATIONS	A5.31A	UNIT TYPE C21 AREA CALCULATION DIAGRAM
A3.44	BUILDING AR ELEVATIONS	A5.32	UNIT TYPE C22 PLANS (LOOK-OFF UNIT)
A3.45	BUILDING AS ELEVATIONS	A5.32A	UNIT TYPE C22 AREA CALCULATION DIAGRAM
A3.46	BUILDING AT ELEVATIONS	A5.33	UNIT TYPE C23 PLANS (LOOK-OFF UNIT)
A3.47	BUILDING AU ELEVATIONS	A5.33A	UNIT TYPE C23 AREA CALCULATION DIAGRAM
A3.48	BUILDING AV ELEVATIONS	A5.34	UNIT TYPE C24 PLANS (LOOK-OFF UNIT)
A3.49	BUILDING AW ELEVATIONS	A5.34A	UNIT TYPE C24 AREA CALCULATION DIAGRAM
A3.50	BUILDING AX ELEVATIONS	A5.35	UNIT TYPE C25 PLANS (LOOK-OFF UNIT)
A3.51	BUILDING AY ELEVATIONS	A5.35A	UNIT TYPE C25 AREA CALCULATION DIAGRAM
A3.52	BUILDING AZ ELEVATIONS	A5.36	UNIT TYPE C26 PLANS (LOOK-OFF UNIT)
A3.53	BUILDING BA ELEVATIONS	A5.36A	UNIT TYPE C26 AREA CALCULATION DIAGRAM
A3.54	BUILDING BB ELEVATIONS	A5.37	UNIT TYPE C27 PLANS (LOOK-OFF UNIT)
A3.55	BUILDING BC ELEVATIONS	A5.37A	UNIT TYPE C27 AREA CALCULATION DIAGRAM
A3.56	BUILDING BD ELEVATIONS	A5.38	UNIT TYPE C28 PLANS (LOOK-OFF UNIT)
A3.57	BUILDING BE ELEVATIONS	A5.38A	UNIT TYPE C28 AREA CALCULATION DIAGRAM
A3.58	BUILDING BF ELEVATIONS	A5.39	UNIT TYPE C29 PLANS (LOOK-OFF UNIT)
A3.59	BUILDING BG ELEVATIONS	A5.39A	UNIT TYPE C29 AREA CALCULATION DIAGRAM
A3.60	BUILDING BH ELEVATIONS	A5.40	UNIT TYPE C30 PLANS (LOOK-OFF UNIT)
A3.61	BUILDING BI ELEVATIONS	A5.40A	UNIT TYPE C30 AREA CALCULATION DIAGRAM
A3.62	BUILD		

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CLIENT
KONG COOK ARCHITECTS
1000 WEST 10TH AVE.
RICHMOND BC V6Y 2E4
CONTACT: NATHAN LING, CEO
PHONE: 604-283-5710, FAX: 604-285-3702
EMAIL: INFO@KONGCO.COM

ARCHITECT
IMPRESS ARCHITECTURE
1000 WEST 10TH AVE.
RICHMOND BC V6Y 2E4
CONTACT: ANDY ZHAI, ARCHITECT ABC
TEL: 778-938-8692
EMAIL: IMPRESSARCHITECTURE@GMAIL.COM

LANDSCAPE ARCHITECT
KITCHEN ARCHITECTURE AND
DESIGN
4220 - 26 CORNE MENNS
WEST MINSTER BC, CAN 3M 3J7
CONTACT: MEGHETH MITCHELL, PRINCIPAL
TEL: 604-273-8888
EMAIL: MEGHETH.KITCHEN@GMAIL.COM

SURVEYOR
SIC SURVEYORS
PROFESSIONAL LAND SURVEYORS
1715 - 8833 DOLAN CRESENT,
RICHMOND BC V6X 3Z7
CONTACT: JOHNNY TAN B.C.L.S.,
TEL: 604-273-8888
EMAIL: OFFICE@SICTEAM.COM

CIVIL
CORE CONCEPT CONSULTING LTD.
CIVIL & MECHANICAL & SURVEY
106-1101 HORSBURG WAY, RICHMOND BC V6Y 5B7
CONTACT: SAULCE DUFFY, PROJECT
TEL: 504-259-6940, FAX: 504-305-6061
EMAIL: SCDFUFFY@CORECONCEPTCONSULTING.COM

ELECTRICAL
NEW ENGINEERING LTD.
106-1101 HORSBURG WAY, RICHMOND BC V6Y 5B7
CONTACT: JOHN P. ENO,
TEL: 604-267-1337
EMAIL: RUEBEN@NEWTELUS.NET

ARBORIST
MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.
4020, 3028 SINDEN WAY
RICHMOND BC V6V 1L3
CONTACT: JIMMY LEE, ARBORIST
TEL: 504-269-6666
EMAIL: MOUNTAINMAPLE@TELUS.NET

CORE CONCEPT CONSULTING LTD.
CIVIL & MECHANICAL & SURVEY
220-3239 WINING WAY, RICHMOND VY 3B7
CONTACT: BRUCE DUFFY, DIRECTOR
TEL: 504-265-5940, FAX: 504-245-0541
EMAIL: bruce.duffy@coreconceptconsulting.com

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.
#200, 8208 SWENSON WAY
DELTA BC V4G 1J8
CONTACT: LAURA LEIGH
TEL: 604-459-6568
MOUNTAINMAPLE@HOTMAIL.COM



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 REGISTERED ARCHITECTS OF PRACTICE
 1001 N. 10TH AVE., SUITE 100
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 PHONE: 303.733.1111
 FAX: 303.733.1112
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NO. 2 ROAD



NO.	DATE	DESCRIPTION	BY	CHKD
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9	10/10/10	REVISION	IM	IM
10	10/10/10	REVISION	IM	IM

2019-07-26
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Client/Owner
 NO. 2 ROAD TOWNHOUSE DEVELOPMENT
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COLOR RENDERINGS

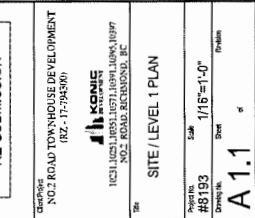
Project No.
 PS193

Scale
 N.T.S.

Revision
 1

A 0.2

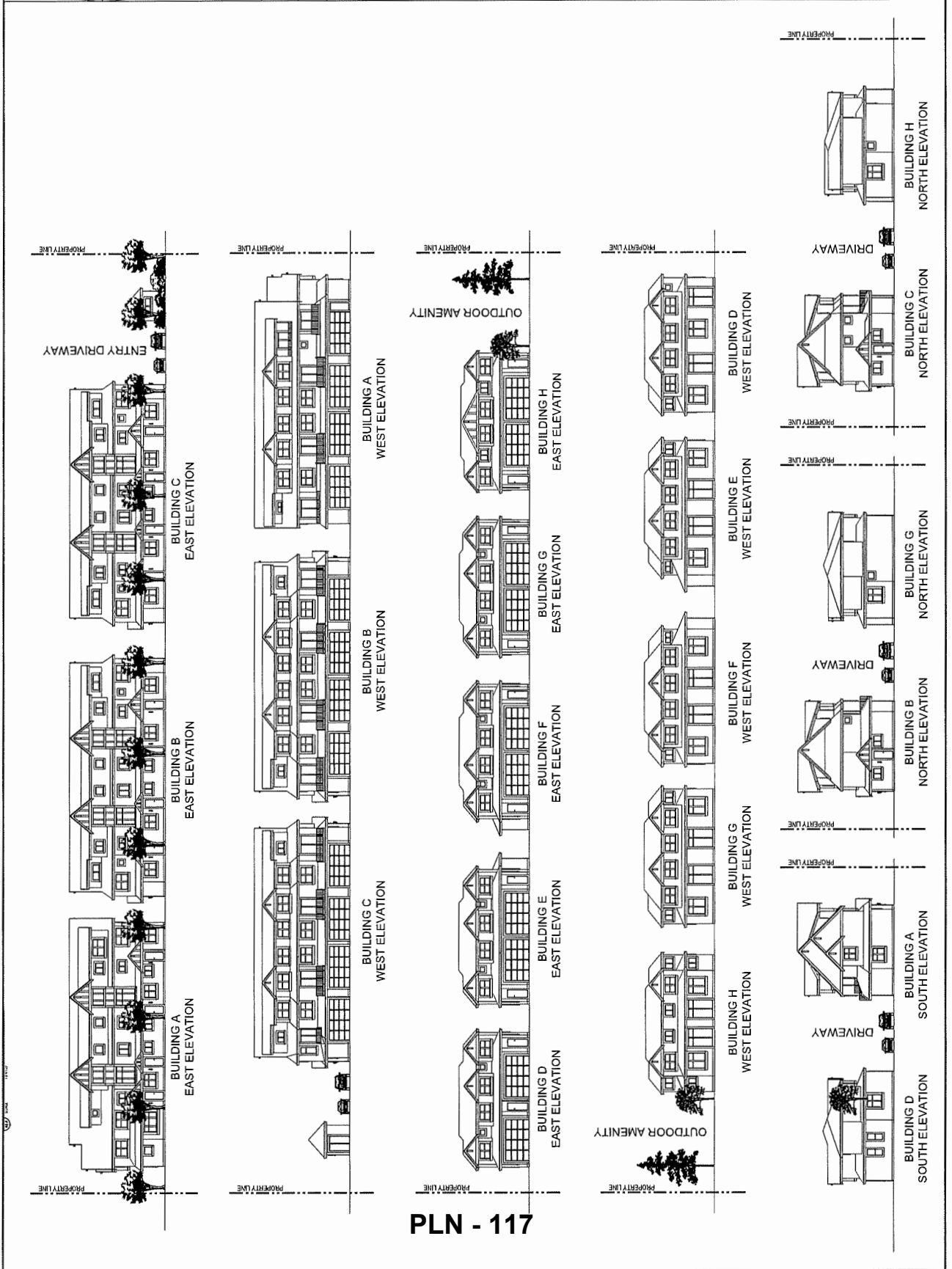
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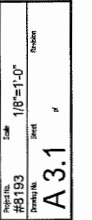


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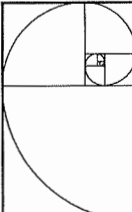
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A1.1 SCALE 1/16"=1'-0"

A1.1





4 BUILDING A NORTH ELEVATION
A3.1 SCALE 1/8"=1'-0"



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NO. 2 ROAD
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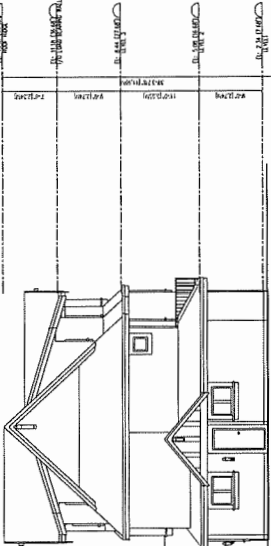
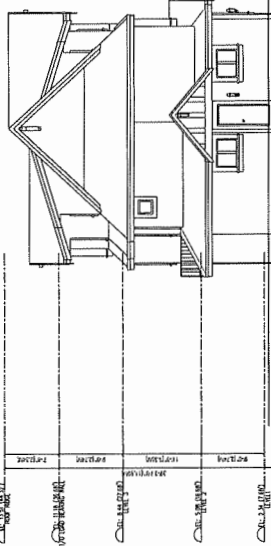
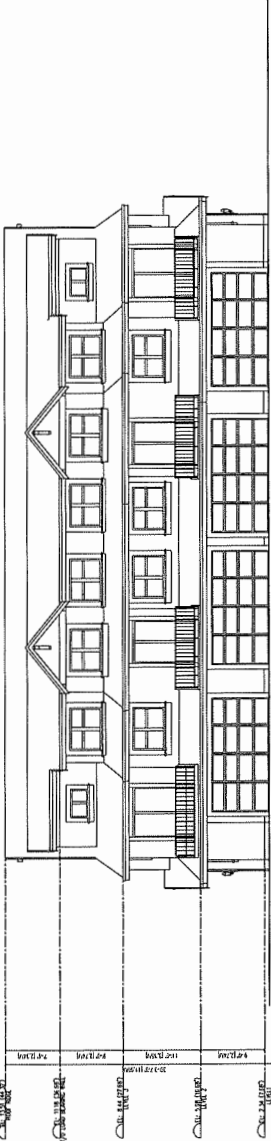
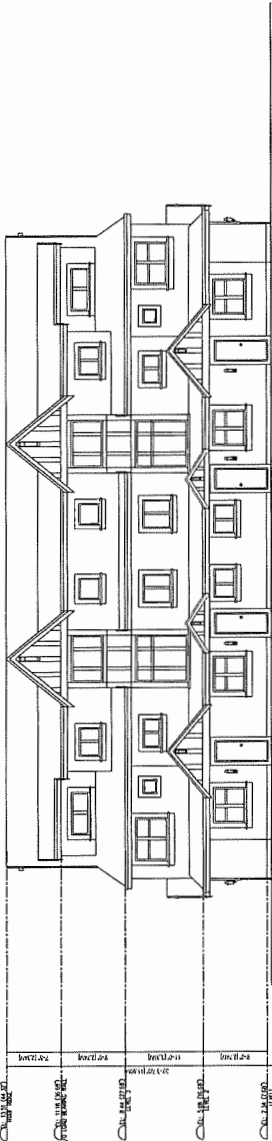
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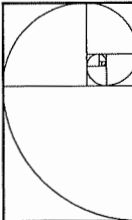
NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(K2 - 17-24-260)

KONIG
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(804) 781-1111

BUILDING B ELEVATIONS

Project: #8193
Scale: 1/8"=1'-0"
Sheet: A3.2





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 10531 LINDSEY LANE, SUITE 100
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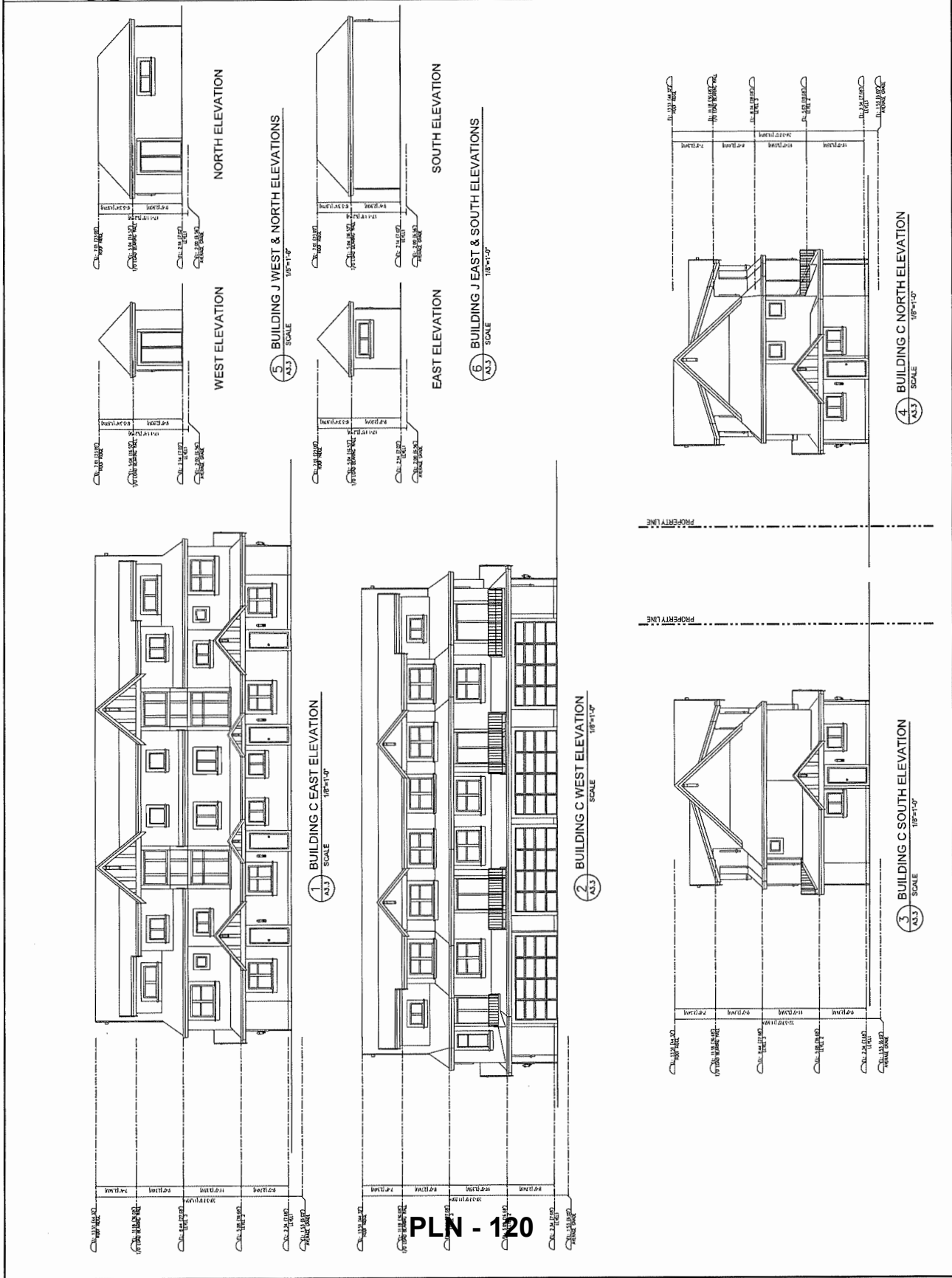
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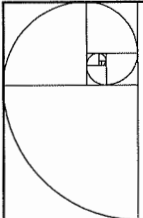
BUILDING C & J ELEVATIONS

PROJECT: NO. 2 ROAD TOWNHOUSE DEVELOPMENT
DATE: 2019-07-26
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NO. 2 ROAD

BUILDING C & J ELEVATIONS





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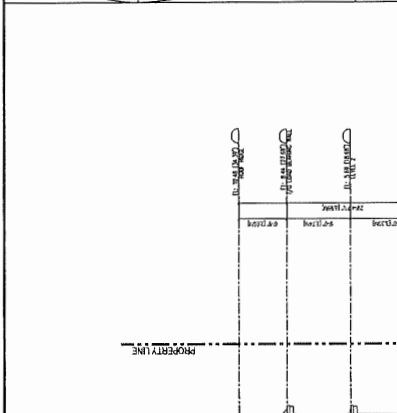
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NO. 2 ROAD TOWNHOUSE DEVELOPMENT
(REZ - 17-79450)

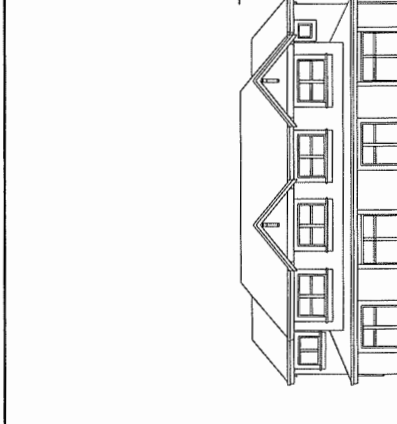
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DENVER, CO 80202

BUILDING D ELEVATIONS

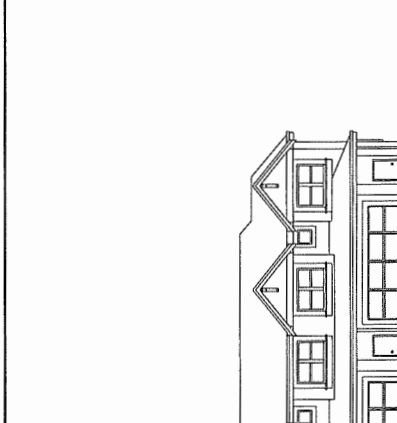
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Sheet 3 of 3
A3.4



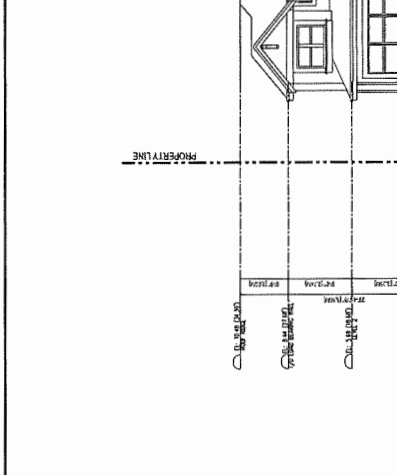
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1/8"=1'-0" SCALE



2 BUILDING D WEST ELEVATION
1/8"=1'-0" SCALE

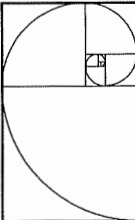


3 BUILDING D NORTH ELEVATION
1/8"=1'-0" SCALE



4 BUILDING D SOUTH ELEVATION
1/8"=1'-0" SCALE





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NO 2 ROAD TOWNHOUSE DEVELOPMENT
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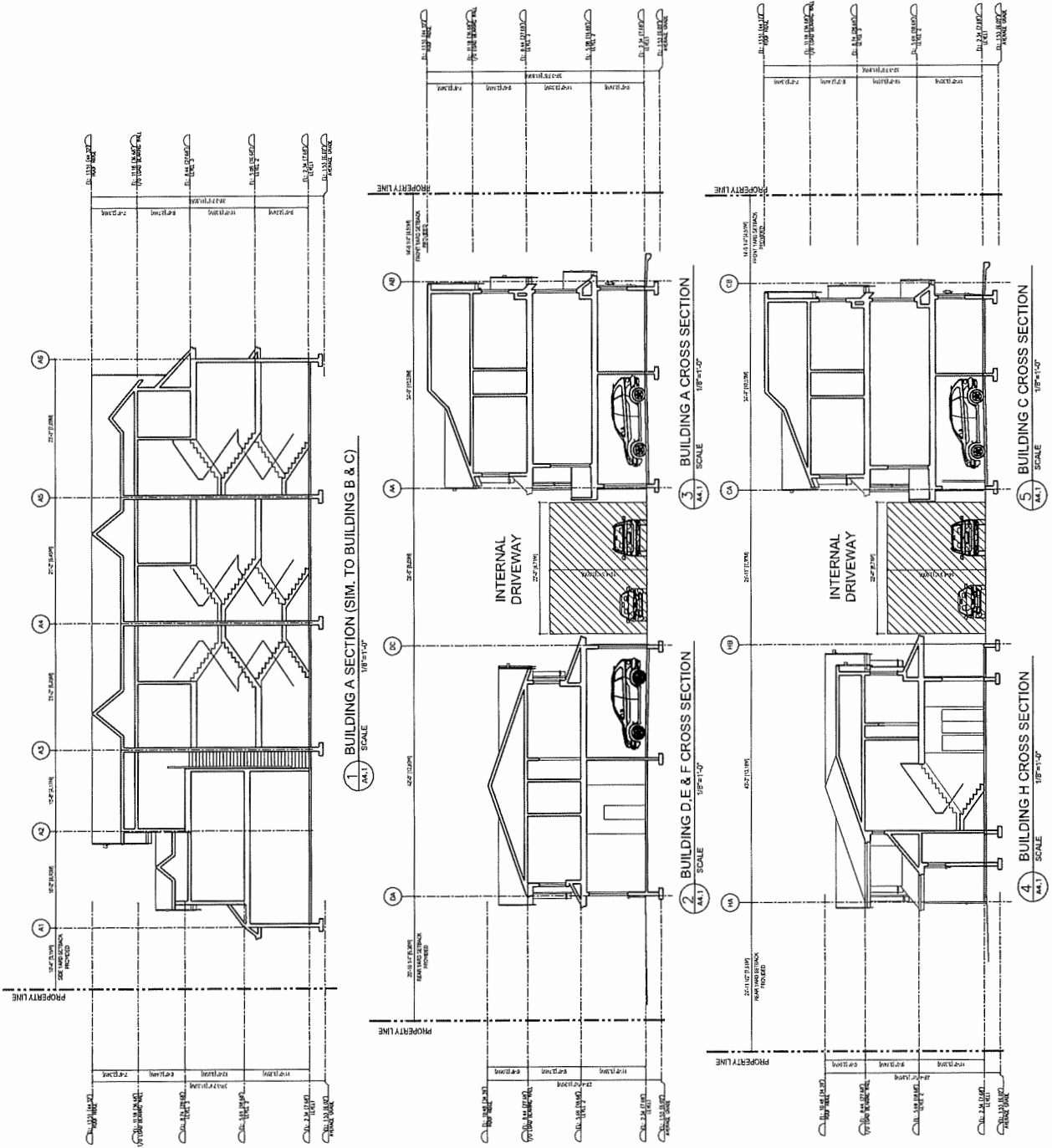
BUILDING SECTIONS

Project: #8193
Scale: 1/8"=1'-0"
Drawing: A.4.1
Sheet: 1 of 1

NO. 2 ROAD

BLDG A | BLDG B | BLDG C | BLDG D
BLDG E | BLDG F | BLDG G | BLDG H

NO.	DESCRIPTION	DATE	BY	CHKD
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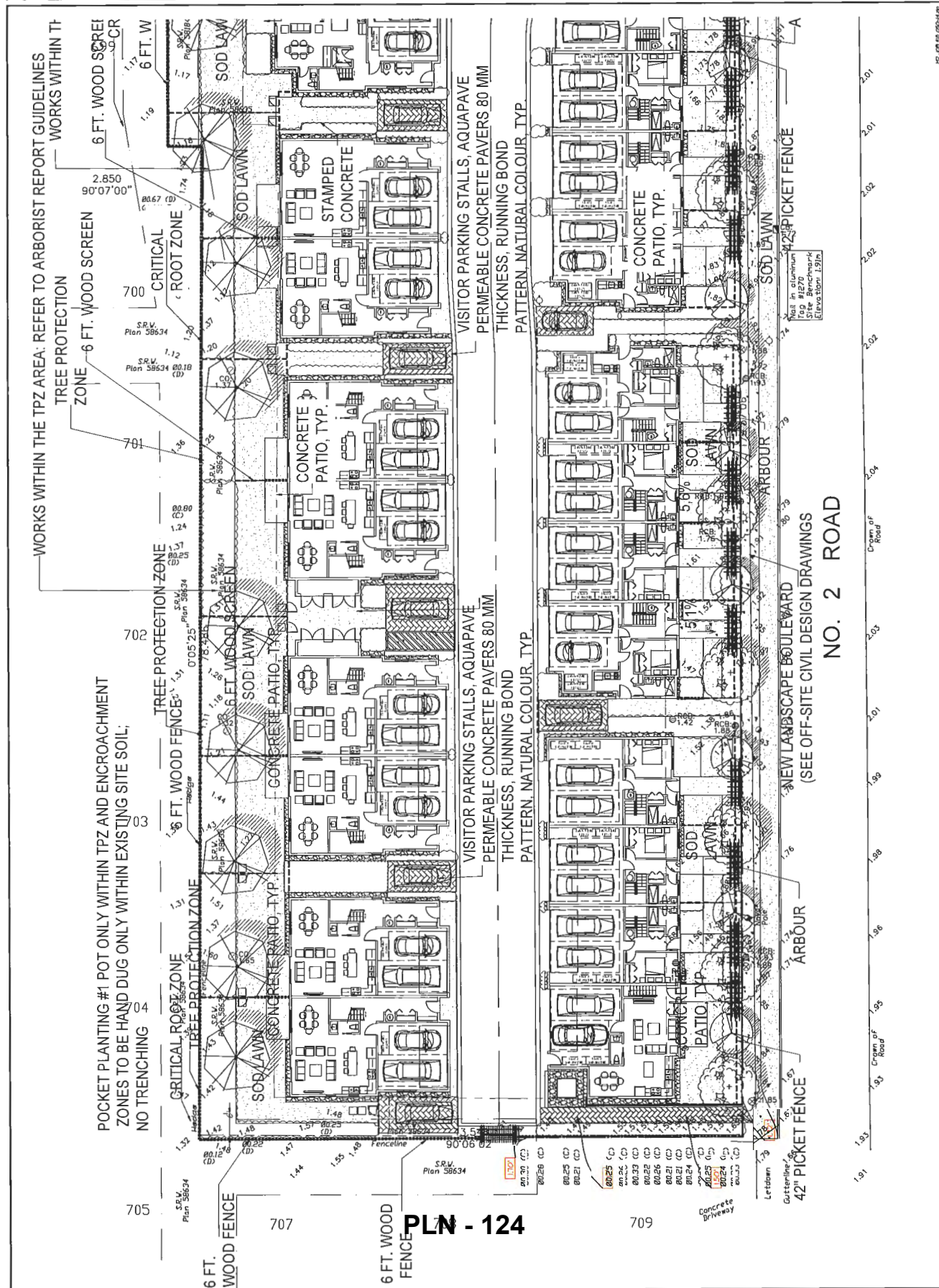


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1		REV/AS PER NEW CITY COMMENTS	DY

SUBJECT: TOWNHOUSE DEVELOPMENT
10231-10397 No. 2 Road
Richmond, BC

DRAWING TITLE:

DATE: 2010-JULY-04	DRAWING NUMBER:
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3J1
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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67	2009-01-14	REVISED	REVISED PER CITY COMMENTS
68	2009-01-14	REVISED	REVISED PER CITY COMMENTS
69	2009-01-14	REVISED	REVISED PER CITY COMMENTS
70	2009-01-14	REVISED	REVISED PER CITY COMMENTS
71	2009-01-14	REVISED	REVISED PER CITY COMMENTS
72	2009-01-14	REVISED	REVISED PER CITY COMMENTS
73	2009-01-14	REVISED	REVISED PER CITY COMMENTS
74	2009-01-14	REVISED	REVISED PER CITY COMMENTS
75	2009-01-14	REVISED	REVISED PER CITY COMMENTS
76	2009-01-14	REVISED	REVISED PER CITY COMMENTS
77	2009-01-14	REVISED	REVISED PER CITY COMMENTS
78	2009-01-14	REVISED	REVISED PER CITY COMMENTS
79	2009-01-14	REVISED	REVISED PER CITY COMMENTS
80	2009-01-14	REVISED	REVISED PER CITY COMMENTS
81	2009-01-14	REVISED	REVISED PER CITY COMMENTS
82	2009-01-14	REVISED	REVISED PER CITY COMMENTS
83	2009-01-14	REVISED	REVISED PER CITY COMMENTS
84	2009-01-14	REVISED	REVISED PER CITY COMMENTS
85	2009-01-14	REVISED	REVISED PER CITY COMMENTS
86	2009-01-14	REVISED	REVISED PER CITY COMMENTS
87	2009-01-14	REVISED	REVISED PER CITY COMMENTS
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91	2009-01-14	REVISED	REVISED PER CITY COMMENTS
92	2009-01-14	REVISED	REVISED PER CITY COMMENTS
93	2009-01-14	REVISED	REVISED PER CITY COMMENTS
94	2009-01-14	REVISED	REVISED PER CITY COMMENTS
95	2009-01-14	REVISED	REVISED PER CITY COMMENTS
96	2009-01-14	REVISED	REVISED PER CITY COMMENTS
97	2009-01-14	REVISED	REVISED PER CITY COMMENTS
98	2009-01-14	REVISED	REVISED PER CITY COMMENTS
99	2009-01-14	REVISED	REVISED PER CITY COMMENTS
100	2009-01-14	REVISED	REVISED PER CITY COMMENTS

PROJECT:

TOWNHOUSE DEVELOPMENT
8221-8287 No. 2 Road
Richmond, BC

DRAWING TITLE:

SITE
PLAN (north)

DATE: 2009-01-14

DRAWING NUMBER:

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

DRAWN BY: JH

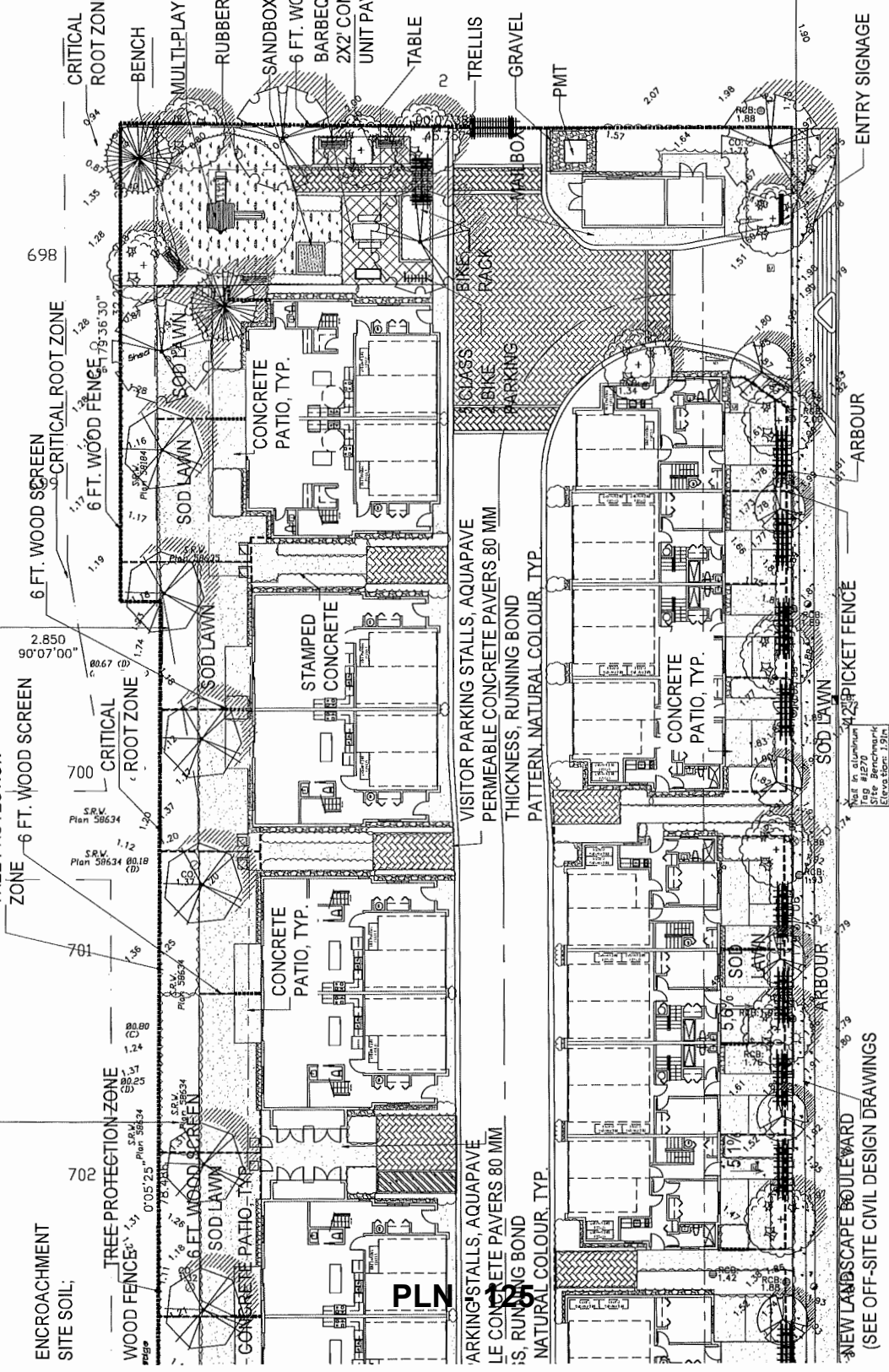
CHECKED BY: JH

DATE: 2009-01-14

CF 8

8 000

WORKS WITHIN THE TPZ AREA: REFER TO ARBORIST REPORT GUIDELINES
WORKS WITHIN THE TPZ AREA: REFER TO ARBORIST REPORT GUIDELINES



NO. 2 ROAD

NEW LANDSCAPE BOULEVARD
(SEE OFF-SITE CIVIL DESIGN DRAWINGS)

10 20 30 40 50 60 70 80 90 100

[illegible]

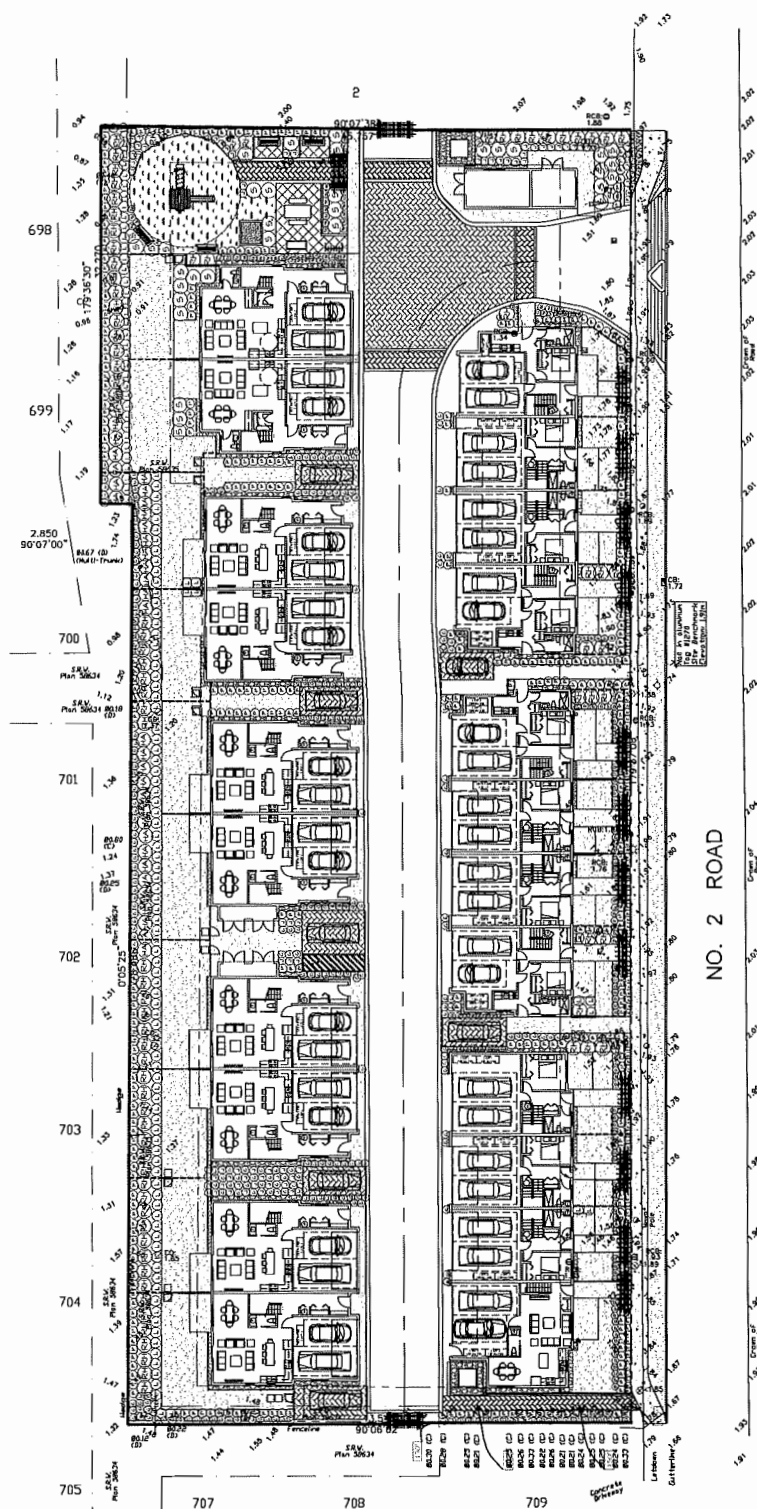
Director

TOWNHOUSE DEVELOPMENT
10231-10397 No. 2 Road
Richmond, BC

DRAWING TITLE:

SHRUB
PLAN

DATE: 2008-11-1-04	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L4
DRAWING: DY	
DESIGN: DY	
CHECK: MY	
SHEILA PROJECT NUMBER: 18 050	
OF 2	

**PLN - 126**

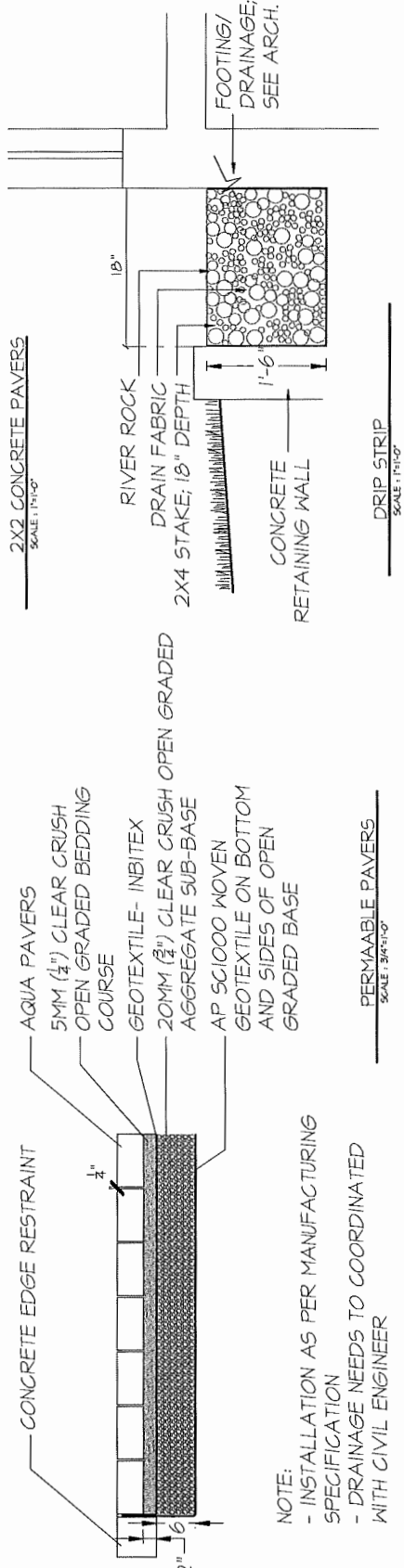
M2 JOB NUMBER: 18-050

PLANTED SIZE / REMARKS

UN-127

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER MEASUREMENTS. OTHER PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER STANDARDS AND BOTH PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NOTE:
- INSTALLATION AS PER MANUFACTURING SPECIFICATION
- DRAINAGE NEEDS TO COORDINATED WITH CIVIL ENGINEER

[illegible]

PROJECT: **TOWNHOUSE DEVELOPMENT**
10201-10397 No. 2 Road
Richmond, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 2012-JUL-09	DRAWING NUMBERS:	OF 8
SCALE: VARIES	16	
DRAWN: DY		
DESIGN: DY		
CHECK: HH		



PLN - 128



RZ 17-794300

Attachment 3

Address: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road

Applicant: Konic Development Ltd.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Forest International Real Estate Investment Company Ltd.	No Change
Site Size (m²):	4,868.0 m ²	4,857.6 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Multiple-Family	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	7	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
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	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max. along No. 2 Road and 9.0 m (2 storeys) Max. along west property line	none
Lot Width:	Min. 50.0 m	110.0 m	none
Lot Depth:	Min. 35.0 m	44.6 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none
Off-street Parking Spaces – Total:	44 (R) and 5 (V)	44 (R) and 7 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (44 x Max. 50% = 22)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (51 x Max. 50% = 25)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (49 x 2% = 1 spaces)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	33 (Class 1) and 5 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units = 132 m ²	240 m ²	none

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



10211 No.2 Road
Richmond, BC V7E 5M6

Mar 6, 2019

HAND DELIVERED

To: Occupants of 10211 No.2 Road, Richmond.

We are the developer to the south of your property developing townhouses located at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond. We are sending you information to notify and keep you informed of this upcoming project. Kindly find attached the current draft developing plans for your reference (ATTACHMENT A).

The proposed development consists of approximately 22 townhouse units. The design of the proposal is in full compliance with various requirements with City of Richmond. The land use of the proposed development complies with Official Community Plan (OCP); the density and building height comply with Zoning Bylaw requirement. The front buildings are 3 storeys in height with both south and north end of buildings reduced to 2 storeys to adapt our neighbour's single-family homes. The rear buildings are all proposed to be 2 storeys. We will have more information to communicate after Planning Committee.

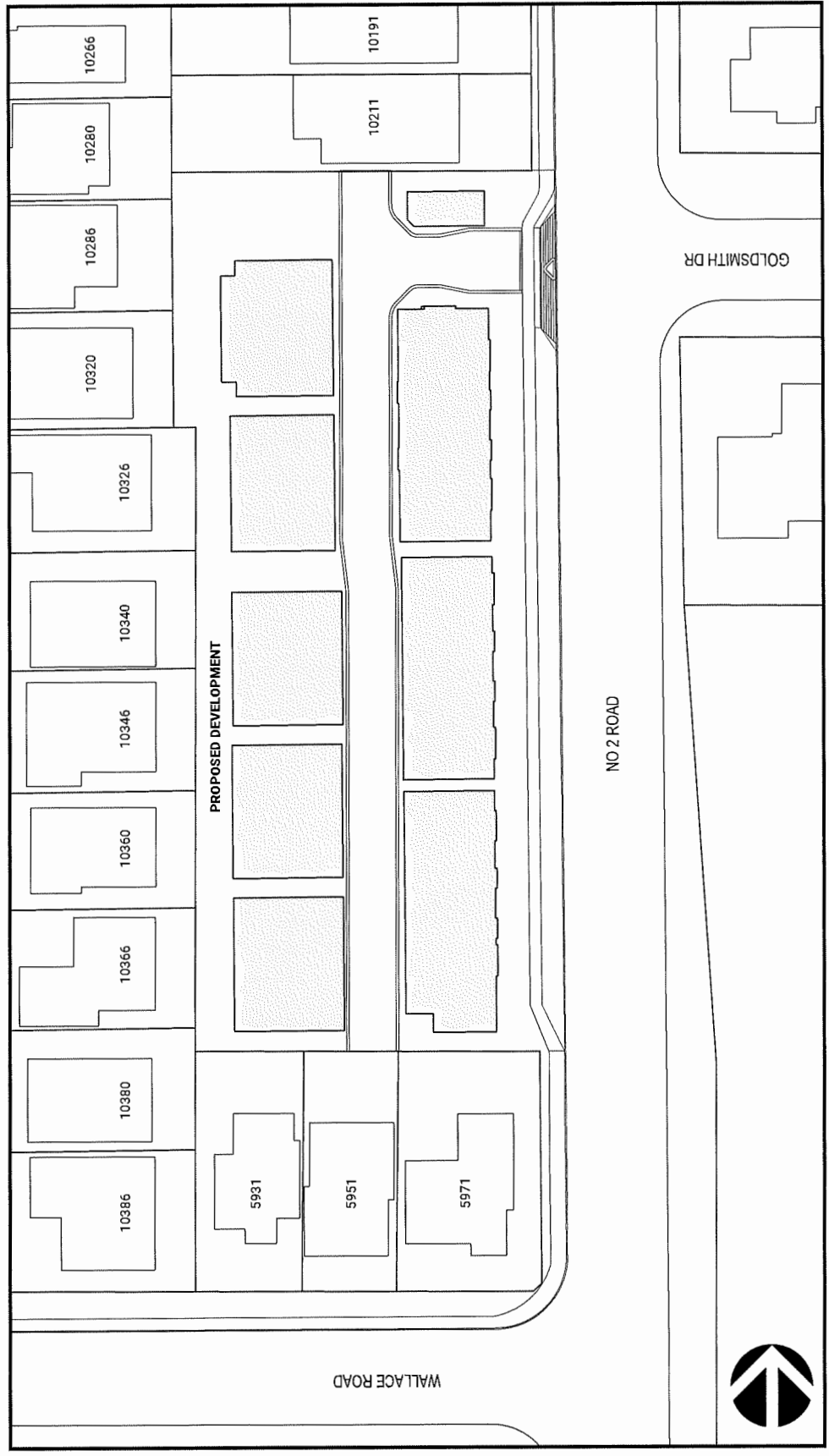
Should there be any questions or concerns about the project, please do not hesitate to email me at michelle@konic.ca or contact my direct line at 604-242-1062. Thank you for your valuable time in reading this notice.

Sincerely,

Michelle Lee
Development Director
Konic Development Ltd.

DRAFT

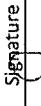
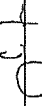




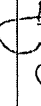






10231, 10251, 10351, 10371, 10391, 10395, 10397 No.2 Road, Richmond

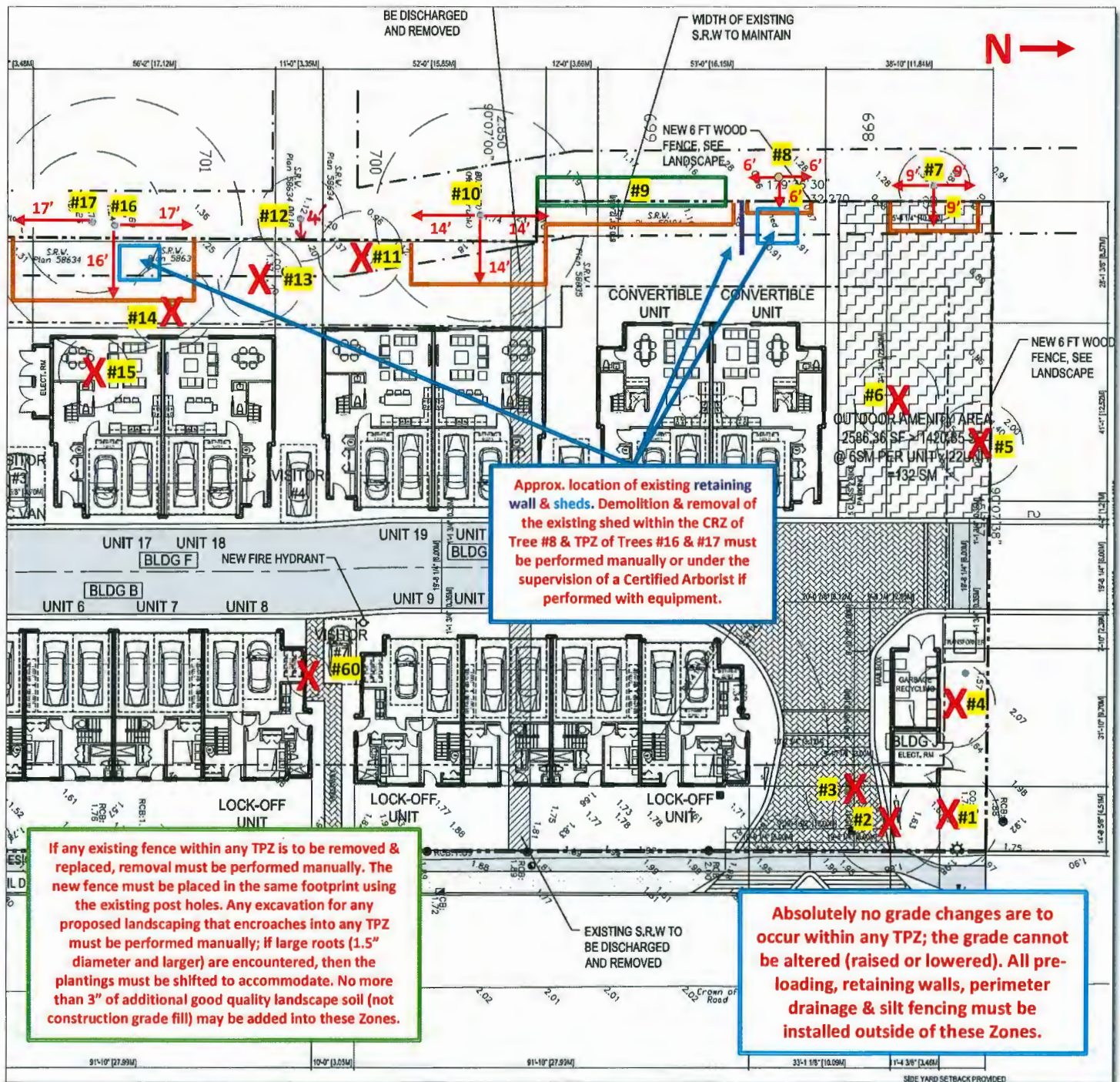


Development project: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No.2 Road, Richmond.

I hand-delivered the Notification envelope containing a letter and site plan proposal (Attachment A) to the mail box of the following neighbours:

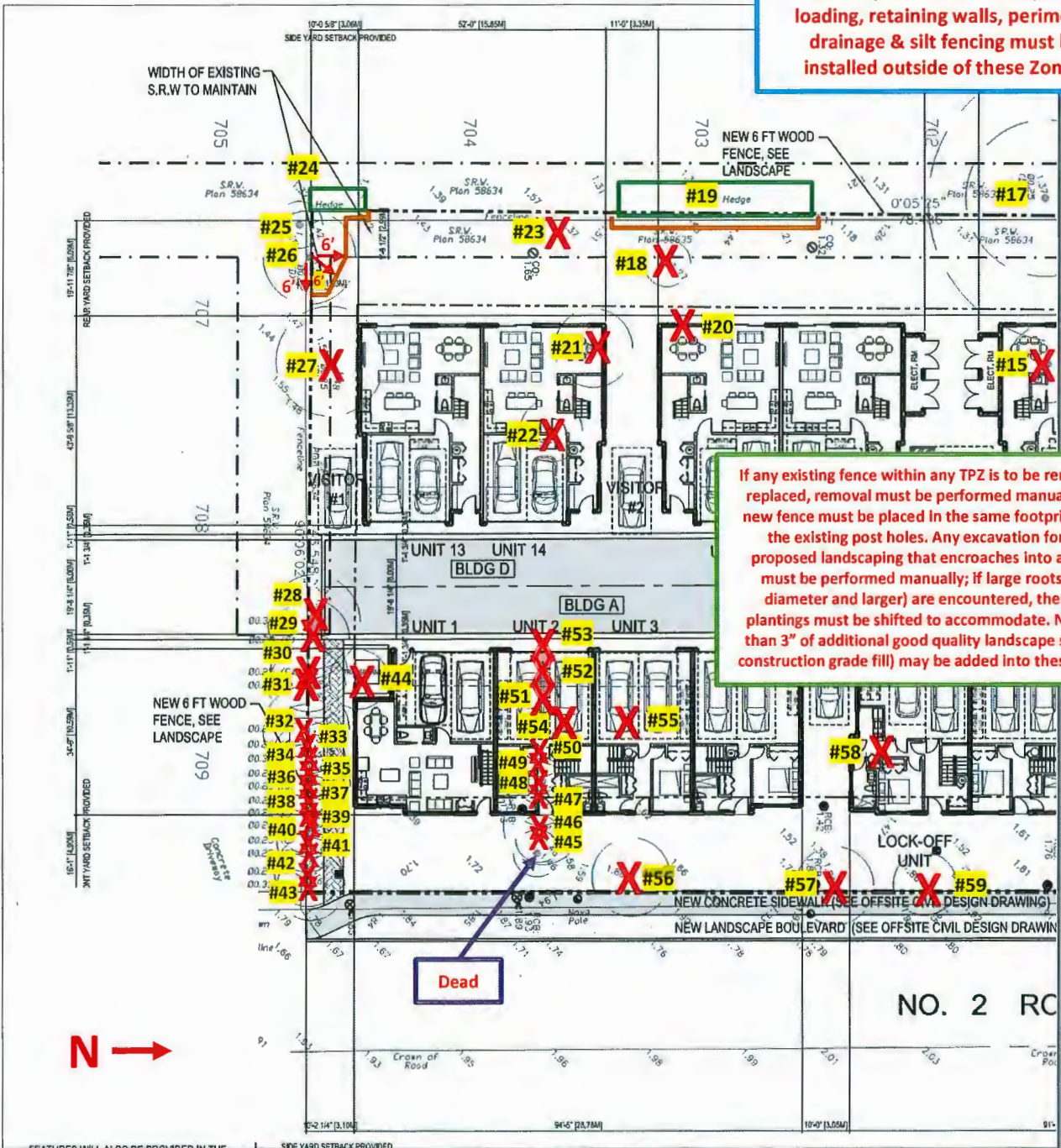
Neighbouring Properties Notification summary

	Neighbour Address	Developer Representative	Date	Time	Feedback	Signature
1	10211 No.2 Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:55 PM	No comments	
2	5971 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	6:40 PM	No comments	
3	5951 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:20 PM	No comments	
4	5931 Wallace Road, Richmond	Jenny Lau (Konic)	8-Mar-19	5:30 PM	No comments	
5	10380 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:38 PM	No comments	
6	10366 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:45 PM	met one of landlord, his name is Bill at the property of 10366 Sandiford Dr Richmond. He thanked for us to deliver the update project information and site plan to him for reference, as he knew that his house is located at the back of our project site; therefore, he cares what status of our project is now, and the est. time frame for construction.	
7	10360 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:50 PM	No comments	
8	10346 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	5:58 PM	No comments	
9	10340 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:05 PM	No comments	
10	10326 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:10 PM	No comments	
11	10320 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:20 PM	No comments	
12	10286 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:28 PM	No comments	
13	10280 Sandiford Dr, Richmond	Jenny Lau (Konic)	8-Mar-19	6:33 PM	No comments	



Tree Retention & Removal Plan for Lots 981, 982, 713, 712 & 711, Scale 1/32" = 1'

Absolutely no grade changes are to occur within any TPZ; the grade cannot be altered (raised or lowered). All pre-loading, retaining walls, perimeter drainage & silt fencing must be installed outside of these Zones.



If any existing fence within any TPZ is to be removed & replaced, removal must be performed manually. The new fence must be placed in the same footprint using the existing post holes. Any excavation for any proposed landscaping that encroaches into any TPZ must be performed manually; if large roots (1.5" diameter and larger) are encountered, then the plantings must be shifted to accommodate. No more than 3" of additional good quality landscape soil (not construction grade fill) may be added into these Zones.

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Plum (<i>Prunus sp.</i>)	21	7m
2	Cherry (<i>Prunus sp.</i>)	52	8m
3	Cherry (<i>Prunus sp.</i>)	27 combined	6m
4	Plum (<i>Prunus sp.</i>)	47 per combined	6m
5	Curly Willow (<i>Salix sp.</i>)	58 combined	6m
6	Fig (<i>Ficus sp.</i>)	30 combined	6m
7	Cypress (<i>Chamaecyparis sp.</i>)	40 per survey	5m
8	Pear (<i>Pyrus sp.</i>)	32 est. combined	4m
9	Cedar (<i>Thuja plicata</i>)	-	3m
10	Oak (<i>Quercus sp.</i>)	67 per survey	15m
11	Plum (<i>Prunus sp.</i>)	60 combined	6m
12	Walnut (<i>Juglans sp.</i>)	18 per survey	6m
13	Fig (<i>Ficus sp.</i>)	Over 100	6m
14	Cherry (<i>Prunus sp.</i>)	55 combined	6m
15	Cherry (<i>Prunus sp.</i>)	45 combined	5m
16	Pine (<i>Pinus sp.</i>)	80 per survey	18m
17	Japanese Maple (<i>Acer palmatum</i>)	25 per survey	10m
18	Plum (<i>Prunus sp.</i>)	24 combined	3m
19	Cedar (<i>Thuja occidentalis</i>)	-	2.8m
20	Pear (<i>Pyrus sp.</i>)	57 combined	6m
21	Apple (<i>Malus sp.</i>)	40 combined	5m
22	Tanarisk (<i>Tamarix sp.</i>)	22	4m
23	Magnolia (<i>Magnolia sp.</i>)	34 combined	6m
24	Cedar (<i>Thuja occidentalis</i>)	-	1m
25	Japanese Maple (<i>Acer palmatum</i>)	50 est. combined	3m
26	Mountain Ash (<i>Sorbus sp.</i>)	26 combined	6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
27	Cherry (<i>Prunus sp.</i>)	23	7m
28	Cedar (<i>Thuja occidentalis</i>)	30 per survey	6m
29	Cedar (<i>Thuja occidentalis</i>)	28 per survey	5m
30	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
31	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
32	Cedar (<i>Thuja occidentalis</i>)	25 per survey	5m
33	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
34	Cedar (<i>Thuja occidentalis</i>)	33 per survey	5m
35	Cedar (<i>Thuja occidentalis</i>)	22 per survey	5m
36	Cedar (<i>Thuja occidentalis</i>)	26 per survey	5m
37	Cedar (<i>Thuja occidentalis</i>)	21 per survey	5m
38	Cedar (<i>Thuja occidentalis</i>)	21 per survey	4.4m
39	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
40	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
41	Cedar (<i>Thuja occidentalis</i>)	25 per survey	4.4m
42	Cedar (<i>Thuja occidentalis</i>)	24 per survey	4.4m
43	Cedar (<i>Thuja occidentalis</i>)	33 per survey	4.4m
44	Smokebush (<i>Cotinus sp.</i>)	22 combined	3.9m
45	Cedar (<i>Thuja occidentalis</i>)	34 combined	3m
46	Cedar (<i>Thuja occidentalis</i>)	36 combined	5m
47	Cedar	41	3.6m

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
	<i>(Thuja occidentalis Italis)</i>	combined	
	Cedar		
48	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
49	<i>(Thuja occidentalis)</i>	19 combined	3m
	Cedar		
50	<i>(Thuja occidentalis)</i>	18 combined	3m
	Cedar		
51	<i>(Thuja occidentalis)</i>	10	2m
	Cedar		
52	<i>(Thuja occidentalis)</i>	26 combined	4.4m
	Cedar		
53	<i>(Thuja occidentalis)</i>	66 combined	4.4m
	Fig	40	
54	<i>(Ficus sp.)</i>	combined	3m
	Windmill palm		
	<i>(Trachycarpus fortunei)</i>	21	3m
	Lilac	28	
55	<i>(Syringa sp.)</i>	combined	5m
	Cherry	29	
56	<i>(Prunus sp.)</i>	combined	5m
	Cedar		
57	<i>(Thuja occidentalis)</i>	22 per survey	2m
	Cherry		
58	<i>(Prunus sp.)</i>	27	4m
	Lilac	65 per survey	3m
59	<i>(Syringa sp.)</i>		
60			

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Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum* sp.)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)

- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



Address: 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road **File No.:** RZ 17-794300

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10088, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Approximately 0.09 m road dedication along the entire No. 2 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from No. 2 Road and the internal north-south manoeuvring aisle, in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
4. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 10231,10251,10351,10371,10391,10395 and 10397 No. 2 Road), in favour of the future residential (townhouse) development at 10211 No. 2 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that 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 four 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.
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code requirements expected to be in place at the time of the proposed project's Building Permit application.
8. 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 the 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.
9. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the Mountain Ash tree (specifically tag# 26) located at the southwest corner of the site 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.
10. City acceptance of the developer's offer to voluntarily contribute \$7,500.00 to the City's Tree Compensation Fund for the planting of 15 replacement trees within the City. If additional replacement trees (over and beyond the 37 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.
11. City acceptance of the developer's offer to voluntarily contribute \$50,000.00 towards the future upgrade of the special crosswalk at the intersection of No.2 Road and Goldsmith Drive.
12. Contribution of \$25,000.00 in-lieu of on-site indoor amenity space.

13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$266,662.53) to the City's Affordable Housing Reserve Fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$26,666.25) to the City's Public Art fund.
15. Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- a) Using the OCP Model, there is 334 L/s of water available at a 20 psi residual at the No 2 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Provide an additional hydrant north of the proposed driveway to meet City hydrant spacing requirements for multi-family land use.
 - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing water service connections and meters to the development site.
 - ii. Install a new water service connection off the water main on the east side of No 2 Road, complete with meter and meter box off. Meter to be located onsite in a right of way.

Storm Sewer Works:

- a) The Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii. Provide a right-of-way for the proposed inspection chamber. Exact right of way dimensions to be finalized in the servicing agreement review process.
 - iii. Confirm, by video inspection, the location of the service connection for 10211 No 2 Road and reconnect to the box culvert per Richmond specifications following the removal of the connection serving 10231 No 2 Road. Connection to be done by City forces at Developer's cost.
 - iv. Remove the existing perimeter drain along the common property line of 10251 and 10351 No 2 Road. Following the removal of the perimeter drain, developer may apply to the City to discharge the portion of right-of-way plan 58634 that contained the removed drain. The Developer is responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to right of way discharge. Additional rights of ways may be required by those companies if private utilities exist within the City right of way.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing storm service connections to the development site.
 - ii. Install a new storm service connection complete with inspection chamber to serve the proposed development. Inspection chamber to be located onsite in a right-of-way. Where possible, an existing hole in the box culvert shall be reused.

Sanitary Sewer Works:

- a) The Developer is required to not start on-site excavation or building construction prior to completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - i. Cut, cap, and remove the existing sanitary connections to the development site. The existing inspection chamber at the northwest corner of the development site (SIC13826) shall be retained to serve 10211 No 2 Road.
 - ii. Install a new sanitary service connection complete with inspection chamber to serve the proposed development. Where possible, the connection shall be made to a manhole.

Frontage Improvements:

- a) No. 2 Road Frontage Improvements
 - i. Sidewalk, boulevard and curb/gutter:
 - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
 - Construct a new 1.5 m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of No. 2 Road.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - ii. All existing driveways along the No. 2 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
 - iii. Consult Engineering on lighting and other utility requirements as part of the frontage works. There are utility poles that will need to be relocated.
 - iv. Vehicle Access
 - All existing driveways along the No. 2 Road development frontage are to be closed permanently. Vehicle access to the subject development is to be provided by a single driveway located on No. 2 Road directly across from Goldsmith Dr. and restricted to right-in/right-out movement only. As part of the functional road plan, the driveway design showing a raised centre median in the driveway with adequate width to allow for SU9 truck turning movements in and out of the site without crossing the lane lines on No. 2 Rd. is required.
 - City design standards for driveways are to be met; however, due to the turn restrictions, the driveway on No. 2 Rd. will be wider than 7.5m. From the PL the drive aisle width can reduce to 6.7m with a 5:1 taper.
 - v. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To relocate the existing Hydro poles in conflict with the proposed sidewalk into a right-of-way onsite along the back of the proposed sidewalk.
 - To underground overhead service lines.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the location of the above ground structures. If a private utility company does

not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- Review street lighting levels along the No 2 Road frontage and upgrade as required.

General Items:

a) The Developer is required to:

- (1) Not encroach into City rights-of-ways with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
- (2) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (3) Provide a video inspection report of the existing sanitary sewer along the west property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (4) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- (5) 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 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.

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. \$26,000 in total) to ensure the replacement planting will be provided.

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

1. Remove the existing perimeter drain along the common property line of 10251 and 10351 No. 2 Road and apply to the City to discharge the portion of Right-of-Way Plan 58634 that contained the removed drain prior to Building Permit issuance. The developer will be responsible to coordinate with BC Hydro, Telus, Shaw, Fortis BC, and other private utility companies to confirm that there are no existing private utilities within the right of way prior to the right of way discharge.
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10088 (RZ 17-794300)
10231, 10251, 10351, 10371, 10391, 10395 and 10397 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. 003-995-879

Lot 981 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 004-005-066

Lot 982 Section 36 Block 5 North Range 7 West New Westminster District Plan 58183

and

P.I.D. 003-897-095

Lot 713 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 004-536-339

Lot 712 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 001-897-004

Lot 711 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

and

P.I.D. 003-881-261

Lot 211 Except: Part Subdivided by Plan 58349, Section 36 Block 4 North Range 7 West New Westminster District Plan 48291

and

P.I.D. 004-323-653

Lot 710 Section 36 Block 4 North Range 7 West New Westminster District Plan 58349

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10088”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E-L</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director of Development

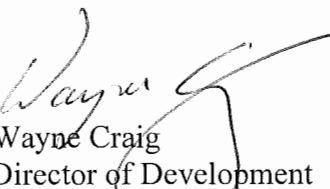
Date: September 4, 2019

File: RZ 18-839945


Re: Application by Konic Development Ltd. for Rezoning at 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, for the rezoning of 4571, 4591, and 4611/4631 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Low Density Townhouses (RTL4)," be introduced and given first reading.


Wayne Craig
Director of Development

WC:jr
Att. 6

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

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 4571, 4591, and 4611/4631 Steveston Highway from the “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to the “Low Density Townhouses (RTL4)” zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

The subject site contains two single family dwellings and one duplex, all of which would be demolished. The applicant has indicated that all four dwellings were previously owner-occupied.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single family dwellings fronting Bonavista Drive on lots zoned “Single-Detached (RS1/B).”
- To the South, across Steveston Highway: single family dwellings on lots zoned “Single-Detached (RS1/B).”
- To the East: a single family dwelling on a lot zoned “Single Detached (RS1/E).”
- To the West: a single family dwelling on a lot zoned “Single Detached (RS1/E).”

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston planning area, and has an Official Community Plan (OCP) designation of “Neighbourhood Residential.” The land use designation in the Steveston Area Plan is “Multiple Family” (Attachment 3). The proposed rezoning is consistent with these designations.

Arterial Road Policy

The subject site is located on an arterial road identified in the Arterial Road Land Use Policy, and has a land use designation of “Arterial Road Townhouses.” The proposed rezoning is consistent with this designation.

The proposed development involves three properties with a total frontage of 61.89 m on Steveston Highway, which is consistent with the minimum 50 m frontage suggested for major arterial roads in the Arterial Road Land Use Policy. Future lot consolidation to the east of the subject site would fall short of this minimum, at 48.47 m, however this should not be a barrier to future redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant is required to grant a Statutory Right-of-Way for Public Rights-of-Passage across the entire drive aisle, which would allow future developments to the east and west the option to share the driveway access to Steveston Highway.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$164,798, which is consistent with the Affordable Housing Strategy.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve fund for City-wide projects on City lands. Since this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot; for a total contribution in the amount of \$16,480. This voluntary contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st 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 nine three-storey townhouse units and seven two-storey townhouse units arranged on an L-shaped central drive aisle. Conceptual development plans are included in Attachment 4.

The proposed site layout consists of:

- two three-storey buildings, containing nine three-storey units and one two-storey unit, for a total of ten units, fronting Steveston Highway; and
- three two-storey buildings, containing a total of six units, along the north end of the site.

The two proposed buildings fronting Steveston Highway each contain five units. Secondary eaves break up the vertical massing on the first and second storeys, and projecting gable ends highlighting the unit entries. Roof gables framing the upper storey windows and decorative elements portray a strong traditional residential character. A secondary suite is proposed to be located in Unit 102.

The three proposed buildings at the rear of the site each contain two two-storey townhouse units in order to present a gradual transition to the adjacent single family neighbourhood. These buildings include similar architectural details as those on Steveston Highway, including secondary eaves above the first storey and use of gable ends to frame upper storey windows. Unit 111 is proposed to be a convertible unit. The provision of a second convertible unit will be included in the Development Permit review process.

Further refinement of the site plan, architectural character, and accessibility features will occur through the Development Permit process.

Variance Requested

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone in Richmond Zoning Bylaw 8500, with the exception of a variance to decrease the front yard setback from 6.0 m to 4.92 m. The building face would be approximately 8.72 m from back of curb.

Staff is supportive of this variance as the shift in building massing towards Steveston Highway is a direct result of providing a 6.0 m rear yard setback to the adjacent single family properties. In addition to providing a sensitive interface with the adjacent properties, the deeper setback allows for an existing row of off-site trees to be retained.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, at the applicable rate established in the OCP (i.e. \$1,600/unit for applications received prior to February 28, 2019). The total cash contribution for this 16-unit townhouse development is \$25,600.

A common outdoor amenity space is proposed at the northwest end of the site, directly across from the entry drive aisle. The size and dimensions of the proposed outdoor amenity space are consistent with the OCP. The proposal includes landscaping, seating, and a large play structure suitable for children. Further refinement of the common outdoor amenity space will occur through the Development Permit process.

Transportation and Site Access

Vehicle access is proposed from Steveston Highway, via a driveway located at the western edge of the subject site. The driveway crossing will be designed to restrict vehicle movements to a “right in, right out” turning pattern. The applicant is required to register a statutory right-of-way across the entire drive aisle in order to accommodate access to future developments to the east and west of the subject site.

Two parking spaces are provided for each unit consistent with the Zoning Bylaw. Seven of the sixteen units have parking in a tandem arrangement. The applicant is required to register a legal agreement on Title ensuring that the areas used for tandem parking are not converted to habitable space.

The applicant has agreed to provide a \$5,700 cash-in-lieu contribution for upgrades to the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection. Upgrades will include LED street light luminaire, intersection lighting, and Audio Pedestrian Signals.

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 four bylaw-sized trees on the subject property, six trees on a neighbouring property, and two street trees on City property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- Four trees (Tag # 927, 928, 929, and 930) located on the development site have either been historically 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 in poor condition and are not good candidate for retention. Remove and replace.
- One Cedar windrow (Tag # N01) comprised of six trees located on an adjacent property to the north of the development site is to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks staff have reviewed the Arborist’s Report and support the Arborist’s finding, with the following comments:

- One Black locust tree (Tag # C01) and one Western red cedar tree (Tag # C02) are in poor condition and have been topped to accommodate the overhead hydro lines. Removal is recommended. Replacement boulevard trees to be planted through the Servicing Agreement for frontage works.
- In addition to new trees planted through the Servicing Agreement, the developer is required to contribute \$2,600 to the City’s Tree Compensation Fund for the removal of these two trees.

Tree Protection

Six trees (Tag # N01) on a neighbouring property are to be retained and protected. In addition, a Cedar hedge located on a neighbouring property to the west of the subject site will 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 (Attachment 5). 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 demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees # 927-930). The 2:1 replacement ratio would require a total of eight replacement trees. The applicant has proposed to plant 21 trees on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	11 cm	5.5 m
2	10 cm	6 m

In addition to the replacement trees planted on-site, the applicant will contribute \$2,600 to the City's Tree Compensation Fund for the two City-owned trees being removed.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Existing Legal Encumbrances

There are two restrictive covenants registered on Title of 4611/4631 Steveston Highway. One covenant (RD85670) reserves a portion of the property for future lane construction by the City. This covenant was secured as a condition of the development of several properties in 1979, and it was the intent at the time for a rear lane to be established from Ransford Gate and Bonavista Gate. However, the land use designation was revised on December 19, 2016, to allow Arterial Road Townhouses with vehicle access from Steveston Highway. As the City is no longer pursuing a rear lane in this location the covenant should be discharged prior to adoption of the rezoning bylaw.

The second covenant (BF506485) restricts the property to a two-unit dwelling only. This covenant must be discharged prior to adoption of the rezoning bylaw.

In addition, there are several statutory rights-of-ways (SRW) for utilities registered on the Titles of each property. These SRWs will not be impacted by the proposed rezoning, and the applicant is aware that encroachment into the SRW areas is not permitted.

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage improvements, as described in Attachment 6. Frontage improvements include, but may not be limited to, the following:

- Removal of existing sidewalk and replacement with a new 1.5 m concrete sidewalk at the property line and minimum 1.5 m wide landscaped boulevard with street trees behind the existing curb;
- Removal of the existing driveway crossings and replacement with the frontage works described above; and
- Construction of a new driveway crossing designed to provide “right in, right out” access to the site.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments and arterial road townhouses in the OCP.
- Refinement of the proposed building form and architectural character to achieve an engaging streetscape along Steveston Highway.

- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Financial Impact

This 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 purpose of this application is to rezone 4571, 4591, and 4611/4631 Steveston Highway from the "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to the "Low Density Townhouses (RTL4)" zone, in order to develop 16 townhouse units and one secondary suite with vehicle access from Steveston Highway.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10081 be introduced and given first reading.



Jordan Rockerbie
Planning Technician – Design
(604-276-4092)

JR:rg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Steveston Area Plan Land Use Map

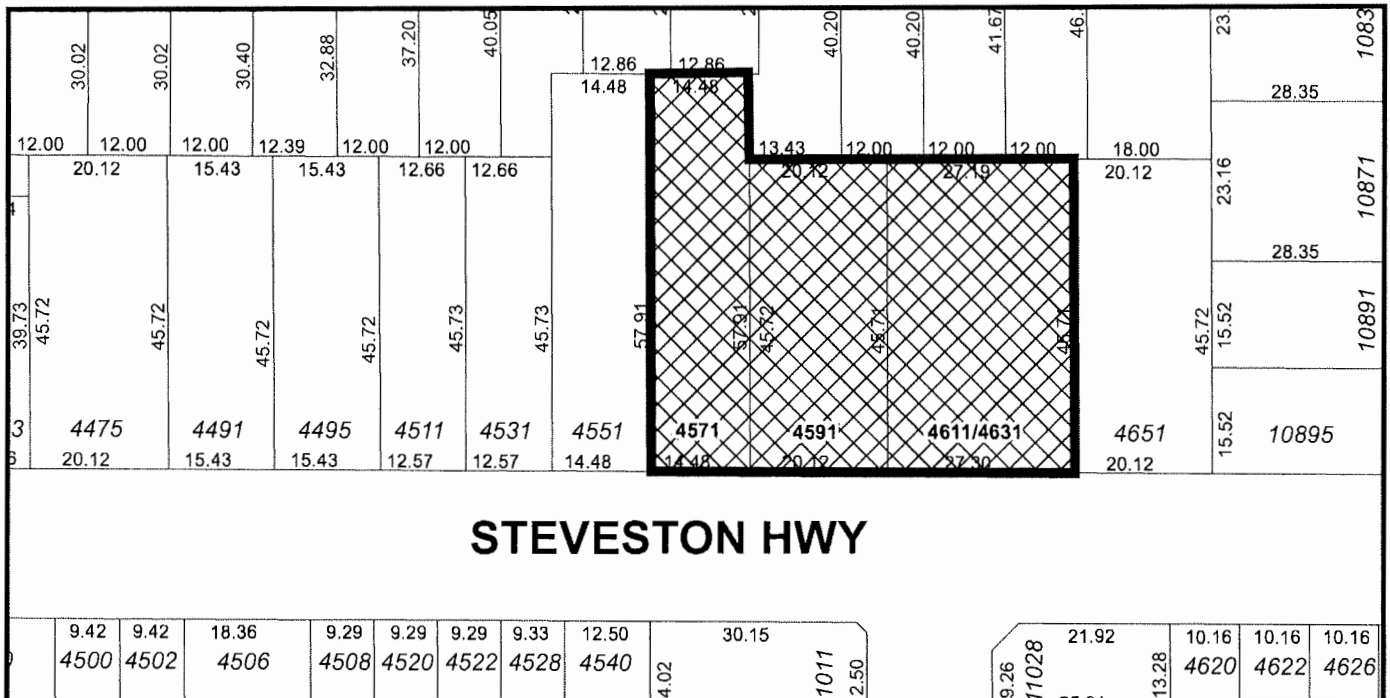
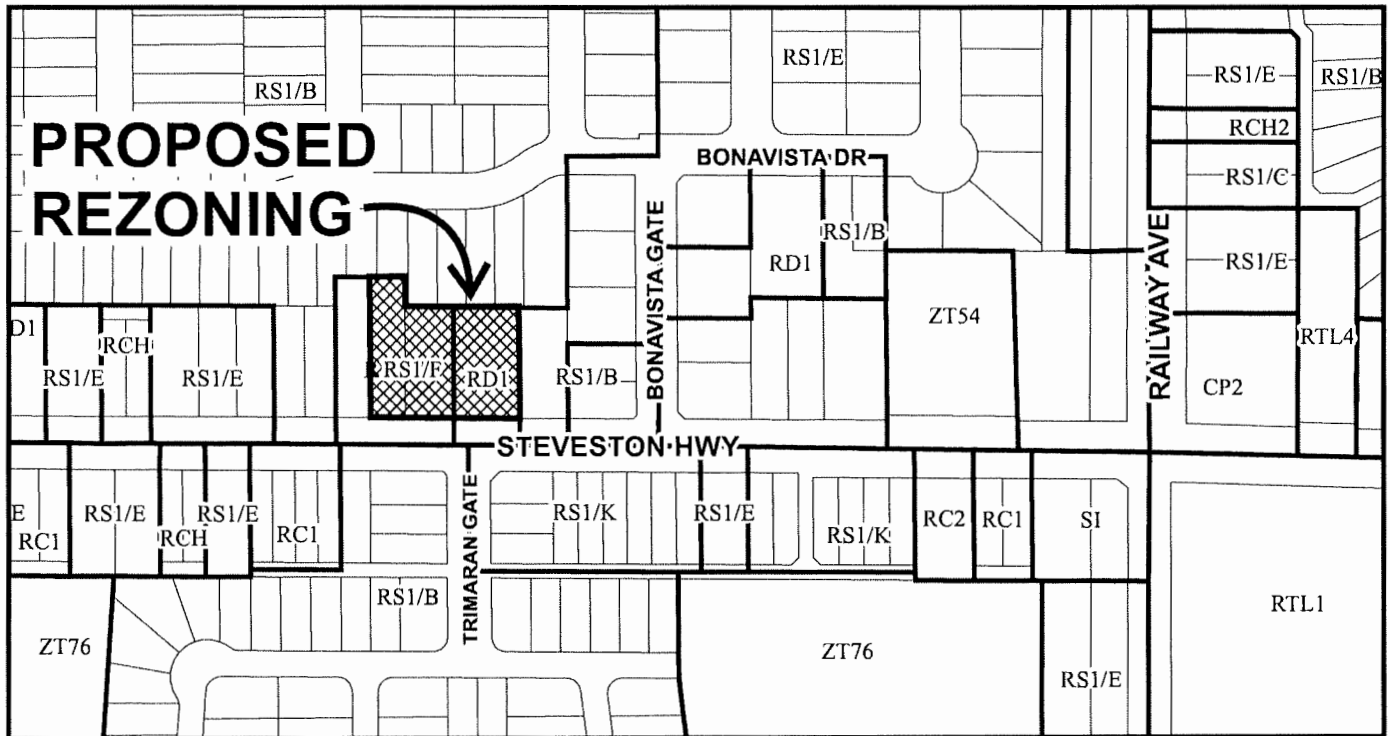
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations



City of Richmond



RZ 18-839945

PLN - 154

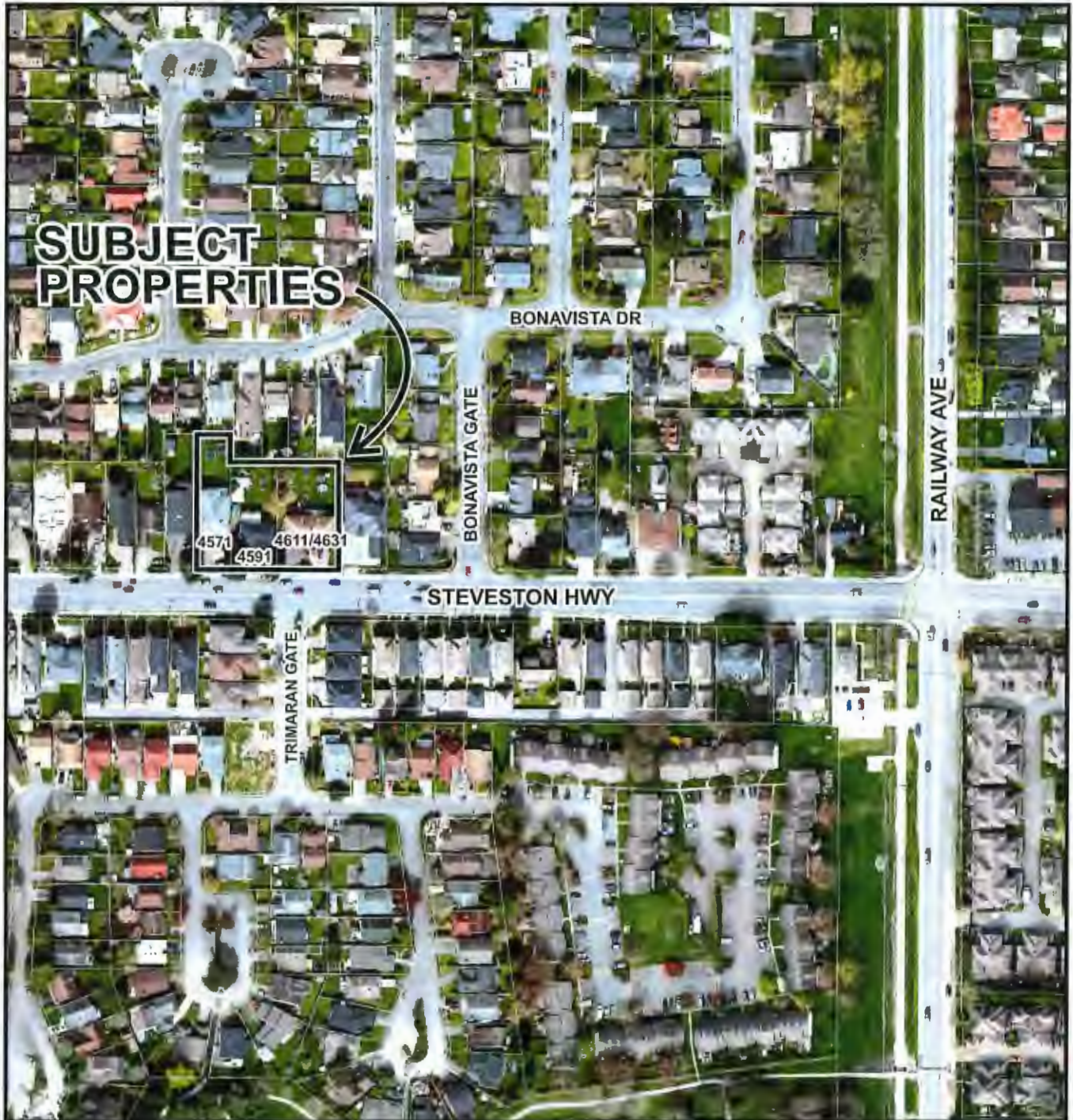
Original Date: 11/21/18

Revision Date: 11/21/18

Note: Dimensions are in METRES



City of
Richmond



RZ 18-839945

Original Date: 11/21/18

Revision Date:

Note: Dimensions are in METRES

PLN - 155



RZ 18-839945

Attachment 2

Address: 4571, 4591, and 4611/4631 Steveston Highway

Applicant: Konic Development Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Luxor Homes & Developments, Ltd. 0780012 BC Ltd. 2517294 Ontario Inc. Gurpreet Mann Narinder Mann	To be determined
Site Size (m²):	3,002 m ²	No change
Land Uses:	Single-family and duplex dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E) Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
Number of Units:	2 single-family dwellings 1 duplex dwelling	16 townhouse dwellings 1 secondary suite
Other Designations:	Arterial Road Townhouses	No change

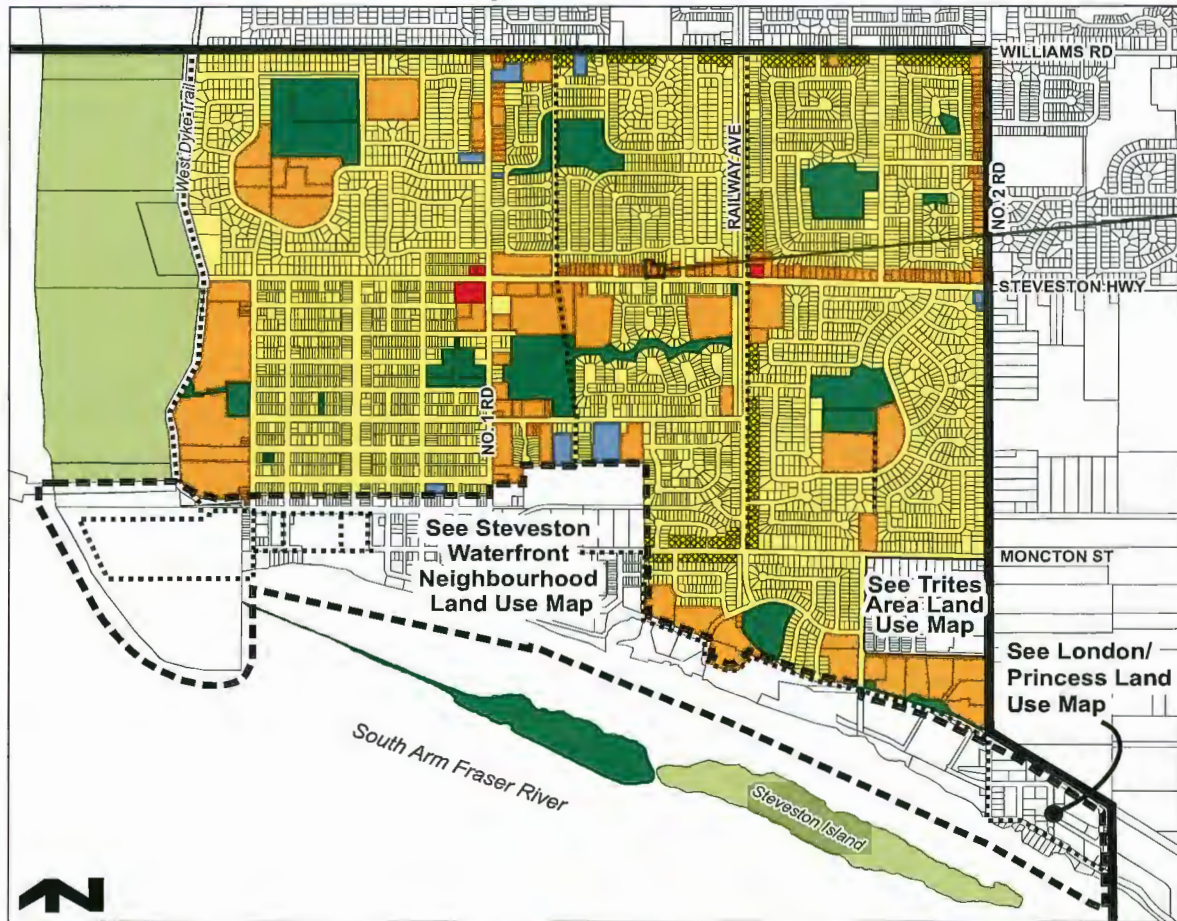
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 FAR	0.60 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 1,801 m ² (19,388 ft ²)	1,799 m ² (19,373 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	none
Lot Size:	N/A	3,000 m ²	none
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 61.89 m Depth: 45.70 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 4.9 m Rear: 6.01 m Side (West): 7.05 m Side (East): 3.05 m	Vary front yard setback
Height (m):	12.0 m	11.97 m	none











On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	36 (up to 50% small car)	36 (8 small car)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14, i.e. 38%	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu (\$25,600)	none
Amenity Space – Outdoor:	Min. 96 m ²	198.5 m ²	none

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

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

City of Richmond

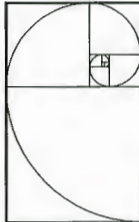
Steveston Area Land Use MapBylaw 9604
2016/12/19

	Single-Family		Institutional
	Single-Detached/Duplex/Triplex		Conservation Area
	Multiple-Family		Trail
	Commercial		Steveston Area Boundary
	Public Open Space		Steveston Waterfront Neighbourhood Boundary



1000

1000



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DATE	2019-08-16
BY	ARCHITECT
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APPROVED BY	ARCHITECT
SCALE	AS SHOWN
PROJECT	STEVENSON HWY TOWNHOUSE DEVELOPMENT
LOCATION	4011 & 4811 STEVENSON HWY, RICHMOND, NC 28214-9945
CLIENT	KONIG
DATE	2019-08-16
BY	ARCHITECT
CHECKED BY	ARCHITECT
APPROVED BY	ARCHITECT
SCALE	AS SHOWN
PROJECT	STEVENSON HWY TOWNHOUSE DEVELOPMENT
LOCATION	4011 & 4811 STEVENSON HWY, RICHMOND, NC 28214-9945
CLIENT	KONIG

ISSUED FOR REZONING
RESUBMISSION
(2019-08-16)

CLIENT: KONIG
STEVENSON HWY TOWNHOUSE
DEVELOPMENT FOR

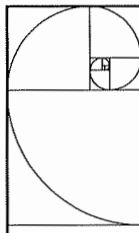
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COLOR RENDERING

Project No. #8217
Drawing No. A0.1
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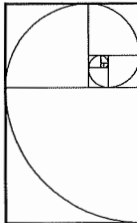
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STEVENSON HWY. TOWNHOUSE DEVELOPMENT FOR

JK KENNE

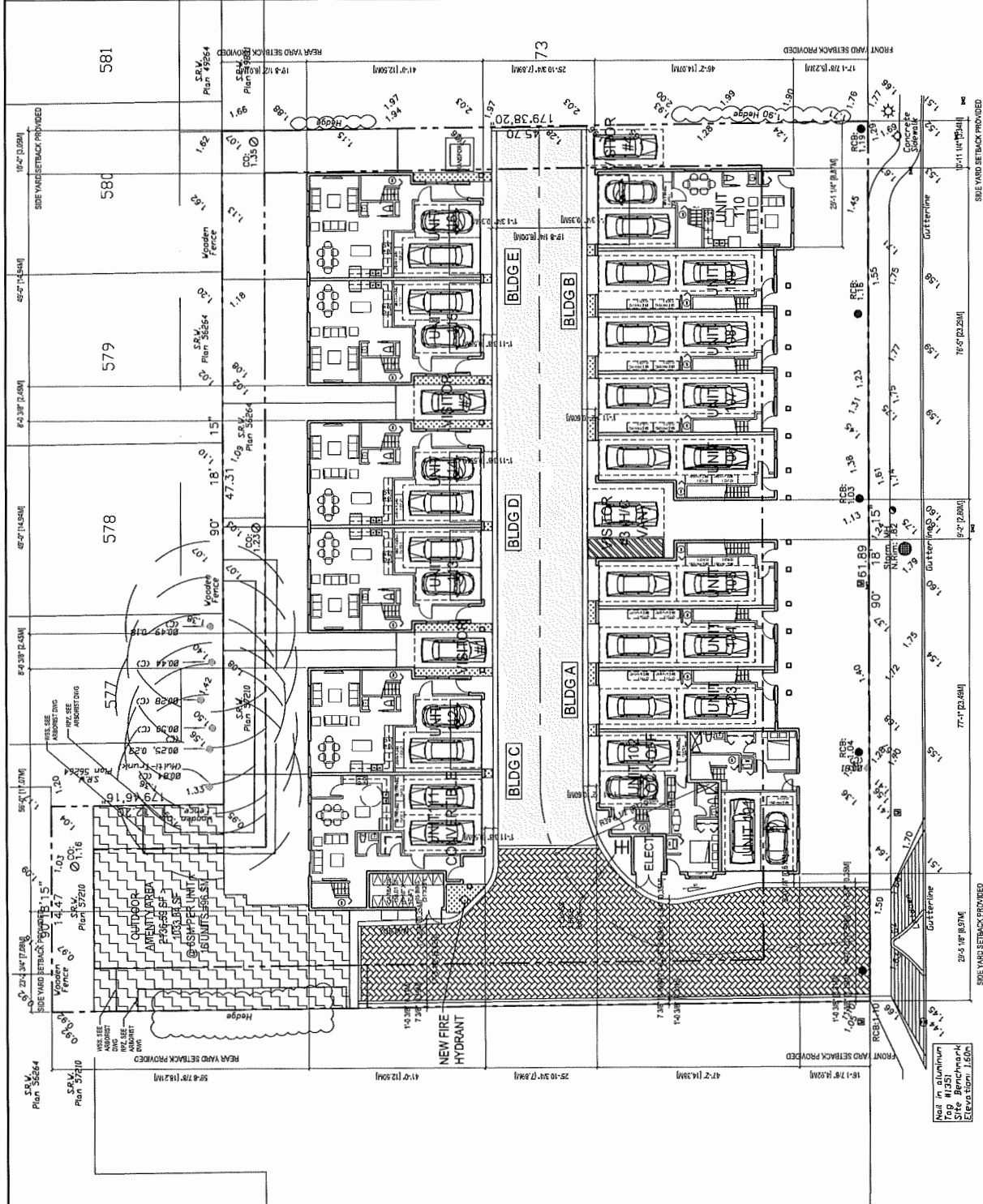
4011 4TH AVE STEVENSON HWY.
RICHMOND, VA 23220

SITE / LEVEL 1 FLOOR PLAN

Page No. 3322-1-01

Scale 1"=1'-0"

Sheet A.1.1



GENERAL NOTES:

1. ALL PLACEMENT FEATURES SUCH AS WALLS, FENCES, AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND ORDINANCES.
2. THE PROJECT WILL PROVIDE A SOURCE HEAT PUMP AND UNIT WITH VARY MECHANICAL REQUIREMENTS. FOLLOWING SUSTAINABLE PRACTICES WILL ALSO BE PROVIDED IN THE PROJECT.
3. ALL WATER UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RICHMOND ORDINANCES.
4. THE PROJECT WILL PROVIDE A SOURCE HEAT PUMP AND UNIT WITH VARY MECHANICAL REQUIREMENTS. FOLLOWING SUSTAINABLE PRACTICES WILL ALSO BE PROVIDED IN THE PROJECT.
5. ALL WATER UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF RICHMOND ORDINANCES.
6. AN AUTOMATED BRIGATION SYSTEM FOR FUTURE CHANGING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

STEVENSON HIGHWAY

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STEVENSON HIGHWAY

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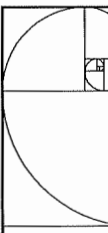
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1 SITE / LEVEL 1 FLOOR PLAN

SCALE 3/32"=1'-0"

A.1.1



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 Client: K&N CONSTRUCTION, INC.
 Date: 08/16/2019

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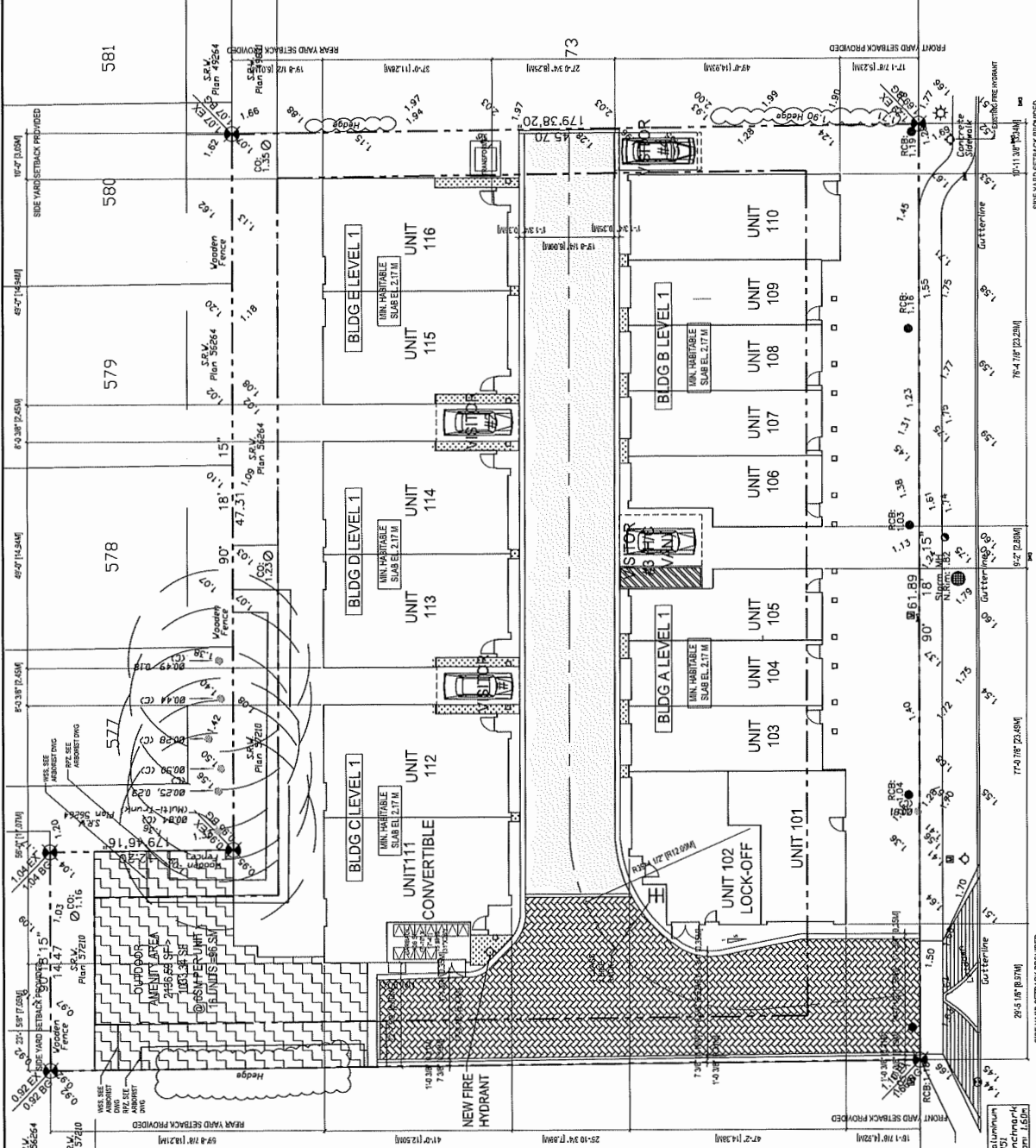
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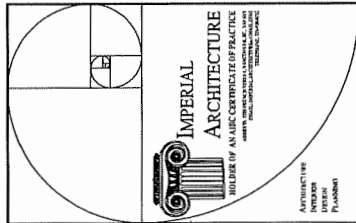
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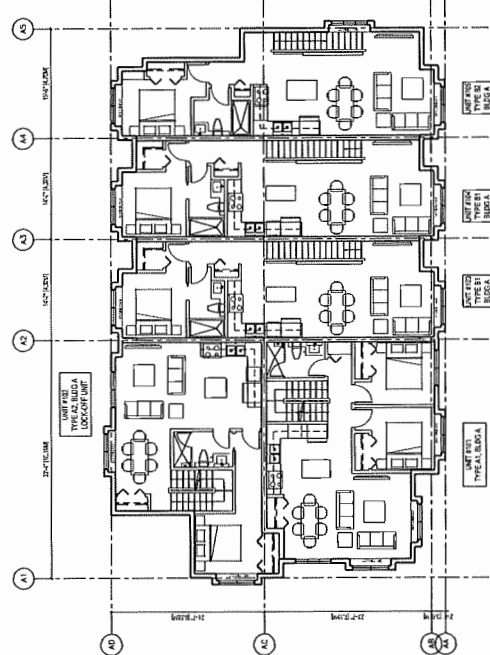
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 (2019-08-16)

STEVENSON HWY TOWNHOUSE
 DEVELOPMENT FOR
IMPERIAL ARCHITECTURE
 4001 STEVENSON HWY,
 RICHMOND, VA 23134

BUILDING A FLOOR PLANS

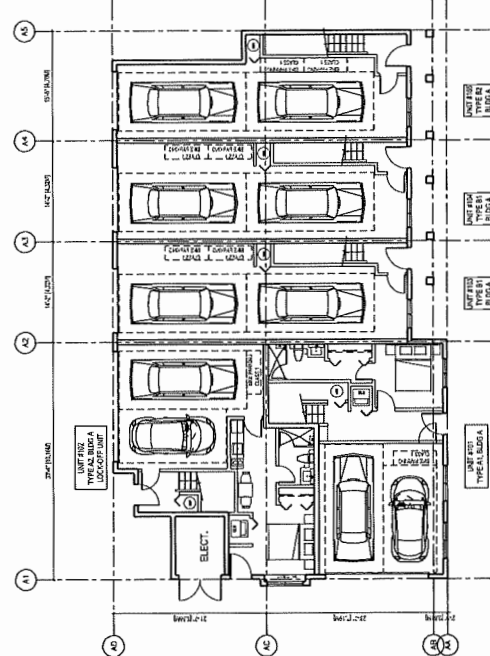
Project No. #8217
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 Sheet A2.1



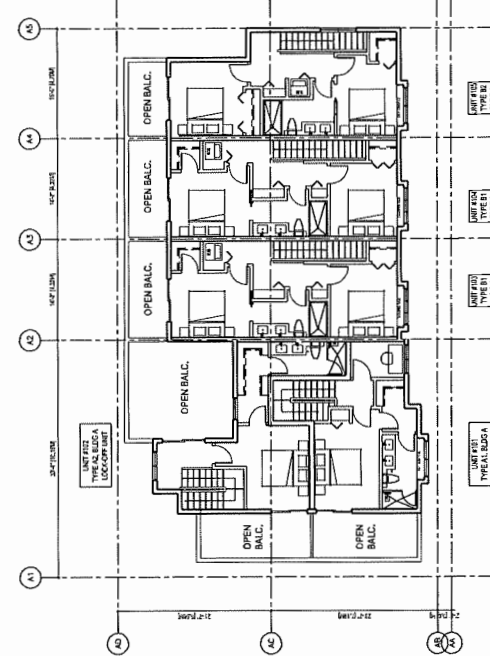
2. BUILDING A LEVEL 2 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1

GENERAL NOTES:

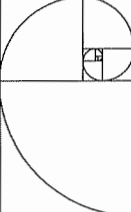
1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS, SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATHUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
2. UNIT 111 (TYPE C1) IS THE CONVERTIBLE UNIT.
3. UNIT 102 (TYPE A2) IS THE LOCK-OFF UNIT.
4. THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP/AC UNIT WITH HRA MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT:
 (A) SOLAR HOT WATER READY REQUIREMENT
 (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 (C) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
 (D) DOUBLE GLAZING WINDOWS
5. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH RELATIVE REQUIREMENTS IN CBC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT.
6. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.



1. BUILDING A LEVEL 1 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1



3. BUILDING A LEVEL 3 FLOOR PLAN
 SCALE 1/8"=1'-0"
 A2.1



IMPERIAL ARCHITECTURE

ARCHITECTS
 4011 JEFFERSON HWY., SUITE 100
 RICHMOND, BC V6X 4A6
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PLANS

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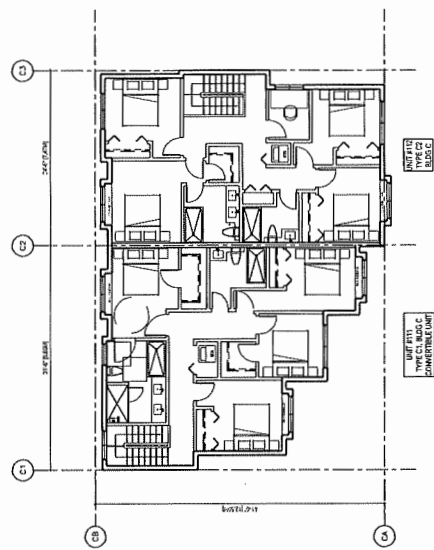
GENERAL NOTES:

1. AGING IN PLACE FEATURES SUCH AS "STAIRWELL HANDRAILS", "SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILET, BATH TUB AND SHOWER" AND "LEVER-TYPE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES" WILL BE PROVIDED IN ALL UNITS.
2. UNIT 111 (TYPE C1) IS THE CONVERTIBLE UNIT.
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4. THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP AC UNIT WITH HRV MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT:
 - (A) SOLAR HOT WATER READY REQUIREMENT
 - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
 - (C) LOW E DOUBLE GLAZING WINDOWS
 - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
5. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM TO COMPLY WITH RELATIVE REQUIREMENTS IN BCSC-2018 AND ASHRAE 55 REGARDING THE STANDARDS OF THERMAL COMFORT).
6. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.

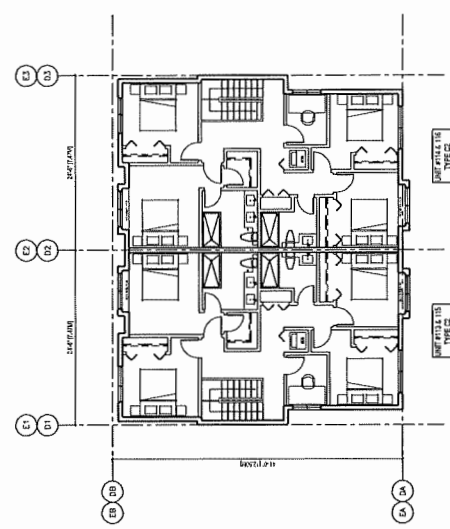
ISSUED FOR REZONING
RESUBMISSION
(2019-08-16)

Client: STEVESTON HWY TOWNHOUSE DEVELOPMENT FOR
 4011 JEFFERSON HWY, SUITE 100
 RICHMOND, BC V6X 4A6

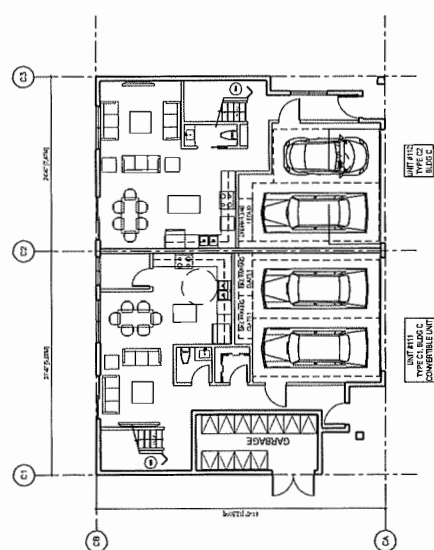
Project No: #8217
 Scale: 1/8"=1'-0"
 Sheet: A 2.3 of 4



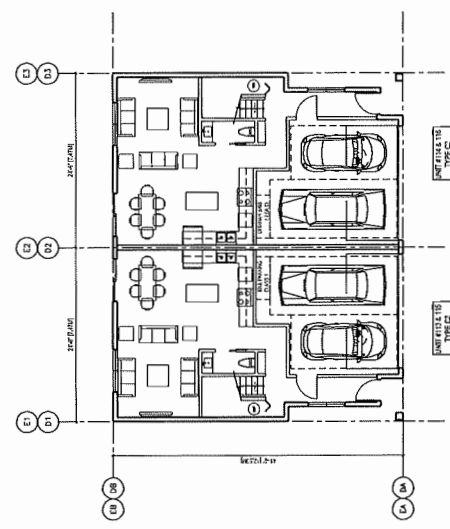
2. BUILDING C LEVEL 2 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.3



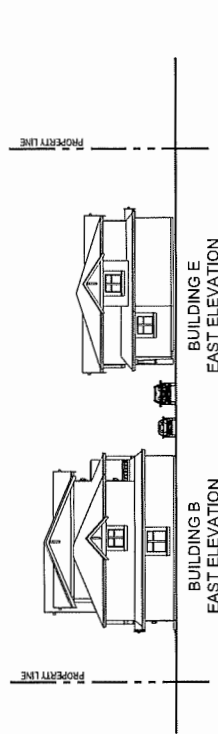
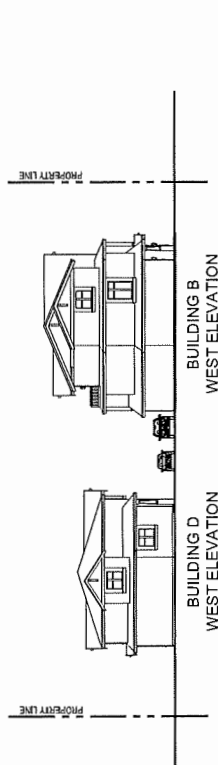
4. BUILDING D & E LEVEL 2 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.3

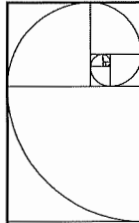


1. BUILDING C LEVEL 1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.3



3. BUILDING D & E LEVEL 1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A2.3





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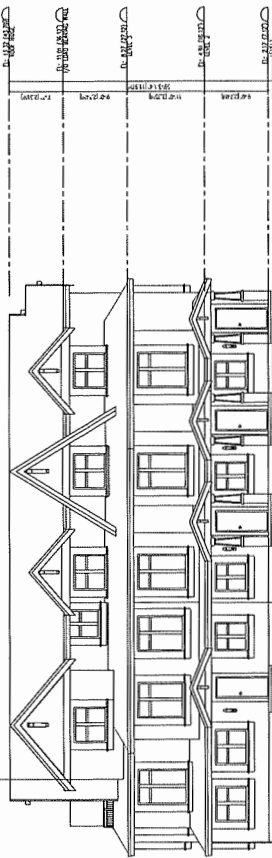
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38'-10" [11.84M]

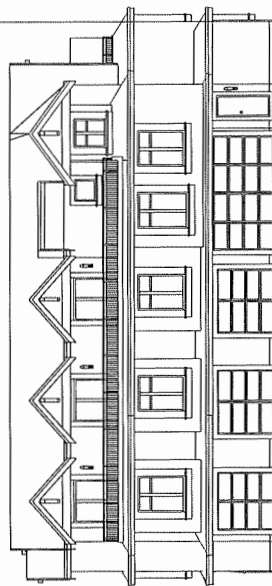
ADDITIONAL SETBACK TO L3 FROM WEST PL.



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SCALE 1/8"=1'-0"

28'-5 1/2" [8.97M]

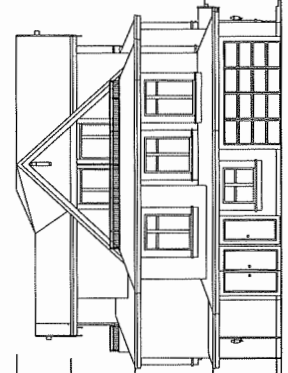
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2 BUILDING A NORTH ELEVATION
SCALE 1/8"=1'-0"

PROPERTY LINE

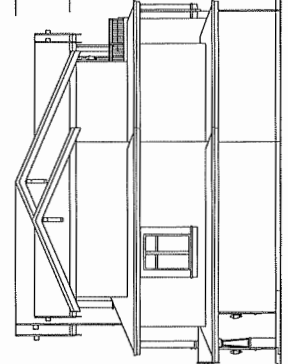
PROPERTY LINE



3 BUILDING A WEST ELEVATION
SCALE 1/8"=1'-0"

PROPERTY LINE

PROPERTY LINE



4 BUILDING A EAST ELEVATION
SCALE 1/8"=1'-0"

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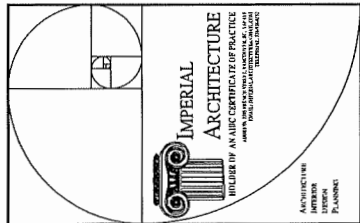
STEVENSON HWY TOWNHOUSE
DEVELOPMENT FOR

IMPERIAL
ARCHITECTURE
4811 STEVENSON HWY.
RICHMOND, VA 23134

BUILDING A ELEVATIONS

Scale 1/8"=1'-0"

Sheet No. A3.2



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GREEN BUILDING RATED LEED GOLD
10000 WILSON AVENUE, SUITE 100
BETHESDA, MD 20814
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Revisions:
1. Revision 1: Initial design and site plan.

2. Revision 2: Final design and site plan.

3. Revision 3: Final design and site plan.

4. Revision 4: Final design and site plan.

5. Revision 5: Final design and site plan.

6. Revision 6: Final design and site plan.

7. Revision 7: Final design and site plan.

8. Revision 8: Final design and site plan.

9. Revision 9: Final design and site plan.

10. Revision 10: Final design and site plan.

11. Revision 11: Final design and site plan.

12. Revision 12: Final design and site plan.

13. Revision 13: Final design and site plan.

14. Revision 14: Final design and site plan.

15. Revision 15: Final design and site plan.

16. Revision 16: Final design and site plan.

17. Revision 17: Final design and site plan.

18. Revision 18: Final design and site plan.

19. Revision 19: Final design and site plan.

20. Revision 20: Final design and site plan.

21. Revision 21: Final design and site plan.

22. Revision 22: Final design and site plan.

23. Revision 23: Final design and site plan.

24. Revision 24: Final design and site plan.

25. Revision 25: Final design and site plan.

26. Revision 26: Final design and site plan.

27. Revision 27: Final design and site plan.

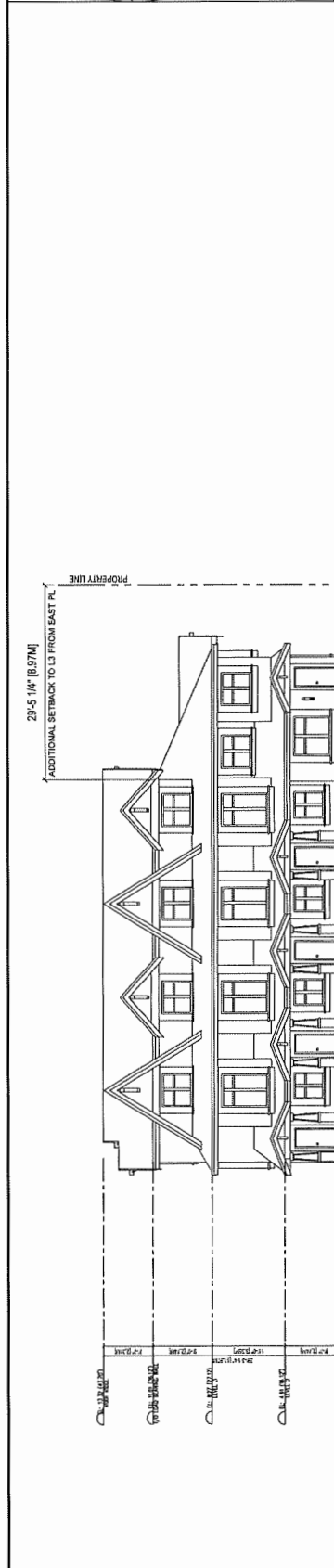
28. Revision 28: Final design and site plan.

29. Revision 29: Final design and site plan.

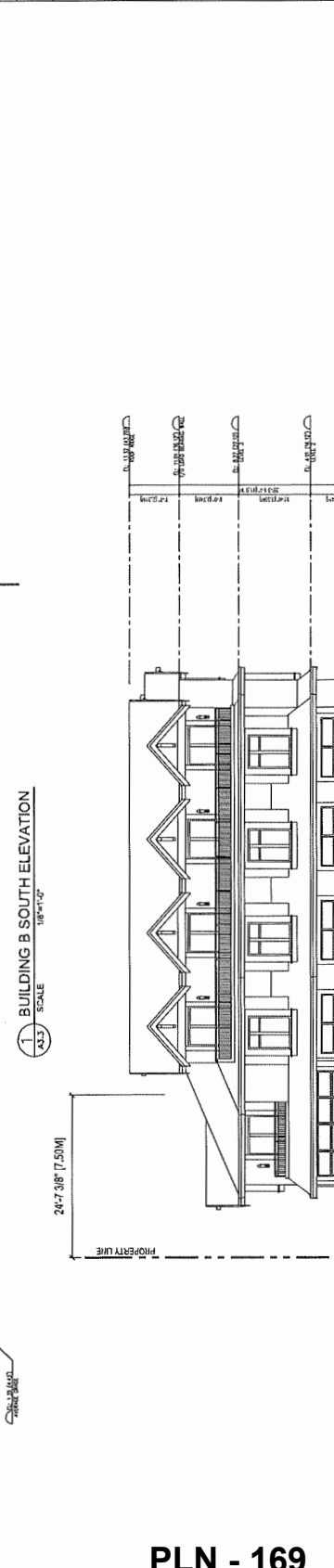
30. Revision 30: Final design and site plan.

31. Revision 31: Final design and site plan.

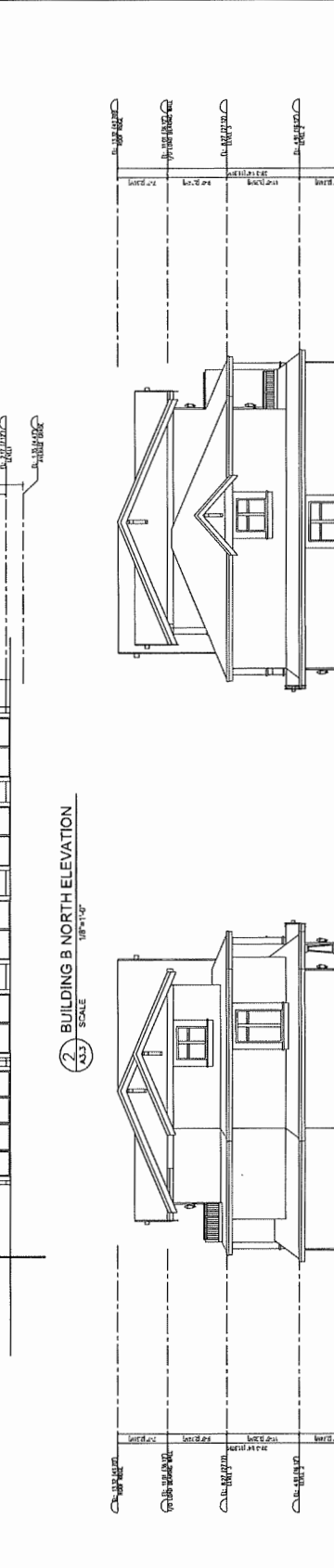
32. Revision 32: Final design and site plan.



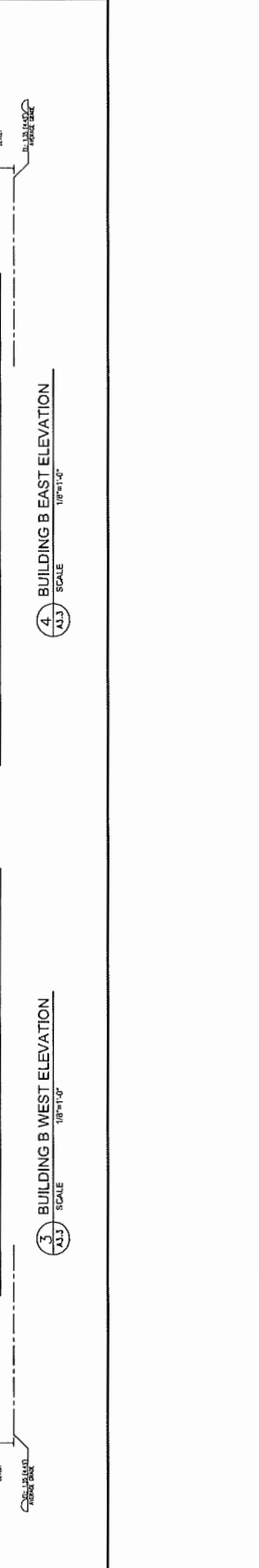
1. BUILDING B SOUTH ELEVATION
SCALE: 1/8\"/>



2. BUILDING B NORTH ELEVATION
SCALE: 1/8\"/>



3. BUILDING B WEST ELEVATION
SCALE: 1/8\"/>



4. BUILDING B EAST ELEVATION
SCALE: 1/8\"/>

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RESUBMISSION
(2019-08-16)

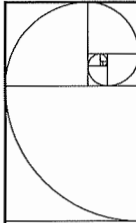
Client:
STEVENSON JIM TOWNHOUSE
DEVELOPMENT FOR
JH KONG
1111 KONG
4511 47th Ave S STEVENSON HWY.
BETHESDA, MD 20814

Project No:
#8217

Scale:
1/8\"/>

Sheet No:
A 3.3

of



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NO.	DATE	DESCRIPTION
1	10/1/19	ISSUED FOR REZONING RESUBMISSION (2019-08-16)
2	10/1/19	ISSUED FOR REZONING RESUBMISSION (2019-08-16)
3	10/1/19	ISSUED FOR REZONING RESUBMISSION (2019-08-16)
4	10/1/19	ISSUED FOR REZONING RESUBMISSION (2019-08-16)

ISSUED FOR REZONING
RESUBMISSION
(2019-08-16)

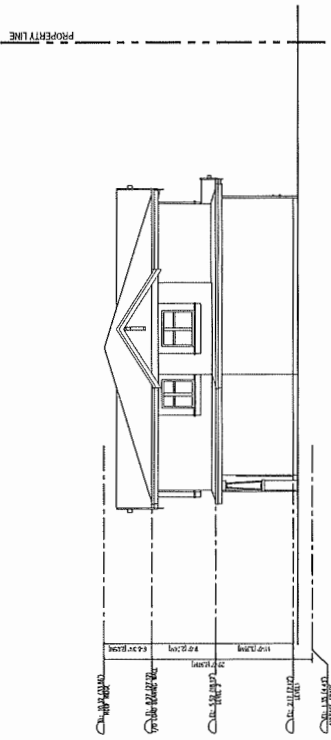
Client:
STEVENSON HWY. TOWNHOUSE
DEVELOPMENT FOR

JK
J. K. KENNE
4011 40th St. #401 STEVENSON HWY.
RICHMOND, VA 23234

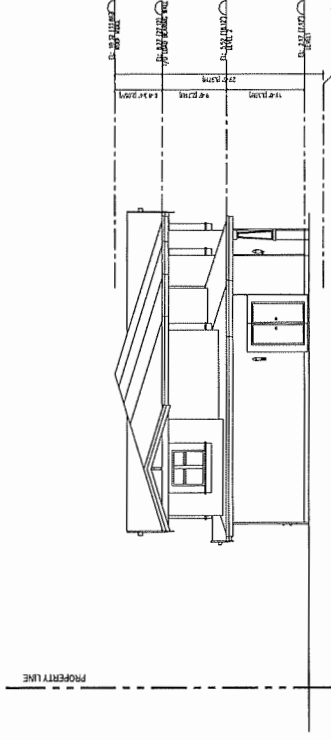
PROJECT
BUILDING C ELEVATIONS

Project No.
#8217
Drawing
Sheet
Scale
1/8"=1'-0"

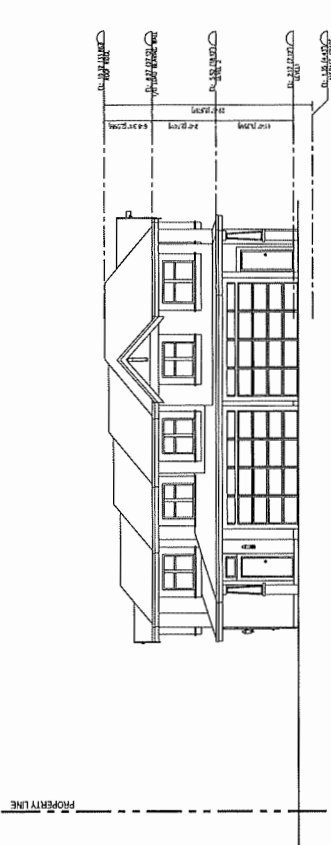
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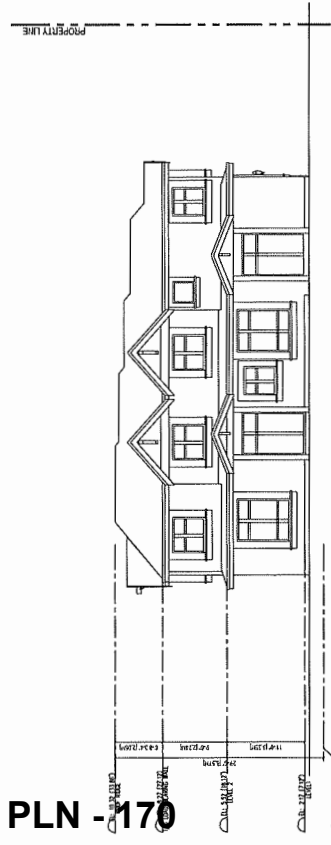
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SCALE 1/8"=1'-0"



3. BUILDING C EAST ELEVATION
SCALE 1/8"=1'-0"

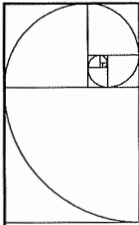


2. BUILDING C NORTH ELEVATION
SCALE 1/8"=1'-0"



4. BUILDING C WEST ELEVATION
SCALE 1/8"=1'-0"





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OFFICE OF ARCHITECTURE & DESIGN
4011 4TH ST. STEVENSON HWY.,
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/19	ISSUED FOR REZONING	AK	AK
2	10/1/19	REVISION	AK	AK
3	10/1/19	REVISION	AK	AK
4	10/1/19	REVISION	AK	AK
5	10/1/19	REVISION	AK	AK
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9	10/1/19	REVISION	AK	AK
10	10/1/19	REVISION	AK	AK

ISSUED FOR REZONING
RESUBMISSION
(2019-08-16)

STEVENSON HWY. TOWNHOUSE
DEVELOPMENT FOR

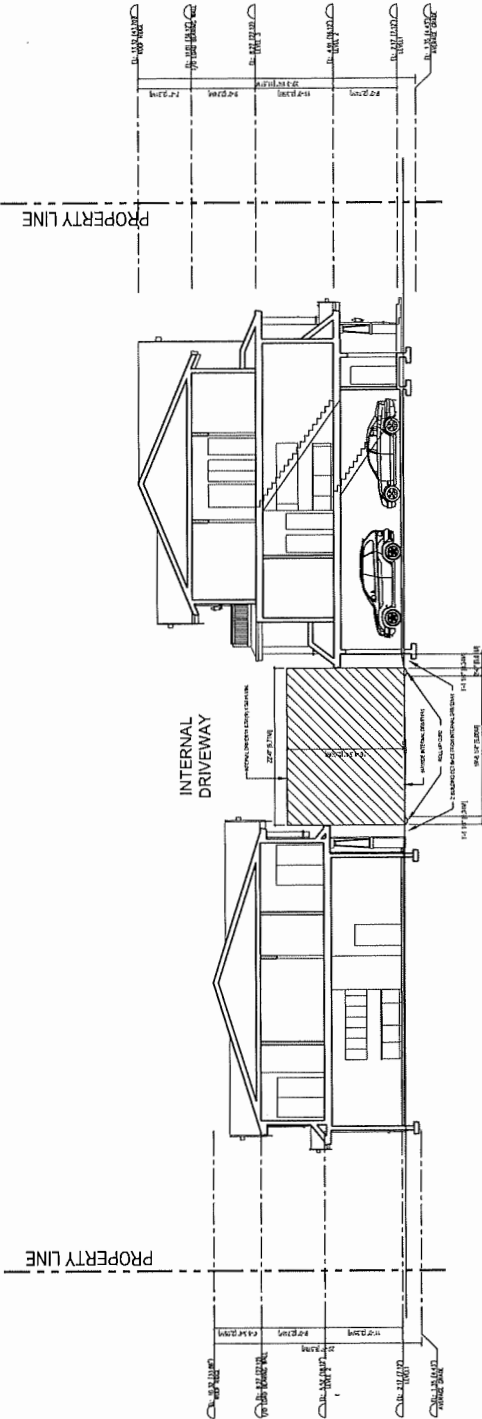
AK
4011 4TH ST. STEVENSON HWY.,
BETHESDA, MD 20814

BUILDING SECTIONS

Project No.
#8217

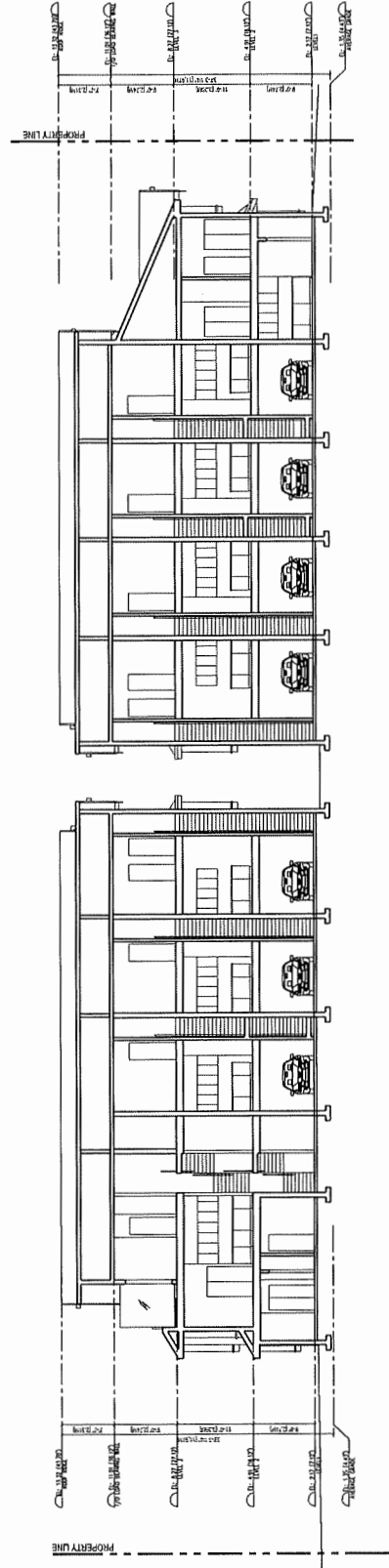
Scale
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Sheet
A4.1



1 BUILDING B SECTION #1
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2 BUILDING D SECTION
SCALE 1/8"=1'-0"



3 BUILDING B SECTION #2
SCALE 1/8"=1'-0"

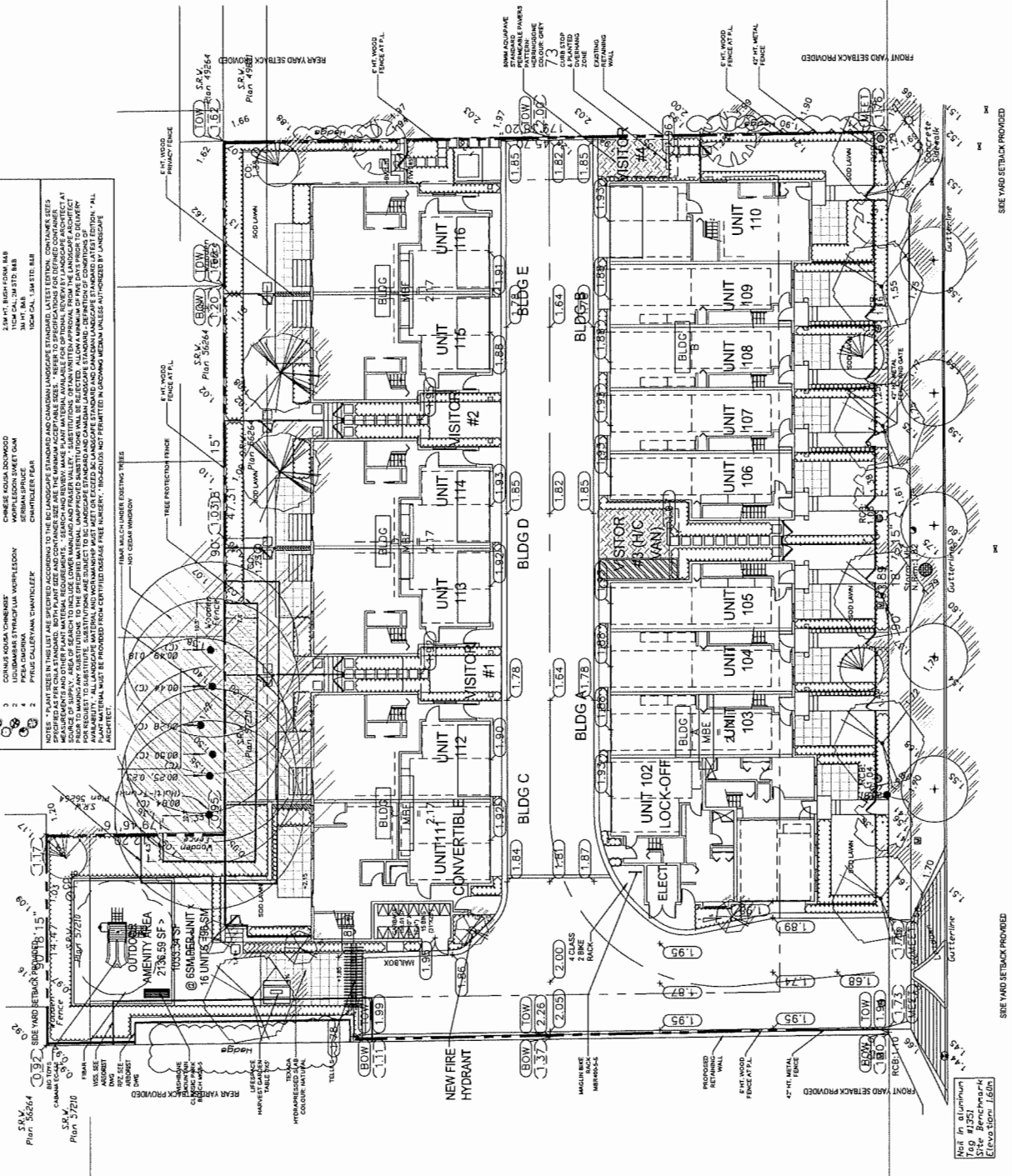
4 BUILDING AE SECTION
SCALE 1/8"=1'-0"

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LANDSCAPE
ARCHITECTS
10000 W. WILLOW CREEK DRIVE
BIRMINGHAM, AL 35244
P 205 244-0011 F 205 244-0022

SEAL

PLANT SCHEDULE			PMG PROJECT NUMBER: 19-091
ITEM	QTY	BOTANICAL NAME	PLANTED SIZE / REMARKS
1	7	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE
2	4	AMELIAENAN + GRAMEN GRAY	AUTUMN BRILLIANCE SERVICEBERRY
3	2	LOQUAMAR SYRACUA VAN WOLFELOON	WOLFELOON SWEET GUM
4	2	PRICKLE DAPHNE	PRICKLE DAPHNE
5	2	PRICKLE DAPHNE	PRICKLE DAPHNE
6	2	PRICKLE DAPHNE	PRICKLE DAPHNE
7	2	PRICKLE DAPHNE	PRICKLE DAPHNE
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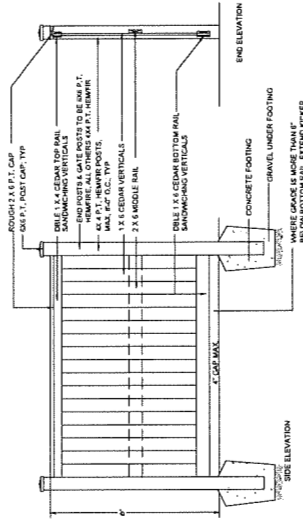


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pmg
LANDSCAPE
ARCHITECTS
P&G LANDSCAPE ARCHITECTS
10000 Wilshire Blvd, Suite 1000
Beverly Hills, CA 90210
P 310.254.0011 • F 310.254.0022

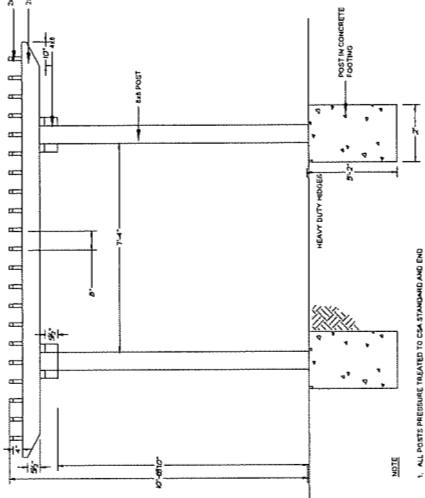
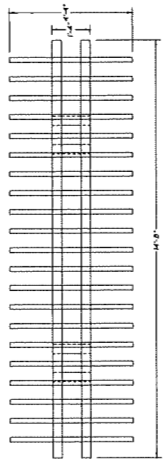
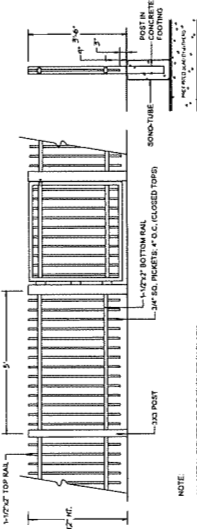
SEAL:

- NOTES:
1. ALL WOOD POSTS TO BE PRESURE TREATED TO C.A.A. STANDARDS
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
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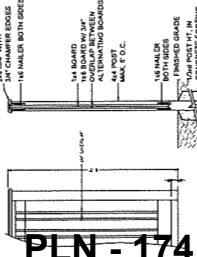
1 6' HT. WOOD PRIVACY FENCE
10'x11'x10'

2 42" HT. METAL FENCE AND GATE
10'x11'x10'



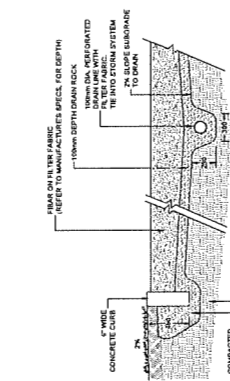
- NOTE:
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6 TRELLIS
10'x11'x10'

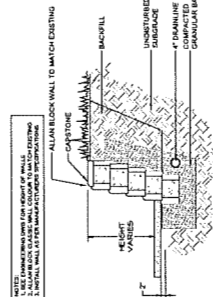


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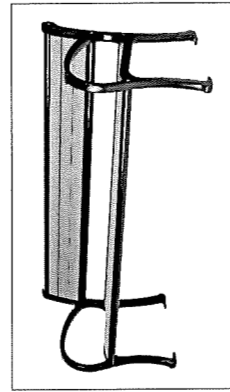
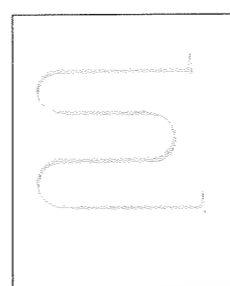
3 6' HEIGHT SOLID WOOD FENCE
10'x11'x10'



4 PLAYGROUND SAFETY SURFACE
10'x11'x10'



5 ALLAN BLOCK WALL
10'x11'x10'



WASHOE MOUNTAIN CLASSIC PARK BENCH MCB-8

WASHOE MOUNTAIN CLASSIC PARK BENCH MCB-8

WASHOE MOUNTAIN CLASSIC PARK BENCH MCB-8

WASHOE MOUNTAIN CLASSIC PARK BENCH MCB-8

DATE: 13 JUN 10
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHECK: MCT
PROJECT NUMBER: 19-091

PROJECT:
16 UNIT TOWNHOUSE
DEVELOPMENT
4631 STEVENSON HIGHWAY
RICHMOND

DRAWING TITLE:
LANDSCAPE
DETAILS

L2

DATE: 13 JUN 10
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHECK: MCT
PROJECT NUMBER: 19-091

acigroup.ca

100

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	4571, 4591, 4611 STEVESTON HIGHWAY

CLIENT: KONIC DEVELOPMENT

CITY REF:	ACL FILE:	18284
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PLOT SIZE:	11"X17"	REV #:	1	DATE:	JUN 20, 2019
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SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484



Address: 4571, 4591, and 4611/4631 Steveston Highway

File No.: RZ 18-839945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10081, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Discharge of restrictive covenant RD85670, which reserves a portion of the property for future road construction.
4. Discharge of covenant BF506485, which restricts the property to a two-unit dwelling only.
5. City acceptance of the developer's offer to voluntarily contribute \$2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: 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.
7. Registration of a flood indemnity covenant on title (Area A).
8. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire area of the proposed driveway entry from Steveston Highway and the interior drive aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that is City will not be responsible for maintenance or liability within the SRW area.
9. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$16,480) to the City's public art fund.
10. Contribution of \$1,600 per dwelling unit (e.g. \$25,600) in-lieu of on-site indoor amenity space to go towards development of City facilities.
11. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$164,798) to the City's affordable housing fund.
12. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
13. Registration of a legal agreement on Title to ensure that the secondary suite cannot be stratified or otherwise held under separate title.
14. City acceptance of a \$5,700 cash contribution towards the upgrade of the existing special crosswalk at the Steveston Highway and Bonavista Gate intersection.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 8 required replacement trees with the following minimum sizes:

PLN - 176

Initial: _____

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
6	11 cm	5.5 m
2	10 cm	6 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. 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 Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4), in compliance with the Richmond Building Regulation Bylaw 7230.

Prior to Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 714.0 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (2) Review hydrant spacing on Steveston Highway frontage and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (3) Provide a right-of-way on site for the water meter. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- c) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing water service connections along Steveston Highway frontage.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - (1) Cut, cap, and remove existing storm connections at Steveston Highway frontage.

PLN - 177

Initial: _____

- (2) Install a new storm service connection to serve the proposed development.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (2) Install a new sanitary service connection, location to be determined through the Servicing Agreement review process.
- b) At Developer's cost, the City will:
 - (1) Cut and cap at main all existing sanitary connections along property's rear-yard.
 - (2) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- a) At Developer's cost, the Developer is required to:
 - (1) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (a) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (b) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (c) To underground overhead service lines.
 - (2) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - (a) BC Hydro PMT – 4.0 x 5.0 m
 - (b) BC Hydro LPT – 3.5 x 3.5 m
 - (c) Street light kiosk – 1.5 x 1.5 m
 - (d) Traffic signal kiosk – 2.0 x 1.5 m
 - (e) Traffic signal UPS – 1.0 x 1.0 m
 - (f) Shaw cable kiosk – 1.0 x 1.0 m
 - (g) Telus FDH cabinet – 1.1 x 1.0 m
 - (3) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - (4) Complete the following frontage improvements as per Transportation's requirements:
 - (a) Remove existing sidewalk and replace with a new 1.5 m wide concrete sidewalk at the property line and a new minimum 1.5 m wide boulevard with street trees;
 - (b) Removal of existing driveways and replacement with concrete barrier curb/gutter and frontage works as described above; and
 - (c) Construct a new driveway crossing to the development site to provide right-in/right-out access only.

General Items:

a) At Developer's cost, the Developer is required to:

- (1) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (2) Provide a video inspection report of the adjacent existing storm and sanitary sewers prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (3) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- (4) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- (5) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
- (6) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (7) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- (8) 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.

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 concurrence on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10081 (RZ 18-839945)
4571, 4591, and 4611/4631 Steveston Highway**

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. 002-088-665

The East Half of Lot 69 Section 35 Block 4 North Range 7 West New Westminster District
Plan 30342

P.I.D. 003-790-355

Lot 72 Section 35 Block 4 North Range 7 West New Westminster District Plan 32545

P.I.D. 003-752-119

Lot 582 Section 35 Block 4 North Range 7 West New Westminster District Plan 56263

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10081”**.

FIRST READING

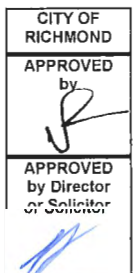
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Claudia Jesson
Director, City Clerk's Office

Date: August 23, 2019
File: 12-8060-01/2019-Vol 01

Re: Housekeeping Request - Abandonment of Unadopted Bylaws

Staff Recommendation

That the unadopted Zoning Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws" dated August 23, 2019 form the Director, City Clerk's Office, be abandoned.

Claudia Jesson
Director, City Clerk's Office
(604-276-4006)

REPORT CONCURRENCE		
ROUTED TO: Development Applications	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ	APPROVED BY CAO

Staff Report

Origin

Council Policy No. 5017 states that the City Clerk may bring forward to Council any Zoning or Official Community Plan Amendment Bylaw where one year or more has elapsed from the conclusion of the relevant Public Hearing with a recommendation to abandon the bylaw; to require another Public Hearing if the bylaw is not to be abandoned; or another recommendation if warranted.

The last time Council considered a report requesting the abandonment of unadopted bylaws was back in October 2009. As a housekeeping matter to clean up the files, this report presents 30 unadopted bylaws for abandonment where the associated rezoning application has either been withdrawn at the applicant's request or closed by City staff due to inactivity.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

Analysis

Upon reviewing the Zoning Bylaws which have been to a Public Hearing but have not yet been adopted, planning staff identified a number of applications that are several years old and have had little or no activity since their respective Public Hearings. In some instances, applications have been closed due to inactivity or withdrawn but the bylaws have not been officially abandoned.

A letter was provided to applicants where there was no activity on a rezoning application to advise staff of their intentions with respect to the outstanding bylaw. The results of this survey indicate that applicants expressed no objection to their respective bylaw being abandoned, or the applicant specifically does not wish to proceed with their application.

Financial Impact

None.

Conclusion

The report and Attachment 1 identifies unadopted Zoning Amendment Bylaws that are no longer applicable because the related application has been withdrawn; the applicant does not wish to proceed; or the applicant has not made contact with staff for the purpose of proceeding with the requirements of the application, for a number of years. Staff therefore recommend that the noted unadopted bylaws be abandoned.

A handwritten signature in black ink, appearing to read 'Claudia Jesson', written in a cursive style.

Claudia Jesson
Director, City Clerk's Office
(604-276-4006)

CJ:eb

Att. 1: List of Bylaws to be abandoned

Attachment 1

Bylaw No	File No	Bylaw Title	First Reading	Public Hearing Date	Status of Other Development	Reason for Action Taken	Bylaw Action Recommendation
9183	14-657378	RZ-2080/2100 No 4 Rd	April 13/15	May 19/15		Withdrawn by new owners	This bylaw should be abandoned
9128	13-646115	RZ -7100 Marrington Rd	Apr 14/14	May 20/14	SD 13-646116 Cancelled	Withdrawn by applicant	This bylaw should be abandoned
8928	11-585154	RZ -7520 Ash St	Oct 22/12	Nov 19/12		Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
8851	11-581922	RZ- 9271 Francis Rd	Jan 23/12	Feb 20/12	SD 11-592015 Closed	Withdrawn by applicant	This bylaw should be abandoned
8835	11-583027	RZ - 9040 Railway Ave	Nov 28/11	Dec 20/11		Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
8833	11-582017	RZ 4911/4931 McLure Avenue	Dec 19/11	Jan 16/12		Withdrawn by applicant	This bylaw should be abandoned
8732	10-546023	RZ-7320 & 7340 Lindsay Rd	Mar 28/11	Apr 18/11	SD 10-546024 Cancelled	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
8610	09-453123	RZ- 9340,9360,9600 Odlin Rd	June 28/10	July 19/10	DP 09-453125 Issued SA 10-530751 Pending Final	Bylaw 8610 was replaced by Bylaw 8715 and adopted	This bylaw should be abandoned
8247	07-366344	ZT- 1231 Burdette St	June 11/07	Sept 05/07		Withdrawn by applicant	This bylaw should be abandoned
8099	05-303677	RZ- 11251 and 11295 Mellis Dr	July 24/06	Sept 6/06	DP 07-392652 Withdrawn	Withdrawn by applicant	This bylaw should be abandoned
7773	04-272170	RZ- 9131 Williams Rd	July 26/04	Aug 23/04	SD 04-272171 Closed	Withdrawn by applicant	This bylaw should be abandoned

Bylaw No	File No	Bylaw Title	First Reading	Public Hearing Date	Status of Other Development	Reason for Action Taken	Bylaw Action Recommendation
7351	01-192664	RZ- 7500 Garden City Rd	Apr 22/02	May 21/02	DP 02-218738 Withdrawn SA 03-244592 Completed	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
7114	98-140477	RZ- 11511,11531,11 535 Steveston Hwy	Sept 13/99	Mar 20/00	DP 01-189551 Withdrawn	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
6838	97-116511	RZ- 8580 Cambie Rd	Dec 8/97	Jan 19/98	DP 98-141132 Withdrawn SD 04-270232 Completed	Withdrawn by applicant	This bylaw should be abandoned
6834	97-116511	RZ- 8580 Cambie Rd	Dec 8/97	Jan 19/98	DP 98-141132 Withdrawn SD 04-270232 Completed	Withdrawn by applicant	This bylaw should be abandoned
6814	97-117407	RZ- 7680 Blundell Rd	Oct 14/97	Nov 17/97	DP 97-117406 Withdrawn	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
7843	04-274416	RZ- 20471,20491,20 511,20531,2055 1,20571,20591 Westminster Hwy	Oct 25/04	Nov 15/04	SA 03-223042 Completed DP 05-319300 Completed	Withdrawn by applicant	This bylaw should be abandoned
8274	06-330060	RZ-12751 Rice Mill Rd	July 23/07	Sept 5/07	SA 04-453210 Closed SD 06-330061 Cancelled DP 06-340150 Withdrawn	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
9518	14-670731	RZ- 6740 & 6780 Francis Rd	Mar 14/16	Apr 18/16	SA 15-699579 Closed SD 14-670732 Cancelled	Withdrawn by applicant	This bylaw should be abandoned

Bylaw No	File No	Bylaw Title	First Reading	Public Hearing Date	Status of Other Development	Reason for Action Taken	Bylaw Action Recommendation
8558	07-401012	RZ 8140 Heather Street	Dec 22/09	Jan 18/10		Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned.
8389	07-389580	RZ 9211 No 1 Rd	June 23/08	July 21/08	SD 07-389582 Closed	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
8098	05-301611	RZ 11295 Mellia Drive	July 27/09	Sept 9/09	DP 07-392652 Withdrawn	Withdrawn by applicant	This bylaw should be abandoned
8941	11-585154	RZ 7520 Ash St	Oct 22/12	Feb 20/12		Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned
8272	07-370649	RZ 9571 Williams Rd	July 23/07	Sept 05/07	SD 07-370650 Closed SA 09-462752 Closed	Withdrawn by applicant	This bylaw should be abandoned
9601	16-726011	RZ 4280 Tyson Place	Oct 24/16	Nov 21/16		Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned.
9547	14-676714	RZ 7260 Westminster Hwy	July 25/16	Sept 06/16		Withdrawn by applicant	This bylaw should be abandoned
9287	14-670779	RZ 10551 No 1 Road	Oct 6/15	Nov 16/ 15	SD 14-670780 Closed	Closed due to inactivity Letter Sent Confirmation Received from Owner	This bylaw should be abandoned
9685	16-743867	RZ 9680 Aquila Rd	March 27/17	April 18/17		Withdrawn by applicant	This bylaw should be abandoned

Bylaw No	File No	Bylaw Title	First Reading	Public Hearing Date	Status of Other Development	Reason for Action Taken	Bylaw Action Recommendation
9784	16-738953	RZ 7320/40/60 Ash St	Jan 15/18	Feb 19/18		Withdrawn by applicant	This bylaw should be abandoned
8729	08-423207	RZ 8540 Alexandra Rd	July 11/11	July 26/11	DP 10-551958 Withdrawn SA 11-594223 Closed	Closed due to inactivity Letter Sent No Response	This bylaw should be abandoned