



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Public Hearing Agenda
Electronic Meeting**

Tuesday, April 19, 2022 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9877 (RZ 18 802860)**

(File Ref. No. RZ 18-802860; 12-8060-20-009877) (REDMS No. 6817810)

PH-6

[See Page PH-6 for full report](#)

Location: 4400, 4420, and 4440 Smith Crescent

Applicant: Art Homes Ltd.

Purpose: To rezone the subject properties from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)”, to permit the development of 34 townhouse units.

First Reading: March 14, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

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Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9877.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10357 (RZ 19-870807)**

(File Ref. No. RZ 19-870807; 12-8060-20-010357) (REDMS No. 6790846)

PH-50

See Page PH-50 for full report

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

Applicant: Terra Spires Development LP

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Parking Structure Townhouses (RTP4)”, to permit development of 36 townhouse units and three secondary suites with a common parking structure with access from Spires Road.

First Reading: March 14, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10357.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10359 (RZ 21 936290)**

(File Ref. No. RZ 21-936290; 12-8060-20-010359) (REDMS No. 6839252)

PH-114

See Page PH-114 for full report

Location: 11720 Williams Road

Applicant: Pakland Properties

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Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two lots with vehicle access from the rear lane.

First Reading: March 28, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10359.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10001 (RZ 18 829337)**

(File Ref. No. RZ 18-829337) (REDMS No. 6839337)

PH-133

See Page PH-133 for staff memorandum

PH-136

See Page PH-136 for full report

Location: 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road

Applicant: Zhao XD Architect Ltd.

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

First Reading: March 28, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

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Council Consideration:

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, be amended to update the bylaw number and citation to Richmond Zoning Bylaw 8500, Amendment Bylaw 10378.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10378.

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5. **TEMPORARY COMMERCIAL USE PERMIT (TU 22-005410)**

(File Ref. No. TU 22-005410) (REDMS No. 6837489)

PH-189

See Page PH-189 for full report

Location: 8620 and 8660 Beckwith Road

Applicant: The City of Richmond

Purpose: To extend an existing Temporary Commercial Use Permit allowing “Parking, non-accessory” as a permitted use at 8620 and 8660 Beckwith Road, to permit the operation of a pay parking lot for a period of three years from the date of issuance.

First Reading: March 14, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. To extend an existing Temporary Commercial Use Permit allowing “Parking, non-accessory” as a permitted use at 8620 and 8660 Beckwith Road, to permit the operation of a pay parking lot for a period of three years from the date of issuance.

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10360**
(File Ref. No. 12-8060-01) (REDMS No. 6843205)

PH-186

See Page **PH-186** for full report

Location: City-Wide

Applicant: City of Richmond

Purpose: To provide for a Public Hearing requirement in the Zoning Bylaw.

First Reading: March 28, 2022

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10360.

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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10360.

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ADJOURNMENT

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City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 23, 2022
File: RZ 18-802860

Re: Application by Art Homes Ltd. for Rezoning at 4400, 4420, and 4440 Smith Crescent from the "Single Detached (RS1/F)" Zone to the "High Density Townhouses (RTH1)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9877, for the rezoning of 4400, 4420, and 4440 Smith Crescent from the "Single Detached (RS1/F)" zone to the "High Density Townhouses (RTH1)" zone, be introduced and given First Reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 6

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

Staff Report

Origin

Art Homes Ltd. (Director: Buta S. Dosamjh), on behalf of South Rich Homes JV Ltd. (Director: Buta S. Dosamjh), has applied to the City of Richmond to rezone 4400, 4420, and 4440 Smith Crescent from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH1)” zone, to permit the development of 34 townhouse units. A location map and 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

There are three single detached dwellings on the subject site, which would be demolished. None of the dwellings contain a secondary suite. The dwellings were previously owner-occupied and are currently vacant.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A single detached dwelling on a property zoned “Single Detached (RS1/F)”.
- To the South: A single detached dwelling on a property zoned “Single Detached (RS1/F)”.
- To the East: The Highway 91A road allowance, which includes a pedestrian overpass connecting the pathway behind the subject site to Hamilton Highway Park and Thompson Road.
- To the West, across Smith Crescent: Hamilton VLA Park, which includes a playground, sport courts, and open field.

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The subject site is located in the Hamilton planning area, and is designated “Neighbourhood Residential” on the Official Community Plan (OCP) land use map and “Neighbourhood Residential (Townhouse 0.75 FAR)” on the Hamilton Area Plan land use map (Attachment 3). The FAR referenced in the Hamilton Area Plan land use designation is the intended maximum density, inclusive of bonus density associated with the Affordable Housing Strategy and Hamilton Area Plan amenity contributions. The proposed rezoning is consistent with these designations.

The Hamilton Area Plan requires a cash contribution for neighbourhood amenity space at a rate of \$6.55 per buildable square foot for townhouse development. Prior to final adoption of the rezoning bylaw, the applicant made a \$323,714.10 contribution to the Hamilton Amenity Fund.

The Hamilton Area Plan includes objectives to improve non-motorized transportation options in the neighbourhood to better connect residents with parks and amenities. The proposed development would provide a new public pathway linking Smith Crescent to the pathway in the highway right-of-way (ROW) behind the subject site. This would allow more direct access to and from the pedestrian overpass crossing Highway 91A.

Affordable Housing Strategy

Residential rezoning applications involving townhouse developments are required to provide a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund. As per the City's Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, a \$420,087.00 contribution is required 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.

The Flood Construction Level in Hamilton is 3.5 m GSC. Structural elevation of the floor systems containing habitable space is proposed to meet the Flood Construction Level. No indoor habitable space is proposed at grade. The storage areas in the garages cannot be used as habitable space. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title restricting conversion of any garage or storage area to habitable space.

This proposal is consistent with Richmond Flood Plain Designation and Protection Bylaw 8204 and the form of development is typical in the Hamilton area.

Ministry of Transportation and Infrastructure Approval

As the subject site abuts a Provincially-controlled highway, this redevelopment proposal has been referred to the Ministry of Transportation and Infrastructure (MOTI). Preliminary approval has been received from MOTI, and formal approval 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 First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Urban Design and Site Planning

The proposed development consists of six buildings containing a total of 34 townhouse units. The site plan and massing are generally consistent with the Development Permit Guidelines contained in the OCP and Hamilton Area Plan. Conceptual development plans are provided in Attachment 4.

All of the units would be three storeys, with living space located on the second and third storey. Living space is not permitted on the ground floor due to the flood construction level in the Hamilton neighbourhood.

The site plan is structured around a pedestrian circulation network. Building 1 fronts Smith Crescent, Buildings 2 and 3 front an interior walkway, and Buildings 5 and 6 front the public walkway. Building 4 fronts the drive aisle, due to the challenge of adding accessible footpaths through the cluster of mature trees between this building and the off-site pathway behind the site.

All of the units have private outdoor space at grade and at least one balcony. Units in Buildings 1, 2, 3, 5, and 6 feature two projecting balconies, which are stacked to provide weather protection to the balcony or porch below. Units in Building 4 have a single recessed balcony, but have a larger outdoor space at grade than units in other buildings.

Building 6 is set back 2.91 m from the rear property line, which abuts the Highway 91A road allowance. The applicant has provided an acoustical report, which includes recommendations for building upgrades to achieve CHMH indoor noise standards in Buildings 4 and 6. These recommendations will be further reviewed and secured through the Development Permit process.

The proposed rear yard setback is consistent with Richmond Zoning Bylaw 8500, but encroaches into the 4.5 m setback to highways required by the Ministry of Transportation and Infrastructure (MOTI). Prior to advancing the Development Permit application to the Development Permit Panel the applicant is required to receive MOTI approval for a setback permit exception.

The shared outdoor amenity area is proposed in the southwest corner of the site, and is specifically located to facilitate retention of two large trees. The current concept includes a large play structure, bench seating, picnic table, and landscaping around the two retained trees. Detailed design and programming of the private and shared outdoor amenity spaces will be reviewed through the Development Permit process.

A garbage and recycling room is proposed near the middle of the site flanking the central drive aisle. Vehicles servicing the site would be able to complete a three-point turn in the drive aisle to enter and exit the site in a forward motion.

Housing Type and Tenure

The proposed development consists of ground-oriented townhouses that would be stratified and sold upon completion. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access is proposed from a single driveway to Smith Crescent located in the approximate centre of the frontage. Vehicle and bicycle parking for residents and visitors are provided consistent with Richmond Zoning Bylaw 8500, except for a variance to the maximum percentage of tandem parking spaces for residents. The proposed development would require 68 parking spaces for residents, of which a maximum of 50% can be provided in a tandem arrangement. The proposed development has 59% of the parking spaces (i.e., 40 spaces) in a tandem arrangement.

Staff support the requested variance as it is a direct response to the Flood Construction Level and has been accepted in similar developments in the Hamilton neighbourhood. In addition, the applicant is providing voluntary Transportation Demand Management (TDM) measures to reduce future residents' vehicle dependence. The proposed TDM measures include:

- 60% increase over the minimum Class 1 bicycle parking requirements for residents.
- 75% increase over the minimum Class 2 bicycle parking requirements for visitors.
- Significant cycling and pedestrian upgrades as required by the Hamilton Area Plan, including off-street pathways and road upgrades. Additional details are provided below.

The proposed pedestrian pathway system would connect Smith Crescent with the existing pedestrian path adjacent to Highway 91A, which is consistent with the Hamilton Area Plan. This public pathway will be secured through a 6.0 m wide Statutory Right-of-Way (SRW) along the south property line and will include a 3.0 m wide paved surface, lighting, and landscaping. Future development to the south would be required to provide an additional 6.0 m wide Statutory Right-of-Way (SRW) and increase the width of the pathway. Improvements to the pathway in the highway right-of-way (ROW) behind the subject site will also be required, consisting of pavement widening to 3.0 m, lighting, and landscaping. Detailed design of the new and upgraded pathways will be through the Servicing Agreement process.

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 57 bylaw-sized trees on the subject property, three trees on neighbouring properties, and four 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:

- Two Maple trees (Tag # 24 and 25) located in the front yard of 4420 Smith Crescent are in excellent condition and should be retained and protected. Provide a 4.5 m tree protection zone from the base of each tree. A \$10,000.00 Tree Survival Security is required for each tree.
- One Cherry and one Maple tree (Tag # 33 and 34) located in the rear yard of 4420 Smith Crescent site are proposed to be retained. Provide a 4.5 m tree protection zone from the base of each tree. A \$5,000.00 Tree Survival Security is required for each tree.
- Seven Western Red Cedar trees (Cluster noted as Tag # 55) located in the rear yard of 4400 Smith Crescent are proposed to be retained. Provide a 4.5 m tree protection zone from the base of each tree. A \$5,000.00 Tree Survival Security is required for each tree.
- One Ash tree (Tag # 54) located on the neighbouring property to the north and two trees (Cluster noted as Tag # 55) located on the neighbouring properties to the north and east to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One tree (Cluster noted as Tag # 55) located in the rear yard of 4400 Smith Crescent is in conflict with Building 4. Remove and replace.
- Three Western Red Cedar trees (Tag # 21, 22, and 23) located in the side yard of 4420 Smith Crescent ranging in size from 30 cm to 42 cm caliper are in good condition but are in conflict with the proposed driveway and Building 5. Several revised site plans were considered in an effort to retain these trees, but resulted in impacts to urban design objectives or the retention of other trees on the development site. These trees are growing as a hedge and are not suitable for relocation. Remove and replace.
- 42 trees (Tag # 1-20, 26-32, 35-38, 41-50, and 52) located on the development site are either dead, dying (sparse canopy foliage), are infected with Fungal Blight 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. Remove and replace.
- One hedgerow (Tag # 40) located in the front yard between 4400 and 4420 Smith Crescent is in poor condition and should be removed.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The four trees on City property have been reviewed by Parks Department staff, with the following comments:

- Tree # 39 – Tree appears to be in fair health good condition. It is showing signs of drought stress with the leaves browning on the edges but otherwise looks to be in fair health. Size of the tree makes it a good candidate to relocate. This tree should be reviewed as part of the Servicing Agreement for possible relocation. Final determination should be made prior to the Development Permit application proceeding to Development Permit Panel. A \$5,000.00 survival security is required prior to final adoption of the rezoning bylaw if it is retained.

- Tree # 53 – Tree is in good health fair condition. It has been topped historically but appears to be pruned regularly so there are no major defects. Tree will be close to the frontage improvements but all efforts to design around this tree must be made moving forward. A \$5,000.00 survival security is required prior to final adoption of the rezoning bylaw.
- Tree # 51 – Tree is in good health but poor condition. It has approximately 40 stems which would make it hard to work around for the frontage improvements. It will also be an issue for sight lines moving forward due to the form of the tree. Recommend removal. \$1,500.00 is required in compensation prior to final adoption of the rezoning bylaw.
- Tree # 56 – Tree is in poor health and condition. Main limbs have died back with decay in the main stem. All the growth appears to be sucker growth. This tree is not a good candidate to retain or relocate. Recommend removal. \$1,500.00 required in compensation prior to final adoption of the rezoning bylaw.

Tree Protection

Eleven trees (Tag # 24, 25, 34, 35, and 55) on the subject site, three trees (Tag # 54 and 55) on neighbouring properties, and two trees (Tag # 39 and 53) on City property 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 \$75,000.00 Tree Survival Security for the 11 on-site trees and two City-trees to be retained and/or relocated.
- 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 46 on-site trees. The 2:1 replacement ratio would require a total of 92 replacement trees. The applicant has agreed to plant 41 trees in the development. The required replacement trees are to be a minimum of 8 cm caliper deciduous or 4 m tall coniferous species, as per Tree Protection Bylaw No. 8057.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$38,250.00 to the City's Tree Compensation Fund in lieu of the remaining 51 trees that cannot be accommodated on the subject property after redevelopment.

Variance Requested

The proposed development is generally consistent with the “High Density Townhouses (RTH1)” zone, except for the following requested variances (staff comments in ***bold italics***).

1. Increase permitted tandem parking from 50% to 59% of spaces (i.e., 40 of 68 spaces).

Richmond Zoning Bylaw 8500 permits up to 50% of the required residential parking spaces to be provided in a tandem arrangement. In the case of this development, up to 34 spaces could be provided in a tandem arrangement.

Staff support the requested variance as it is a direct response to the high flood construction level in Hamilton, is consistent with other approved developments in the Hamilton neighbourhood, results in a marginal increase to the permitted tandem parking, and is offset by voluntary TDM measures. Prior to final adoption of the rezoning bylaw the applicant is required to register a legal agreement on title restricting conversion of any garage or storage area into habitable space.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4) or Step 2 with a low carbon energy system. As part of the Development Permit application, the applicant will be required to identify the Step Code target and provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the applicable standard.

Amenity Space

The applicant proposes a cash contribution in-lieu of providing indoor amenity space on-site. Prior to final adoption of the rezoning bylaw, the applicant must provide an \$88,460.00 contribution to the City-wide amenity fund.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit guidelines contained in the OCP.

Public Art

Based on the maximum buildable floor area of approximately 49,422 ft² residential floor area, the recommended Public Art contribution based on administrative guidelines of \$0.93 (2022 rate) is approximately \$45,962.46.

As the project will generate a recommended Public Art contribution close to \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy it is recommended that the Public Art contribution be directed to the Public Art Reserve for city-wide projects on City lands. The contribution is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works described in Attachment 6, including, but not limited to:

- Filling of the Smith Crescent drainage ditch and replacement with a piped drainage system.
- A new pedestrian pathway along the south property line, consisting of a 3.0 m wide pathway, lighting, and landscaping.
- Improvements to the pathway behind the subject site, consisting of a 3.0 m wide pathway, lighting, and landscaping.
- Frontage improvements on both sides of Smith Crescent, generally consisting of new sidewalks, landscaped boulevards, street parking, and a two-way bike path.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to further examine the following issues:

- Compliance with the Development Permit guidelines for the form and character of multi-family projects contained in the OCP and Hamilton Area Plan.
- Review of the size and species of proposed new trees to ensure bylaw compliance and achieve an acceptable mix of deciduous and coniferous species.
- Refinement of the shared outdoor amenity design and programming, including the choice of play equipment, to create a safe and inviting environment for children's play and social interaction.
- Review of the relevant accessibility features, including the provision of three convertible units and aging-in-place features for all units.
- Review of a sustainability strategy for the development.
- Review of any necessary noise mitigation strategies related to potential traffic noise from Highway 91A. The applicant has provided an acoustical report, which includes recommendations for upgrades to Buildings 4 and 6.
- Review of the proposed setback to Highway 91A, which requires approval from the Ministry of Transportation and Infrastructure.

Financial Impact or Economic Impact

This rezoning application results in an Operational Budget Impact (OBI) of \$5,000.00 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 4400, 4420, and 4440 Smith Crescent from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH1)” zone, to permit the development of 34 townhouse units.

The proposed rezoning is generally consistent with the plans and policies affecting the subject site.

The list of rezoning considerations is provided 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 9877 be introduced and given First Reading.



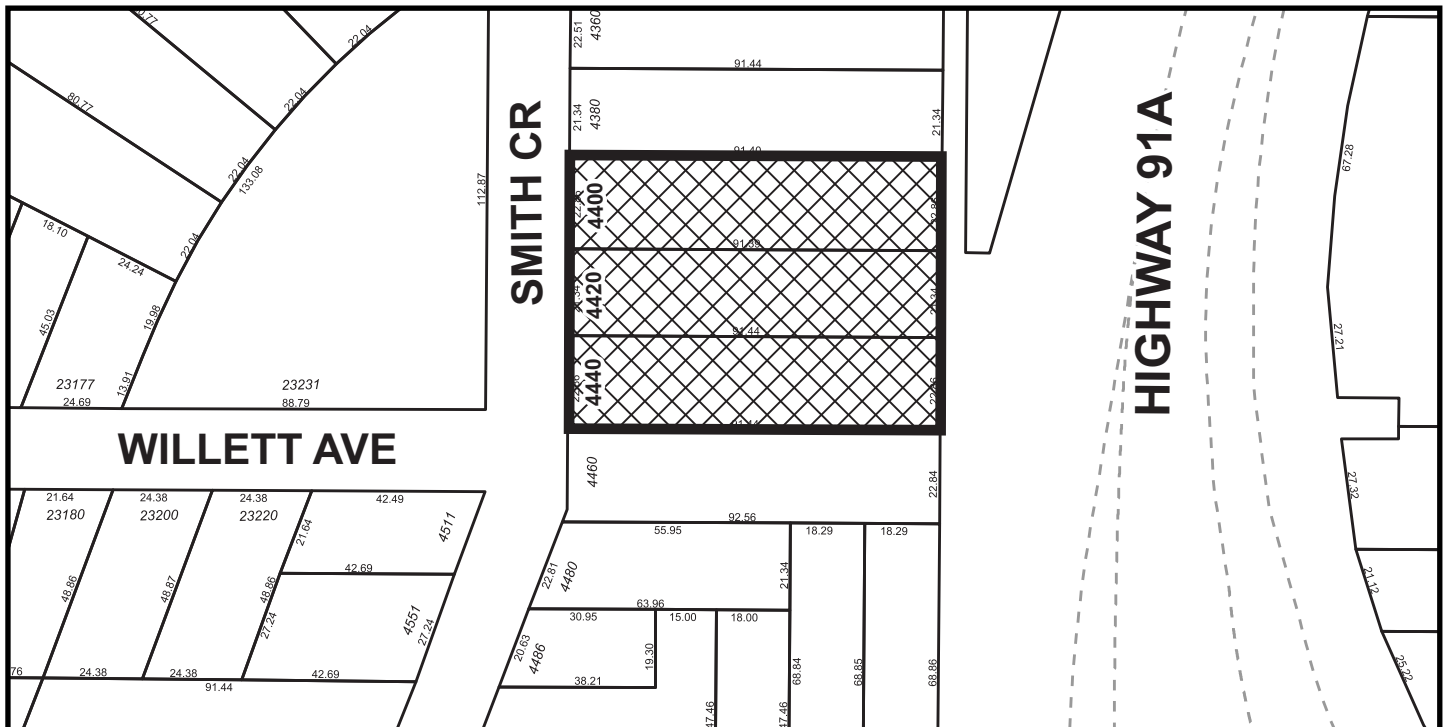
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Hamilton Area Plan Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations

City of
Richmond



RZ 18-802860

Note: Dimensions are in METRES



City of Richmond



RZ 18-802860

Original Date: 02/14/18

Revision Date: 01/11/22

Note: Dimensions are in METRES



RZ 18-802860

Attachment 2

Address: 4400, 4420, and 4440 Smith Crescent

Applicant: Art Homes Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	South Rich Homes JV Ltd. (Director: Buta S. Dosamjh)	To be determined
Site Size (m²):	6,122 m ²	No change
Land Uses:	Single detached	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	No change
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH1)
Number of Units:	3 single detached dwellings	34 townhouse dwellings

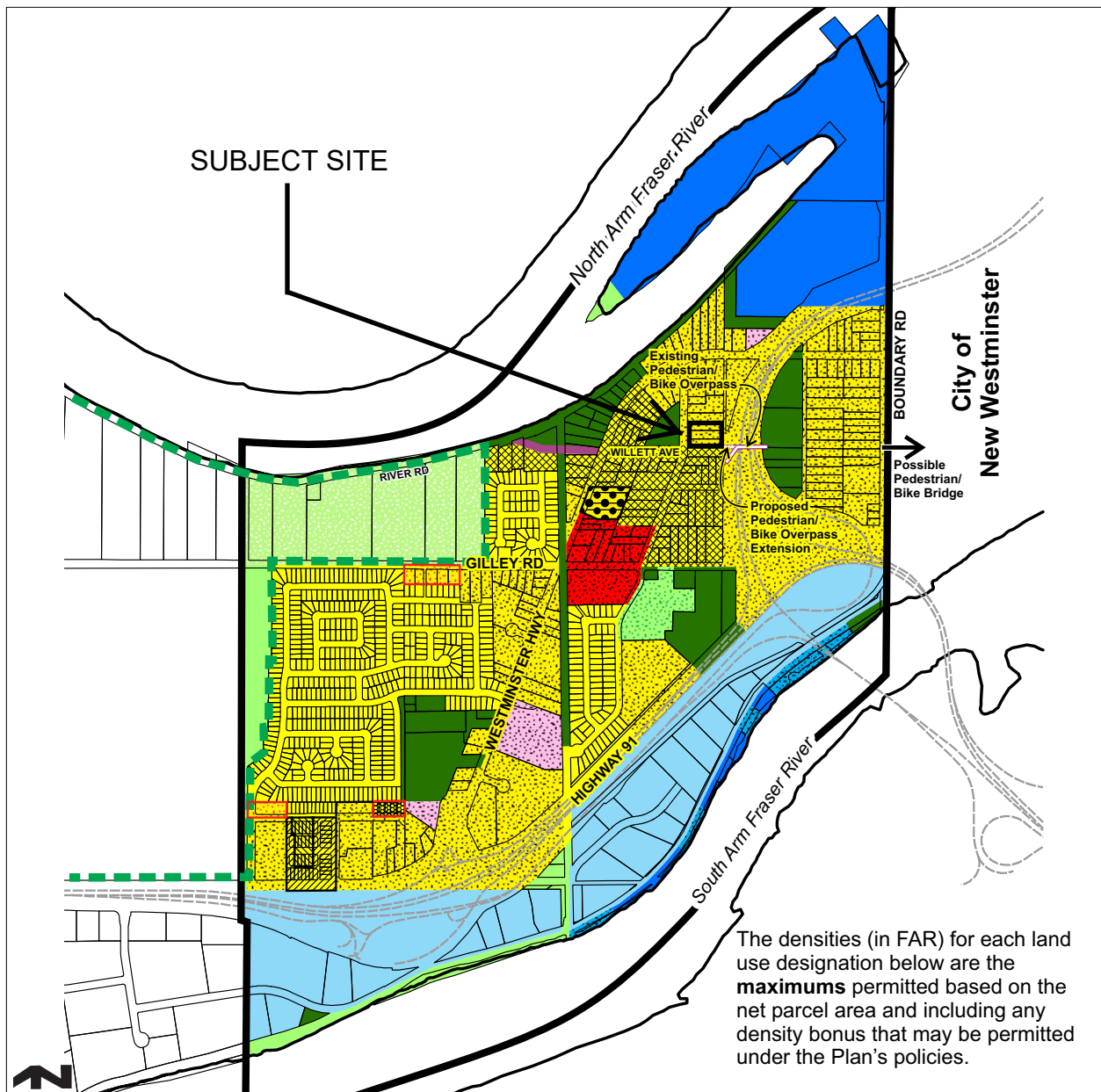
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR	0.71 FAR	None permitted
Buildable Floor Area (m ²):*	Max. 4,591.5 m ² (49,422 ft ²)	4,346.6 m ² (47,091 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	None
Lot Size:	1,800 m ²	6,122 m ²	None
Lot Dimensions (m):	Width: 40.0 m Depth: 30.0 m	Width: 67.06 m Depth: 91.44 m	None
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 2.0 m North Side: Min. 2.0 m South Side: Min. 2.0 m	Front: 4.81 m Rear: Min. 2.91 m North Side: 3.0 m South Side: 10.6 m	None
Height (m):	Max. 12.0 m	11.0 m	None
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	68 (R) and 7 (V)	68 (R) and 7 (V)	None
Off-street Parking Spaces – Accessible:	2% of visitor spaces (i.e. 1 space)	1 space	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	59% (i.e. 40 spaces)	Vary by 6 spaces
Bicycle Parking Spaces – Class 1:	1.25 spaces per unit (i.e. 43 spaces)	68 spaces	None
Bicycle Parking Spaces – Class 2:	0.2 spaces per unit (i.e. 7 spaces)	12 spaces	None
Amenity Space – Indoor:	70 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	204 m ² (6 m ² per unit)	215 m ²	None

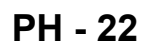
Other: Tree replacement compensation required for loss of significant trees.

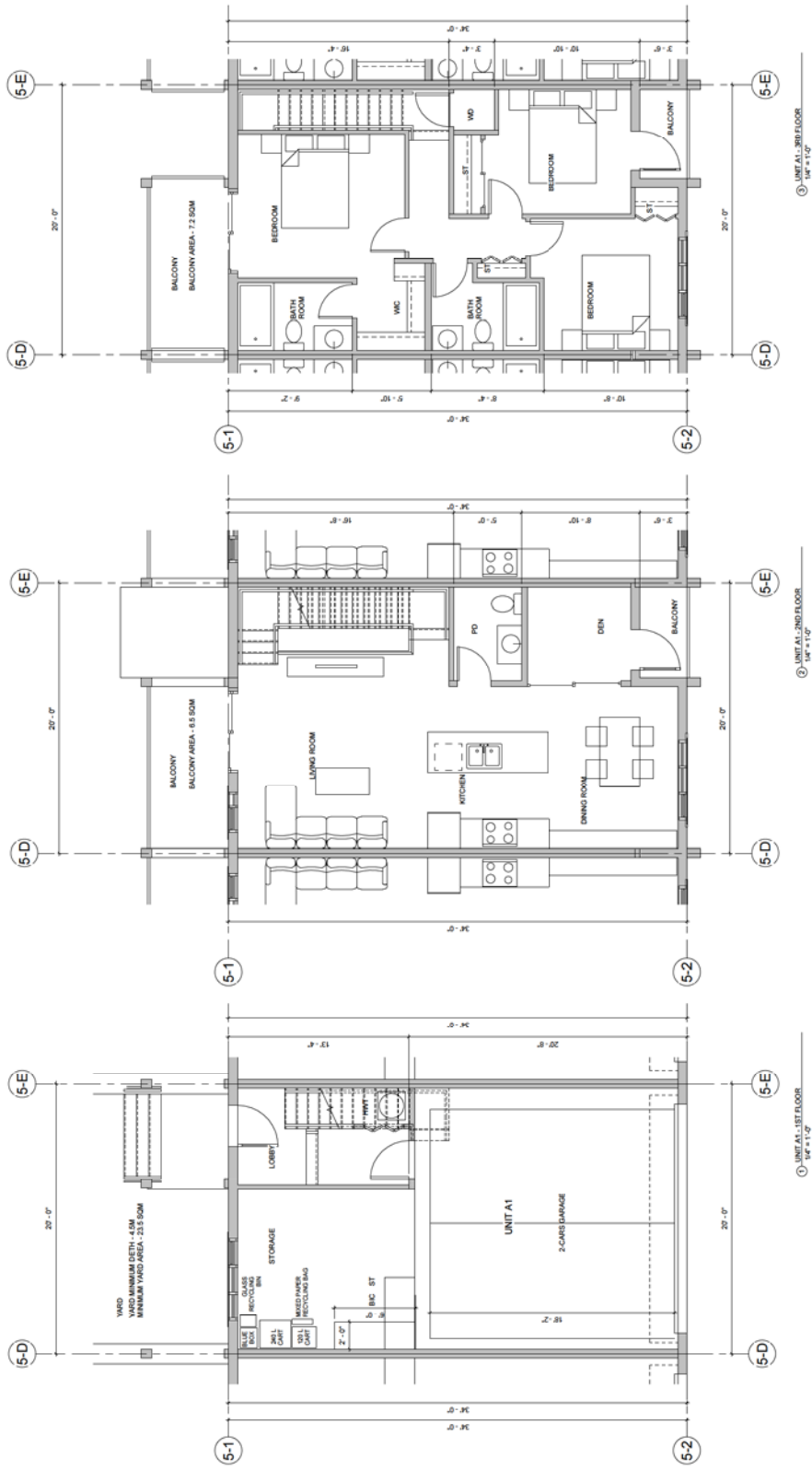
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map

Bylaw 9260
2017/06/12

- | | |
|--|---|
| Area Plan Boundary | Neighbourhood Residential (Single Family or Duplex 0.75 FAR) |
| ALR Boundary | Neighbourhood Residential (Townhouse 0.55 FAR) |
| Agriculture | Neighbourhood Residential (Townhouse 0.75 FAR) |
| Community Institutional | Neighbourhood Residential (Stacked Townhouse 1.00 FAR) |
| Conservation Area | Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR) |
| Industrial | Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR) |
| Marine Residential/Industrial | Park and Major Trail/Greenway Corridors |
| Mixed Employment | Proposed Streets |
| Neighbourhood Residential (Single Family 0.55 FAR) | School |
| Neighbourhood Residential (Single Family 0.60 FAR) | |
| Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR) | |





GROSS AREA:	667	SQ FT
FOR EXCLUSIONS:	657	SQ FT
- STAIRS	2	SQ FT
- BALCONY	8	SQ FT
FOR AREA:	657	SQ FT

PRIVATE OUTDOOR SPACE (YARD DEPTH IS 8.8M)
423.5 SQM x 1.55 SQM = 7.25 SQM

UNIT A1 FLOOR PLAN
3 BEDROOM + DEN + WORKSHOP
AREA = 1468 SQFT (FSR) 618 SQFT (NON-FSR)

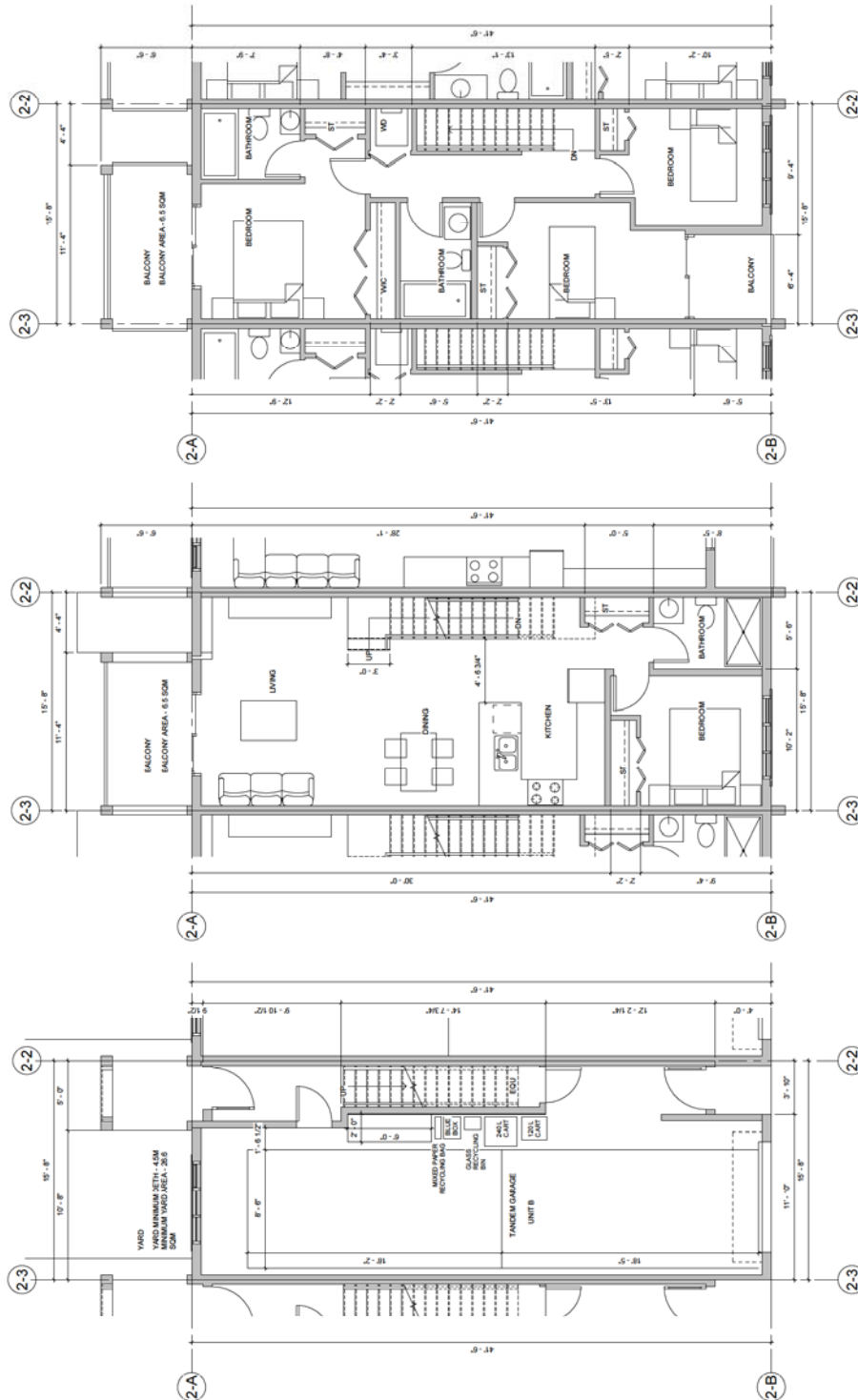


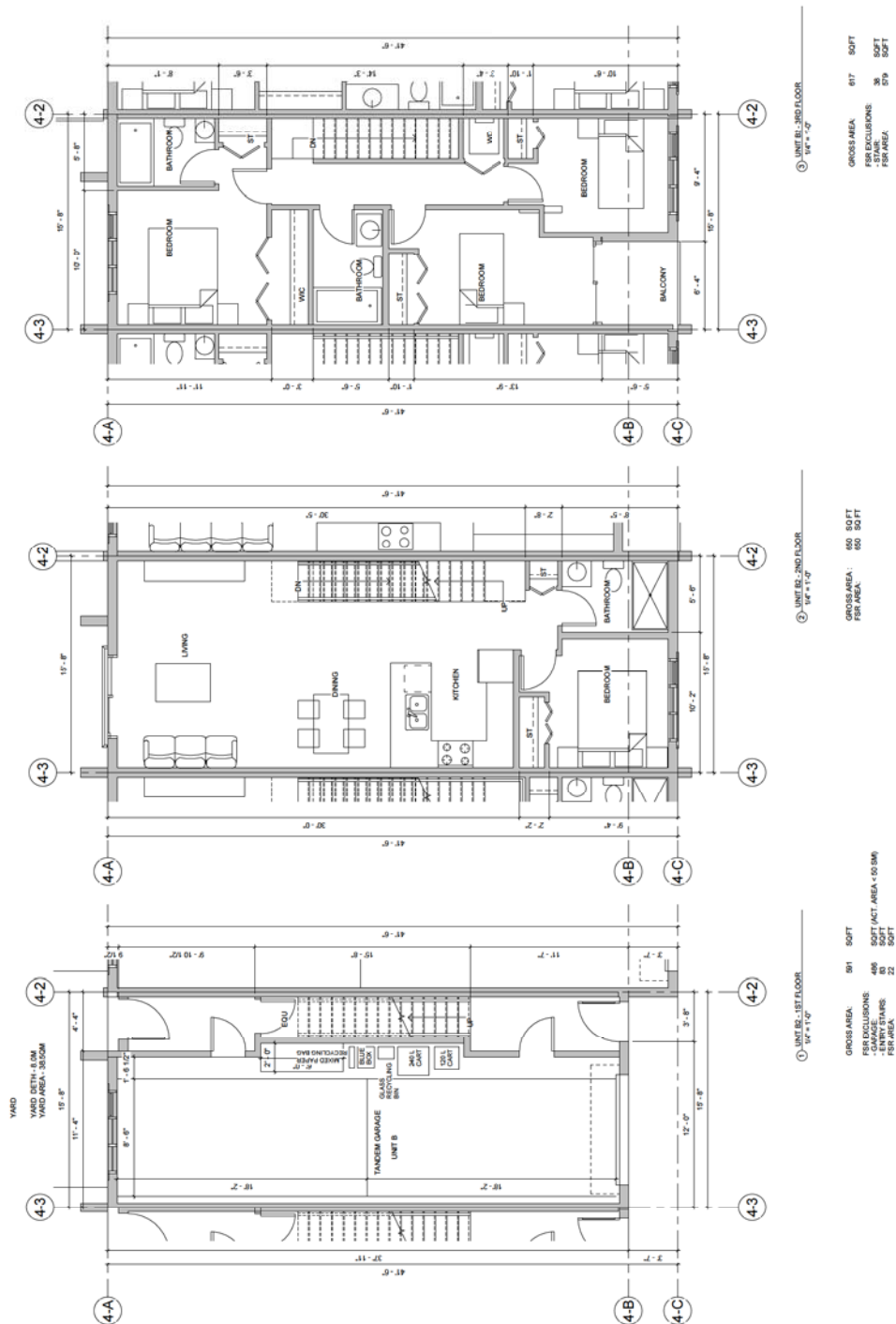
GROSS AREA:	844	SQ FT
FSR EXCLUSIONS:		
- GARAGE:	400	SQ FT
- ENTRY + STAIRS:	27	SQ FT
FSR AREA:	337	SQ FT

AREA = 1926 SQFT (FSR) 553 SQFT (NON-FSR)
4 BEDROOM + DEN + WORKSHOP

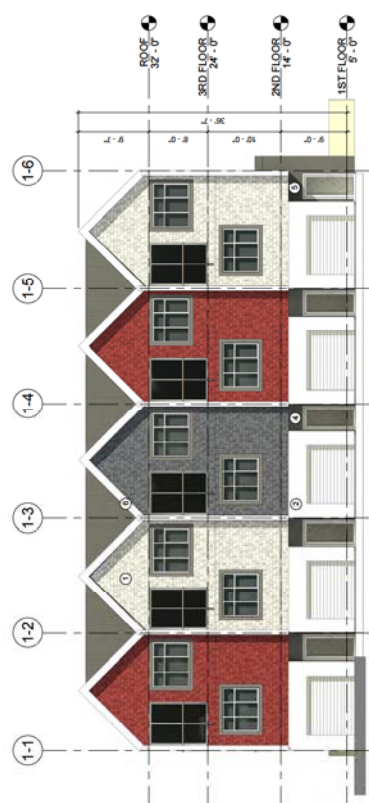


FAIR LIFT DIMENSION IMAGE FROM <http://hankins101.ca>

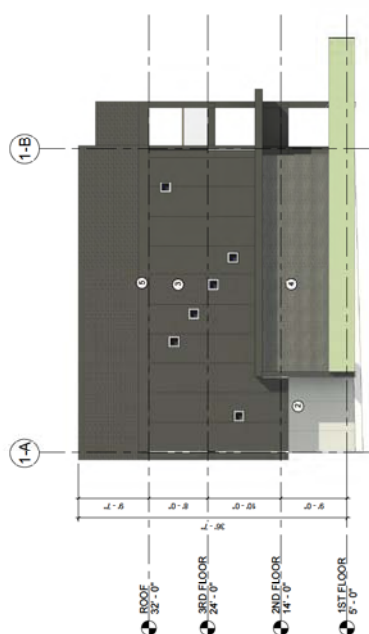




UNIT B2 FLOOR PLAN
3 BEDROOM + WORKSHOP
AREA = 151 SQFT (FSR) 107 SQFT (NOM FSR)
PRIVATE OUTDOOR SPACE (YARD DETH IS 1.5M)
~38.550M

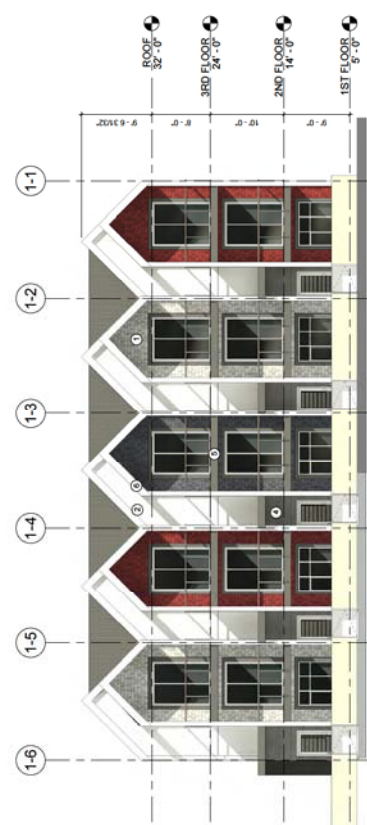


① BUILDING #1 - EAST ELEVATION
1/8" = 1'-0"

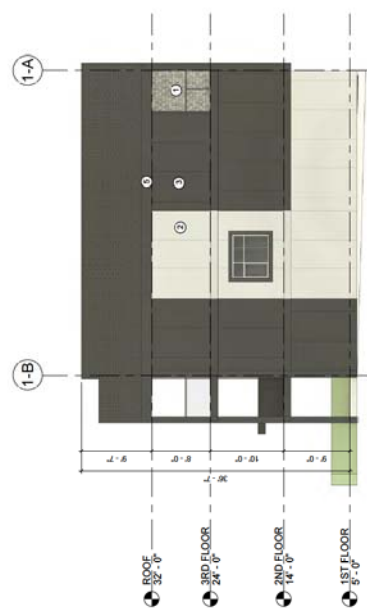


② BUILDING #1 - NORTH ELEVATION
1/8" = 1'-0"

- MATERIAL LEGEND**
1. FIBER CEMENT SHINGLES - VARIOUS COLORS
 2. FIBER CEMENT BOARDS - WHITE
 3. FIBER CEMENT BOARDS - IRON GREY
 4. LEDGESTONE
 5. DARK TRIM BOARD (MATCH MAT. #3)
 6. WHITE TRIM BOARD (MATCH MAT. #2)



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

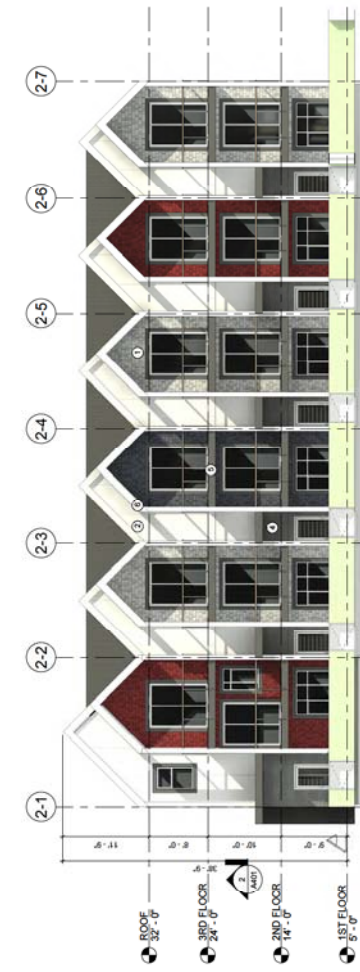


④ BUILDING #1 - SOUTH ELEVATION
1/8" = 1'-0"

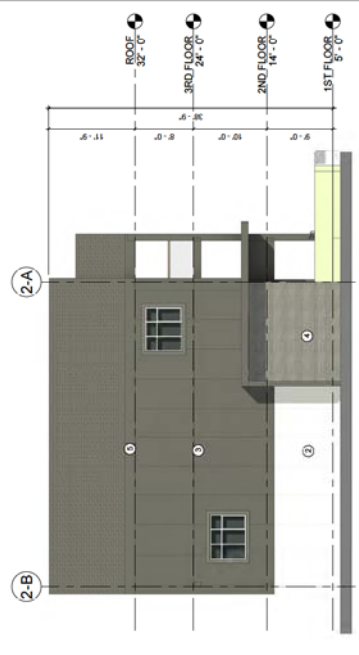


① BUILDING #2 - NORTH ELEVATION
1/8" = 1'-0"

- MATERIAL LEGEND**
- 1. FIBER CEMENT SHINGLES - VARIOUS COLORS
 - 2. FIBER CEMENT BOARDS - IRON GREY
 - 3. LEDGESTONE
 - 4. DARK STAIN WOOD MATCH MAT #3
 - 5. WHITE TRIM BOARD (MATCH MAT #2)



① BUILDING #2 - EAST ELEVATION
1/8" = 1'-0"



① BUILDING #2 - SOUTH ELEVATION
1/8" = 1'-0"



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



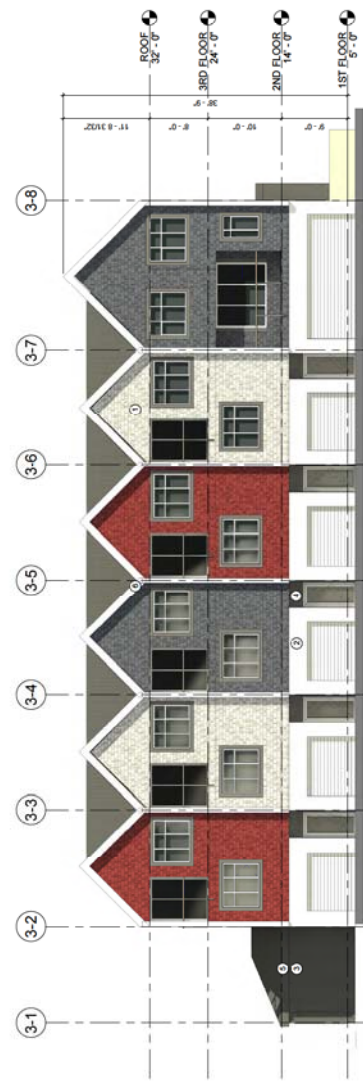
③ BUILDING #3...WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

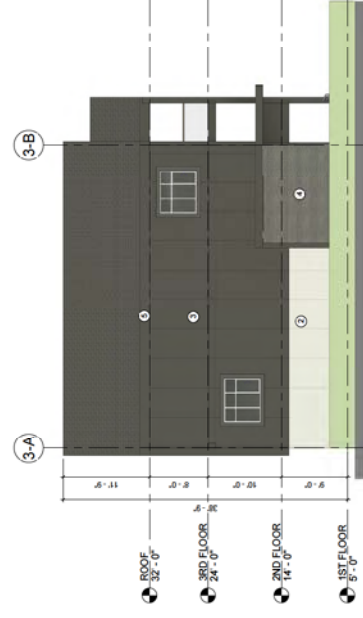
1. FIBER CEMENT SHINGLES - VARIOUS COLORS
2. FIBER CEMENT BOARDS - OFF-WHITE
3. FIBER CEMENT BOARDS - IRON GREY
4. FIBER CEMENT BOARDS - MATCH MAT. #3
5. DARK TRIM BOARD (MATCH MAT. #3)
6. WHITE TRIM BOARD (MATCH MAT. #2)



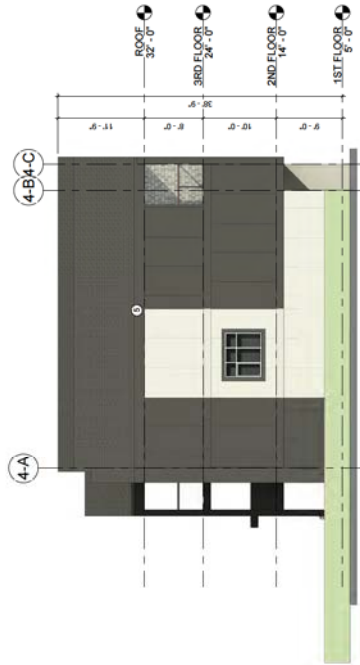
④ BUILDING #3...SOUTH ELEVATION
1/8" = 1'-0"



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



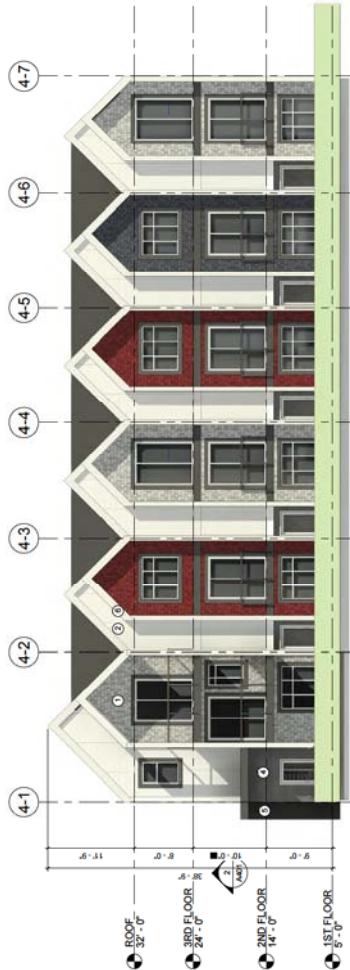
② BUILDING #3...NORTH ELEVATION
1/8" = 1'-0"



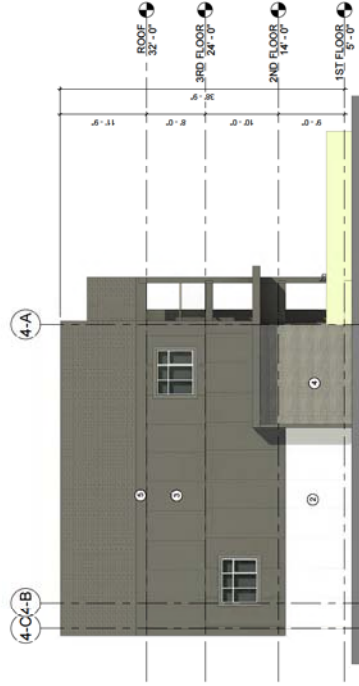
① BUILDING #4 - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND.

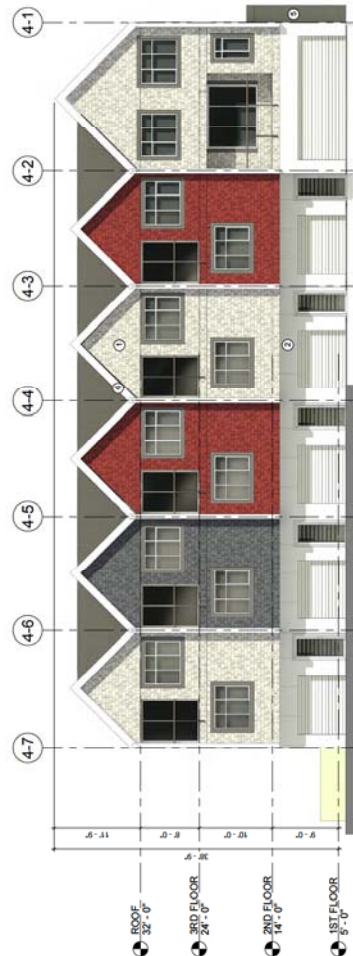
1. FIBER CEMENT SHINGLES - VARIOUS COLORS
2. FIBER CEMENT BOARDS - OFF-WHITE
3. FIBER CEMENT BOARDS - IRON GREY
4. LEDGERS
5. DARK TRIM BOARD (MATCH MAT. #3)
6. WHITE TRIM BOARD (MATCH MAT. #6)



② BUILDING #4 - EAST ELEVATION
1/8" = 1'-0"



③ BUILDING #4 - SOUTH ELEVATION
1/8" = 1'-0"



④ BUILDING #4 - WEST ELEVATION
1/8" = 1'-0"



5 BUILDING #5 - NORTH ELEVATION

4 BUILDING #5 - EAST ELEVATION
1/8" = 1'-0"

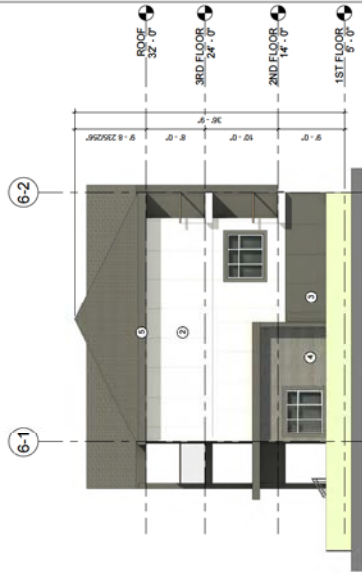
MATERIAL LEGEND

1. FIBER CEMENT SHINGLES - VARIOUS COLORS
2. FIBER CEMENT BOARDS - OFF-WHITE
3. FIBER CEMENT BOARDS - IRON GREY
4. LEDGESTONE
5. DARK TRIM BOARD (MATCH MAT. #3)
6. WHITE TRIM BOARD (MATCH MAT. #2)



① BUILDING #5 - SOUTH ELEVATION
5/8" = 1'-0"

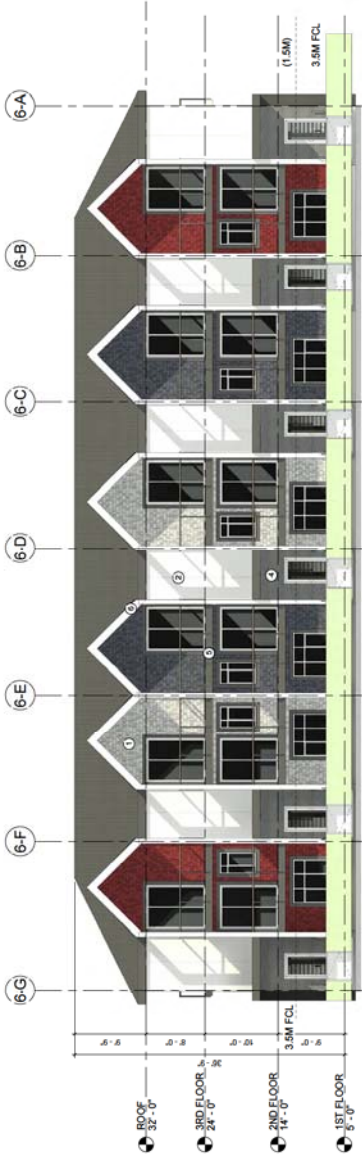
⑥ BUILDING #5 - WEST ELEVATION
18" = 1'-0"



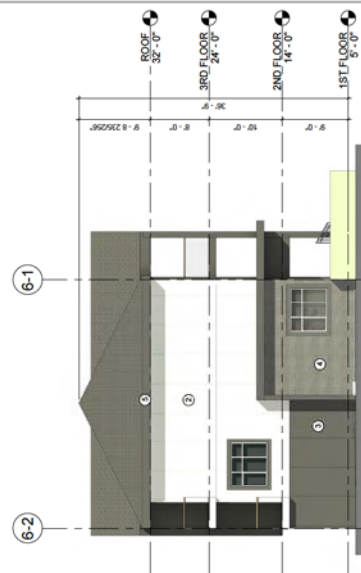
1. BUILDING W/ MIRROR - EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

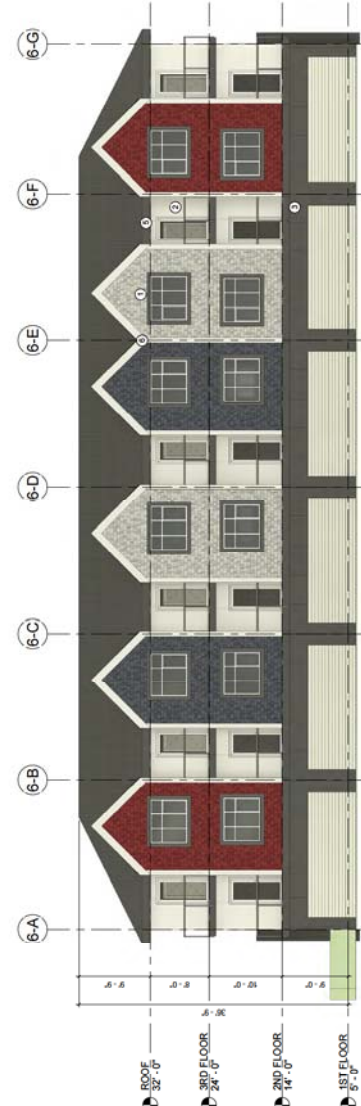
1. FIBER CEMENT SHINGLES - VARIOUS COLORS
2. FIBER CEMENT SHINGLES - IRON GREY
3. FIBER CEMENT SHINGLES - IRON GREY
4. LEDGESTONE
5. DARK TRIM BOARD MATCH MAT. #8)
6. WHITE TRIM BOARD MATCH MAT. #8)



4. BUILDING W/ MIRROR - SOUTH ELEVATION
1/8" = 1'-0"



3. BUILDING W/ MIRROR - WEST ELEVATION
1/8" = 1'-0"



2. BUILDING W/ MIRROR - NORTH ELEVATION
1/8" = 1'-0"



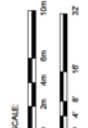




① INTERFACE SIDE 1 (NORTH)



② INTERFACE SIDE 2 (SOUTH)



MATERIALS PLAN

A		<p>HARDSCAPE LEGEND</p> <p>A HOLLAND PAVERS BY METAL MATERIALS CASCADING PATTERN CASCADING RAIN</p> <p>B ECO-DRIP PERMEABLE PAVING STONE HERSINGBURG PATTERN HERSINGBURG RAIN</p> <p>C PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>D PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>E PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>F PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>G PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>H PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>I PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>J PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>K PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>L PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>M PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>N PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>O PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>P PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>Q PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>R PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>S PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>T PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>U PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>V PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>W PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>X PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>Y PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p> <p>Z PERMEABLE PAVING STONE INSTALLED PER MANUFACTURER SPECIFICATIONS</p>
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REFERENCE LEGEND

FENCE LEGEND

- 42" HT. ALUMINUM FENCE
- 6" HT. WOOD FENCE
- 42" HT. WOOD FENCE

IGHTING LEGEND

LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 36" HT
	FLUSHMOUNT STEP LIGHT BY OTHERS
	UP LIGHT

FURNITURE :



DOI: 10.1002/for

NO.	DATE	REVISION DESCRIPTION	DR.
1	21-AUG-25	REVISION ALPHA CITY COMMENTS	90

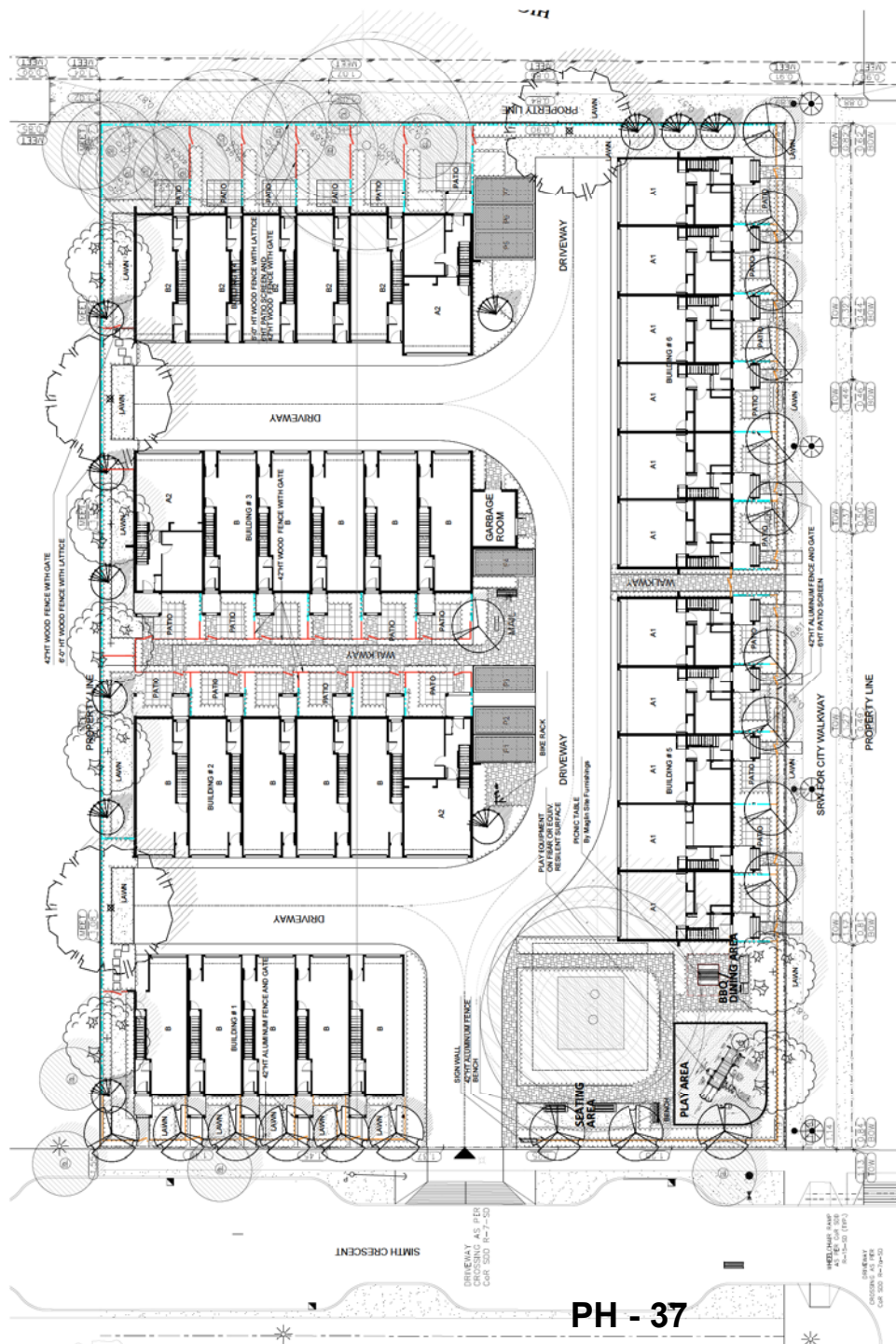
CLIENT: JAMIAN CONSTRUCTION
 BY: WILSON CHANG ARCHITECT INC.

PROJECT:
**34 UNIT TOWNHOUSE
DEVELOPMENT**
4400 — 4440 SMITH CRESCENT
RICHMOND

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: July 20, 2021
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: PCM
DRAWING NUMBER: **L1**
OF 3

010601.1 219



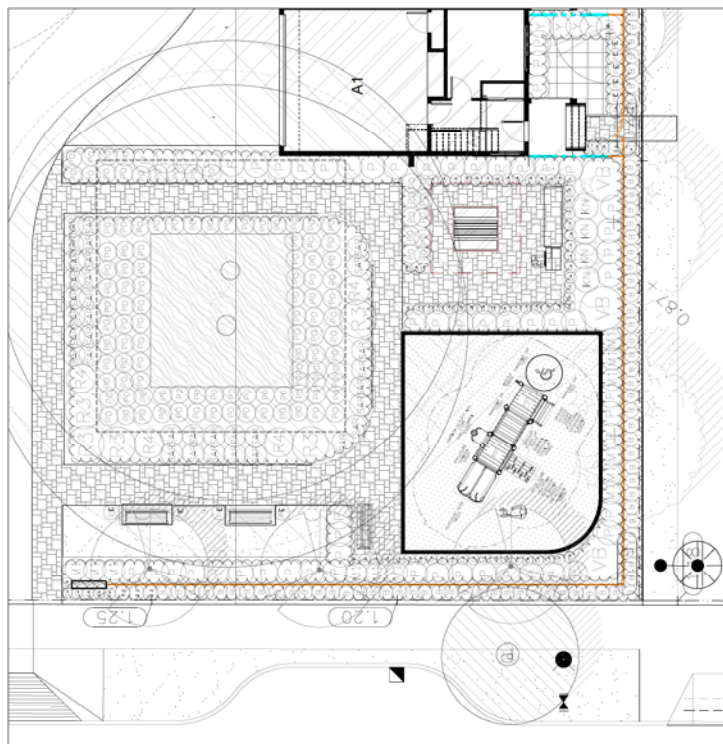
PLANT SCHEDULE

[illegible]

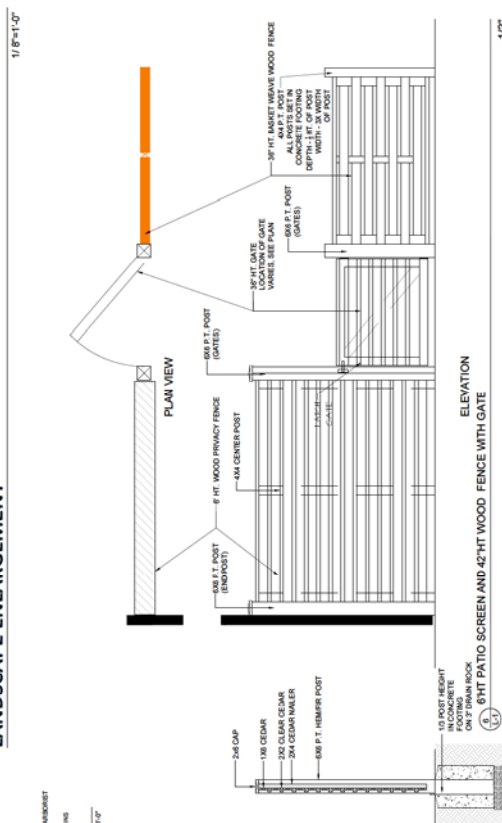
NOTE:

NOTE

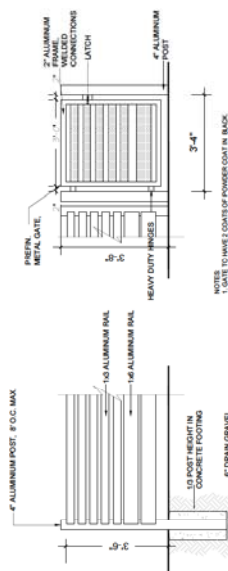
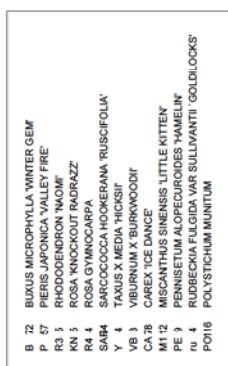
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.
- * For grading information please refer to civil and architectural plans.



LANDSCAPE ENLARGEMENT

ELEVATION
DATE

13



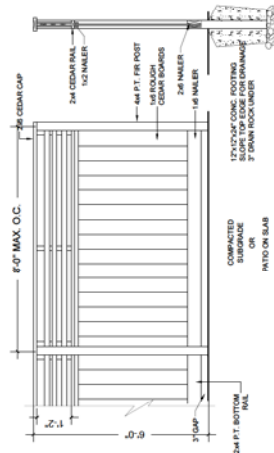
UNIT GATES

$$12^{\circ} = 1.2^{\circ}$$

UNIT FENCES

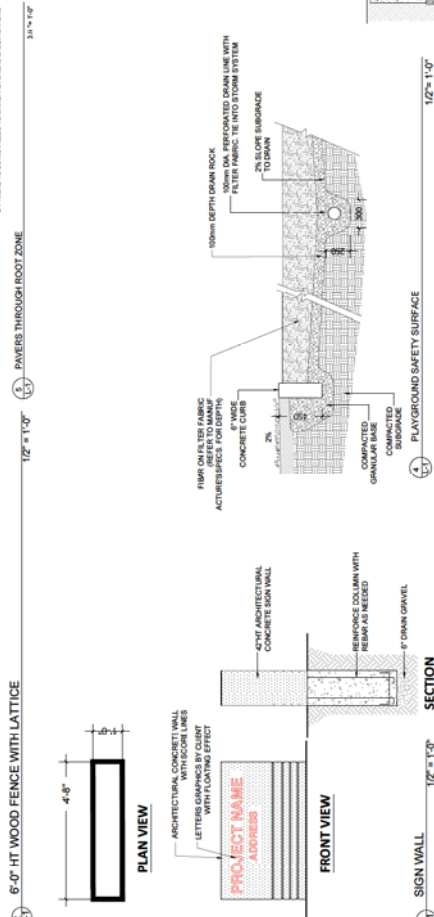
ATE

- NOTES:**
1. POINTS PRESUMED TO BE RELATED TO CSA STANDARD AND END CUTS TRIANGULAR WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CLEAR. #2 CONSTRUCTION; GRADE MINIMUM.
 3. ALL HANDWORK NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTIONS APPROVED BY PROJECT ARCHITECT.
 5. ALL EXTERIOR STAIN TO BE MATCHED TO EXISTING STAIN.
 6. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".
 7. IF STEP 5 (MARK), GAPS TO GRADE TO FOLLOW THE DIFFERENCE BETWEEN THE GARAGE FLOOR AND NEW HOUSE FLOORING.



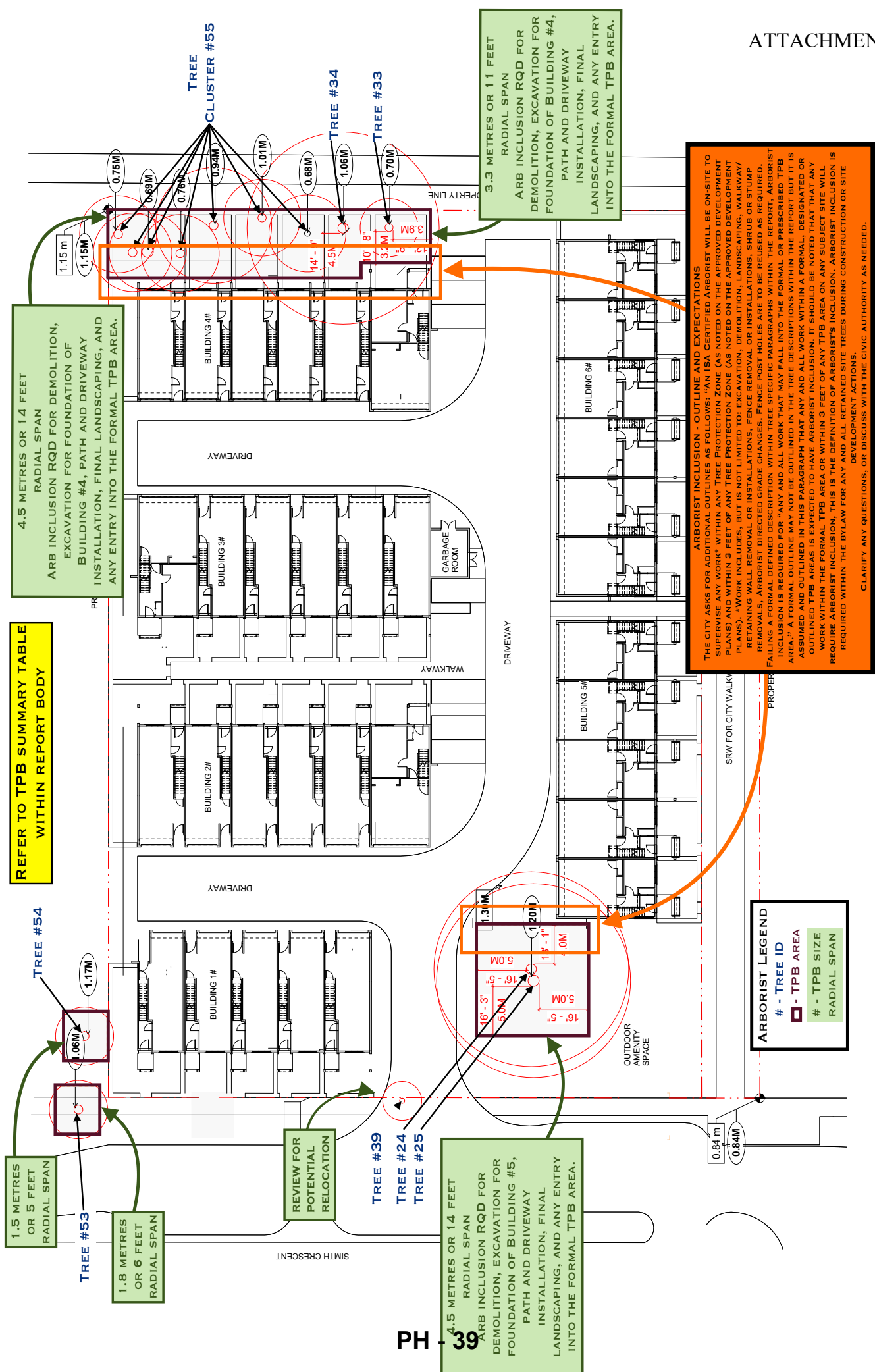
MICHAEL J MILLS CONSULTING

NOTE:
1. IN THE EVENT ROOTS ARE EXPOSED, CONTACT PROJECT ARBORIST
FOR ASSISTANCE PRIOR TO PROCEEDING.
2. PAVES TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



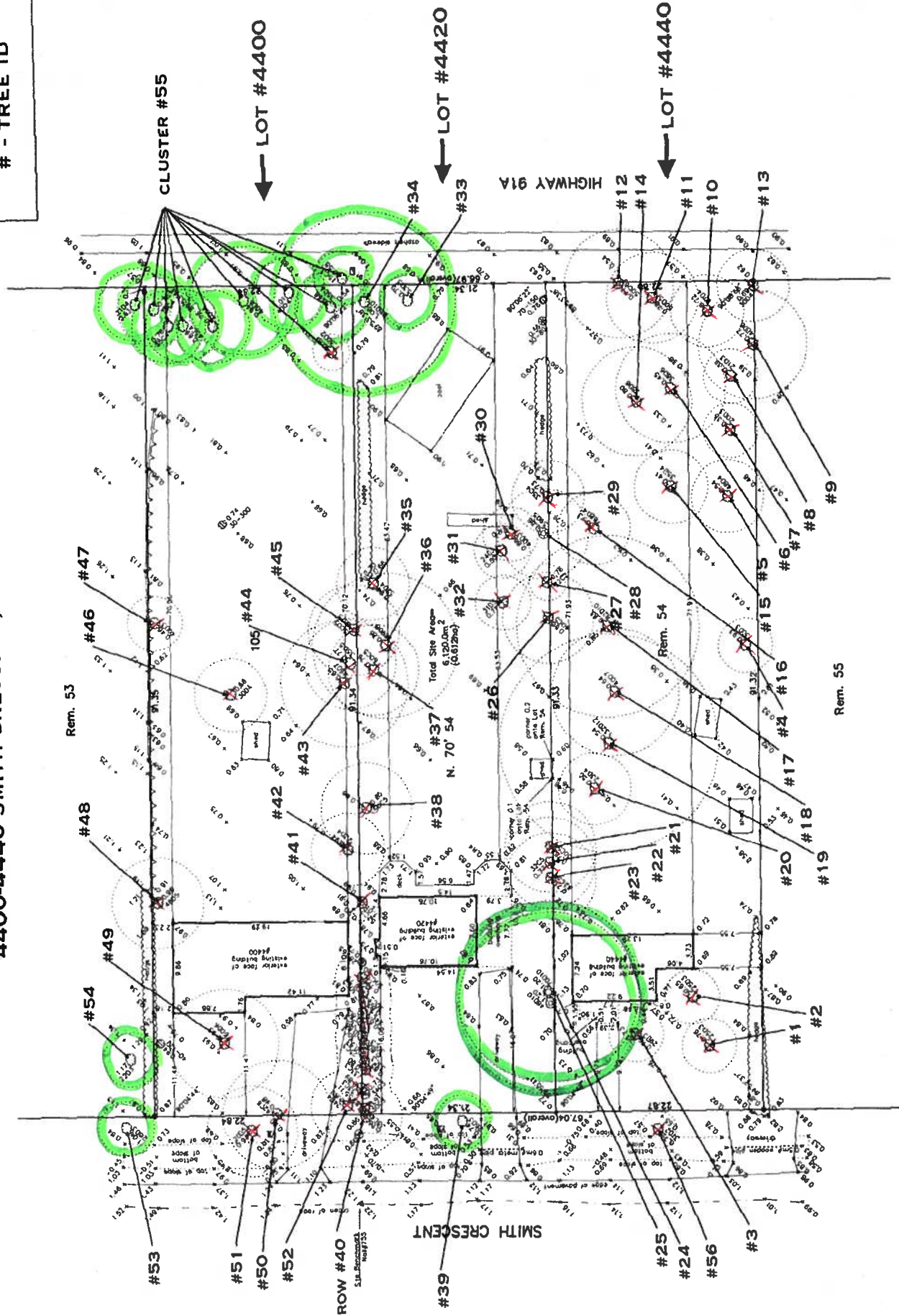
SECTION

$$\frac{1}{2} = 0.5$$



ARBORIST LEGEND
- TREE ID

4400-4440 SMITH CRESCENT, RICHMOND





Address: 4400, 4420, and 4440 Smith Crescent

File No.: RZ 18-802860

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9877, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. 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.
4. City acceptance of the developer's offer to voluntarily contribute \$38,250 to the City's Tree Compensation Fund for the planting of replacement trees within the City, for the removal of trees on the subject site.
5. Submission of a \$3,000 contribution to the City's Tree Compensation Fund for the removal of two City-owned trees in the development frontage (Note: payment is required prior to removal of the trees or final adoption of the rezoning bylaw, whichever is earlier).
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. Submission of a Tree Survival Security to the City in the amount of \$75,000 for the 11 on-site trees and two City trees to be retained, including: \$10,000 for each of Tag # 24 and 25, and \$5,000 for each of Tag # 34, 35, 39, 53 and 55 (consisting of 7 trees). Up to 90% of the security will be returned upon receipt of a Post Construction Impact Assessment from the Certified Arborist, with the remainder held for one year to ensure that the trees survive.
8. Granting of a 6.0 m wide statutory right-of-way along the south property line for a pedestrian pathway, landscaping, and lighting, with the developer and owner being responsible for liability, construction and maintenance. The design is to be included in the Servicing Agreement (SA) in accordance with City specifications and standards.
9. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
10. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$0.93 per buildable square foot (e.g. \$45,962.46) to the City's public art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$6.55 per buildable square foot (e.g. \$323,714.10) to the City's Hamilton Area Plan Amenity Reserve Fund.
14. Contribution of \$88,460 in-lieu of on-site indoor amenity space to go towards development of the City facilities (2021 rates: \$1,805 per unit up to 19; \$3,611 per additional unit up to 39).
15. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$420,087.00) to the City's affordable housing fund.
16. Registration of a legal agreement on title prohibiting the conversion of the garage and storage areas into habitable space.

17. 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 123 L/s of water available at a 20 psi residual at the Smith Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the developer's cost, the developer is required to:
 - i) At building permit stage, 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 designs at Building Permit stage.
 - ii) Upgrade the existing 150mm watermain to 300mm diameter (complete with fire hydrants at the east side of the road that are spaced as per City standards) approximately 213 m from the intersection of Smith Crescent and Willett Avenue, north to Westminster Highway. Tie-in shall be to the existing 300mm diameter watermain on Westminster Highway at the North. Valves should be installed to meet City standards. Exact alignment in the roadway shall be determined via the Servicing Agreement process.
 - iii) As the clearance between the new watermain and the new sanitary main will be less than the minimum required in the City's Engineering Specifications (i.e., 3m minimum), the joints shall be wrapped in accordance with the latest version of ANSI/AWWA Standards C214, C209, C217 as indicated in the City's Engineering specifications.
 - iv) Install a new water service connection at the Smith Crescent frontage, complete with meter and meter chamber in a right-of-way which will be provided by the developer. The dimensions and location of the right of way shall be finalized at the servicing agreement process.
 - v) Re-connect all existing water service connections on Smith Crescent, complete with meter and meter chambers.
 - vi) Install a new fire hydrant along Development frontage to meet City spacing requirements.
 - vii) Re-connect existing fire hydrants north of the development site to the new watermain.
 - viii) Remove and legally dispose offsite the existing 150 mm AC mains along Smith Crescent (Willet Avenue intersection to Westminster Hwy at the North) upon successful tie-in of the new watermain to the system.
- c. At the developer's cost, the City is to:
 - i) Complete all proposed water main tie-ins.
 - ii) Cut and cap at main all existing water service connections.

Storm Sewer Works:

- a. At the developer's cost, the developer is required to:
- i) Install a new 600mm diameter storm sewer in the roadway on the east side with an approximate length of 93 meters from the north property line of 4400 Smith Crescent (Manhole STMH572) to the intersection of Willett Ave and Smith Crescent. Exact alignment in the roadway shall be determined via the Servicing Agreement process.
 - ii) New manholes are required at the north and south end of the new storm sewer. The placement of the manhole at the south end shall match the alignment of the ultimate storm sewer along Willett Avenue, which shall be approximately 14 meters south of the southern property line of the Hamilton VLA Park.
 - iii) Tie-in to the north shall be:
 - Via a headwall to connect to the existing ditches to the north.
 - Via a new 600mm diameter pipe from the new northern manhole to a new manhole that will replace STMH572 at the west side of Smith Crescent.
 - iv) Tie-in to the south shall be:
 - Via a headwall to connect to the existing ditches to the south.
 - Via a new 600mm diameter pipe from the new southern manhole to a new manhole which will be tied-in to the existing storm sewer that crosses Willett Avenue at the west side of Smith Crescent.
 - v) Infill the existing ditch along the east side of Smith Crescent to accommodate the following:
 - the required frontage improvements
 - the required tie-in of the widened road to the existing edge of asphalt
 - the required tie-ins of the new storm sewers to the existing ditches that front 4380 and 4460 Smith Crescent.
 - vi) Remove and dispose offsite the existing storm sewers along the west side of Smith Crescent between STMH571 and STMH572.
 - vii) Install a storm sewer service connection, complete with a 1050mm diameter manhole in a 3m X 3m utility right of way and tie-in to the proposed storm sewer at Smith Crescent frontage.
- b. At the Developers cost, the City is to:
- i) Complete all proposed storm sewer tie-ins.

Sanitary Sewer Works:

- a. At the Developers cost, the Developer is required to:
- i) Install sanitary sewers with an approximate length of 25 meters (complete with manholes that are spaced as per City standards) from the north property line to the proposed pump station at the east side of Hamilton VLA Park. If the sanitary gravity line south of the proposed pump station is not complete, the Developer is required to construct additional sanitary main along property frontage from the proposed pump station manhole to the southern property line of the proposed development.

- ii) All flows are to be directed towards the sanitary pump station, connect to the pump station via the proposed manhole fronting the station. Provide a manhole at the north end of the new sanitary line for future connections. If the portion of sanitary main south of the pump station is constructed by the Developer, a manhole will be required at the south end of the main.
- iii) Install a sanitary sewer service connection, complete with a 1050mm diameter manhole in a 3m x 3m utility right of way and tie-in to the proposed manhole fronting the pump station.
- iv) Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$13,172.64 cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station.

Frontage Improvements:

- a. At the Developers cost, the Developer is required to:
 - ii) Upgrade Smith Crescent as per the cross section in the Hamilton Area Plan, which includes from west to east:
 - 2.0 m wide concrete sidewalk;
 - 3.2 m wide asphalt off-road cycle path;
 - 0.6 m wide buffer strip;
 - 2.4 m wide area for landscaped/tree boulevard and on-street parking (equal length of the frontage should be provided for each);
 - 0.15 m wide concrete curb/gutter
 - 6.8 m wide driving surface
 - 0.15 m wide concrete curb/gutter
 - 2.4 m wide area for landscaped/tree boulevard and on-street parking (equal length of the frontage should be provided for each);
 - 0.6 m wide buffer strip; and
 - 2.0 m wide concrete sidewalk.
 - (Note: additional roadwork would be necessary outside the development frontage in order to provide a proper transition of the above-noted cross-section to existing road)
 - iii) Upgrade the pedestrian pathway behind the subject site to include:
 - 3.0 m wide asphalt pathway;
 - Pedestrian-scale lighting; and
 - Landscaping.
 - (Note: works within MOTI lands require Provincial approval)
 - iv) Construct a new pedestrian pathway along the south property line to include (from north to south):
 - 2.5 m wide landscape strip with pedestrian-scale lighting;
 - 3.0 m wide pathway; and
 - 0.5 m wide temporary landscape buffer (provide low shrubs or groundcovers that are easily removed).
 - (Note: there is an existing fence and hedges on 4460 Smith Crescent. Works along the property line should be coordinated with the adjacent property owner to minimize off-site impacts.)
 - v) Coordinate with Parks on all proposed landscape treatments on Smith Crescent and both pedestrian pathways.

- vi) Provide street lighting along Smith Crescent frontage.
- vii) Remove existing BC Hydro service connection support pole and anchors on property frontage.
- viii) Put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along Smith Crescent frontage of the proposed site. The developer is required to coordinate with the private utility companies regarding the extent of the undergrounding works.
- ix) Coordinate with private utility companies:
 - When relocating/modifying any of the existing power poles and/or guy wires.
 - To determine if above ground structures are required now or in the future and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - To provide rights-of-ways to accommodate equipment and future under-grounding of the overhead lines.
- x) Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A site 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 right of way requirements 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 SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro Vista - Confirm SRW dimensions with BC Hydro
 - BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
 - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
 - Street light kiosk – Approximately 2mW X 1.5m (deep)
 - Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
 - Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
 - Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
 - Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus
- xi) Provide arborist assessment of the existing trees (e.g., City and privately owned) along Smith Crescent that may be impacted by the potential road raising, underground utility installations and road widening. (Note: Review Trees # 39 and 53 for retention and/or relocation opportunities.)
- xii) If required, coordinate with property owners and address the impact of the road widening to the existing single family properties along Smith Crescent. The developer shall coordinate with the owner(s) of the affected properties the extent of works required in private properties. The developer shall get written consent or permission to work in private property from the owner(s) of the affected lots. Coordination works shall be at the developer's cost and may include but not be limited to the following:
 - Host community meetings and provide written notices to the individual property owners.

- Provide design/drawings showing the required works inside each property affected by the road widening that may include but not limited to the following:
- Removal and reinstatement of existing driveways that may require construction of a retaining wall on each side of the reinstated driveways on private property.
- Landscaping repairs and / or replacement.
- Community notices and design drawings shall be reviewed and approved by City staff prior to sending to the affected properties.
- Provide to the City copies of design drawings for each lot (affected by the road widening) signed by the lot owner indicating their acceptance to complete the proposed works. Sign off by the owners of the affected properties is required prior to Servicing Agreement design approval.

General Items:

- a. At the developers cost, the Developer is required to:
 - ii) Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain at Smith Crescent etc.) fronting or within the development site and provide mitigation recommendations.
 - iii) Coordinate the SA design for this development with the servicing agreement(s) for adjacent development(s), both existing and in-stream. 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 first submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, and sanitary) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - iv) 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. Submission of a Landscape Plan and cost estimate, 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 and Hamilton Area Plan;
 - 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 41 proposed replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
41	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

- Incorporation of the acoustical report recommendations into the Development Permit drawings, to ensure maximum interior noise levels (decibels) within the dwelling units 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

- 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 in compliance with Richmond Building Regulation Bylaw 7230.
- Apply to the Ministry of Transportation and Infrastructure (MOTI) for a setback permit for any buildings located within the minimum 4.5 m setback to a provincial highway. If MOTI declines to issue/approve a setback permit, the buildings must be redesigned to comply with the minimum setback requirement.
- Incorporate the agreed upon TDM measures into the Development Permit drawings, including:
 - Class 1 bicycle parking at a rate of 2 spaces per dwelling unit;
 - Class 2 bicycle parking at a rate of 0.35 spaces per dwelling unit; and
 - Design of the two pedestrian pathways along the south side of the site and behind the site as detailed in the Servicing Agreement requirements.

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

- Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned after a City inspection, with the remainder held for one year to ensure that the agreed upon landscaping survives.

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

- 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.
- Incorporation of accessibility, sustainability, and noise mitigation measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9877 (RZ 18-802860)
4400, 4420, and 4440 Smith Crescent**

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 **“HIGH DENSITY TOWNHOUSES (RTH1)”**.

P.I.D. 001-094-068

Lot 105 Section 36 Block 5 North Range 4 West New Westminster District Plan 38115

P.I.D. 007-554-630

North 70 Feet Lot 54 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421

P.I.D. 007-555-903

Lot 54 Except: the North 70 Feet; Section 36 Block 5 North Range 4 West New Westminster District Plan 8421

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9877”**.

FIRST READING

MAR 14 2022

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: February 14, 2022

From: Wayne Craig
Director, Development

File: RZ 19-870807

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

Staff Recommendation

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

Wayne Craig
Director, Development

WC:el
Att. 8

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

Staff Report

Origin

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

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

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

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

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

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

Related Policies & Studies

Official Community Plan/City Centre Area Plan

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

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

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

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

Council Referral

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

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

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

Energy Step Code

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

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

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

Public Art Program Policy

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

Public Consultation

Two rezoning signs have been installed on the subject property (one on each road frontage). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 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

Road Closure

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

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance adjacent to the frontage of the subject development site has been identified for road closure (Attachment 6). The area, which is approx. 170.8 m² (1,834.5 ft²), is surplus to Engineering and Transportation needs.

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

Road Dedication

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

Existing Legal Encumbrances

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

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

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

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

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 22 bylaw-sized trees on the subject property, two trees on neighbouring properties, and eight street trees on City property.

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

On-site Trees:

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

City Trees:

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

Off-site Trees:

- An 80 cm caliper Douglas Fir tree (specifically tag# N01) located on the neighbouring property to the south at 8611 Cook Road and a 40 cm caliper Norway Spruce tree (specifically tag# N02) located on the property across the street at 8751 Spires Road, are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

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

Tree Protection

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$10,000 to ensure that the 37 cm caliper English Walnut tree (specifically tag# 300), identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontage of these properties into one development parcel, with a total net site area of 3,260 m² (35,087 ft²). The proposal is to build a high density, ground-oriented, four-storey townhouse project on the consolidated lot at a density of 1.2 floor area ratio (FAR).

The development will contain 36 units including:

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

Dwelling sizes are ranging from 64 m² (698 ft²) to 160 m² (1,724 ft²). All of the units will have private outdoor areas at grade, on the elevated podium overtop the parking structure, and/or on the top floor oriented towards the internal courtyard. All single-level units, BUH units, and secondary suites will have street level entry with direct pedestrian access to Spires Road or Cook Gate. All single-level units and BUH units will also have direct access to the parking area.

The sizes of the proposed secondary suites (studios) range from approximately 33.7 m² (363 ft²) to 36.0 m² (388 ft²). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road. To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on title is required prior to final adoption of the rezoning bylaw. To ensure that the secondary suite is built, registration of a legal agreement on title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

Amenity Space

The conceptual development plans include 70 m² (753 ft²) of indoor amenity, which meets the minimum requirements in the Official Community Plan (OCP).

Outdoor amenity spaces will also be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces at 569 m² (6,126 ft²), which exceeds the minimum requirements under the Official Community Plan (OCP). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

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

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

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

Vehicle and Bicycle Parking On-site

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

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

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

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

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

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

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

Site Servicing and Frontage Improvements

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

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

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

Design Review and Future Development Permit Considerations

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

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

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

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

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

Financial Impact or Economic Impact

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

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road road allowance for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 170.8 m² (1,834.5 ft²). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

Conclusion

The proposed 36-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8; which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.

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



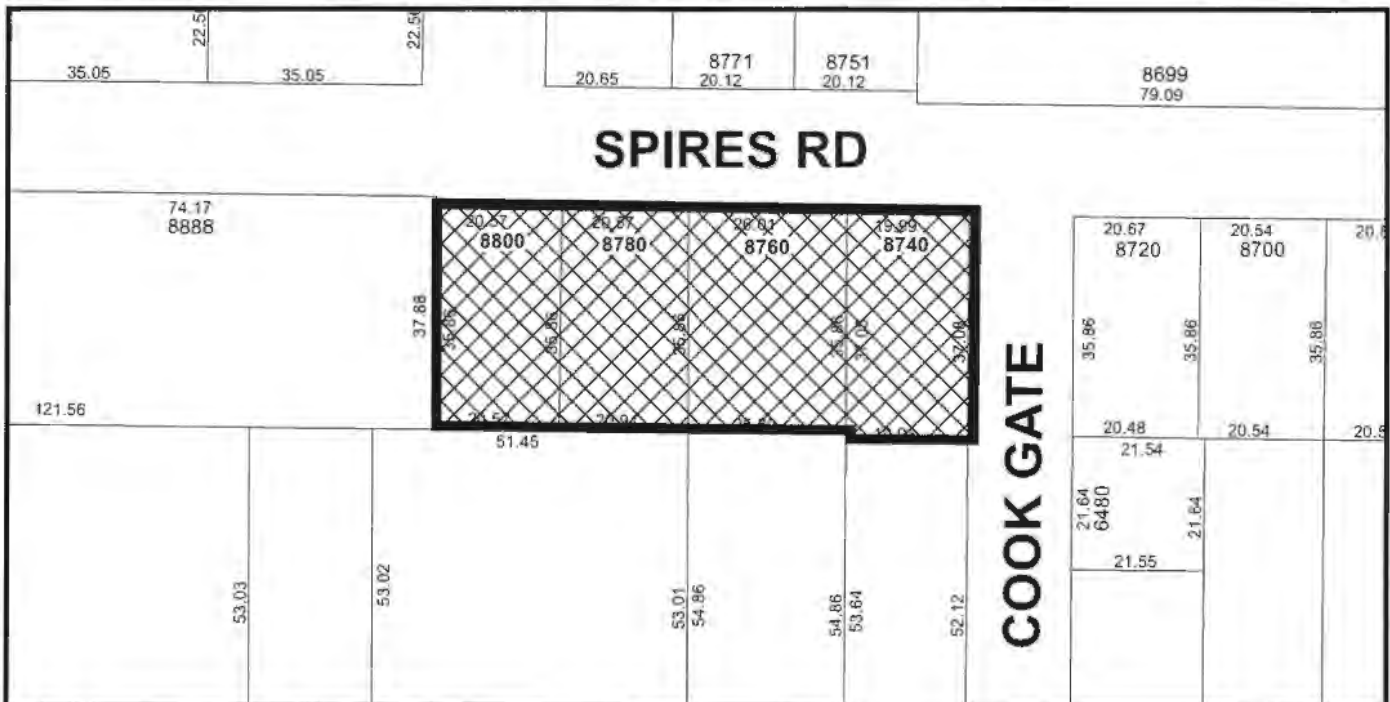
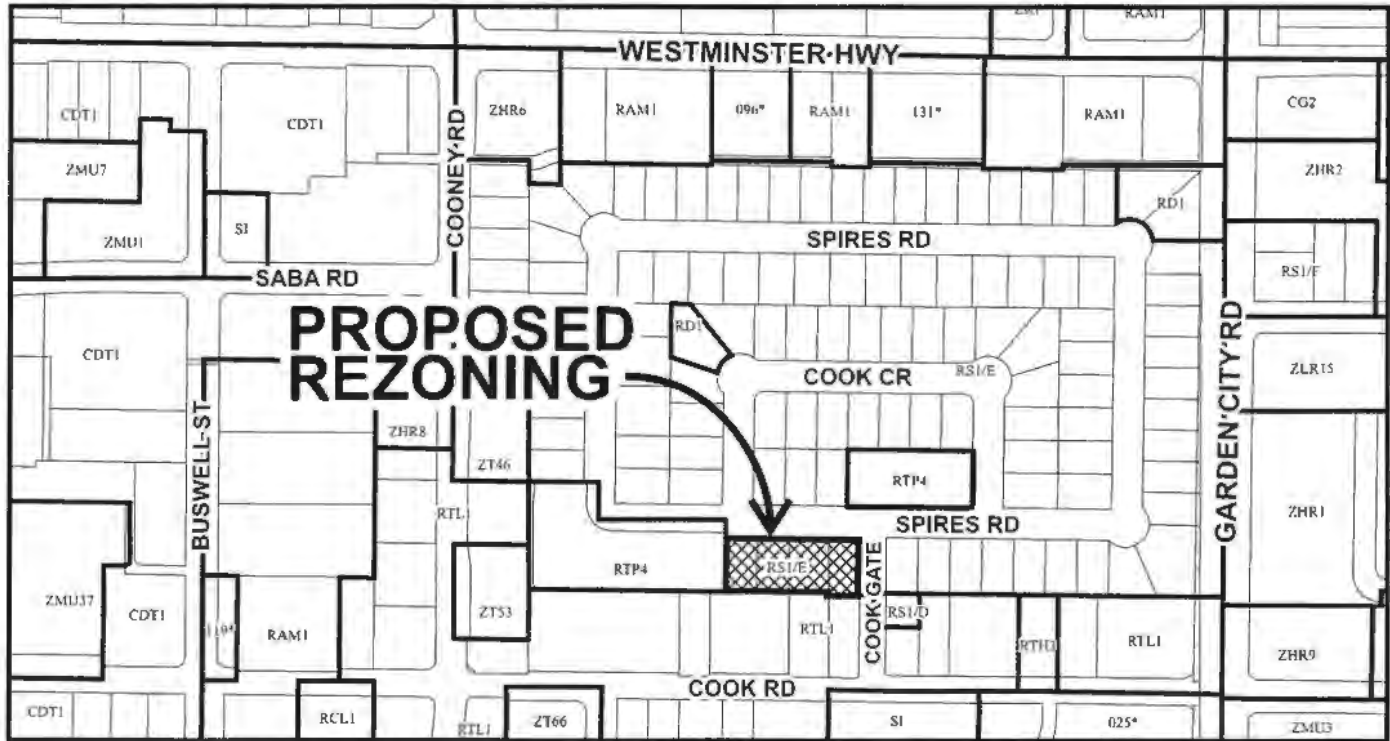
Edwin Lee
Planner 2

EL:cas

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



City of
Richmond



RZ 19-870807

Original Date: 09/10/19

Revision Date: 02/07/22

Note: Dimensions are in METRES



City of
Richmond



RZ 19-870708

Original Date: 09/11/19

Revision Date: 02/07/22

Note: Dimensions are in METRES

ATTACHMENT 2

PROJECT DATA

DEVELOPMENT DATA

CIVIC ADDRESS
8800 SPIRES ROAD
RICHMOND, BC

LEGAL DESCRIPTION
LOTS 40-43, SECTION 9 & 10
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 21489

LOT AREA
LOT AREA (Hd.)
LOT AREA (SP)

LOT COVERAGE
AREA OF BUILDINGS & STRUCTURES
PERCENTAGE OF LOT AREA
AREA OF PAVEMENT
PERCENTAGE OF LOT AREA
AREA OF LANDSCAPING
PERCENTAGE OF LOT AREA

SETBACKS
FRONT (SPIRES RD)
REAR (EAST/PROPOSED PROPERTY LINE)
SIDE #1 (COCOA GATE)
SIDE #2 (WEST PROPERTY LINE)

BUILDING HEIGHT
BUILDING HEIGHT

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

TOTAL BUILDING FLOOR AREA
GROSS
EXCLUSIONS
NET RESIDENTIAL AREA

DENSITY
NO. OF UNITS PER HECTARE
FLOOR SPACE RATIO (FSR)

PARKING
REBORN SPACES
STANDARD SIZE
SMALL CAR
TANDOL
ACCESSIBLE
TOTAL REBORN SPACES (12.5 STALLS/LOT)
VISITOR SPACES
STANDARD
SMALL CAR
ACCESSIBLE
TOTAL VISITOR SPACES (9.3 STALLS/LOT)
TOTAL REBORN SPACES
TOTAL LOADING SPACES
TOTAL EV CHARGING SPACES

BICYCLE STORAGE
CLASS 1
CLASS 2

UNIT #	UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 4	TOTAL
101	(2 BED/2 BATH)	322.9 SQ. FT.			322.9 SQ. FT.
202	(2 BED/2 BATH)	322.9 SQ. FT.			322.9 SQ. FT.
303	(2 BED/2 BATH/WH)	323.3 SQ. FT.			323.3 SQ. FT.
401	(2 BED/2 BATH/WH)	322.9 SQ. FT.			322.9 SQ. FT.
502	(2 BED/2 BATH/WH)	323.7 SQ. FT.			323.7 SQ. FT.
604	(2 BED/2 BATH/WH)	324.5 SQ. FT.			324.5 SQ. FT.
704	(2 BED/2 BATH/WH)	324.5 SQ. FT.			324.5 SQ. FT.
804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
1904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
2904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
3904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
4904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
5904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
6904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
7904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
8904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9104	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9204	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9304	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9404	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9504	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9604	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9704	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9804	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
9904	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.
10004	(2 BED/2 BATH)	324.5 SQ. FT.			324.5 SQ. FT.

CONTEXT PLAN

PROPOSED



AREA CALCULATIONS

UNIT TYPE	# OF UNITS	GROSS AREA	EXCLUSIONS	NET AREA	TOTAL GROSS AREA	TOTAL EXCLUSIONS	TOTAL NET AREA
81 (2 BED/2 BATH)	10	1322.3 SQ. FT.	130.4 SQ. FT.	1211.9 SQ. FT.	1322.3 SQ. FT.	1304.0 SQ. FT.	1211.9 SQ. FT.
81E (2 BED/2 BATH)	3	1348.1 SQ. FT.	130.4 SQ. FT.	1227.7 SQ. FT.	4044.5 SQ. FT.	361.2 SQ. FT.	3683.3 SQ. FT.
82 (4 BED/3 BATH)	1	1382.3 SQ. FT.	131.0 SQ. FT.	1251.3 SQ. FT.	1382.3 SQ. FT.	121.0 SQ. FT.	1261.3 SQ. FT.
83 (4 BED/3 BATH)	1	1910.9 SQ. FT.	186.9 SQ. FT.	1724.0 SQ. FT.	1910.9 SQ. FT.	186.9 SQ. FT.	1724.0 SQ. FT.
84 (2 BED/2 BATH)	4	131.0 SQ. FT.	117.5 SQ. FT.	113.5 SQ. FT.	7759.0 SQ. FT.	763.0 SQ. FT.	7033.0 SQ. FT.
84E (4 BED/2 BATH/LO)	2	1738.9 SQ. FT.	205.9 SQ. FT.	1533.0 SQ. FT.	3477.8 SQ. FT.	411.8 SQ. FT.	3066.0 SQ. FT.
85 (4 BED/2 BATH)	1	1524.4 SQ. FT.	138.8 SQ. FT.	1385.6 SQ. FT.	1524.4 SQ. FT.	138.8 SQ. FT.	1385.6 SQ. FT.
86A (2 BED/2 BATH)	1	1408.6 SQ. FT.	132.2 SQ. FT.	1276.4 SQ. FT.	1408.6 SQ. FT.	132.2 SQ. FT.	1276.4 SQ. FT.
86 (4 BED/2 BATH)	1	1465.5 SQ. FT.	133.6 SQ. FT.	1331.9 SQ. FT.	1465.5 SQ. FT.	133.6 SQ. FT.	1331.9 SQ. FT.
87 (2 BED/2 BATH)	4	1381.9 SQ. FT.	131.0 SQ. FT.	1250.9 SQ. FT.	5127.4 SQ. FT.	404.0 SQ. FT.	4723.4 SQ. FT.
A1 (2 BED/2 BATH/WH)	1	763.9 SQ. FT.	30.0 SQ. FT.	733.9 SQ. FT.	763.9 SQ. FT.	30.0 SQ. FT.	733.9 SQ. FT.
A2 (2 BED/2 BATH)	2	718.3 SQ. FT.	0.0 SQ. FT.	718.3 SQ. FT.	718.3 SQ. FT.	0.0 SQ. FT.	718.3 SQ. FT.
A3C (2 BED/2 BATH/WH)	1	718.3 SQ. FT.	30.0 SQ. FT.	688.3 SQ. FT.	718.3 SQ. FT.	30.0 SQ. FT.	688.3 SQ. FT.
A4E (2 BED/2 BATH/WH)	1	722.5 SQ. FT.	30.0 SQ. FT.	692.5 SQ. FT.	722.5 SQ. FT.	30.0 SQ. FT.	692.5 SQ. FT.
STAIRS & ELEVATOR W/ LOBBY	0	0.0 SQ. FT.	0.0 SQ. FT.	0.0 SQ. FT.	372.3 SQ. FT.	0.0 SQ. FT.	372.3 SQ. FT.
AMENITY	36	753.0 SQ. FT.	753.0 SQ. FT.	0.0 SQ. FT.	753.0 SQ. FT.	753.0 SQ. FT.	0.0 SQ. FT.

TOTAL GROSS FLOOR AREA:
TOTAL EXCLUSIONS:
TOTAL NET FLOOR AREA:
SITE AREA:
FLOOR SPACE RATIO:

47145.5 SQ. FT. (4381.7 m²)
3642.5 SQ. FT. (470.3 m²)
42103.0 SQ. FT. (911.4 m²)
35086.6 SQ. FT. (3257.5 m²)
1.20

OUTDOOR AREA CALCULATION SUMMARY

NUMBER OF UNITS PROPOSED	REQUIRED	PROPOSED	TOTAL
36	2,325 SF (216 m ²)	566.1 SF 578.0 SF 1,164.1 SF (108.1 m ²)	
REQUIRED OUTDOOR AMENITY (6 m ² /UNIT)			
CHILD'S PLAY AREA (3 m ² /UNIT)	1,163 SF (108 m ²)	1,013.1 SF 1,440.7 SF (134.6 m ²)	
ADDITIONAL OUTDOOR AMENITY (10% SITE AREA)	3,509 SF (326 m ²)	834.5 SF 1,597.6 SF 3,513.8 SF (326.4 m ²)	
PRIVATE OPEN SPACE (37 m ² /UNIT)*	14,338 SF (1,332 m ²)	15,289.3 SF (1,420.4 m ²)	
TOTAL OUTDOOR AREA	21,334 SF (1,982 m ²)	21,415.9 SF (1,989.5 m ²)	
AVERAGE PER UNIT	598 SF (57 m ²)	424.7 SF (39.5 m ²)	

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

DRAWING LIST

COVER SHEET	A0.00
DESIGN RATIONALE & PRECEDENT PHOTOS	A0.01
CONTEXT ANALYSIS	A0.02
CONTEXT PLAN	A0.03
CONTEXT PHOTOS	A0.04
EXISTING STREETS CAPES	A0.05
SHADOW ANALYSIS	A0.06
PERSPECTIVES	A0.07
DATA SHEET	A1.01
SITE PLAN LEVEL 1	A1.02
SITE PLAN LEVEL 2	A1.03
GROUND LEVEL PLAN	A1.04
STAIR AREA PLAN	A1.05
SECOND LEVEL PLAN	A1.06
THIRD LEVEL PLAN	A1.07
FOURTH LEVEL PLAN	A1.08
ROOF PLANS	A1.09
FIRE RISKING PLANS LEVEL 1	A1.10
FIRE RISKING PLANS LEVEL 2	A1.11
SITE SECTIONS	A1.12
SITE SECTIONS	A1.13
STREETSCAPES	A1.14
BUILDING 1 PLANS	A2.00
BUILDING 1 BEHAVIORS	A2.01
BUILDING 2 BEHAVIORS	A2.02
BUILDING 3 BEHAVIORS	A2.03
BUILDING 4 BEHAVIORS	A2.04
BUILDING 5 BEHAVIORS	A2.05
BUILDING 6 BEHAVIORS	A2.06
BUILDING 7 BEHAVIORS	A2.07
BUILDING 8 BEHAVIORS	A2.08
BUILDING 9 BEHAVIORS	A2.09
OUTDOOR AREA OVERLAY L1	CO.01
OUTDOOR AREA OVERLAY L2	CO.02
OUTDOOR AREA OVERLAY L4	CO.03

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REVISIONS	
ISSUED FOR REZONING	JULY 31, 2019
RE-DESIGNED FOR REZONING	JULY 15, 2020
RE-DESIGNED FOR REZONING 2	MAR. 8, 2021
RE-DESIGNED FOR REZONING 3	MAR. 8, 2021
RE-DESIGNED FOR REZONING 4	SEP. 24, 2021
RE-DESIGNED FOR REZONING 4	OCT. 15, 2021
RE-DESIGNED FOR REZONING 4	NOV. 3, 2021
RE-DESIGNED FOR REZONING 5	JAN. 28, 2022

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1Y6
Fax: 482-2074 Phone: 482-5441

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

DRAWING
DATA SHEET

SCALE **SHEET**
NIS
A1.01
2022 Jan 28

this plan and design are, and at all times remain the exclusive property of Formwax Architectural Inc. and cannot be used or reproduced without written consent by Formwax Architectural Inc. Written dimensions shall have precedence over loaded dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Formwax Architectural Inc. shall be informed of any variation from the dimensions and conditions on the drawing.

REVISIONS	
ISSUED FOR REVISIONS	APR 31, 2019
REVISED FOR REVISIONS	JULY 18, 2020
REVISED FOR REVISIONS	MAR 8, 2021
REVISED FOR REVISIONS	MAR 31, 2021
REVISED FOR REVISIONS	SEP 24, 2021
REVISED FOR REVISIONS	OCT 29, 2021
REVISED FOR REVISIONS	NOV 3, 2021
REVISED FOR REVISIONS	JAN 26, 2022
REVISED FOR REVISIONS	MAR 4, 2022

÷ TERA
FORMWERKS
ARCHITECTURAL

1825 West 5th Ave., Vancouver, BC V6J 1H3
Fax 683-2076 Phone 683-5441

83

8800 SPIRES
ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

總分 100 分

SITE PLAN
LEVEL 1

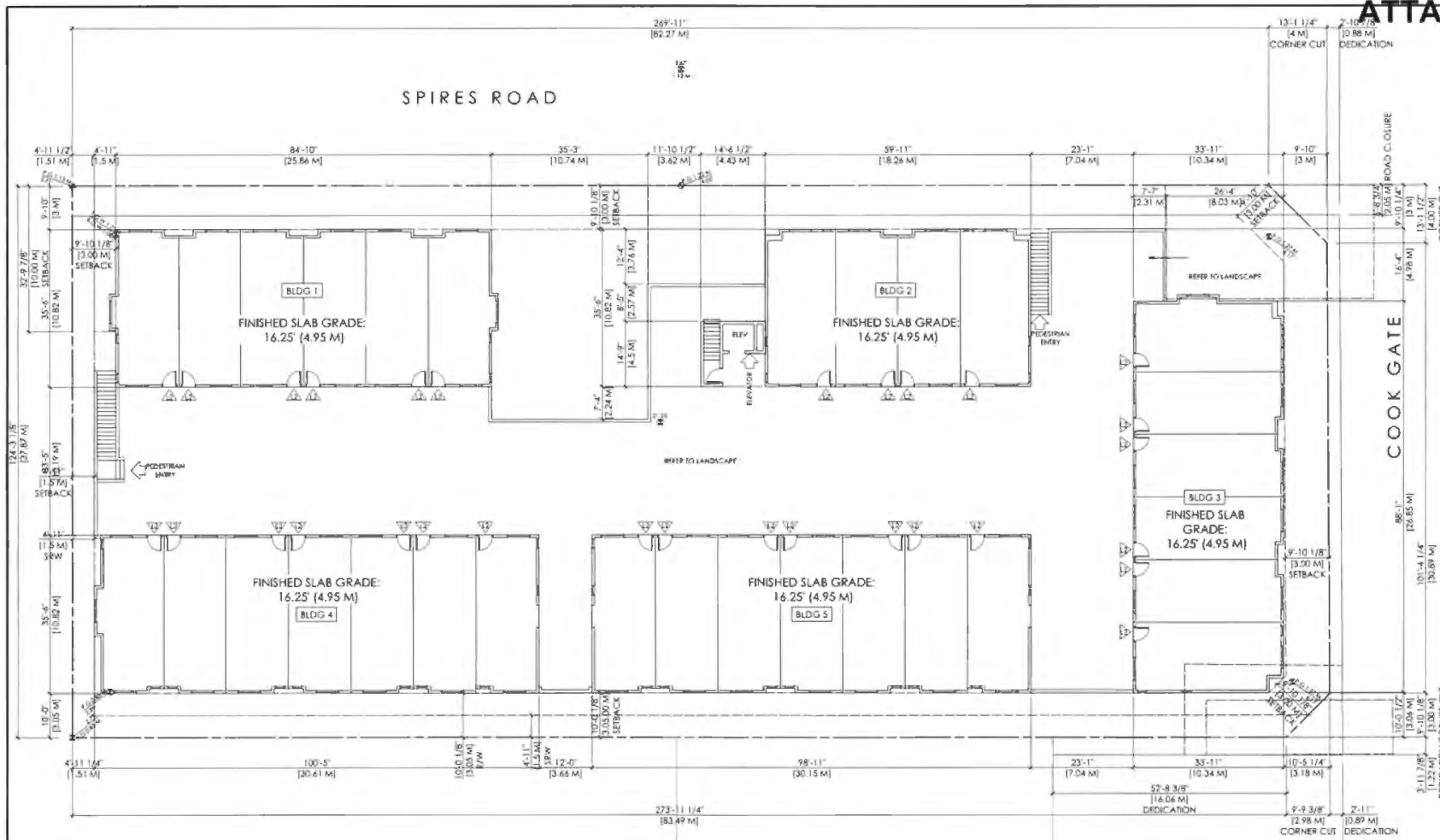
SCALE	SHEET
1/32" = 1'-0"	A1.02
DATE	
2012 Feb 4	

PH - 65

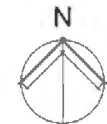
ATTACHMENT 2

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REVISIONS	DATE
ISSUED FOR REVISION 1	JULY 31, 2014
ISSUED FOR REVISION 2	AUG 13, 2014
ISSUED FOR REVISION 3	MAY 8, 2015
ISSUED FOR REVISION 4	MAY 3, 2015
ISSUED FOR REVISION 5	SEP 24, 2015
ISSUED FOR REVISION 6	OCT 20, 2015
ISSUED FOR REVISION 7	NOV 3, 2015
ISSUED FOR REVISION 8	JAN 28, 2016



LEGEND	
	PARKING SPACE ELEVATION
	PROPOSED SPACE ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	COVERED PARKING AREA
	LINE AREA
	LINE ENTRY
	RED CROP LINE
	RED PREDICTION ZONE



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102 West 8th Ave., Raleigh, NC 27611
Tel: 404-307-1111 Fax: 404-307-1111

8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, NC

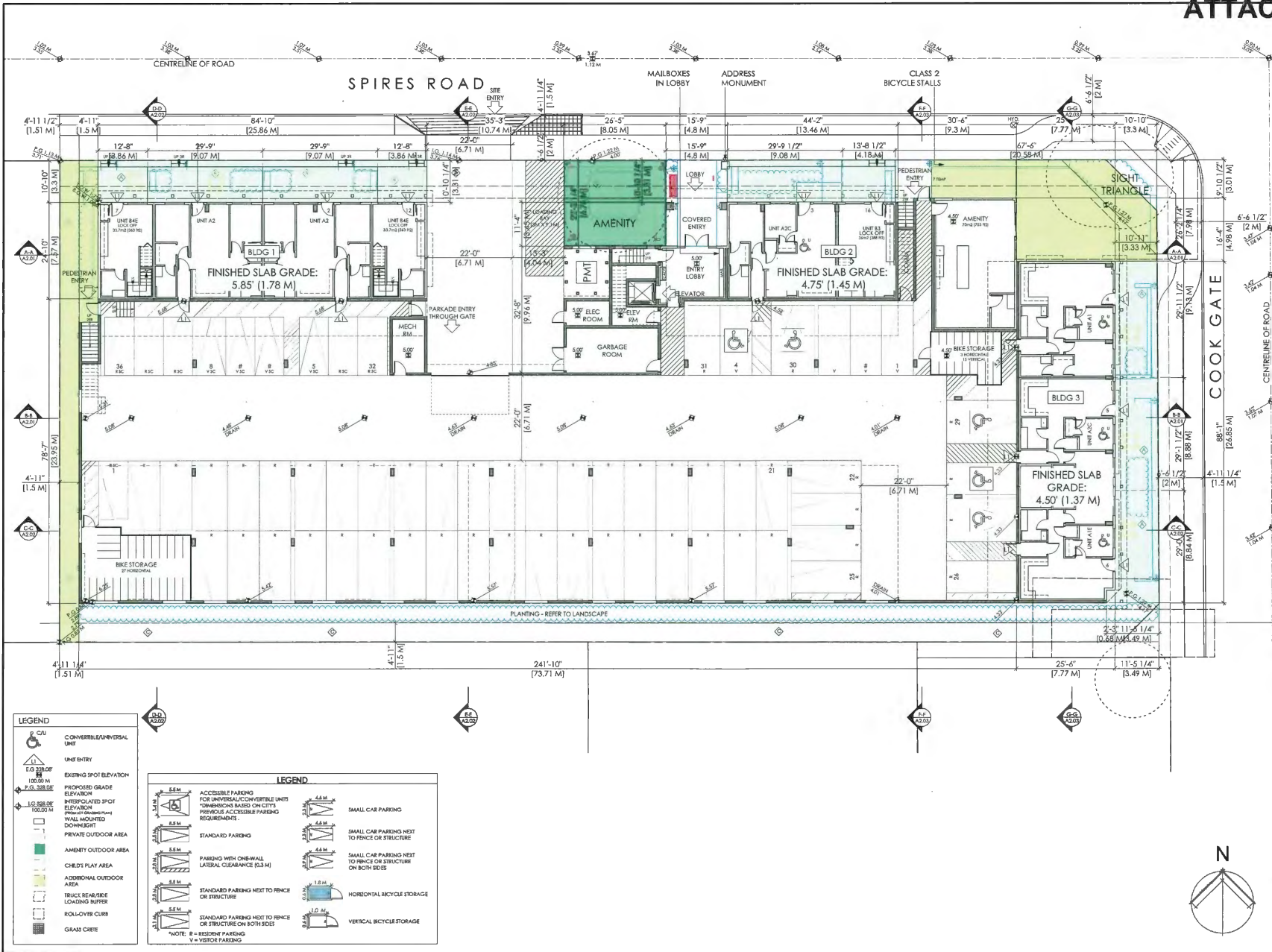
SITE PLAN
LEVEL 2

SCALE: 1/8" = 1'-0"
DATE: 2015 JUN 18
SHEET: **A1.03**

ATTACHMENT 2

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REVISIONS	
REVISED FOR REWORKING	JULY 31, 2019
REVISED FOR REWORKING 2	JULY 15, 2020
REVISED FOR REWORKING 3	MAR 8, 2021
REVISED FOR REWORKING 4	MAR 31, 2021
REVISED FOR REWORKING 5	SEP 24, 2021
REVISED FOR REWORKING 6	OCT 25, 2021
REVISED FOR REWORKING 7	NOV 3, 2021
REVISED FOR REWORKING 8	JAN 28, 2022
REVISED FOR REWORKING 9	FEB 4, 2022



TERA
FORMWERKS
ARCHITECTURAL

1425 West 5th Ave., Vancouver, BC V6J 1N6
For 605.2074 Phone 603.5441

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

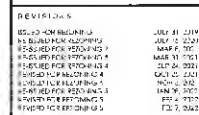
DRAWING
GROUND LEVEL PLAN

SCALE
3/32" = 1'-0"

SHEET
A1.04

DATE 2022 Feb 4

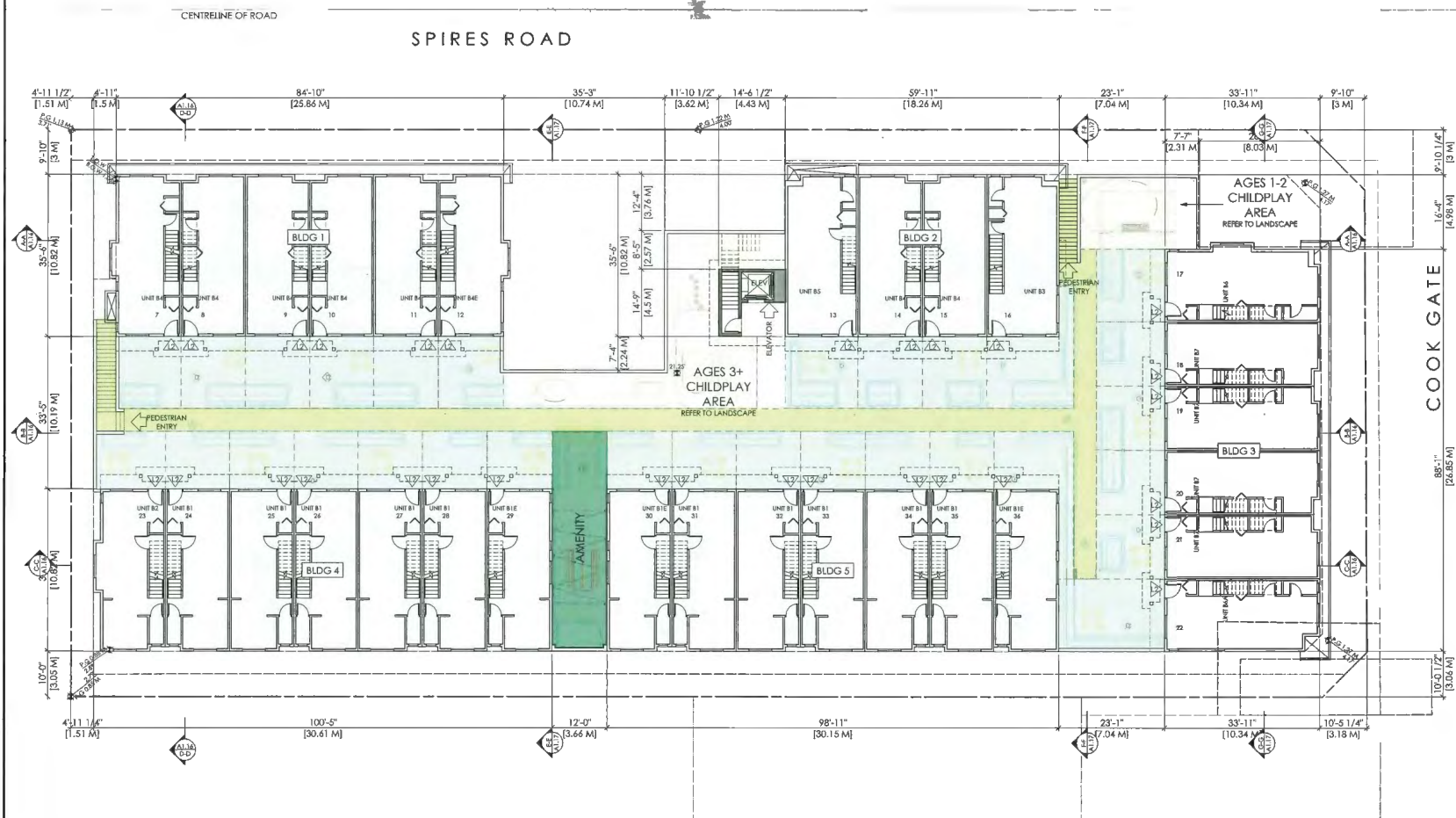
The owner and design are and at all times remain the exclusive property of Formweld Architectural Inc. and cannot be used or reproduced without written consent by Formweld Architectural Inc. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Formweld Architectural Inc. shall be informed prior to variation from the dimensions and conditions on the drawing.



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REVISIONS	
REVISED FOR REWORKING	JULY 31, 2019
REVISED FOR REWORKING	JULY 15, 2020
REVISED FOR REWORKING 2	APRIL 8, 2021
REVISED FOR REWORKING 3	MAY 11, 2021
REVISED FOR REWORKING 4	SEP 14, 2021
REVISED FOR REWORKING 4	OCT 22, 2021
REVISED FOR REWORKING 4	NOV 3, 2021
REVISED FOR REWORKING 5	JAN 28, 2022



TERA
FORMWERKS
ARCHITECTURAL

1025 WEST 5TH AVE., VANCOUVER, BC V6J 1N5
Tel: 603-2074 Fax: 603-5441

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

DRAWING
LEVEL 2 PLAN

SCALE
3/32" = 1'-0"
DATE
2022 Jan 28
SHEET
A1.05

LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION
	PROPOSED GRADE ELEVATION
	INTERPOLATED SPOT ELEVATION
	WALL MOUNTED DOWNLIGHT
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA
	CHILD'S PLAY AREA
	ADDITIONAL OUTDOOR AREA

ATTACHMENT 2

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REVISIONS	DATE
1. REVISED FOR BIDDING	AUG 11, 2019
2. REVISED FOR BIDDING	AUG 11, 2019
3. REVISED FOR BIDDING	AUG 11, 2019
4. REVISED FOR BIDDING	AUG 11, 2019
5. REVISED FOR BIDDING	AUG 11, 2019
6. REVISED FOR BIDDING	AUG 11, 2019

TERA

FORMWERKS
ARCHITECTURAL

1425 West 28th Ave., Vancouver, BC V6L 1H6
Tel: 604.255.1111 Fax: 604.255.1112

4460 1837

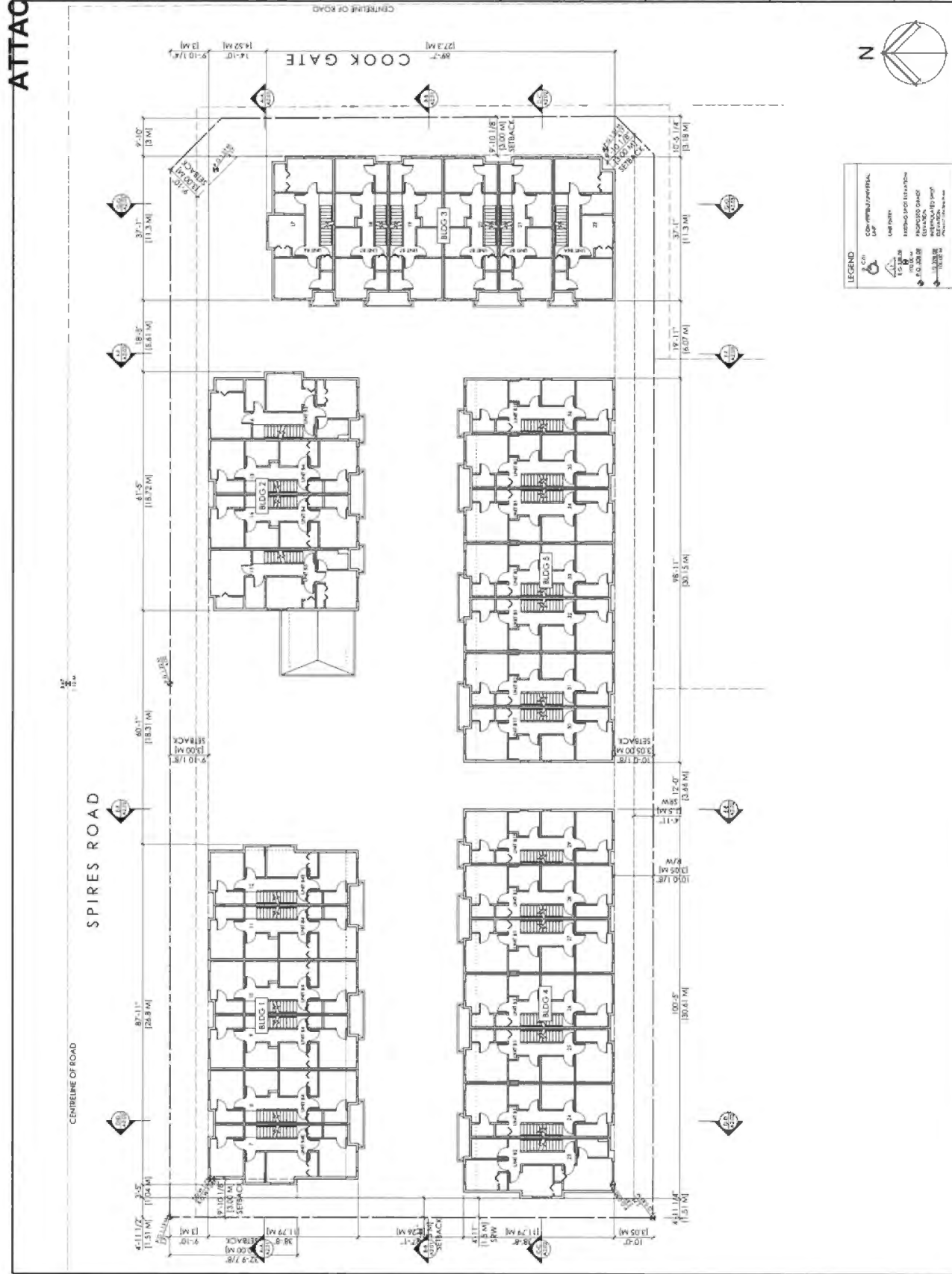
8800 SPIRES
ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

PRELIMINARY

LEVEL 3
PLAN

DATE: 2019-08-11
SHEET: A1.06



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REVISIONS	
REVISED FOR REVISION 1	AUG 11 2019
REVISED FOR REVISION 2	AUG 15 2019
REVISED FOR REVISION 3	JAN 8 2020
REVISED FOR REVISION 4	MAR 31 2021
REVISED FOR REVISION 5	SEP 24 2021
REVISED FOR REVISION 6	OCT 15 2021
REVISED FOR REVISION 7	NOV 3 2021
REVISED FOR REVISION 8	JAN 28 2022

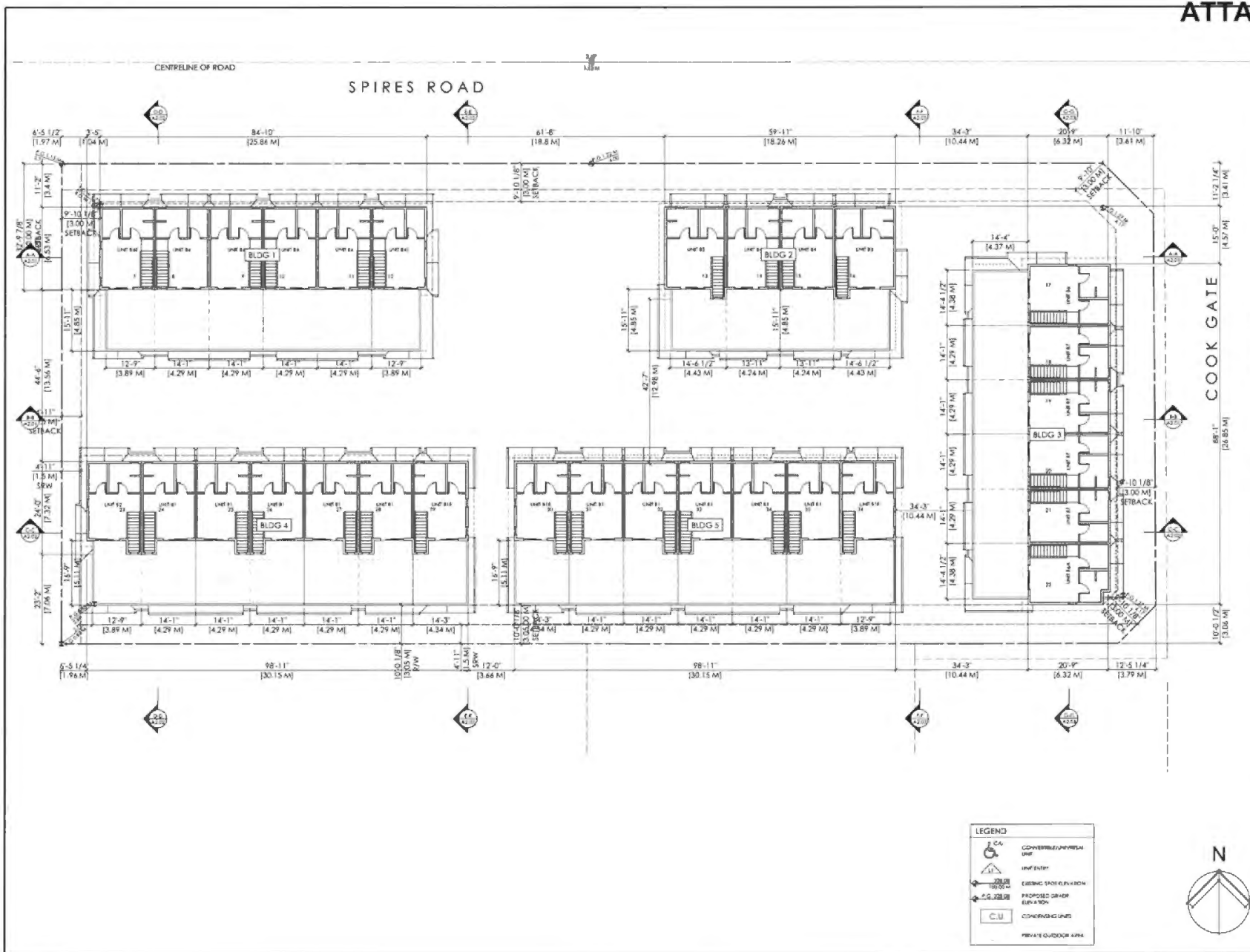
TERA
FORMWERKS
ARCHITECTURAL

1023 West 5th Ave., Vancouver, BC V6U 1W8
Tel: 604.281.1111 Fax: 604.281.1112

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

DRAWING
LEVEL 4 PLAN

SCALE
1/32" = 1'-0"
DATE
A1.07
2022 SEP 18



[illegible]

ITERA

FORMWERKS
ARCHITECTURAL

1625 West 59th Ave., Vancouver, BC V6L 1H3
Fax 604-277-1888 Phone 604-544-1111

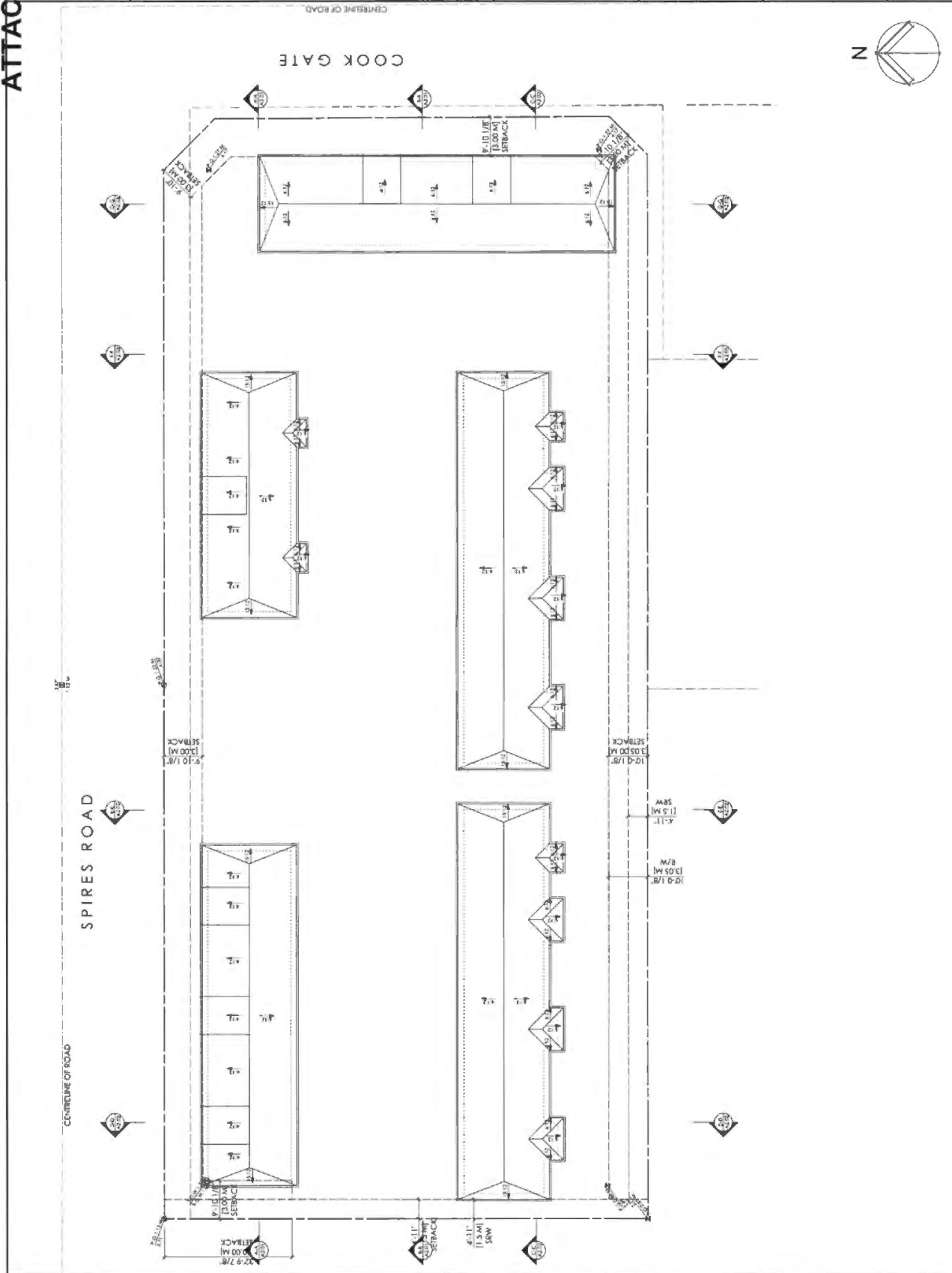
ASPIRIN

8800 SPIRES
ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

2014

ROOF PLAN

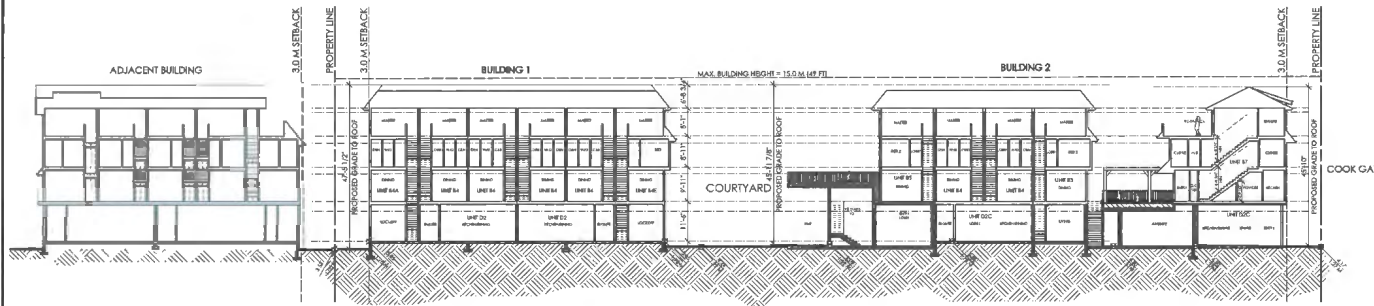
SCALE	2:22" = 1'-0"	SHEET
DATE	2022-09-26	



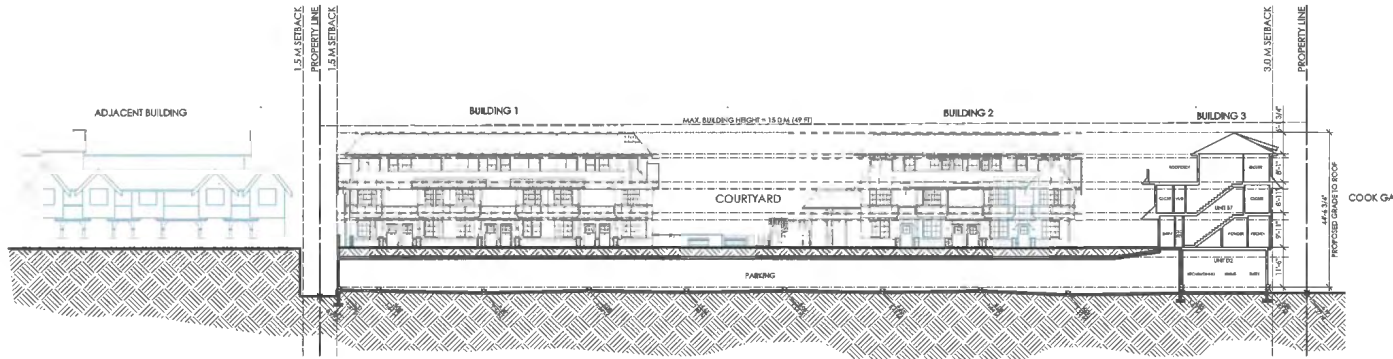
ATTACHMENT 2

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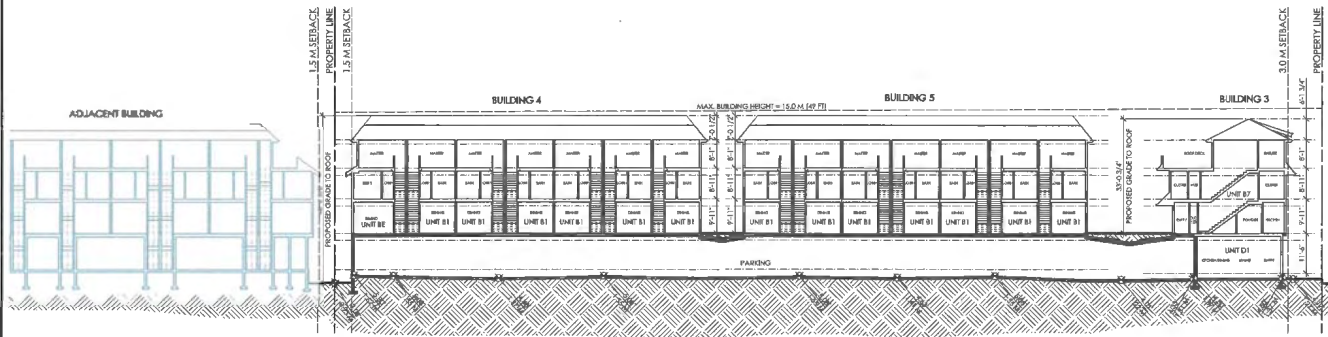
REVISIONS	
ISSUED FOR REDLINING	JULY 31, 2014
RE-DESIGNED FOR REDLINING	AUG 14, 2015
RE-DESIGNED FOR REDLINING 2	MAR 8, 2017
RE-DESIGNED FOR REDLINING 3	MAR 31, 2017
RE-DESIGNED FOR REDLINING 4	SEP 30, 2017
RE-DESIGNED FOR REDLINING 5	OCT 15, 2017
RE-DESIGNED FOR REDLINING 6	NOV 3, 2017
RE-DESIGNED FOR REDLINING 7	JAN 28, 2018



SITE SECTION A-A
1/16" = 1'-0"

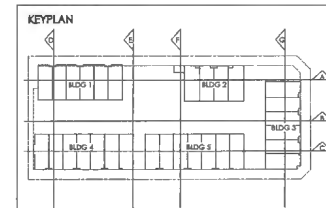


SITE SECTION B-B
1/16" = 1'-0"



SITE SECTION C-C
1/16" = 1'-0"

COOK GATE



1425 West 5th Ave., Vancouver, BC V6J 1M5
Fax: 605-2076 Phone: 605-5441

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

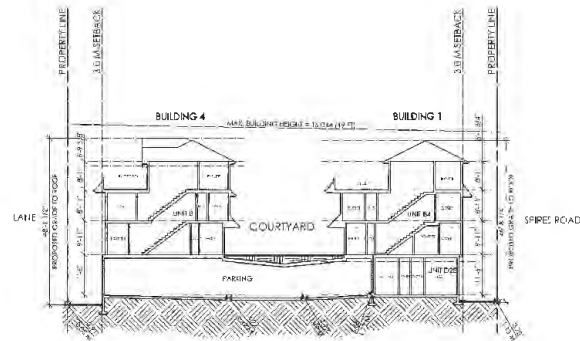
DRAWING
SITE SECTIONS

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

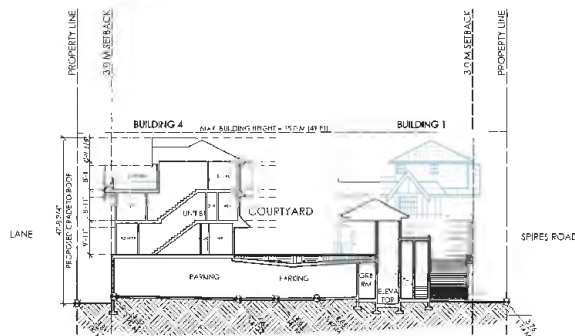
ATTACHMENT 2

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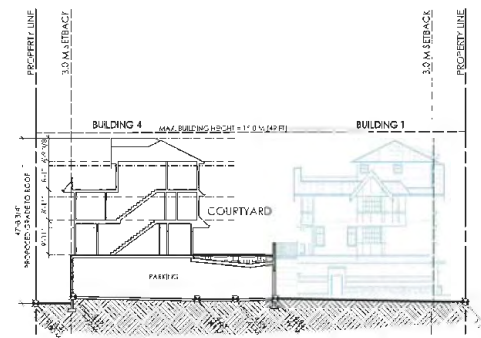
REVISIONS	
REVISION REQUIRED FOR REVISION	DATE
REVISION REQUIRED FOR REVISION	DATE
REVISION REQUIRED FOR REVISION	DATE
REVISION REQUIRED FOR REVISION	DATE
REVISION REQUIRED FOR REVISION	DATE
REVISION REQUIRED FOR REVISION	DATE



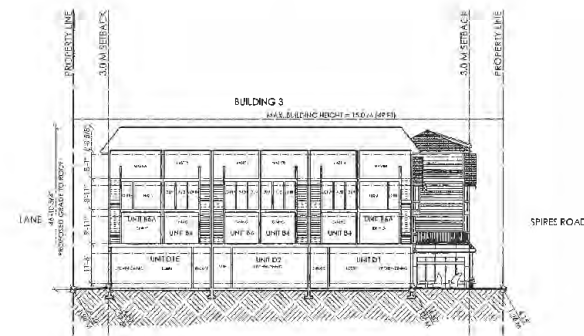
SITE SECTION D-D
1/16" = 1'-0"



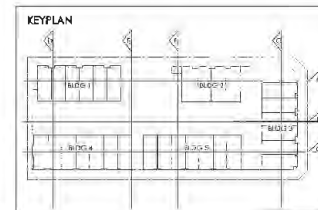
SITE SECTION F-F
1/16" = 1'-0"



SITE SECTION E-E
1/16" = 1'-0"



SITE SECTION G-G
1/16" = 1'-0"



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

DRAWING
SITE SECTIONS

SCALE
1/16" = 1'-0"
DATE
2022 JUN 26
BIGGET
A1.12

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REVISIONS	ISSUED FOR REWORKING	JULY 31, 2019
RE-DESIGNED FOR REWORKING 2	JULY 15, 2020	
RE-DESIGNED FOR REWORKING 3	MAR 8, 2021	
RE-DESIGNED FOR REWORKING 4	MAR 31, 2021	
RE-DESIGNED FOR REWORKING 4	SEP 24, 2021	
RE-DESIGNED FOR REWORKING 4	OCT 25, 2021	
RE-DESIGNED FOR REWORKING 5	NOV 3, 2021	
RE-DESIGNED FOR REWORKING 5	JAN 26, 2022	

÷ TERA

FORMWORKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax: 605-2074 Phone: 483-3441

PROJECT

8800 SPIRES
ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

DRAWING

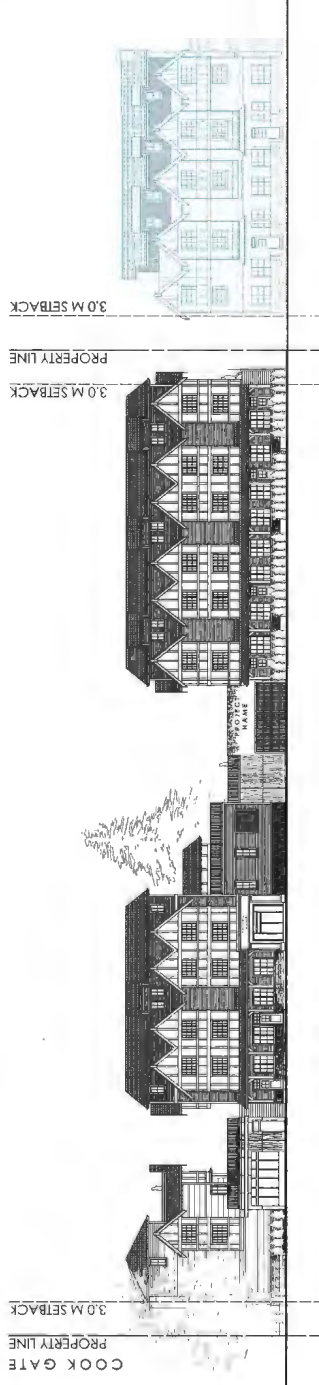
STREETSCAPES

SCALE	SHEET
-------	-------

 $1/14^{\circ} = 1'-0''$

100

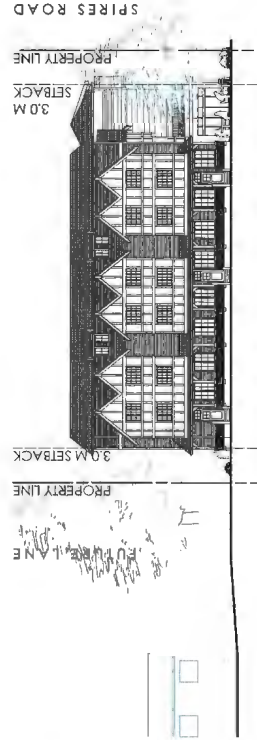
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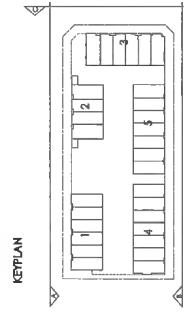
A - NORTH STREETSCAPE (SPIRES RD)



B-SOUTH STREETSCAPE (LANE)



C - EAST STREETSCAPE (COOK GATE)



ATTACHMENT 2

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REVISIONS

NOV 11 2019	REVISED FOR RECORDING
NOV 15 2019	REVISED FOR RECORDING 2
NOV 15 2019	REVISED FOR RECORDING 3
NOV 15 2019	REVISED FOR RECORDING 4
NOV 15 2019	REVISED FOR RECORDING 5
NOV 15 2019	REVISED FOR RECORDING 6



**FORMWERKS
ARCHITECTURAL**

1025 West 2nd Ave., Vancouver, BC V6J 1N5
Phone: 604-682-2019

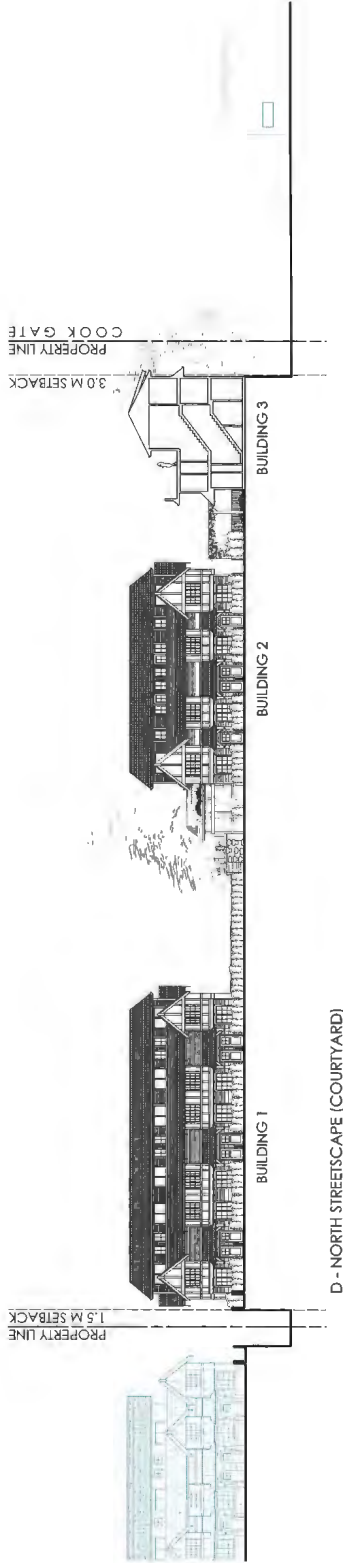
PROJECT

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

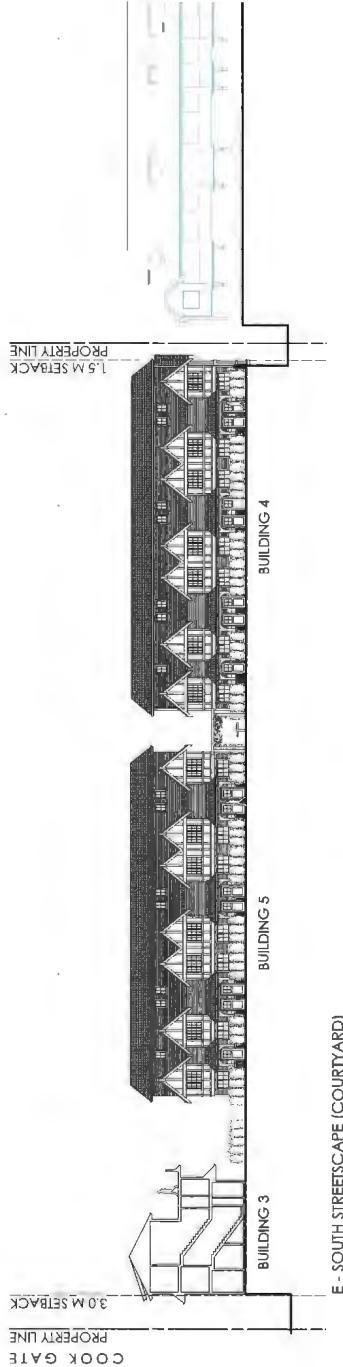
DRAWING

STREETSCAPES

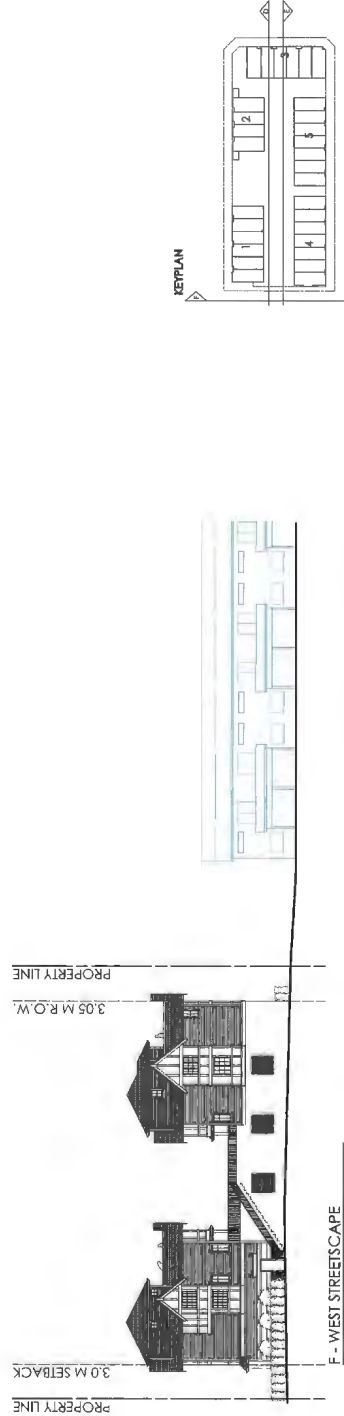
SHEET
SCALE 1/16" = 1'-0"
DATE 2022 JUN 28
A1.14



D - NORTH STREETSCAPE (COURTYARD)

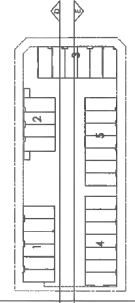


E - SOUTH STREETSCAPE (COURTYARD)



F - WEST STREETSCAPE

KEYPLAN



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REVISIONS	
DESIGNED FOR REVISIONS	JUL 31, 2019
REDESIGNED FOR REVISIONS	AUG 13, 2019
REDESIGNED FOR REVISIONS 2	MAR 6, 2021
REDESIGNED FOR REVISIONS 3	MAR 31, 2021
REDESIGNED FOR REVISIONS 4	MAY 24, 2021
REDESIGNED FOR REVISIONS 5	OCT 20, 2021
REDESIGNED FOR REVISIONS 6	NOV 3, 2021
REDESIGNED FOR REVISIONS 7	JAN 28, 2022


TERA
FORMWERKS
ARCHITECTURAL

1425 West 3th Ave., Vancouver, BC V6J 1N8
Fax 603-2074 Phone 603-5441

PROJECT

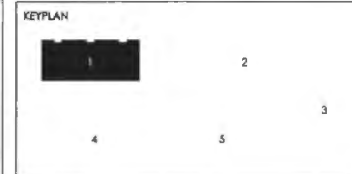
8800 SPIRES
ROAD

8740-8800 SPIRES ROAD
RICHMOND, BC

BUILDING 1
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET A2.01
DATE 2022 Jun 28	

GENERAL SCHEDULE		
1. FINISHED BRIDGE	8. PAINTED WOOD TRUSS BOARD	15. PAINT WITH OVERHANG
2. DOUBLE FRAME BRIDGE	9. PAINTED FIBER CONCRETE BOARD	16. REINFORCED CONCRETE
3. TRIPLE FRAME BRIDGE	10. PAINTED WOOD TRUSS BOARD	17. ALUMINUM
4. BRIDGE DOOR	11. PAINTED 2X4 TRUSS BOARD	18. PAINTED WOOD COLUMN
5. BRIDGE DOOR	12. PAINTED 2X4 TRUSS BOARD WITH 1X4 BRIDGE	19. PAINTED WOOD BRACKET
6. BRIDGE	13. PAINTED 2X4 TRUSS BOARD	20. PAINTED CONCRETE
7. PAINTED FIBER CONCRETE PLATE 7' EXPOSED	14. PAINTED 2X4 TRUSS BOARD	21. CONCRETE CAP
8. PAINTED FIBER CONCRETE PLATE 4' EXPOSED	15. METAL PANEL DOOR	22. ALUMINUM BRIDGE
		23. REINFORCED ALUMINUM BRIDGE



ATTACHMENT 2

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REVISIONS	
ISSUED FOR REVISION	JULY 31, 2019
REVISION FOR REVISION	JULY 13, 2019
REVISION FOR REVISION 2	MAY 6, 2019
REVISION FOR REVISION 3	MAY 31, 2019
REVISION FOR REVISION 4	NOV 24, 2019
REVISION FOR REVISION 5	OCT 31, 2019
REVISION FOR REVISION 6	NOV 3, 2019
REVISION FOR REVISION 7	JAN 18, 2020
REVISION FOR REVISION 8	NOV 4, 2020

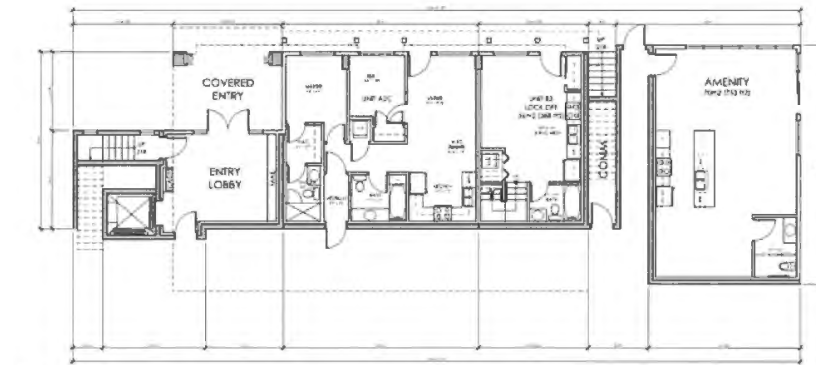
TERA
FORMWERKS
ARCHITECTURAL

1425 West 3rd Ave., Vancouver, BC V6J 1B5
Tel: 604-276-1111 Fax: 604-276-1111

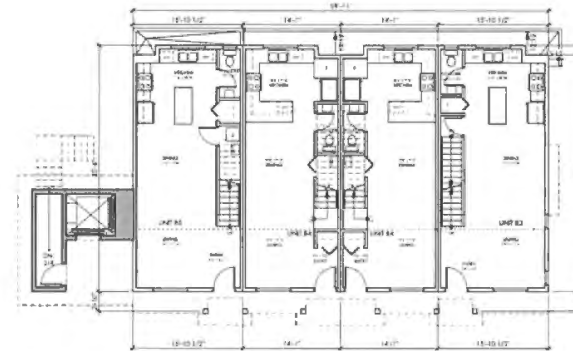
PROJECT
8800 SPIRES ROAD
8740-8800 SPIRES ROAD
RICHMOND, BC

DRAWING
BUILDING 2 PLANS

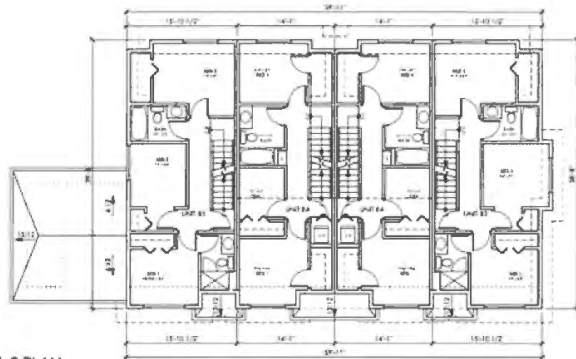
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1/8" = 1'-0"	A2.02
DATE	2022 Feb 9



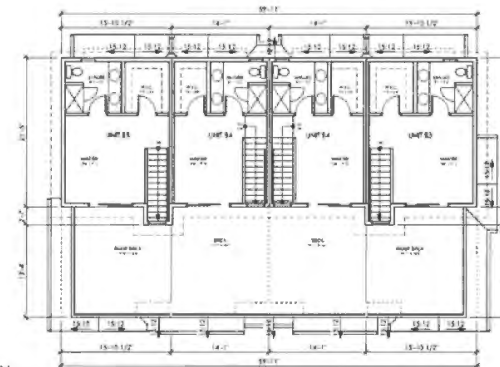
LEVEL 1 PLAN
BUILDING 2



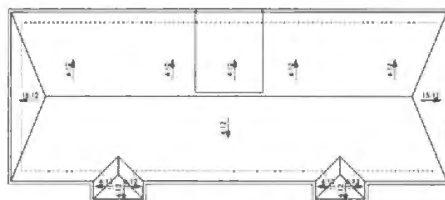
LEVEL 2 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2



LEVEL 4 PLAN
BUILDING 2



ATTACHMENT 2

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REVISIONS

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PROJECT

8800 SPIRES ROAD

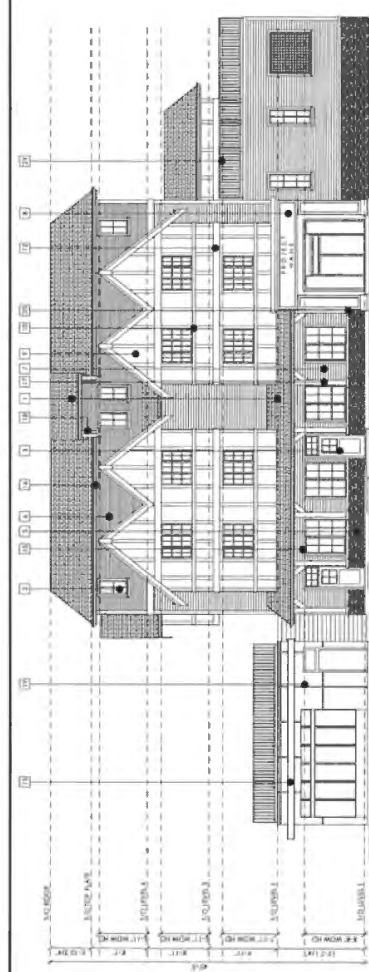
8740-8800 SPIRES ROAD
RICHMOND BC

BUILDING 2

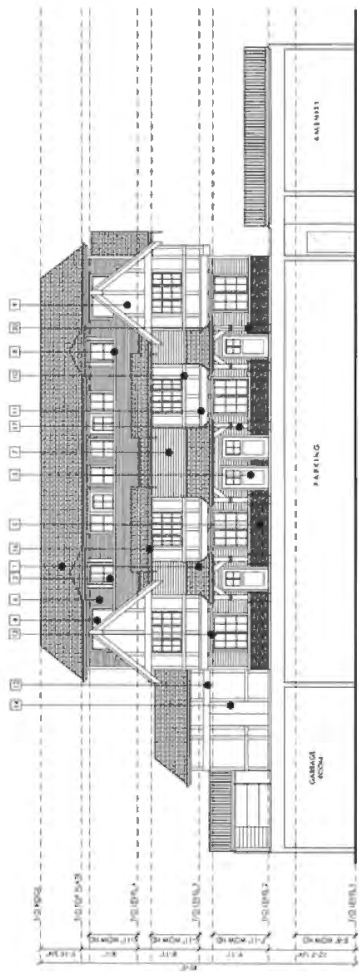
ELEVATIONS

SCALE 1/8" = 1'-0"

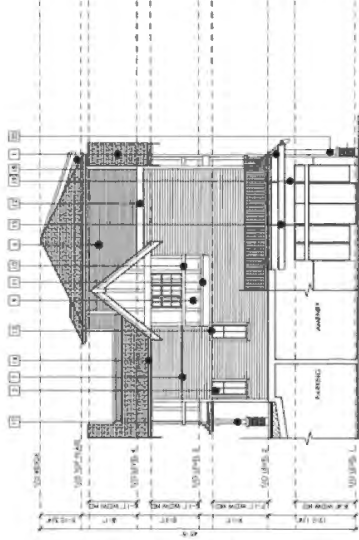
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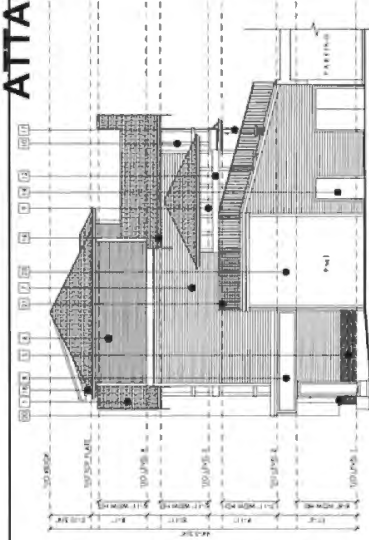
FRONT ELEVATION
BUILDING 2



REAR ELEVATION
BUILDING 2

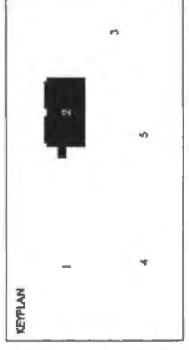


SIDE ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2

- FINISH SCHEDULE**
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 - 100. PAINTED WOOD TRIM



KEY PLAN

ATTACHMENT 2

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REVISIONS

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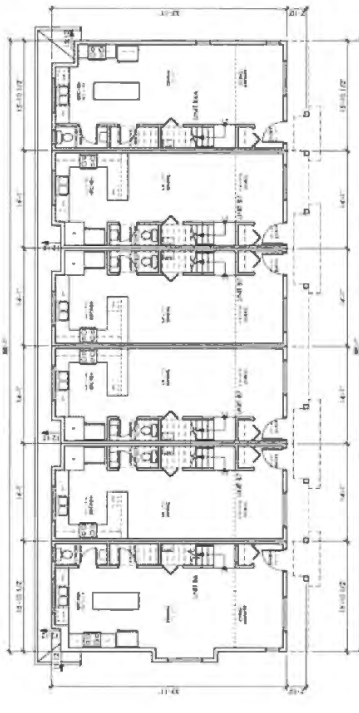
PROJECT

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

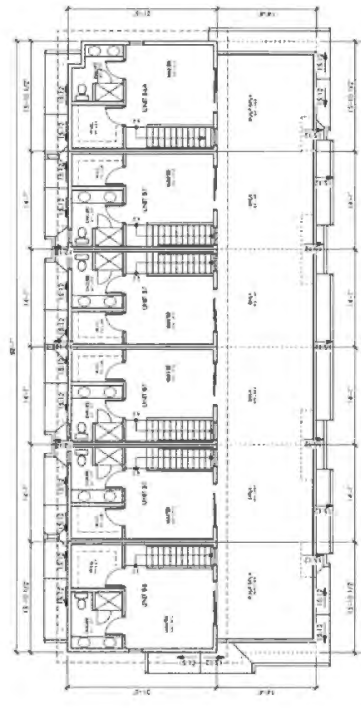
DRAWINGS

**BUILDING 3
PLANS**

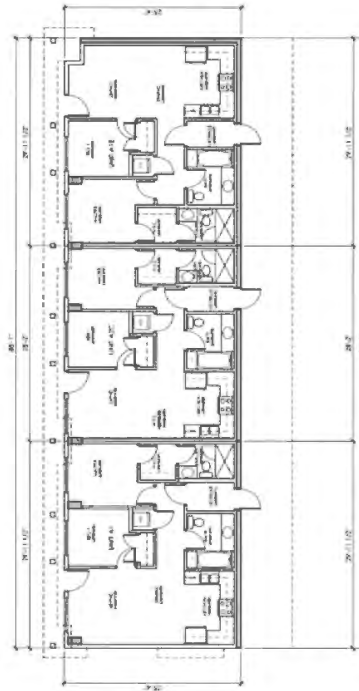
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LEVEL 2 PLAN
BUILDING 3



LEVEL 4 PLAN
BUILDING 3



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REVISIONS

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6	07/11/2017	ISSUED FOR PERMITS

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PAGE 1

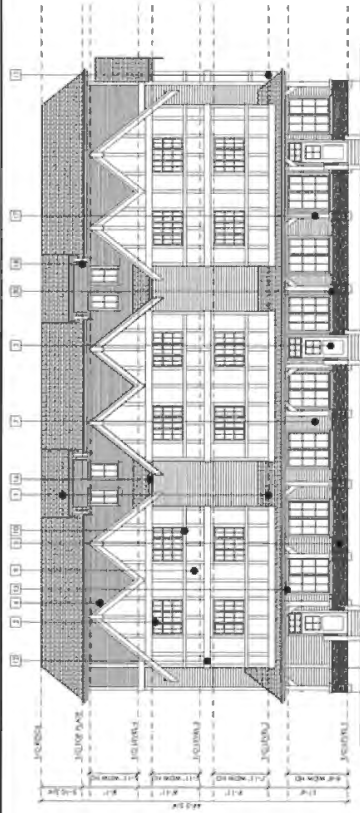
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ROAD**

8740-8800 SPIRES ROAD
RICHMOND, VA

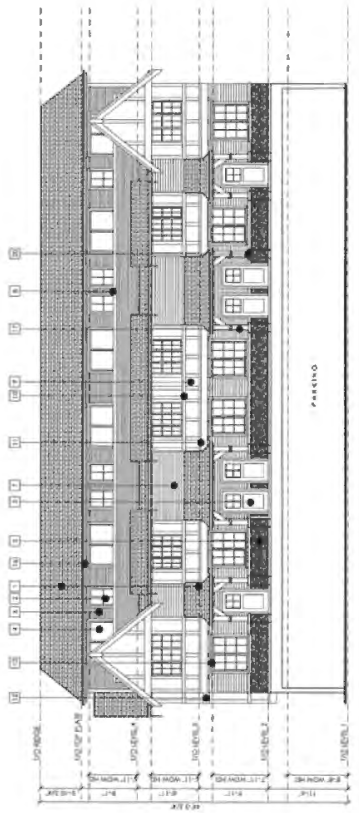
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**BUILDING 3
ELEVATIONS**

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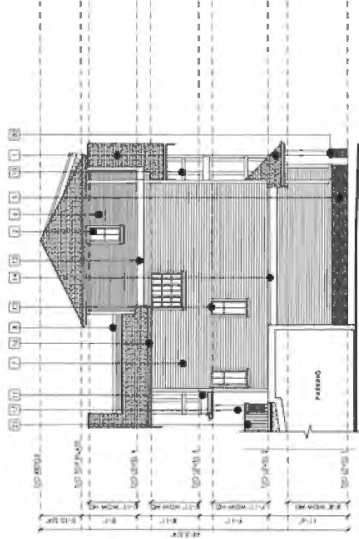


**FRONT ELEVATION
BUILDING 3**



**REAR ELEVATION
BUILDING 3**

**SIDE ELEVATION
BUILDING 3**



**SIDE ELEVATION
BUILDING 3**

LEGEND

1. TERRAZZO FLOOR	10. PAINTED WOOD TRUSS ROOF	19. PAINTED METAL CEILING
2. PAINTED WOOD TRUSS ROOF	11. PAINTED WOOD TRUSS ROOF	20. PAINTED WOOD TRUSS ROOF
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9. PAINTED WOOD TRUSS ROOF	18. PAINTED WOOD TRUSS ROOF	27. PAINTED WOOD TRUSS ROOF

KEYPLAN

1	2
4	5

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 4. 10/1/2011
 5. 10/1/2011
 6. 10/1/2011
 7. 10/1/2011
 8. 10/1/2011
 9. 10/1/2011
 10. 10/1/2011

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 Email: info@formwerks.com

PROJECT

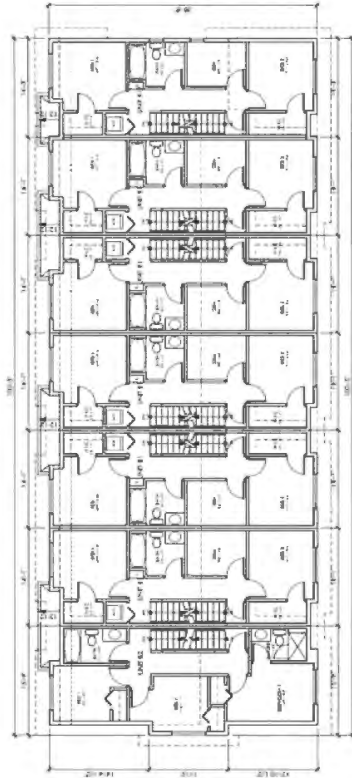
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**8740-8800 SPIRES ROAD
 RICHMOND, BC**

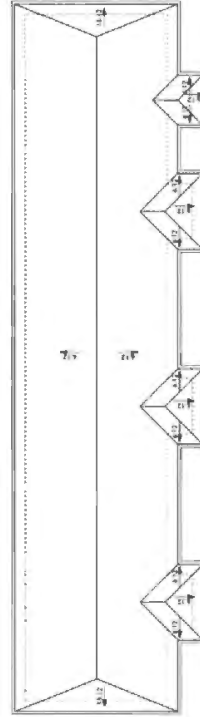
DRAWING

**BUILDING 4
 PLANS**

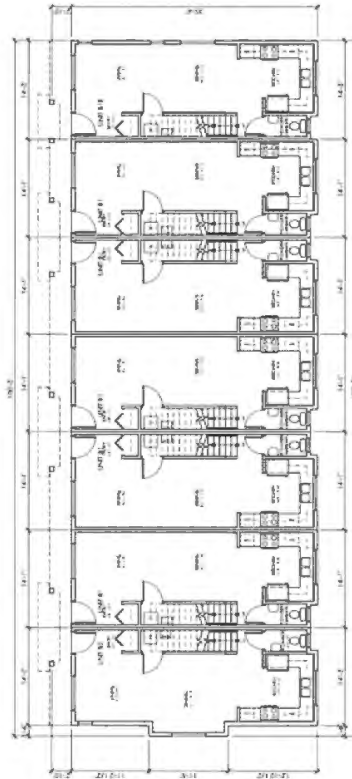
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 DATE: 2012 SEP 20
A2.06



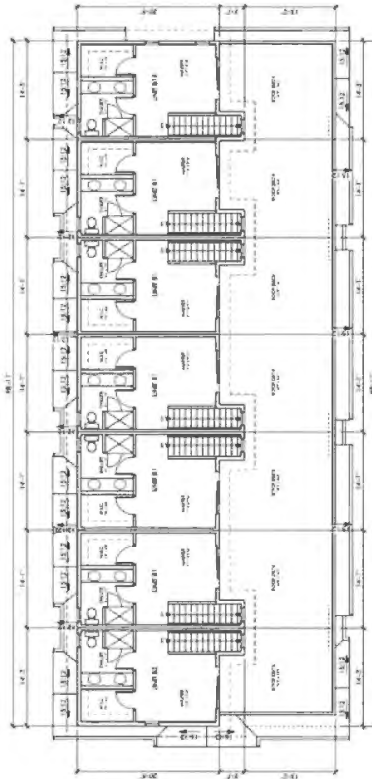
**LEVEL 3 PLAN
 BUILDING 4**



**ROOF PLAN
 BUILDING 4**



**LEVEL 2 PLAN
 BUILDING 4**



**LEVEL 4 PLAN
 BUILDING 4**

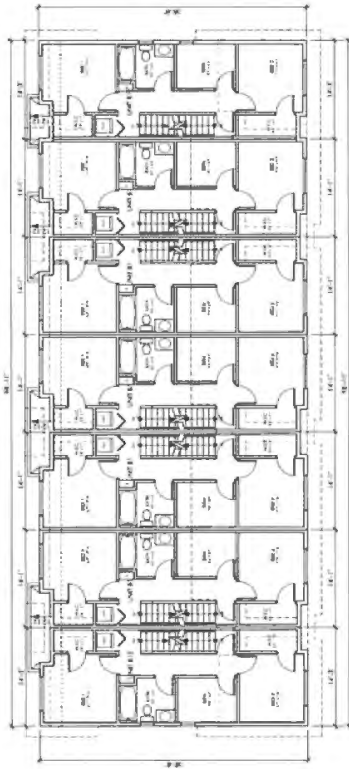


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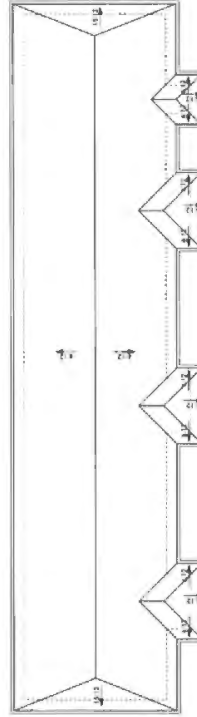
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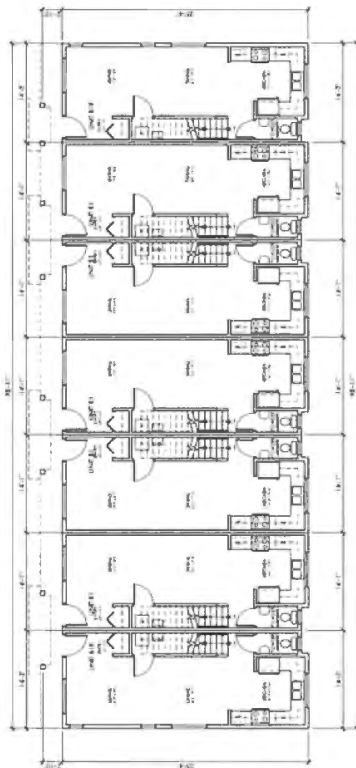
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5	OCT 15, 2003	ISSUED FOR RECORD
6	JAN 28, 2004	ISSUED FOR RECORD



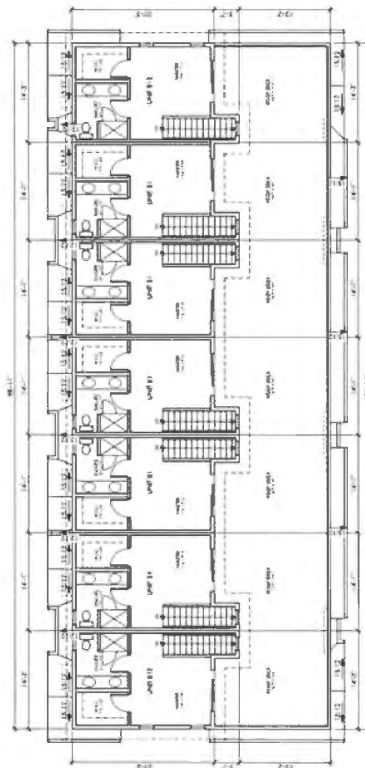
LEVEL 3 PLAN
BUILDING 5



ROOF PLAN
BUILDING 5



LEVEL 2 PLAN
BUILDING 5



LEVEL 4 PLAN
BUILDING 5



BUILDING 5 PLANS

SCALE 1/8" = 1'-0"

DATE 2003 JAN 15

SHEET A2.08

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Fax 410-541-1112

PROJECT

**8800 SPIRES
ROAD**

8740-8800 SPIRES ROAD
RICHMOND, VA 23231

DATE

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REVISIONS
 1. REVISED FOR REVISION 1
 2. REVISED FOR REVISION 2
 3. REVISED FOR REVISION 3
 4. REVISED FOR REVISION 4
 5. REVISED FOR REVISION 5

DATE
 JUL 11, 2017
 MAY 8, 2018
 MAR 19, 2019
 SEP 24, 2019
 OCT 15, 2019
 NOV 3, 2019
 APR 28, 2020

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ARCHITECTURAL

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

DRAWING
BUILDING 5 ELEVATIONS

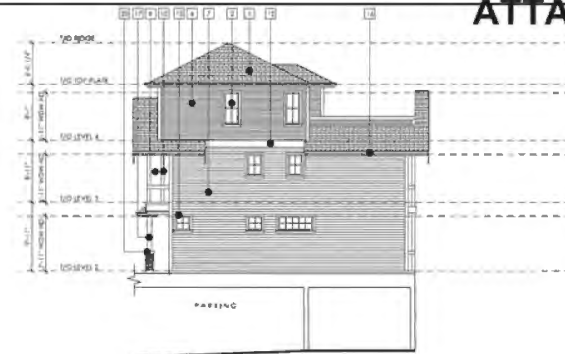
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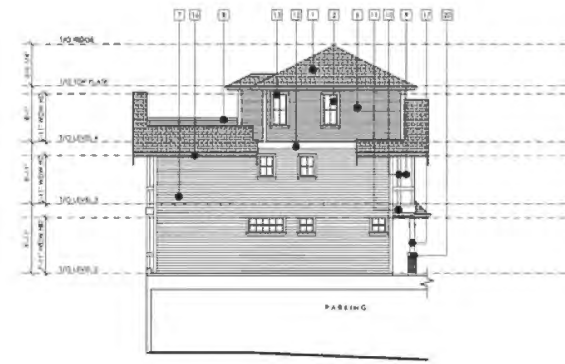
FRONT ELEVATION
BUILDING 5



REAR ELEVATION
BUILDING 5

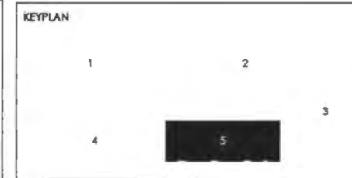


SIDE ELEVATION
BUILDING 5



SIDE ELEVATION
BUILDING 5

FINISH SCHEDULE		
1. PERGOLA SHED-OUT	1. PAINTED WOOD TRIM BOARD	1. DARK METAL OVERHANG
2. DOUBLE PANED GLAZED UNIT WITH WINDOWS	2. PAINTED WHITE CEMENT BOARD	2. PERGOLA SHED-OUT
3. INSULATED METAL PANEL DOOR	3. PAINTED WOOD 2x4 FLOOR TRIM	3. PAINTED WOOD COLUMN
4. SLIDING DOOR	4. PAINTED 2x12 BALU BOARD	4. PAINTED WOOD BRACKET
5. BRICE	5. PAINTED 2x12 BALU BOARD	5. PAINTED CONCRETE
6. PAINTED PERGOLA CEMENT PLANK 2'x8'x10'	6. PAINTED 2x4 WOOD TRIM	6. CONCRETE CAP
7. PAINTED PERGOLA CEMENT PLANK 4'x8'x10'	7. METAL PANEL DOOR	7. ALUMINUM RAILING
		8. PERGOLA 4x4 SECURITY WITH 2x4 BRACKET DOOR





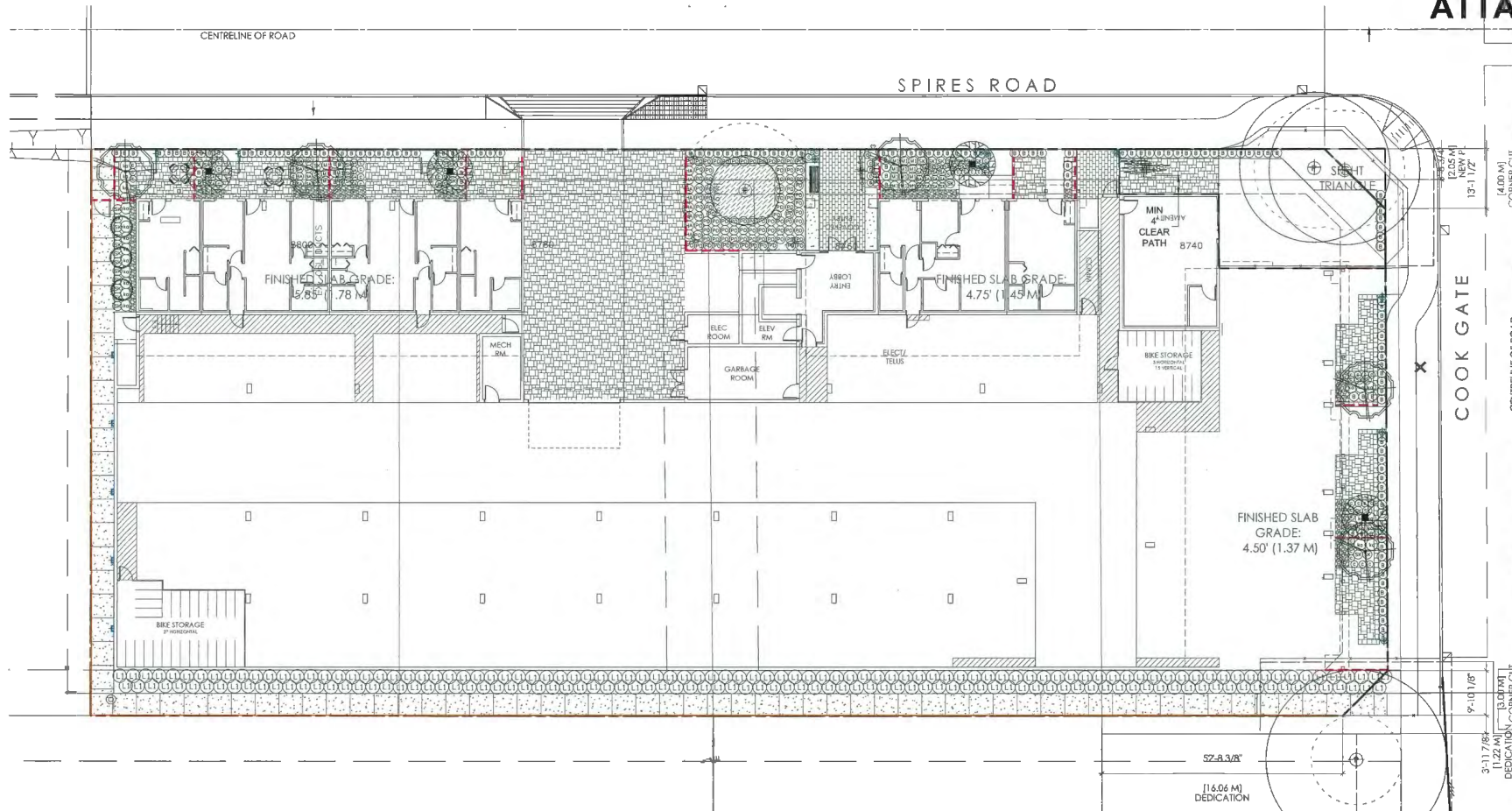
NO.	DATE	REVISION DESCRIPTION	CHK.
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2	24.08.04	REVISION FOR PER APPROVED REPORT	DLR
3	24.08.04	UPDATE PER COMMENTS - REBELL	DLR
4	24.08.04	UPDATE PER COMMENTS - REBELL	DLR
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100	24.08.04	UPDATE PER COMMENTS - REBELL	DLR

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

DRAWING TITLE:
**GROUND LEVEL
SHRUB PLAN**

DATE: 20.08.04 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: MC
DESIGN: MC
CHECK: JC
OF 7

PMG PROJECT NUMBER: 21-176



PLANT SCHEDULE - GROUND LEVEL			
PMG PROJECT NUMBER: 19-007			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	4	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD
2	3	PRUNUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRALIAN BLACK PINE
3	5	STYRAX JAPONICUS 'SNOWGLOBE'	SNOWGLOBE JAPANESE SNOWBELL
4	100	BUXUS SEMPERVIRENS	COMMON BOXWOOD
5	22	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
6	135	LONGICHA PLEATA	BOXLEAF HONEYSUCKLE; GOLD
7	18	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY
8	41	SARGOCOCOA HOOKERIANA VAR. HUMULS	HIMALAYAN SWEET BOX
9	48	SKIMMIA JAPONICA	JAPANESE SKIMMIA
10	5	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
11	51	CAREX ELATA 'AUREA'	WESTERN SWORD FERN
12	8	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS
13	61	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

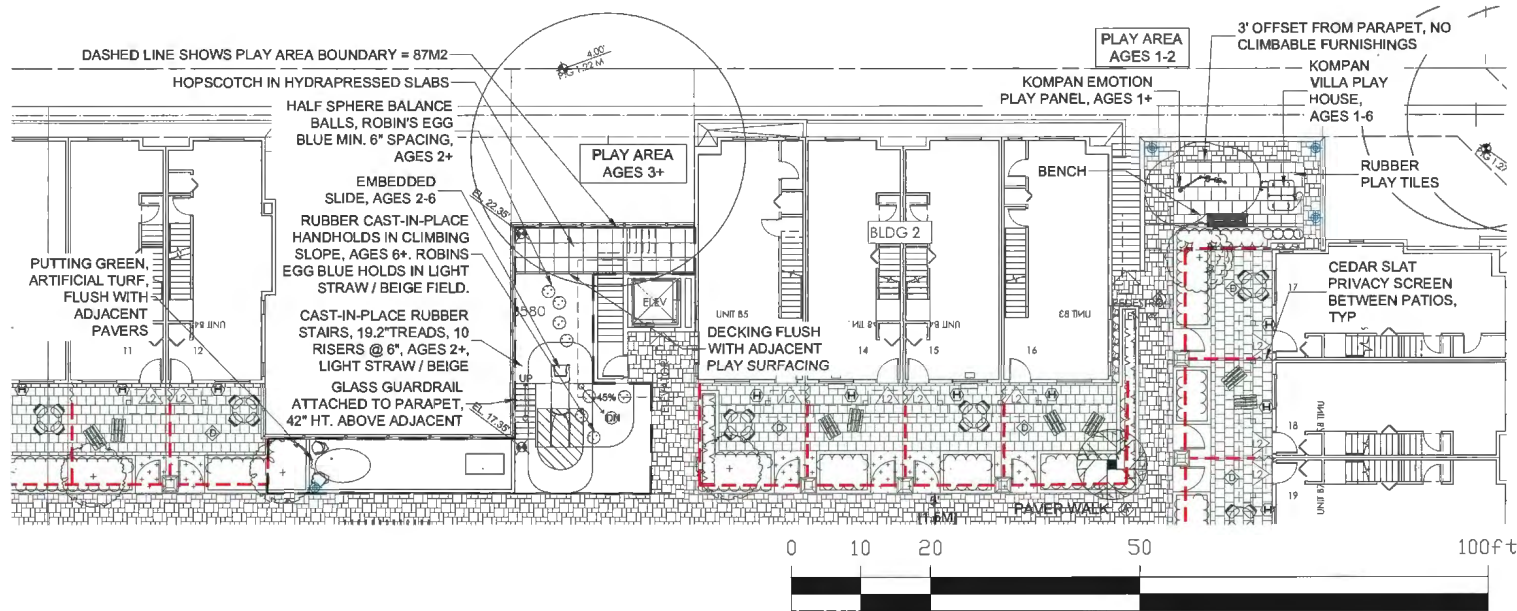
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ATTACHMENT 2

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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4185 Bill Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604 294-0011 ; f: 604 294-0022

SEAL:



30	22 JUN 24	UPDATE PER CITY COMMENTS	CLF
29	21 JUN 23	REVISION THE PER AMENITY REPORT	CLF
28	20 OCT 23	UPDATE PER COMMENTS - RESOLVE	CLF
27	20 OCT 23	UPDATE PER COMMENTS - RESOLVE	CLF
26	21 SEP 24	UPDATE PER NEW LEVEL	CLF
25	20 SEP 23	UPDATE PER COMMENTS	CLF
24	20 SEP 23	UPDATE PER COMMENTS	CLF
23	21 MAR 24	UPDATE PER COMMENTS	CLF
22	21 MAR 24	UPDATE PER COMMENTS	CLF
21	20 JUL 23	UPDATE PER COMMENTS	CLF
20	20 JUL 23	UPDATE PER COMMENTS	CLF
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CLIENT:

PROJECT:

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

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

DATE: 20.06.04 DRAWING NUMBER:
SCALE: 1/4" = 1'-0"
DRAWN: MC
DESIGN: MC
CHECK: MC

L4

OF 7

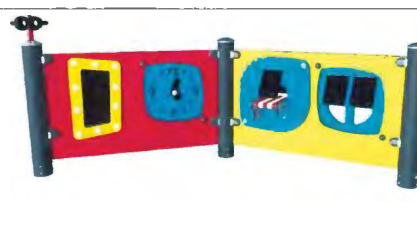
21178-10.21 PMG PROJECT NUMBER: 21-176



KOMPAN EMBANKMENT SLIDE



RUBBER SLOPE WITH HANDHOLDS
- CONCEPT



KOMPAN 'EMOTION' PLAY PANEL



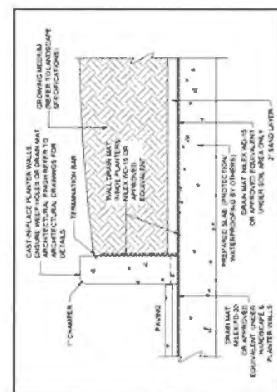
KOMPAN VILLA PLAY HOUSE



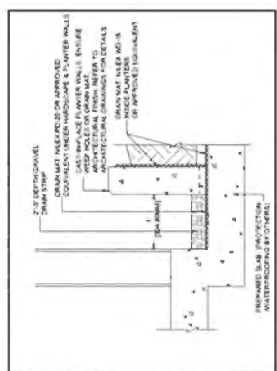
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6	10" x 12" x 12" PLANK	2	LF
7	12" x 14" x 12" PLANK	1	LF
8	14" x 16" x 12" PLANK	1	LF
9	16" x 18" x 12" PLANK	1	LF
10	18" x 20" x 12" PLANK	1	LF
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14	26" x 28" x 12" PLANK	1	LF
15	28" x 30" x 12" PLANK	1	LF
16	30" x 32" x 12" PLANK	1	LF
17	32" x 34" x 12" PLANK	1	LF
18	34" x 36" x 12" PLANK	1	LF
19	36" x 38" x 12" PLANK	1	LF
20	38" x 40" x 12" PLANK	1	LF
21	40" x 42" x 12" PLANK	1	LF
22	42" x 44" x 12" PLANK	1	LF
23	44" x 46" x 12" PLANK	1	LF
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100	198" x 200" x 12" PLANK	1	LF

**SPICES II 38 UNIT
TOWNHOUSE DEVELOPMENT
8800 8700 8760 SPIRES GATE
AND 8700 SPIRES ROAD
RICHMOND**

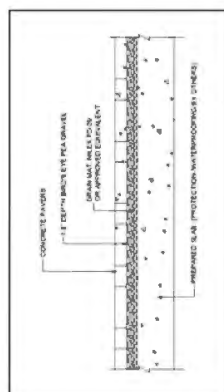
**LEVEL 2
SHRUB PLAN**



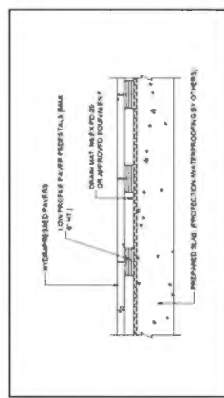
① PLANTER WALL ON SLAB



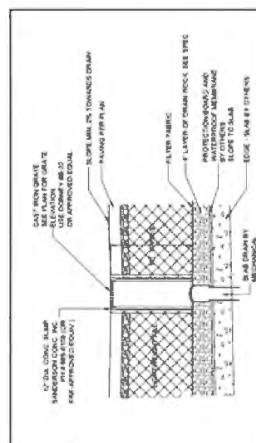
2 DRAIN ROCK STRIP AT BUILDING ON SLAB



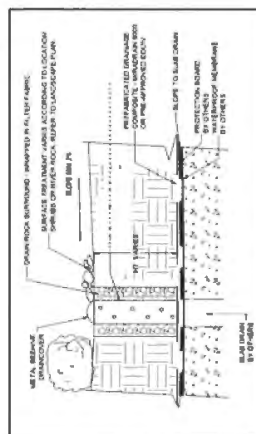
5 PAVERS ON SLAB



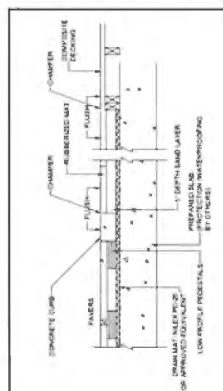
6 HYDRAPRESSED PAVERS ON SLAB



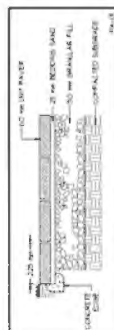
6 RILL EVEL DRAIN IN HANDSCAPE



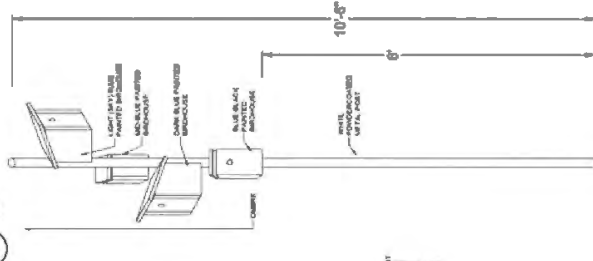
7) ALL EVER DRAIN IN THE LANDSCAPE



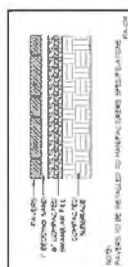
3. PLAY SURFACE ON SLAB



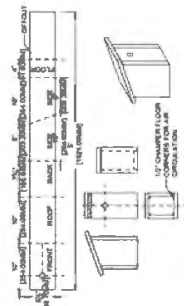
4 PAVERS EDGE



7 PAVERS ON GRADE



7 PAVERS ON GRADE



13 'ONE BOARD' BIRDHOUSE



RZ 19-870807

Attachment 3

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

Applicant: Terra Spires Development LP

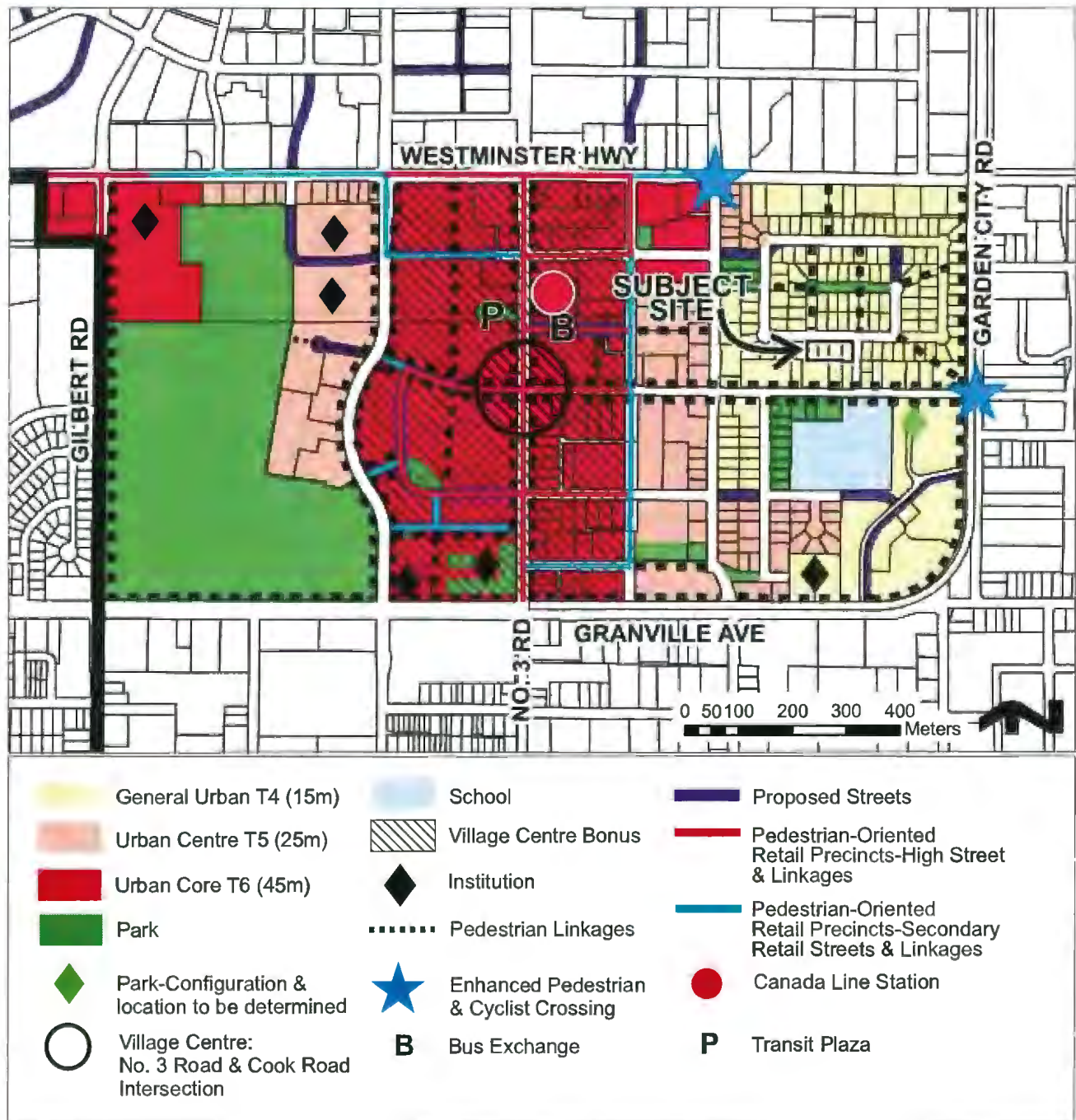
Planning Area(s): City Centre

	Existing	Proposed
Owner:	1219002 BC Ltd.	No Change
Site Size (m²):	3,430 m ² (36,925 ft ²)	3,260 m ² (35,087 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	36
Other Designations:	N/A	No Change

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

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

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

Specific Land Use Map: Brighthouse Village (2031)

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

FORMWERKS ARCHITECTURAL

March 10, 2021

City of Richmond

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

Re: Letter of Confirmation

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

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

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

Your Truly,

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

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

PLAN EPP115232

ATTACHMENT 6

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

BCGS 92G.015

SCALE 1 : 500

10 5 0 10 20m

All distances are in metres.
The intended plot size of this plan is
560mm in width by 432mm in height (C size)
when plotted at a scale of 1 : 500



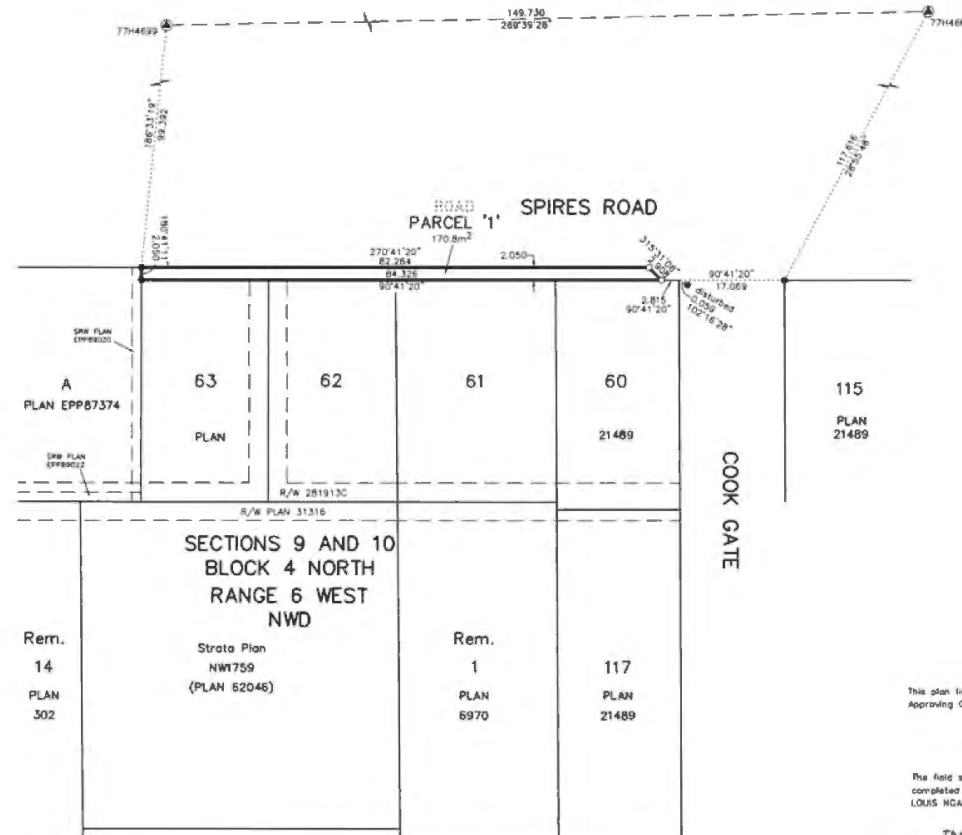
UTM Zone 10 Coordinates	
Datum: NAD83(CSRS)4.0.0.BC.1.MVRD	
Point identifier	77H4683 77H4699
UTM Northing	5446166.50 5446167.61
UTM Easting	490754.61 490604.94
Estimated horizontal positional accuracy	0.01m 0.01m

LEGEND:

Integrated survey area No. 16, Richmond, NAD83(CSRS)4.0.0.BC.1.MVRD
Grid bearings are derived from observations between
geodetic control monuments 77H4683 and 77H4699.
The UTM coordinates and estimated horizontal positional accuracy
achieved are derived from the MASCO published coordinates
for geodetic control monuments 77H4683 and 77H4699.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the combined factor
of 0.9996041 which has been derived from geodetic
control monument 77H4699.

● denotes control monument found
● denotes standard iron post found
□ denotes standard iron post placed



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

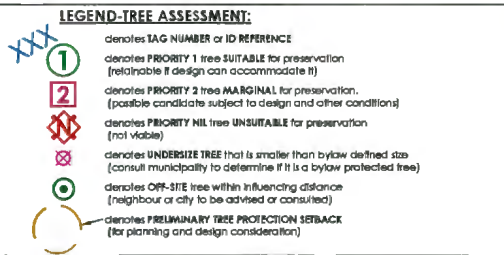
The field survey represented by this plan was
completed on the 26th day of September, 2021
LOUIS NGAN, BCLS #743

This plan lies within the
Metro Vancouver Regional District

L N L S METRO VANCOUVER
LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

FILE:18860_04REF

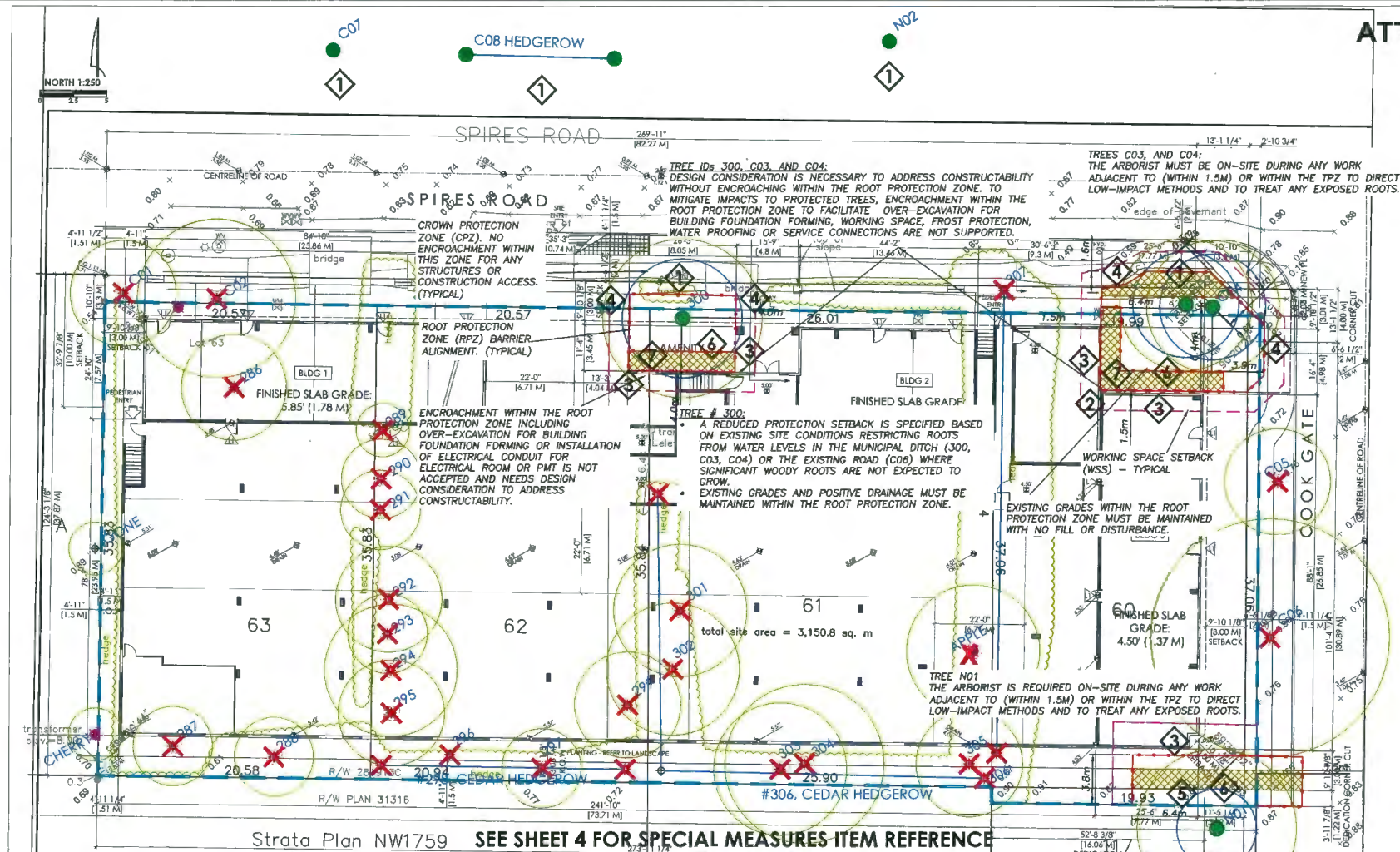


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ARBORTECH
CONSULTING

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

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT		
ADDRESS:	8740-8800 SPIRES ROAD		
CLIENT:	TERRA WEST PROPERTIES		
CITY REF:		ACL FILE:	18331
PLOT SIZE:	11"x17"	REV #:	7
		DATE:	FEB 4, 2022

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

See arborist report for further details.

- XXX denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures as specified)
- ✗ denotes UNDER-SIZE TREE that is smaller than bylaw defined size. If to be retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.
- ✗✗ denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)
- ✗✗✗ denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report - permit or approvals required)

LEGEND-TREE PROTECTION:

- denotes CROWN PROTECTION ZONE - CPZ or drip-line (furthest extent of foliage). Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc.
- denotes ROOT PROTECTION ZONE - RPZ specified by project arborist. This is the alignment for TREE PROTECTION BARRIERS (dimensions to centre of trunk).
- denotes WORKING SPACE SETBACK - WSS. Offset from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist.
- ① denotes SPECIAL MEASURES required. denotes REFERENCE # to tree protection specifications. See REPORT or LOD for further details. Project Arborist to direct or implement.

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 2/4

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
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Condensed Tree Inventory and Assessment Data:

Tag #	Dbh	Tree Type	Ht	Spr	Loc	Viab	Priority	Action	# of Trees
286	23	Flowering cherry	5	2	On	U	NIL	REMOVE	1
287	20	Common pear	6	2.5	On	U	NIL	REMOVE	1
288	28	Japanese maple			On	U	NIL	REMOVE	1
289	30	Western redcedar	5	1.5	On	U	NIL	REMOVE	1
290	22	Common fig	6	3	On	U	NIL	REMOVE	1
291	36	Common fig	6	3	On	U	NIL	REMOVE	1
292	29	Manitoba maple	7	2	On	U	NIL	REMOVE	1
293	21	European birch	8	1	On	U	NIL	REMOVE	1
294	31	Manitoba maple	7	3.5	On	U	NIL	REMOVE	1
295	0	Manitoba maple	7	2	On	U	NIL	REMOVE	1
296	20	Norway spruce			On	U	NIL	REMOVE	1
297	21	Douglas-fir	7	2	On	U	NIL	REMOVE	1
298	20	Western redcedar	4	2.5	On	C	2	REMOVE	1
299	34	Sweet cherry	6	3	On	U	NIL	REMOVE	1
300	37	English walnut	10	4.5	On	C	2	RETAIN	1
301	39	Sweet cherry	7	4.5	On	U	NIL	REMOVE	1
302	43	Sweet cherry	6	3.5	On	U	NIL	REMOVE	1
303	34	Flowering cherry	10	3.5	On	C	2	REMOVE	1
304	36	Flowering cherry	10	3.5	On	C	2	REMOVE	1
305	28	English hawthorne	6	2	On	C	2	REMOVE	1
306	20	Western redcedar	5	2.5	On	C	2	REMOVE	1
307	30	Western redcedar			On	C	2	REMOVE	1
C01	43	Norway spruce	11	3.5	City	U	N/A	REMOVE	1
C02	72	Deodar cedar	13	4	City	U	N/A	REMOVE	1
C03	81	Sawara cypress	17	4	City	C	N/A	PROTECT	1
C04	80	Sawara cypress	17	4	City	C	N/A	PROTECT	1
C05	25	Cherry plum	8	2	City	S	N/A	REMOVE	1
C06	85	Bigleaf maple	20	6	City	C	N/A	REMOVE	1
C07	8	Japanese maple	2	2	City	u	N/A	PROTECT	1
C08	15	Eastern white cedar	2	2	City	u	N/A	PROTECT	1
N01	80	Douglas-fir	22	3	Off	C	N/A	PROTECT	1
N02	40	Norway spruce	18	4	OFF	C	N/A	PROTECT	1

ATTACHMENT 7

TREE PROTECTION ZONE RESTRICTIONS:

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

DRAWING USE AND COORDINATION:

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professional) for accurate locations and dimension of site features.
- All tree protection measures specified herein should be included and coordinated with the designs for the project, including but not limited to: architectural, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. If conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Tendering and contracts for site preparation, land clearing, civil works and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requests should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e. understory or bylaw exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and stumps to be removed from within the tree protection zone (including CPL, RPI and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of retained trees may require distance from a suitably qualified professional, such as but not limited to:
 - ISA Certified Arborist (tree removal, rigging, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices,
 - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 3/4



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

TREE PROTECTION STANDARD MEASURES:

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

A. Tree Protection Barrier Installation:

Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.

B. Tree Health Management Treatments:

Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to;

- Soil amender may be applied within TPZ (i.e. 10mm minus well composted bark mulch, Nutri-Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
- Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.

C. Access within TPZ:

Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.

D. Work within TPZ:

Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.

E. Pruning:

Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defect(s), building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.

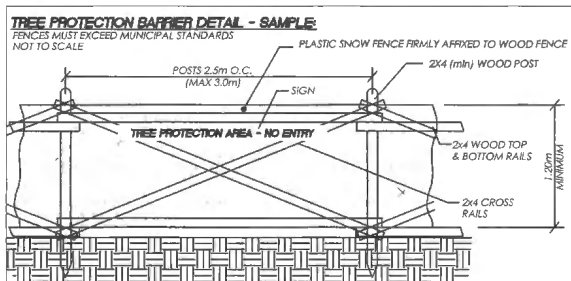
F. Low Impact Tree or Stump Removal:

For any tree removal or stump removal from within a RPZ or WSS.

G. Landscape Finishing:

All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to;

- Preparation works and construction of landscape finishing works including but not limited to; sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
- Turf within TPZ's is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
- Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
- Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.



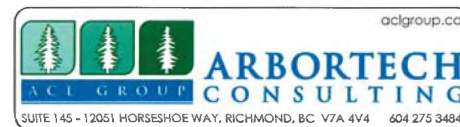
TREE PROTECTION SPECIAL MEASURES:

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

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

ATTACHMENT 7

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 4/4



PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
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CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11"x17" REV #: 7 DATE: FEB 4, 2022



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

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

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

13. Registration of a legal agreements on Title ensuring that:
 - a) No final Building Permit inspection is granted until three secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw; and
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
14. Registration of a legal agreement on title ensuring that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
15. Registration of a legal agreement on title:
 - a) ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit; and
 - b) prohibiting the conversion of the tandem parking area into habitable space.
16. Registration of a legal agreement on title ensuring that a parking stall, with dimensions and arrangements/configurations in accordance to the accessible space requirements in Richmond Zoning Bylaw 8500, will be assigned to each of the basic universal housing units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
17. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle storage areas/rooms within the parking structure into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
18. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
19. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
20. City acceptance of the developer's voluntary contribution in the amount of \$13,052.36 (i.e. \$0.31/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
21. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$357,887.40) to the City's affordable housing fund.
22. City acceptance of the developer's offer to voluntarily contribute \$0.87 per buildable square foot (e.g. \$36,630.83) to the City's public art fund.
23. City acceptance of the developer's offer to voluntarily contribute \$7,000 to Parks Division's Tree Compensation Fund for the removal of four trees (specifically tag# C01, C02, C05, C06) and untagged hedges, located along Spires Road frontage of the site.
 Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.
24. City acceptance of the developer's offer to voluntarily contribute \$17,250 to the City's Tree Compensation Fund for the planting of 23 replacement trees within the City. If additional replacement trees (over and beyond the 19 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
25. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the 37 cm caliper English Walnut trees to be retained.

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

Water Works:

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

Storm Sewer Works:

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

Sanitary Sewer Works:

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

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

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

b. At the developers cost, the City is to:

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

Frontage Improvements:

a. Spires Road Development Frontage Improvements

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

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

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

b. Cook Gate Development Frontage Improvements

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

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

- Approval - The road functional design plans prepared as part of the rezoning application is considered preliminary and may have to be revised and finalized to account for design issues identified through the SA detailed design process. All road design and any required design changes are to be approved by Transportation and Engineering
- f. At the developer's costs, the developer is required to coordinate with BC Hydro, Telus and other private communication service providers to undertake the following:
- To provide underground service lines and private utility lines for the proposed development along Spires Road and Cook Gate.
 - To coordinate the removal or relocation of the existing overhead lines along the south property line.
 - To provide the private utility companies (e.g., BC Hydro, Telus and Shaw) rights of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Gate frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies and the servicing plan showing such transition shall be included in the development process design review. The purpose of this is to ensure that all private utility above ground cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and placed onsite and the required rights of ways are secured via the Development Permit process.
 - To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- g. Review the existing street lighting levels along Spires Road and Cook Gate frontages and upgrade lighting along the developments frontage.
- h. Complete other frontage improvements as per Transportation's requirements. The existing ditches along the north and south sides of Spires Road are to be filled to accommodate the road works and frontage improvements.
- i. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.

General Items:

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

- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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

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

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

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

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

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- 10 -

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

Signed

Date



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

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

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

P.I.D. 101-472-801

Lot 60 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-819

Lot 61 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 003-690-962

Lot 62 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

P.I.D. 101-472-827

Lot 63 Section 9 Block 10 North Range 4 West New Westminster District Plan 21489

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

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10357”**.

FIRST READING

MAR 14 2022

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by E.L.
APPROVED by Director or Solicitor J. H.

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 18, 2022
File: RZ 21-936290

Re: **Application by Pakland Properties for Rezoning at 11720 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC/CL:blg
Att. 6

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

Staff Report

Origin

Pakland Properties (Khalid Hasan) on behalf of the property owners (Pavitar Sahota, Harpal Sahota, Hirdepal Sahota) has applied to the City of Richmond for permission to rezone 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two lots with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1.

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

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the south side of Williams Road, between Seacote Road and No. 5 Road. The subject site is currently accessed via a driveway crossing on Williams Road and there is also vehicle access to/from the existing rear lane.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by the property owners. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Williams Road are compact lots zoned “Compact Single Detached (RC1)”.
- To the south, immediately across a lane, is a large lot zoned “Single Detached (RS1/E)” fronting Seabrook Crescent.
- To the east, are compact lots zoned “Compact Single Detached (RC2)”, which were rezoned and subdivided in 2018 (RZ 16-740422/SD 16-740424).
- To the west, is a large lot zoned “Single Detached (RS1/E)”, which has rezoning and subdivision potential as it is designated for “Arterial Road Compact Lot Single Detached” in the Arterial Road Land Use Policy.

Existing Legal Encumbrances

There are existing statutory right-of-ways (SRWs) registered on title of the property for storm sewer, telecommunication and hydro infrastructure located along the east property line. The applicant has been advised that encroachment into the SRWs is not permitted.

Related Policies & Studies

Official Community Plan

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

Single-Family Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which was adopted by Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). The Policy permits properties fronting Williams Road to rezone and subdivide in accordance with the “Compact Single Detached (RC2)” zone with vehicle access to the rear lane only.

This redevelopment proposal is consistent with the Lot Size Policy, as it would allow for the creation of two compact lots with vehicle access to the rear lane only.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for “Arterial Road Compact Lot Single Detached”, which allows single detached housing on lots greater than 9.0 m wide provided that there is rear lane access. This redevelopment proposal is consistent with the Arterial Road Land Use Policy designation.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register 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.

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 first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Site Access

The subject site currently has a driveway crossing to/from Williams Road, which is required to be removed and re-instated with concrete sidewalk as part of the proposed development. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access from the proposed lots to Williams Road is not permitted, and vehicle access to/from the proposed lots is required to be from the rear lane.

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property. The applicant has submitted a Certified Arborist's Report, which identifies off-site trees in close proximity to the subject site, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized street tree in the boulevard on Williams Road on City-owned property and one undersized tree on the neighbouring property to the east at 11726 Williams Road.

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

- Tree tag # A located on City-owned property is in good health and fair condition. This tree has been pruned by BC Hydro for line clearance but has good vigour. The roots on the south side of the tree have been pruned for a previous City sidewalk replacement. This tree is to be retained and protected as per the Arborist's Report recommendations.
- Tree tag # B located on the neighbouring property to the east is to be retained protected as per the Arborist's Report recommendations.

The applicant has submitted a Tree Retention Plan showing the trees to be retained and the measures to be 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 (Tree tags # A and B), including installation or removal of servicing infrastructure. 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.
 - A tree survival security in the amount of \$10,000.00 for Tree tag # A. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff.

The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the tree survives. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained (Tree tags # A and B). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain two new trees per lot (a total of four trees). The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

To ensure that the two new required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscaping Security and in the amount of \$3,000.00 (\$750.00/tree).
- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100% of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation, and a 10% contingency). The security will be held until construction and landscaping on-site is completed and a site inspection is conducted. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Site Servicing

At Subdivision stage, the applicant is required to pay:

- \$25,498.97 for cost recovery of rear lane upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- Cash to the City for future lane improvements in-lieu of upgrading the lane along the subject site's lane frontage in accordance with Subdivision and Development Bylaw 8751.
- Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with completion of the water, storm, and sanitary servicing works as described in Attachment 6.

As previously identified, the existing driveway crossing to Williams Road must be removed and re-instated with concrete sidewalk as part of the proposed development. This work is to be undertaken via a City work order.

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

This application is to rezone the property at 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit the property to be subdivided to create two lots, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and it complies with Single-Family Lot Size Policy 5434.

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 10359 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

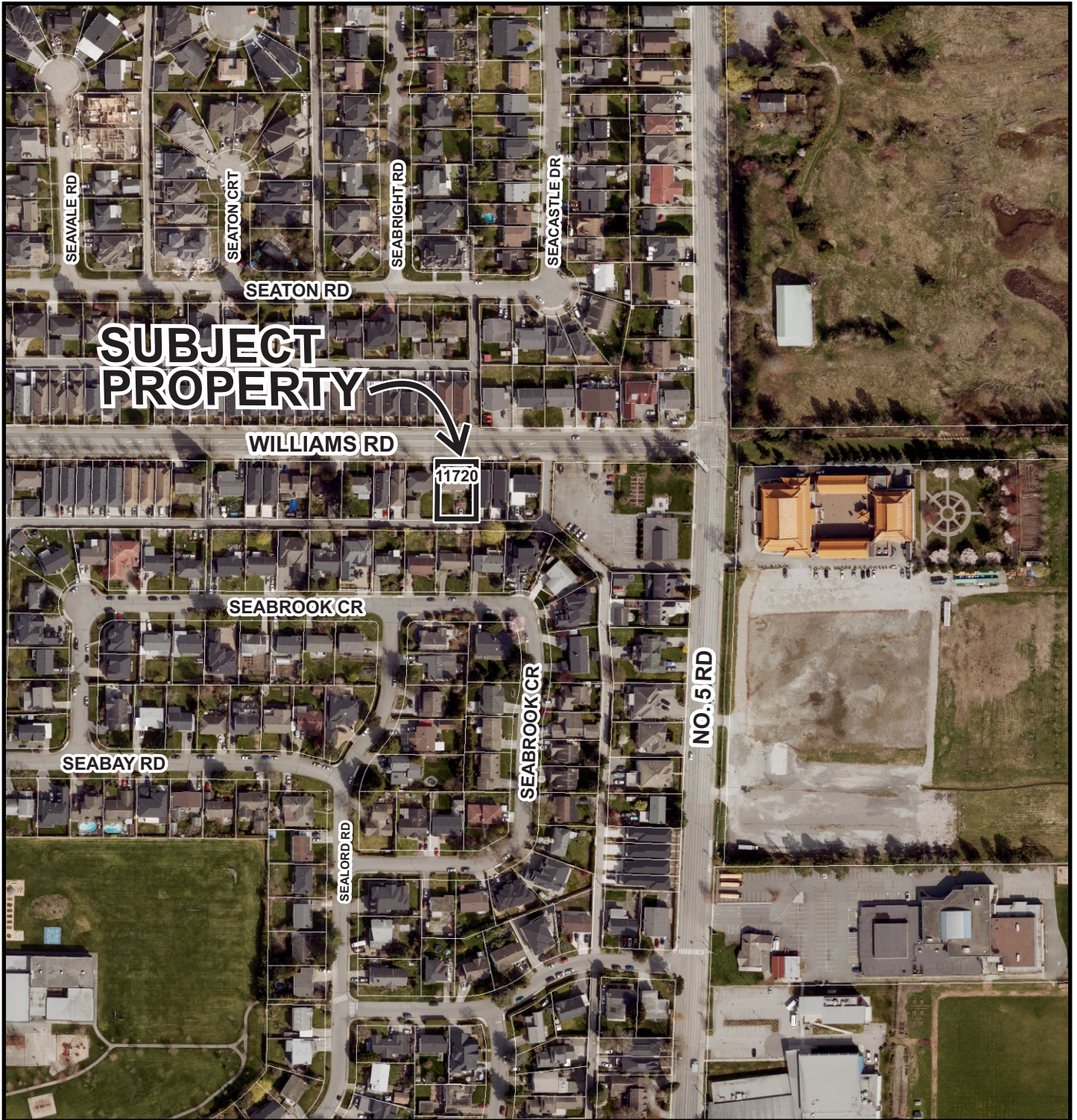
CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 21-936290

Original Date: 09/08/21

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 21-936290

Address: 11720 Williams Road

Applicant: Pakland Properties

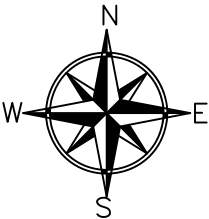
Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pavitar Sahota, Harpal Sahota, Hirdepal Sahota	To be determined
Site Size (m²):	722.5 m ² (7,776 ft ²)	West lot – 340.8 m ² (3,668 ft ²) East lot – 381.7 m ² (4,108 ft ²)
Land Uses:	Single-family dwelling	Two residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Compact Single Detached (RC2) with rear lane access	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Land Use Policy designates the subject site for redevelopment to “Arterial Road Compact Lot Single Detached”	No change

On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
Floor Area Ratio:		Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area (m ²)*:		West lot: Max. 204.48 m ² (2,201 ft ²) East lot: Max. 228.96 m ² (2,464 ft ²)	West lot: Max. 204.48 m ² (2,201 ft ²) East lot: Max. 228.96 m ² (2,464 ft ²)	none permitted
Lot Coverage (% of lot area):		Building: Max. 50% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	none
Min. Lot Size:		270 m ²	West lot – 340.8 m ² East lot – 381.7 m ²	none
Min. Lot Dimensions (m):		Width: 9.0 m	West lot – avg. 10.17 m East lot – avg. 11.39 m	none
		Depth: 24.0 m	33.5 m	
Setbacks (m):		Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):		2 ½ storeys	2 storeys	none
Parking Spaces	Principal dwelling	2 spaces	2 spaces	none
	Secondary suite	1 space	1 space	

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

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 55 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28788

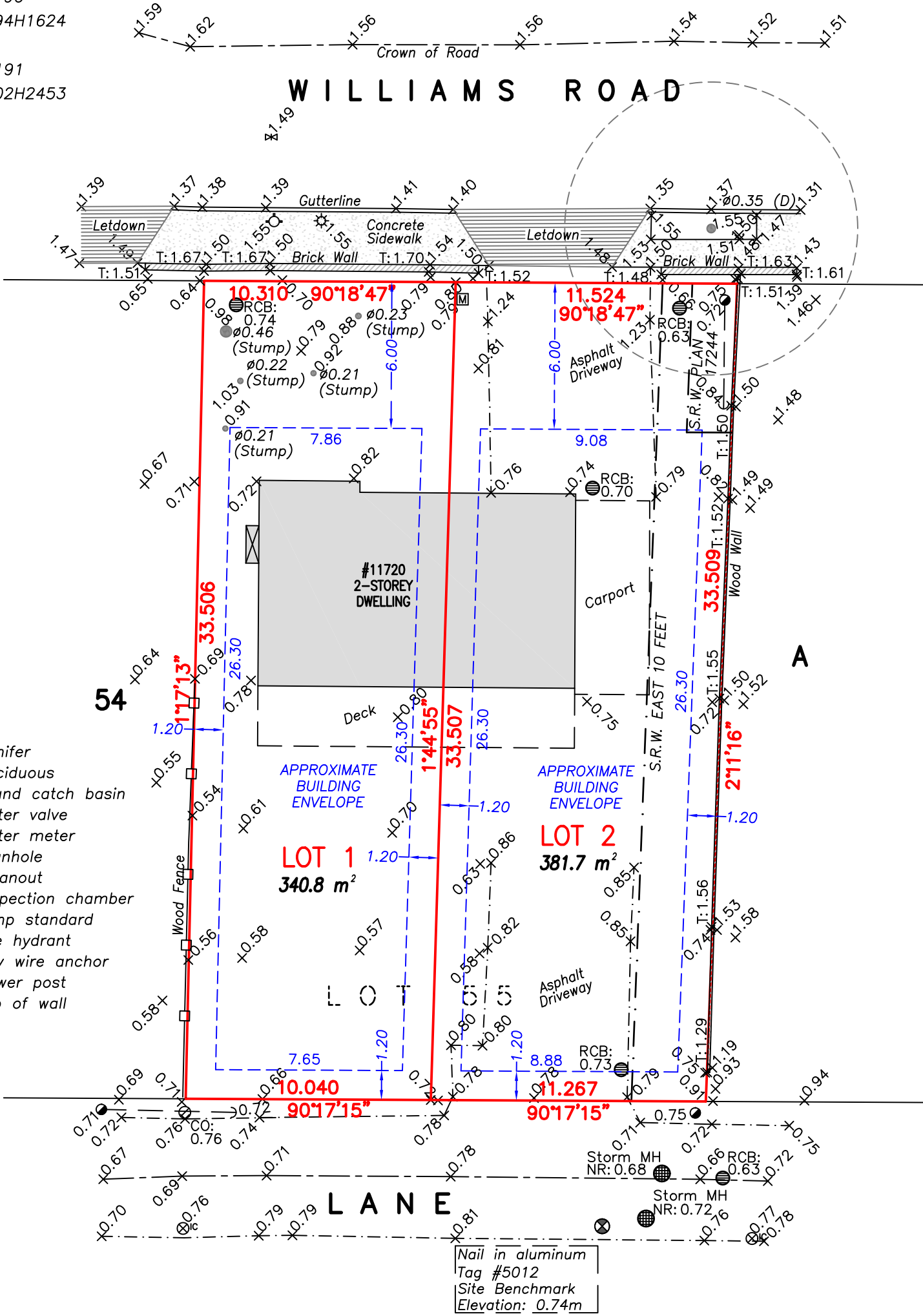


#11720 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-666-689

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊗ denotes water valve
- ⊠ denotes water meter
- ⊙ denotes manhole
- ⊕ denotes cleanout
- ⊗^c denotes inspection chamber
- ⊙ denotes lamp standard
- ⊕ denotes fire hydrant
- denotes guy wire anchor
- denotes power post
- T: denotes top of wall



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7621
FB-398 P19-20
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:
Use site Benchmark Tag #5012 for
construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.

January 8th, 2021.

DWG No. 7621-Topo-02



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

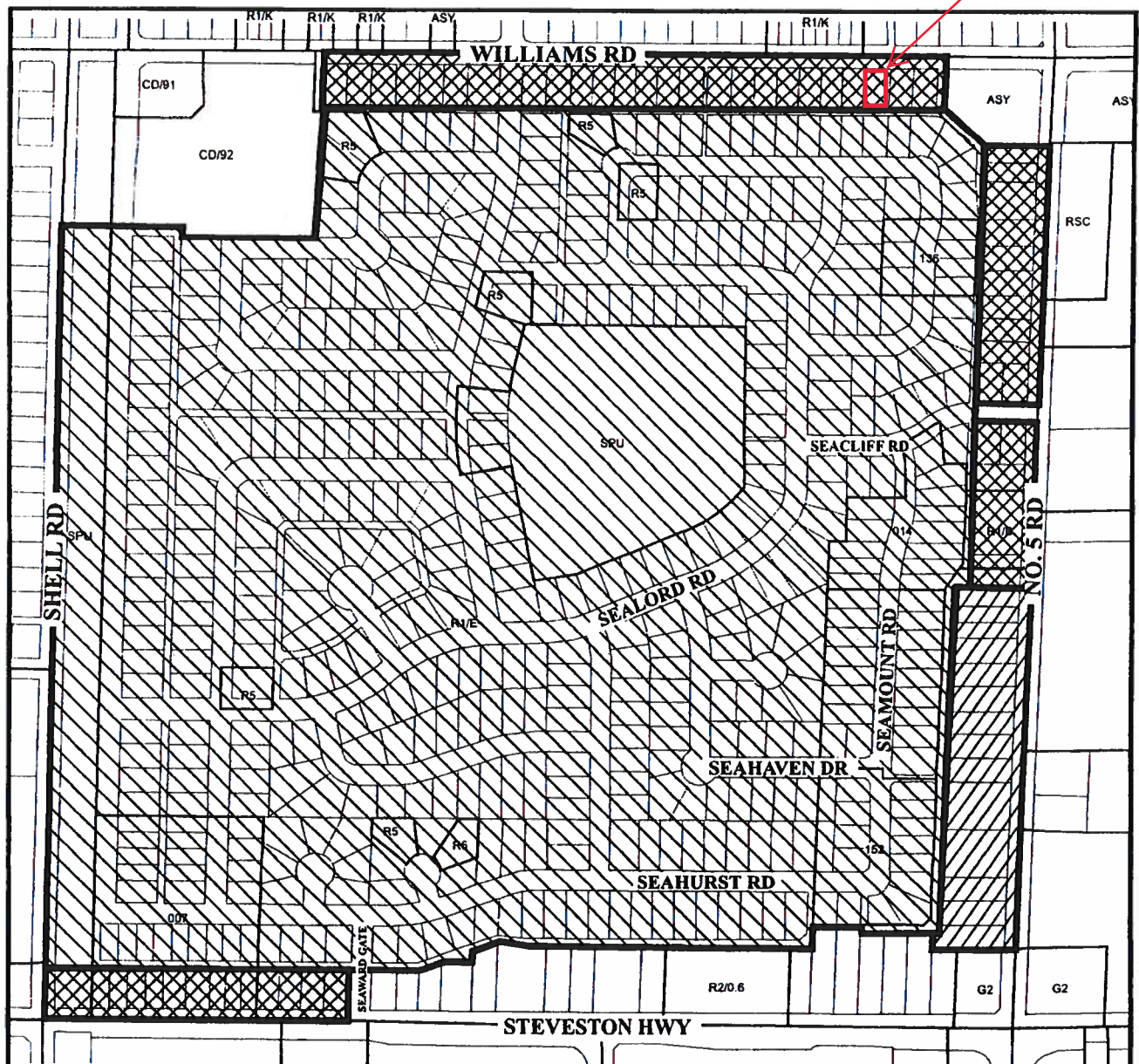
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Subject Site



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development
is permitted.



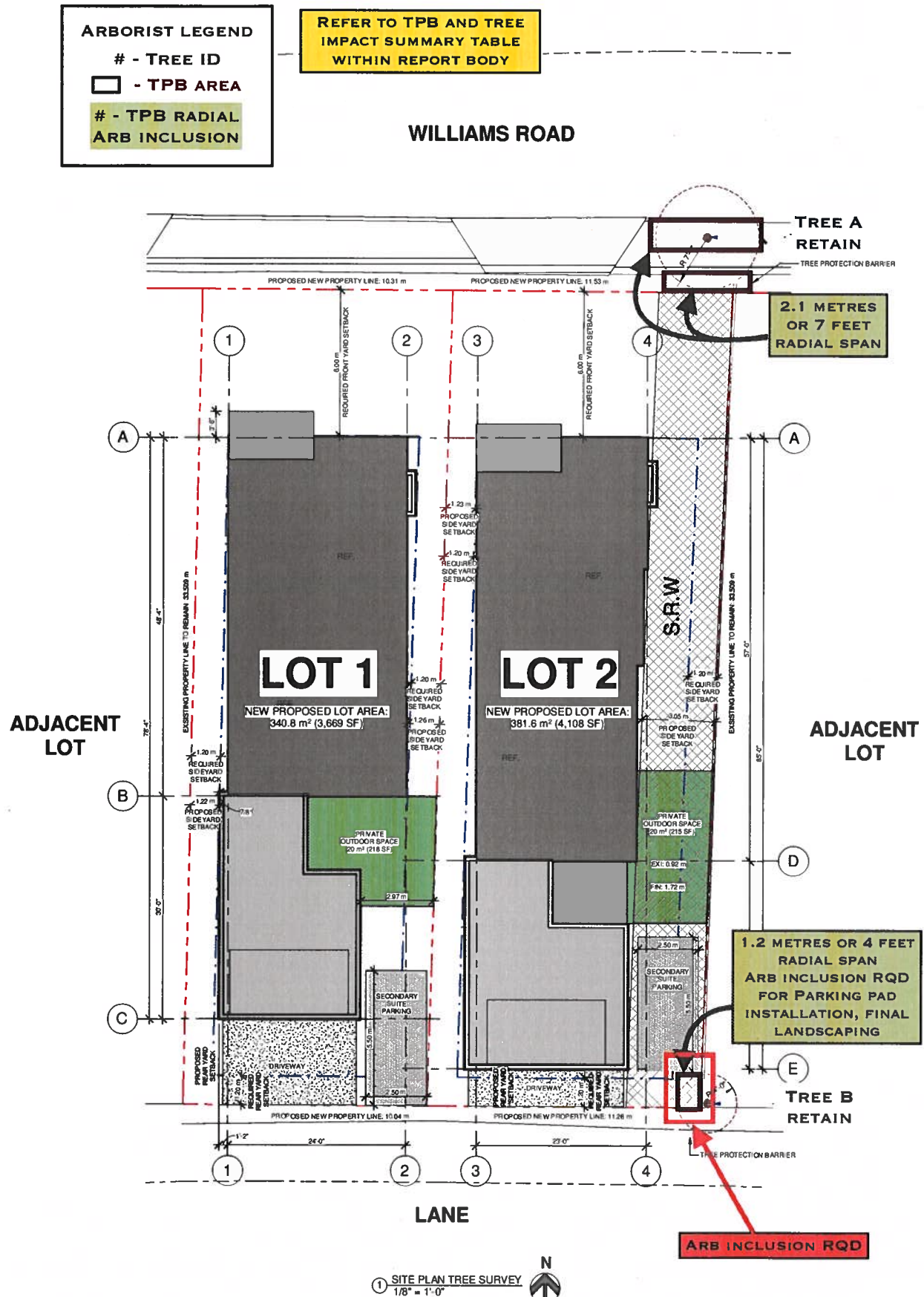
Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006



Note: This is a Tree Retention Plan only. The Site Plan/Floor Plan shown is to be revised and reviewed as part of the Building Permit application process.



Address: 11720 Williams Road

File No.: RZ 21-936290

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, the developer is required to complete the following:

1. 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 (Tree tag # A and B), including (but not limited to) the installation or removal of servicing infrastructure. The Contract should include the scope of work to be undertaken, the proposed number of site 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 report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for Tree tag # A trees to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
3. Submission of a Landscaping Security in the amount of \$3,000 (\$750/tree) to ensure that a total of two trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including materials, installation, and a 10% contingency). 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 2 required trees (minimum 8 cm deciduous caliper or 4.0 m high conifers)To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Subdivision* stage, the following must be completed:

- pay \$25,498.97 for cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- pay cash to the City for future lane improvements (e.g., 5.1 m wide pavement, roll curbs/gutters, and lane lighting) in-lieu of upgrading the lane along the subject site's lane frontage (consistent with the Subdivision and Development Bylaw 8751).
- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required frontage works, and water, storm, and sanitary service connections. The works include, but are not limited to:

Water Works:

- Using the OCP Model, there is 677.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Applicant is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by Richmond Fire Rescue, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the scope of water works.
- At the Applicant's cost, the Applicant is required to:
 - Cut and cap the existing water service connection at Williams Road;
 - Install a new water service connection complete with water meter on Williams Rd to service the proposed west lot.
 - Install a new water service connection complete with water meter on Williams Rd to service the proposed east lot. Place the water service connection and meter on the east lot where appropriate in order to accommodate protection of the City tree along the Williams Road frontage.
 - 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a statutory right-of-way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the service connection works design.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- At the Applicant's cost, the Applicant is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the service connection works design.
 - Cut and cap the existing storm service connections STCN28255, STCN28253, and STLAT100634, and STCN28254 along the north property line.
 - Remove Inspection chambers STIC60598, STIC48253, and STIC100543
 - Install a new 100 mm storm service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- At the Applicant's cost, the Applicant is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Cut and cap existing sanitary line SCON30409. The existing inspection chambers SIC10341 shall be retained to service 11700 Williams Rd.
 - Install a new 100 mm sanitary service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Works:

- At the Applicant's cost, the Applicant is required to remove the existing driveway crossing to Williams Road, to re-instate the frontage with concrete sidewalk, and to repair any damaged/uneven sidewalk panels as necessary. This work is to be undertaken via a City work order.

Street Lighting:

- At the Applicant's cost, the Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- At the Applicant's cost, the Applicant is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground 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., SRW 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 SRWs that shall be shown on the architectural plans/functional plan as part of the service connection works design:
 - 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
 - Provide, prior to start of site preparation works 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.
 - Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works. 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 Applicant's cost.
 - 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 service connection works design.
 - 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.

- Submit a proposed strategy at the Building Permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Applicant 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 groundwater, the Applicant will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- 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. 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.

Prior to Demolition Permit* issuance, the following must be completed:

- Installation of tree protection fencing around all trees to be retained (Tree tags # A and B). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the following must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit 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 concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10359 (RZ 21-936290)
11720 Williams 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 **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-666-689

Lot 55 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10359"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 28 2022

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To:	Mayor and Councillors	Date:	March 31, 2022
From:	Wayne Craig Director, Development	File:	RZ 18-839337 08-4000-01/2022-Vol 01
Re:	Zoning Amendment Bylaw 10001 (RZ 18-829337) – 8031, 8051, 8071 No 2 Rd and 5760, 5780, 5786 Blundell Road		

This memorandum serves to correct an error in the number of Zoning Amendment Bylaw 10001 that was given first reading at the March 25, 2022 regular meeting of Council.

The Bylaw number should read Zoning Amendment Bylaw 10378.

A redlined copy of the revised Bylaw is attached.

Should Council proceed the Bylaw would require second and third readings, as amended.

 for

Wayne Craig
Director, Development
(604-247-4625)

WC/SS:js
Att. 1

pc: SMT



City of
Richmond

Bylaw 10~~378001~~

Richmond Zoning Bylaw 8500
Amendment Bylaw 10~~378001~~ (RZ 18-829337)
8031/8051/8071 No. 2 Road and ~~58760/58780/58786~~ Blundell Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10~~378001~~**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 9, 2022
File: RZ 18-829337

Re: Application by Zhao XD Architect Ltd. for Rezoning at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the "Single Detached (RS1/E)" Zone to the "Medium Density Townhouses (RTM3)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC/JR:blg
Att. 8

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

Staff Report

Origin

Zhao XD Architect Ltd., on behalf of 1209136 BC Ltd. (Director, Hua Han) and 1085796 BC Ltd. (Director, Jia Xun Xu), has applied to the City of Richmond for permission to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road. A location map and 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

There are six single detached dwellings on the subject site, which would be demolished. None of the dwellings contain a secondary suite. The three Blundell Road properties were rented by the previous owners, and the three No. 2 Road properties were previously owner-occupied. All six dwellings are currently rented.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North, across Blundell Road: Single detached dwellings on properties zoned “Single Detached (RS1/E)”.
- To the South: Townhouses on a property zoned “Medium Density Townhouses (RTM3)”. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered across the driveway of this property. The proposed development would utilize this driveway for vehicle access to No. 2 Road.
- To the East, across No. 2 Road: Blundell Centre commercial centre, which is located on several properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and “Land Use Contract 087”.
- To the West: Single detached dwellings on properties zoned “Single Detached (RS1/E)” and townhouse dwellings on a property zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan

The subject site is located in the Blundell planning area, and is designated “Neighbourhood Residential” on the Official Community Plan (OCP) land use map (Attachment 3). The proposed rezoning is consistent with this designation.

Arterial Road Land Use Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map. The proposed rezoning is consistent with this designation.

The Arterial Road Land Use Policy allows consideration above the base density of 0.6 Floor Area Ratio (FAR) in specified situations. The applicant proposes 0.7 FAR calculated on the net site area due to the size of the assembly, the significant road dedications required on both No. 2 Road and Blundell Road and the cash contributions to traffic safety improvements in the immediate area. The proposed density is consistent with the adjacent townhouse sites to the west and south. Staff support the applicant’s proposal as the proposed density is consistent with the Arterial Road Land Use Policy and the approved developments to the south and west of the subject site.

Affordable Housing Strategy

Residential rezoning applications involving townhouse developments are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, a \$258,749.03 contribution is required 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 first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Urban Design and Site Planning

The proposed development consists of seven buildings containing a total of 25 townhouse dwellings. The site plan and building massing are generally consistent with the “Medium Density Townhouses (RTM3)” zone and the Development Permit Guidelines contained in the OCP. Conceptual development plans are provided in Attachment 4.

The site plan is structured around a central drive aisle parallel to No. 2 Road, which then forms a T-intersection at its terminus. Buildings 1 and 2 front No. 2 Road, Buildings 3 and 4 front Blundell Road, and Buildings 5-7 front the internal drive aisle.

Units in Buildings 1-4 are generally three storeys, except for the end unit adjacent to two-storey townhouses along Blundell Road steps down to two storeys. All of the units in these buildings have direct access to the sidewalk through a landscaped front yard. A second storey balcony facing the drive aisle is provided for additional private outdoor space.

Units in Buildings 5-7 are all two storeys and paired in a duplex form. These units have landscaped backyards but do not have balconies.

The shared outdoor amenity area is proposed at the north end of the site in a relatively central location. The current concept includes bench seating and two children's play structures, and would facilitate retention of a mature Cherry tree. Detailed design and programming of the private and shared outdoor amenity spaces will be reviewed through the Development Permit process.

A garbage room is proposed near the site entrance, and is located across from the garbage room for 8091 No. 2 Road. Vehicles servicing the site would be able to complete a three-point turn in the new drive aisle to enter and exit the site in a forward motion. Currently, service vehicles must back in to 8091 No. 2 Road.

Existing Legal Encumbrances

There are utility statutory rights-of-way (SRWs) for the municipal sanitary sewer located in the rear yards of the existing lots. Some of the underground infrastructure will no longer be necessary to service the proposed development once the lots are consolidated and can be removed. The corresponding SRWs can be discharged (Charge number RD99605). This will be completed through the Servicing Agreement process.

The SRWs for underground infrastructure that will be retained or upgraded will remain on title. The applicant is aware that encroachments into the SRWs are not permitted.

Housing Type and Tenure

The proposed development consists of ground-oriented townhouses that would be stratified and sold upon completion. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access is proposed from an existing driveway at 8091 No. 2 Road. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered on the driveway, which was a condition of that development's approval in 2011 (RZ 08-422812, DP 09- 494270).

The applicant has contacted the owners of 8091 No. 2 Road to discuss use of the shared driveway and the proposed development on multiple occasions. Staff understand that the Strata Council refused a meeting in August, 2021 (Attachment 5). As a result, the applicant provided details of the proposal by registered mail to each resident on January 10, 2022, with instructions to contact the applicant or the City with any questions (Attachment 6). Staff have not received any correspondence from residents of 8091 No. 2 Road. Staff will continue to encourage both parties to discuss maintenance and access issues prior to final adoption of the rezoning bylaw.

The developer of the subject site is required to widen the portion of the driveway that connects to No. 2 Road from 6.7 m to 7.5 m and to register a reciprocal SRW allowing residents and visitors of 8091 No. 2 Road legal rights-of-passage across the drive aisle of the proposed development. Staff supports the shared driveway for the following reasons:

- Shared driveways are supported in the Arterial Road Policy and have been implemented in similar developments. The proposed shared driveway is consistent with those at other arterial road townhouse projects and is consistent with the pattern of development envisioned when 8091 No. 2 Road was redeveloped.
- The widened driveway and creation of an on-site T-intersection would enhance internal traffic movements and increase the safety of the driveway. Currently, trucks cannot turn around on-site and must either back into or out of 8091 No. 2 Road. The T-intersection would accommodate three-point truck turning allowing vehicles to enter and exit in a forward movement.
- Traffic safety in the immediate area is enhanced as the shared driveway would reduce the number of conflict points between site-generated traffic and existing traffic along the site fronting section of No. 2 Road.
- A new driveway located on the subject site would not be able to achieve the required setback distance from the major intersection of Blundell Road and No. 2 Road, as well as minimum separation between two townhouse development access points (per Arterial Road Policy).
- A Traffic/Parking Review conducted by a Professional Engineer retained by the subject site's developer has concluded: full bylaw parking compliance; the widened shared driveway has the capacity to accommodate traffic generated by the two neighbouring sites; the on-site T-intersection created through the reciprocal SRWs would enhance internal traffic movements; and the subject site's fronting section of No. 2 Road has the capacity to accommodate traffic generated from both developments.

Vehicle and bicycle parking for residents and visitors are provided consistent with Richmond Zoning Bylaw 8500. Each unit would have a garage with space for two vehicle parking spaces and Class 1 bicycle parking. EV charging is provided in each garage. Eleven of the units (44%) would have vehicle parking in a tandem arrangement. Prior to final adoption of the rezoning bylaw, the applicant must register a covenant on title prohibiting conversion of the tandem garages in to habitable space.

Visitor vehicle parking is provided in various locations, and Class 2 bicycle parking for visitors is proposed at the site entrance. An accessible visitor parking space is proposed adjacent to the shared outdoor amenity area. Wayfinding signage will be required and reviewed through the Development Permit process.

Pedestrian access is proposed via the driveway and several pathways to both No. 2 Road and Blundell Road. The design and location of these pathways will be refined through review of an accessibility strategy at Development Permit stage.

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 14 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- One tree (Tag # 385 – 25 cm cal Cherry) located in the proposed outdoor amenity area is in good condition and is proposed to be retained. Design development to provide a minimum 1.5 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 391 – multi-stem Hazelnut) located on a shared property line with the neighbour to the west is in good condition. Provide a minimum 2.1 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 378 – 92 cm cal Black Locust) located on-site is in moderate condition and is considered a significant tree. This tree is considered an invasive species, and as a result should be removed and replaced with three trees.
- One tree (Tag # 380 – 44 cm cal Black Locust) located on-site is in good condition. This tree is considered an invasive species, and as a result should be removed and replaced.
- One tree (Tag # 383 – 120 cm cal White Poplar) located on-site is in poor condition and is considered a significant tree. This tree is at risk of failure, and as a result should be removed and replaced with three trees.
- Four trees (Tag # 381, 382, 388, 390) located on-site are identified in poor condition; 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 removed and replaced.

- Five trees (Tag # 379, 384, 386, 387, 389) located on-site are in moderate condition and generally shrub-like in form with limited landscape value. These trees are proposed to be removed due to conflicts with Building 5 and the proposed shared outdoor amenity area. Remove and replace.
- Five trees (Tag # A, B, C, D, E) located on neighbouring property at 8080 Cantley Road are to be protected as per project Arborist Report recommendations.
- Two hedges in the No. 2 Road frontage are in conflict with the required sidewalk upgrades and are proposed to be removed. No compensation is required for hedges.
- One hedge located on the property line between 8031 and 8051 No. 2 Road is in conflict with Building 2 and is proposed to be removed. No compensation is required for hedges.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

Two on-site trees (Tag # 385, 391) and five trees on neighbouring properties (Tag # A, B, C, D, E) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$10,000.00 Tree Survival Security for the three on-site trees to be retained.
- 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 12 on-site trees (Tag # 378, 379, 380, 381, 382, 383, 384, 386, 387, 388, 389, and 390), two of which are considered significant trees. The 2:1 replacement ratio would require a total of 26 replacement trees (3:1 replacement ratio required for Trees # 378 and 383). The applicant proposes to plant 31 trees in the development. The required 26 replacement trees are to be a minimum of 8 cm caliper deciduous or 4 m tall coniferous species, as per Tree Protection Bylaw No. 8057. The remaining five new trees would be a minimum of 6 cm caliper deciduous or 2 m tall coniferous species.

Variance Requested

The proposed development is generally consistent with the “Medium Density Townhouses (RTM3)” zone, except for the following requested variances (staff comments in ***bold italics***).

1. Reduce the minimum setbacks from No. 2 Road and Blundell Road from 6.0 m to 5.5 m.

A reduced front and exterior side yard setback is requested to off-set the additional road dedication required to accommodate a widened sidewalk. The site plan was initially prepared based on the provision of a 1.5 m wide sidewalk, which has been increased to 2.0 m on both frontages following direction from Council. Staff support the requested variance as it results in no change to the proposed distance between the buildings and the road curb (approximately 9.0 m). The applicant will be required to complete an acoustical report at Development Permit stage to determine whether any noise mitigation measures should be incorporated into the building design.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouse buildings that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of the Development Permit application, the applicant will be required to identify the Step Code target and provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the applicable standard.

Amenity Space

The applicant proposes a cash contribution in-lieu of providing indoor amenity space on-site. Prior to final adoption of the rezoning bylaw, the applicant must provide a \$55,961.00 contribution to the City-wide amenity fund.

Outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Public Art

Based on the maximum buildable floor area of approximately 30,440 ft² residential floor area, the recommended Public Art contribution based on administrative guidelines of \$0.93 (2022 rate) is approximately \$28,309.20.

As the project will generate a recommended Public Art contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy it is recommended that the Public Art contribution be directed to the Public Art Reserve for city-wide projects on City lands. The contribution is required prior to final adoption of the rezoning bylaw.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to further examine the following issues:

- Compliance with the Development Permit Guidelines for the form and character of multi-family projects contained in the OCP.
- Review of the size and species of proposed new trees to ensure bylaw compliance and achieve an acceptable mix of deciduous and coniferous species.
- Refinement of the shared outdoor amenity design and programming, including the choice of play equipment, to create a safe and inviting environment for children's play and social interaction.
- Review of the relevant accessibility features, including the provision of three convertible units and aging-in-place features for all units.
- Review of a sustainability strategy for the development.
- Review of any necessary noise mitigation strategies related to traffic noise from No. 5 Road and Blundell Road, and noise generated by any proposed exterior mechanical systems (e.g., heat pumps).

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works described in Attachment 8, including, but not limited to:

- Removal of the existing sidewalks and replacement with 2.0 m wide sidewalks at the new property lines, 1.5 m wide landscaped boulevards, and barrier curb and gutter.
- Removal of the existing driveway crossings and replacement with the above works.

Road dedication is required to accommodate the above frontage works and future road widening, and would range between approximately 0.9 m and 2.75 m. The exact road dedications are to be determined through the Servicing Agreement design review process prior to final adoption of the rezoning bylaw. All required frontage works would be constructed behind the existing curb, with future road widening to occur through a Capital Works project that would include all four legs of the Blundell Road and No. 2 Road intersection.

In addition, cash-in-lieu contributions are required for traffic safety improvements in the immediate vicinity and must be received prior to final adoption of the rezoning bylaw. These contributions include:

- \$44,000.00 for replacement of centreline delineators on No. 2 Road.
- \$81,765.00 for future upgrades to intersection traffic signals.

Financial 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 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

The proposed rezoning is generally consistent with the plans and policies affecting the subject site.

The list of rezoning considerations is provided in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be introduced and given first reading.

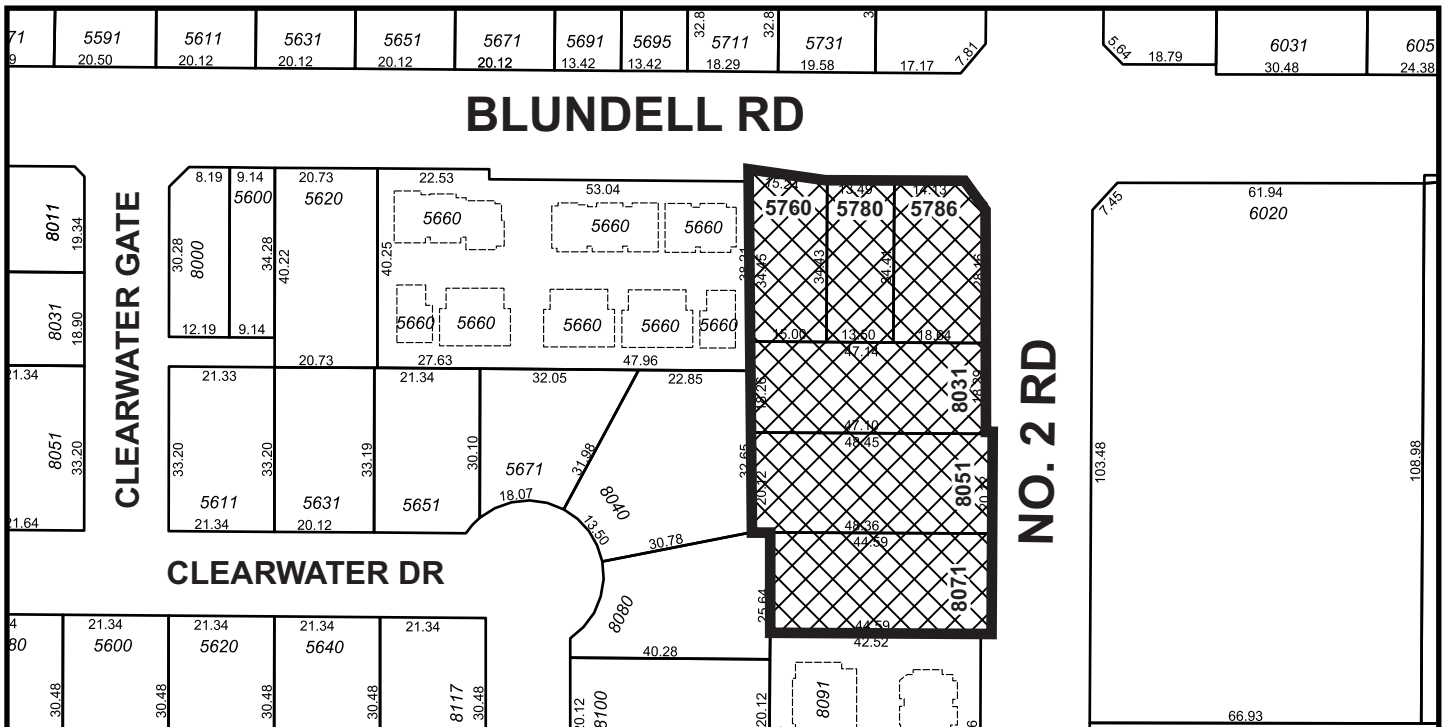


Jordan Rockerbie
Planner I
(604-276-4092)

JR:blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Official Community Plan Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Letter from the applicant regarding consultation efforts
- Attachment 6: Letter from the applicant to residents of 8091 No. 2 Road
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations

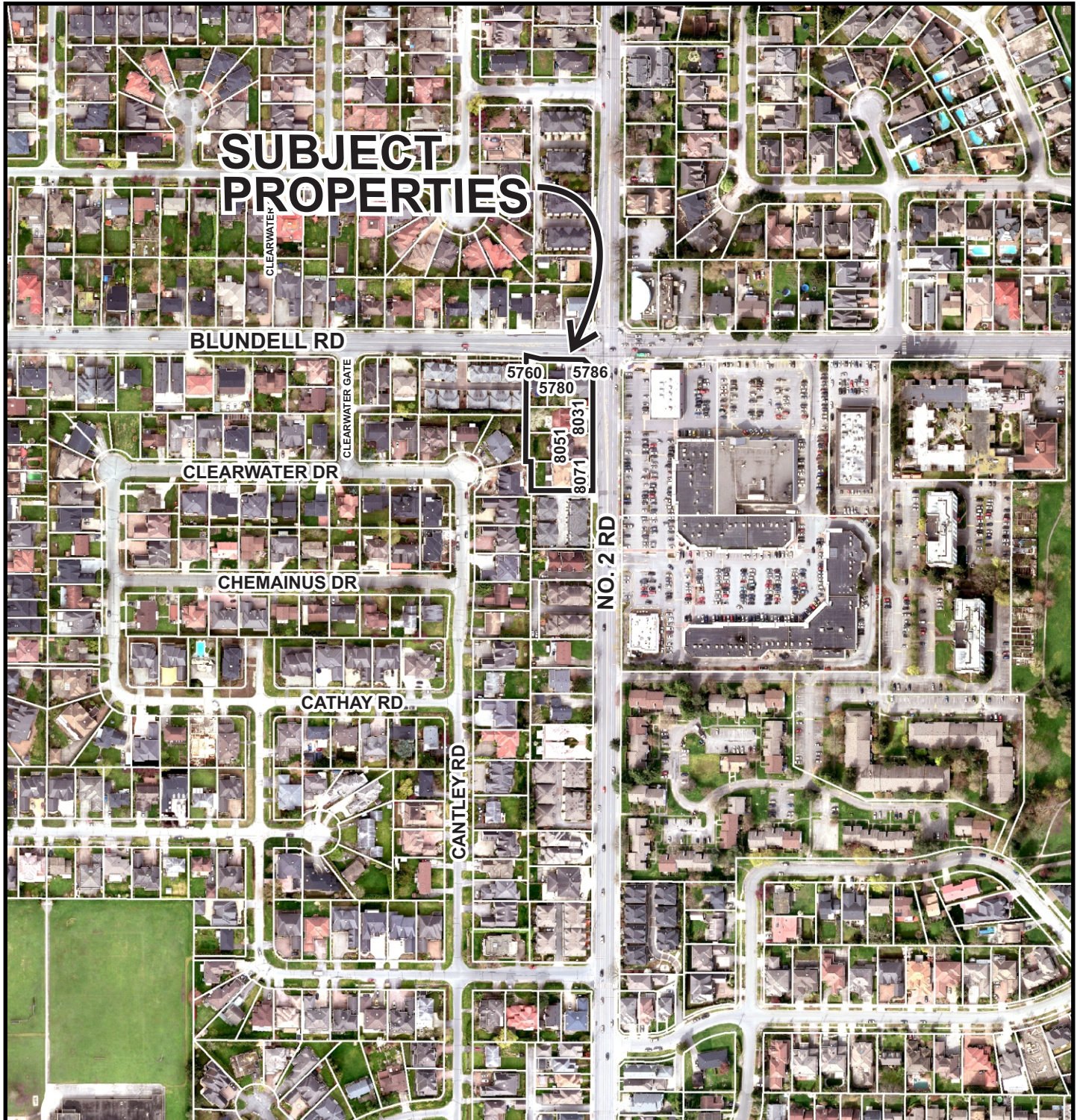


RZ 18-829337

Note: Dimensions are in METRES



City of Richmond



RZ 18-829337

Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



RZ 18-829337

Attachment 2

Address: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1209136 BC Ltd. (Director Hua Han) and 1085796 BC Ltd. (Director Jia Xun Xu),	To be determined
Site Size (m²):	4,272.6 m²	4,040.1 m²
Land Uses:	Single detached dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Arterial Road Land Use Policy Designation:	Arterial Road Townhouses	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units:	Six single detached dwellings	25 townhouse dwellings

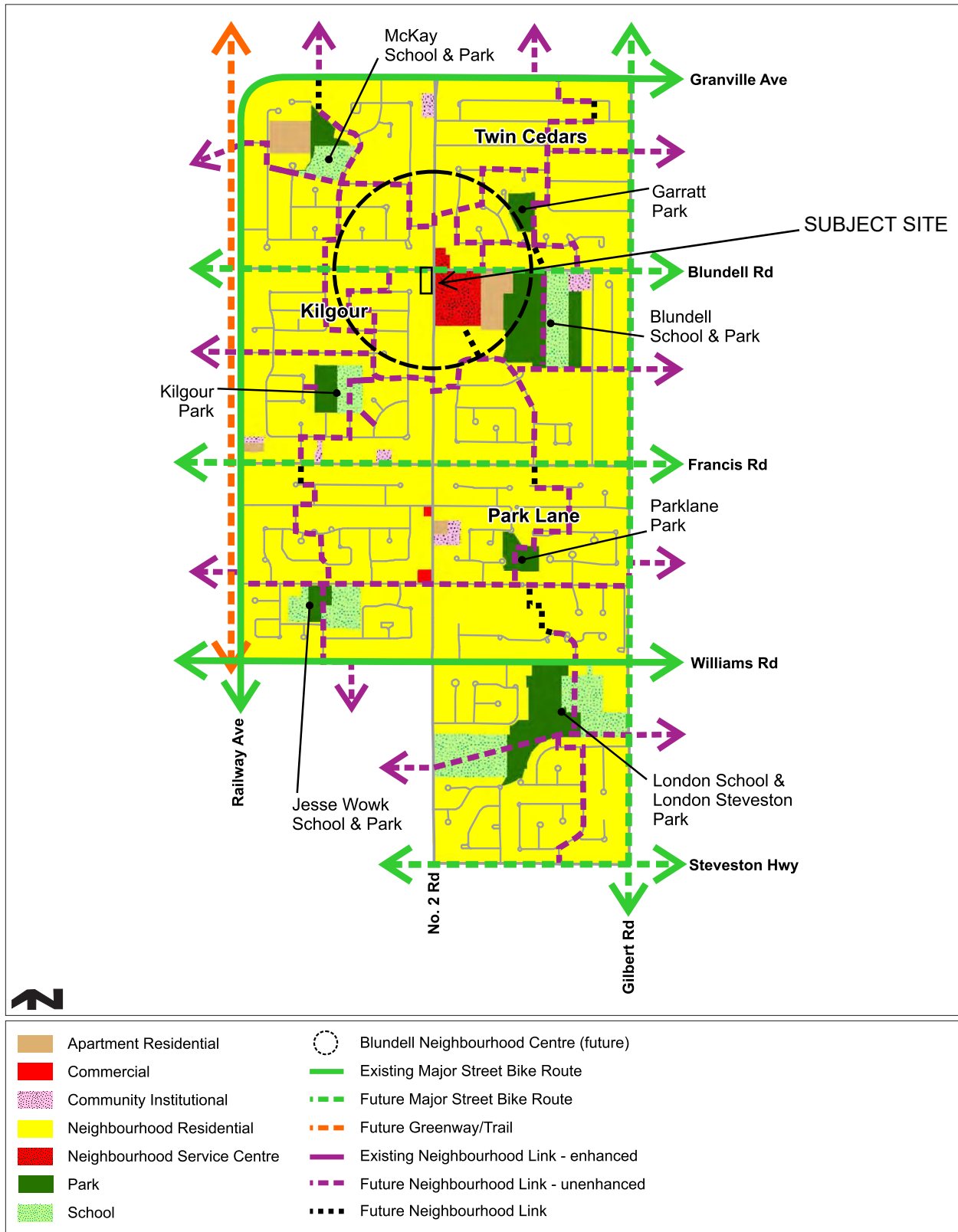
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70 FAR	0.70 FAR	None permitted
Buildable Floor Area (m²):*	Max. 2,828 m² (30,440 ft²)	2,828 m² (30,440 ft²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	None	4,272.6 m²	None
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 86.0 m Depth: 44.0 m	None
Setbacks (m):	Front (East): Min. 6.0 m Rear (West): Min. 3.0 m Side (North): Min. 3.0 m Exterior Side (South): Min. 6.0 m	Front (East): 5.5 m Rear (West): 3.0 m Side (North): 3.0 m Exterior Side (South): 5.5 m	Vary front and exterior side yard setbacks by 0.5 m
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	50 (R) and 5 (V)	50 (R) and 5 (V)	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	2% of visitor spaces (i.e. 1 space)	1 space	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44% (i.e. 22 spaces)	None
Bicycle Parking Spaces – Class 1:	1.25 spaces per unit (i.e. 32 spaces)	50 spaces	None
Bicycle Parking Spaces – Class 2:	0.2 spaces per unit (i.e. 5 spaces)	5 spaces	None
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	150 m ² (6 m ² per unit)	150 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.

5. Blundell





(PERSPECTIVE FOR BUILDING ONLY; SEE LANDSCAPE FOR FENCES, GATES & PLANTS)

25-UNIT TOWNHOUSE DEVELOPMENT
 #8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD
 RICHMOND, BC



ISSUED ON JAN. 20, 2022



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882



(PERSPECTIVE FOR BUILDING ONLY. SEE LANDSCAPE FOR FENCES, GATES & PLANTS)

**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031 - 8071 NO. 2 ROAD
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ISSUED ON JAN. 20, 2022



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1-800-368-7272
 1-800-368-7272
 1-800-368-7272

This drawing shall not be used for construction

20JUN/72	OTY COMMENTS
07JUN/71	ROAD RELOCATION
20JUN/71	DP APPLICATION
07JUN/71	POS. OTY COMMENTS
JUN/18	RZ APPLICATION
Date:	Issued For:

A

B/C

A DETAIL NUMBER

B LOCATION SHEET

C DETN. SHEET

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772.

Present:

**TOWNHOUSE
DEVELOPMENT**
● NO. 2 ROAD.

18031- 6071 NO. 2 ROAD,

1000

**SITE PLAN,
CONTEXT PLAN
& DATA**

Dyble

Score 41

Green 8

Project No. _____

A1

the business party and there is a strong risk



CONTEXT PLAN

SCALE: NTS

F.A.R. CALCULATION: LOT AREA: 43486.0 SQ.FT.

| F.A.R. (O.7): | FAR (MAX.) = 30440.2 | S.O.F.I. |
|-----------------------------|----------------------|----------|
| UNIT 'A' (COVERTIBLE UNIT) | 2X 1224.9 | S.O.F.I. |
| UNIT 'A2' (COVERTIBLE UNIT) | 2X 1224.9 | S.O.F.I. |
| UNIT 'B' | 1139.3 | S.O.F.I. |
| UNIT 'B2' | 2X 1139.3 | S.O.F.I. |
| UNIT 'B3' | 3X 1179.5 | S.O.F.I. |
| UNIT 'B4' | 1179.5 | S.O.F.I. |
| UNIT 'C' | 2X 1234.3 | S.O.F.I. |
| UNIT 'C2' | 2X 1234.3 | S.O.F.I. |
| UNIT 'D' | 2X 1177.6 | S.O.F.I. |
| UNIT 'D2' | 2X 1177.6 | S.O.F.I. |
| UNIT 'D3' | 2X 1310.0 | S.O.F.I. |
| UNIT 'D4' | 2X 1310.0 | S.O.F.I. |
| UNIT 'E' | 1366.2 | S.O.F.I. |
| UNIT 'E2' | 1312.9 | S.O.F.I. |
| UNIT 'F' | 1146.6 | S.O.F.I. |

| | | |
|----------------------------|---------|--------|
| TOTAL PROPOSED = (0.7 FAR) | 30440.2 | SQ.FT. |
|----------------------------|---------|--------|

NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGER SHALL FOLLOW BULLETIN NO. ENGINEERING-C5 AND BULAN 8500. ALL RESIDENTIAL PARKING SPACES (EXCLUDING VISITOR PARKING), LEVEL 2 EV CHARGING OUTLETS (208V TO 240V AC AND CURRENT OF 15A TO 60A).



#255-11181 Vantage Way,
Richmond, BC V6X 3A9
Tel. (604) 275-8852
Fax (604) 628-1736

Email: info@edco1.com
Web: edco1.com

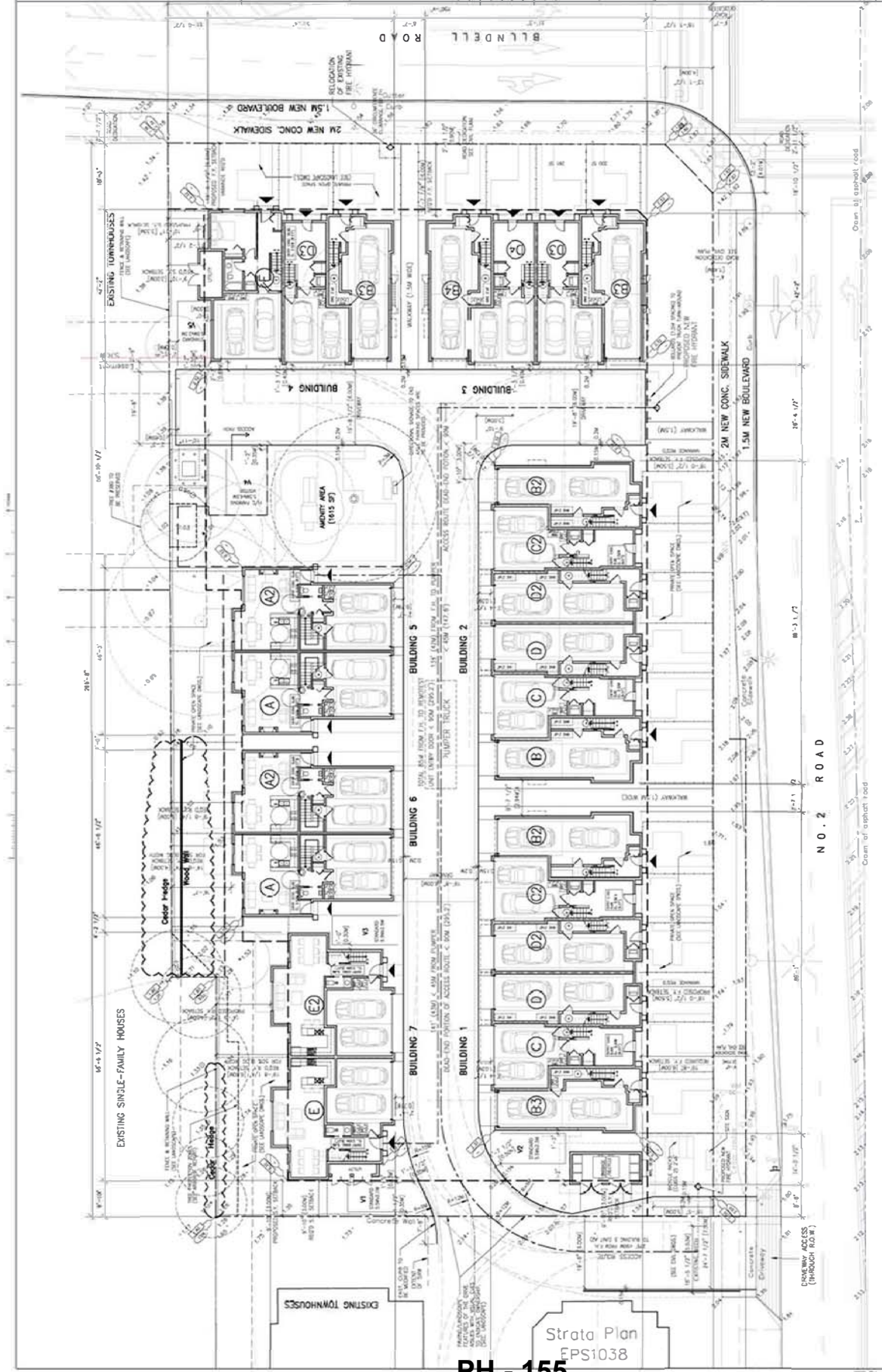
— *My first job was at the*

[illegible]TOWNHOUSE
DEVELOPMENT
9 NO. 2 ROAD.

8031- 8071 NO. 2 ROAD,

SITE PLAN,
CONTEXT PLAN
& DATA

A2



LEGO®



NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGER SHALL FOLLOW BULLETIN NO. (NOMENCLATURE AND RUM) 8500 ALL RESIDENTIAL PHOSPHOR SPINDLES (EXCLUDING REGION PARKING), LEVEL 2 EV CHARGING OUTLETS (DOW TO 240V AC AND CURRENT OF 30A TO 60A).

SITE PLAN / GROUND FLOOR PLAN

ACCORDING TO THE COMPANY, THE NEW
-SOLD BUILDING IS DESIGNED TO BE
-TWO-TO-ONE RATIO FOR PLUMBING AND DOOR HANDLES
TO BE THE SAME AS THE 1000
TO BE THE SAME AS THE 1000

PH - 155



PH - 157



#255-11181 Myogaur Way,
Richmond, BC V6X 3A9
Tel. (604) 273-8882
Fax (604) 609-1736
Email: info@zhaoearth.com
Web: zhaoearth.com

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| | |
|--------------------|------------------|
| 04/01/22 | QTY COMMENTS |
| 17 JUL / 21 | ROAD DEGRADATION |
| 16 SEP / 21 | SP APPLICATION |
| 17 JAN / 21 | FOR QTY COMMENTS |
| 06 JUN / 18 | SP APPLICATION |
| Notes: New and 1st | |

A

B
C

A DETAIL NUMBER

B LOCATION SHEET

C DETAIL SHEET

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

Project:

TOWNHOUSE
DEVELOPMENT
NO. 2 ROAD

ready! - 601 MO. 2 more.

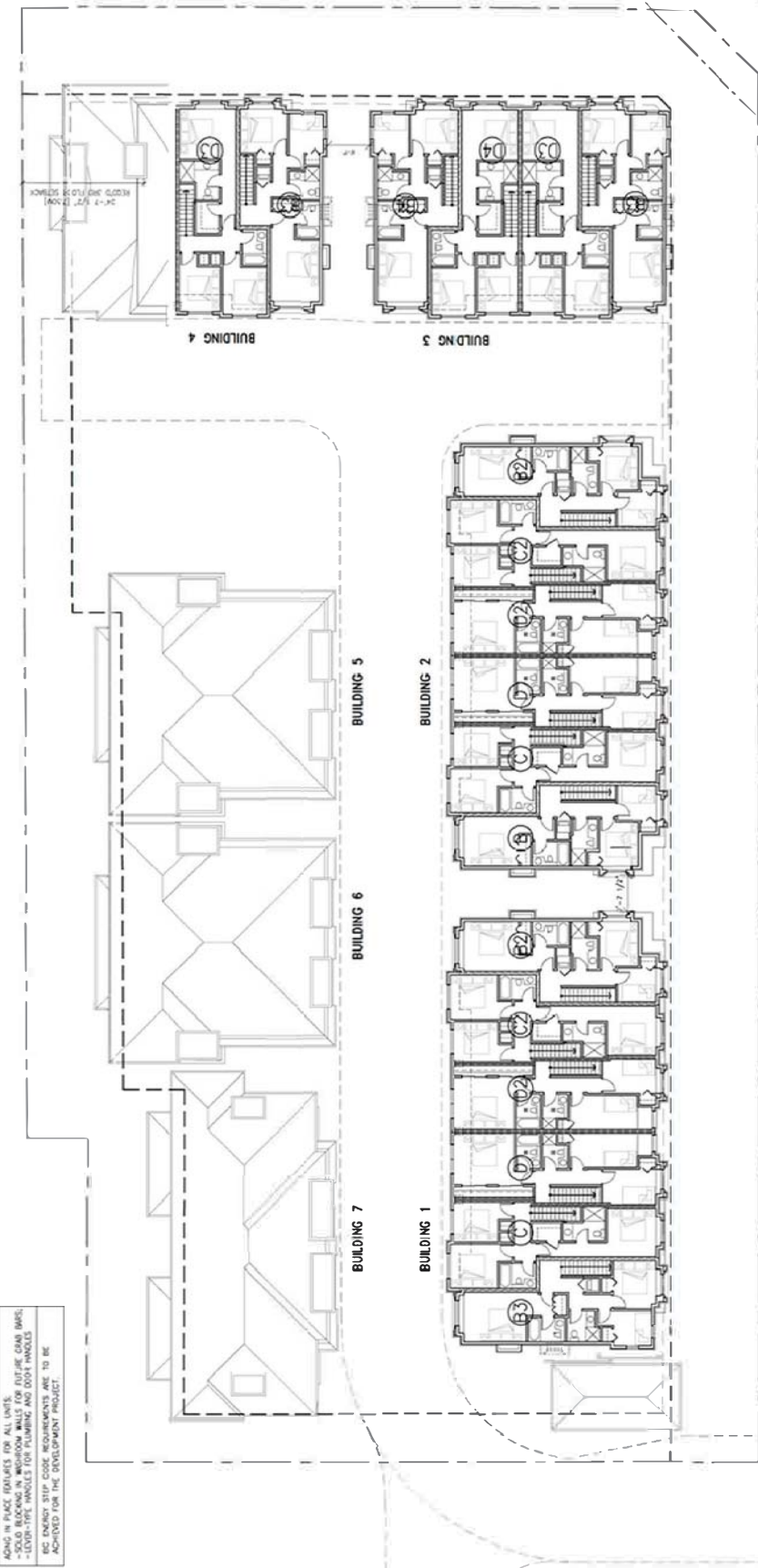
Drawing file

THIRD FLOOR
PLAN

| |
|--------------|
| Date: |
| Scale: |
| Drawn By: |
| Checked By: |
| Project No.: |
| Drawing No.: |

A5

This drawing is NOT to be used. Use figured dimensions only.



| | |
|--|--|
| <p>ADDING IN PLACE FEATURES FOR ALL UNITS:</p> <ul style="list-style-type: none"> -SOLID BLOCKING IN WEDGEMO WALLS FOR FUTURE GRAB BARS; -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES | <p>ICC ENERGY STEP CODE REQUIREMENTS ARE TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.</p> |
|--|--|

THIRD FLOOR PLAN



**ZHAO XD
ARCHITECT
LTD.**

#255-11181, Vancouver, B.C.
Tel: (604) 278-8888
Fax: (604) 278-1128
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall not be used for construction
unless it is accompanied by the architect's seal.

| | |
|----------|----------------------------|
| DATE | DESCRIPTION |
| 03/04/21 | REV. 01: INITIAL |
| 04/04/21 | REV. 02: FOR APPROVAL |
| 04/04/21 | REV. 03: FOR CITY COMMENTS |
| 04/04/21 | REV. 04: FOR CITY COMMENTS |

DATE

REVISION

DESCRIPTION

BY

CHECKED BY

PROJECT NO.

DRAWING NO.

PROJECT

TOWNHOUSE
DEVELOPMENT
NO. 2 ROAD

#255-11181, NO. 2 ROAD,
VANCOUVER, B.C.

DRAWING TITLE

STREET ELEVATIONS

DATE

SCALE

DRAWN BY

CHECKED BY

PROJECT NO.

DRAWING NO.

A7

STREET ELEVATION (NO. 2 ROAD)

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

STREET ELEVATION (BLUNDELL ROAD)

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

WEST ELEVATION

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

WEST ELEVATION

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

EXTERIOR FINISH & COLOR

- 1 STUCCO METAL ROOF - GREY
- 2 STUCCO WALL FINISH - C/FF WHITE
- 3 STUCCO WALL FINISH - GREY
- 4 CULTURE STONE - SPAN HENRI STONE
- 5 SHEET METAL - GREY
- 6 ALUMINUM GUARDRAIL (BLACK)
- 7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 244 SILL (SLOPE 15%) & 244 SDE & TOP TRIM C/W FLASHING OVER
- 8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
- 9 LIGHT FIXTURE (MOTION SENSOR LED)
- 10 SOLID CORE WOOD DOOR - BU 2080-10 ASPBERRY 1RUFFLE
- 11 GARAGE DOOR - BM: AF-380 COSTAL PATH
- 12 POT LIGHTS AT EACH ENTRY
- 13 1X2 TRIM ON 2X12 HORIZONTAL TRIM BOARD - IRON GRAY
- 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY



| HARDSCAPE LEGEND | |
|------------------|--|
| | PAVERS BY MUTUAL MATERIALS |
| | HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER SPECIFICATIONS |
| | 2x27 2x1 Bay Architectural Sides |
| | COLOR: GREY, BY MUTUAL MATERIALS |
| | FIBER ON PLAYGROUND |
| | GRAVEL ON A WEED MAT |

| FENCE LEGEND | |
|--------------|------------------------------|
| | 42" HT ALUMINUM PICKET FENCE |
| | 42" HT WOOD PICKET FENCE |
| | 4" HT WOOD FENCE |
| | 6" HT WOOD FENCE |
| | 4" HT WOOD FENCE |
| | RETAINING WALL |

| FURNITURE LEGEND | |
|------------------|---|
| | Playstructure (J5-1728-A) by JAMBETTE |
| | Crawl tunnel with porticoes - G-0103 |
| | PLAY EQUIPMENT TO BE INSTALLED WITH STRINGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE |

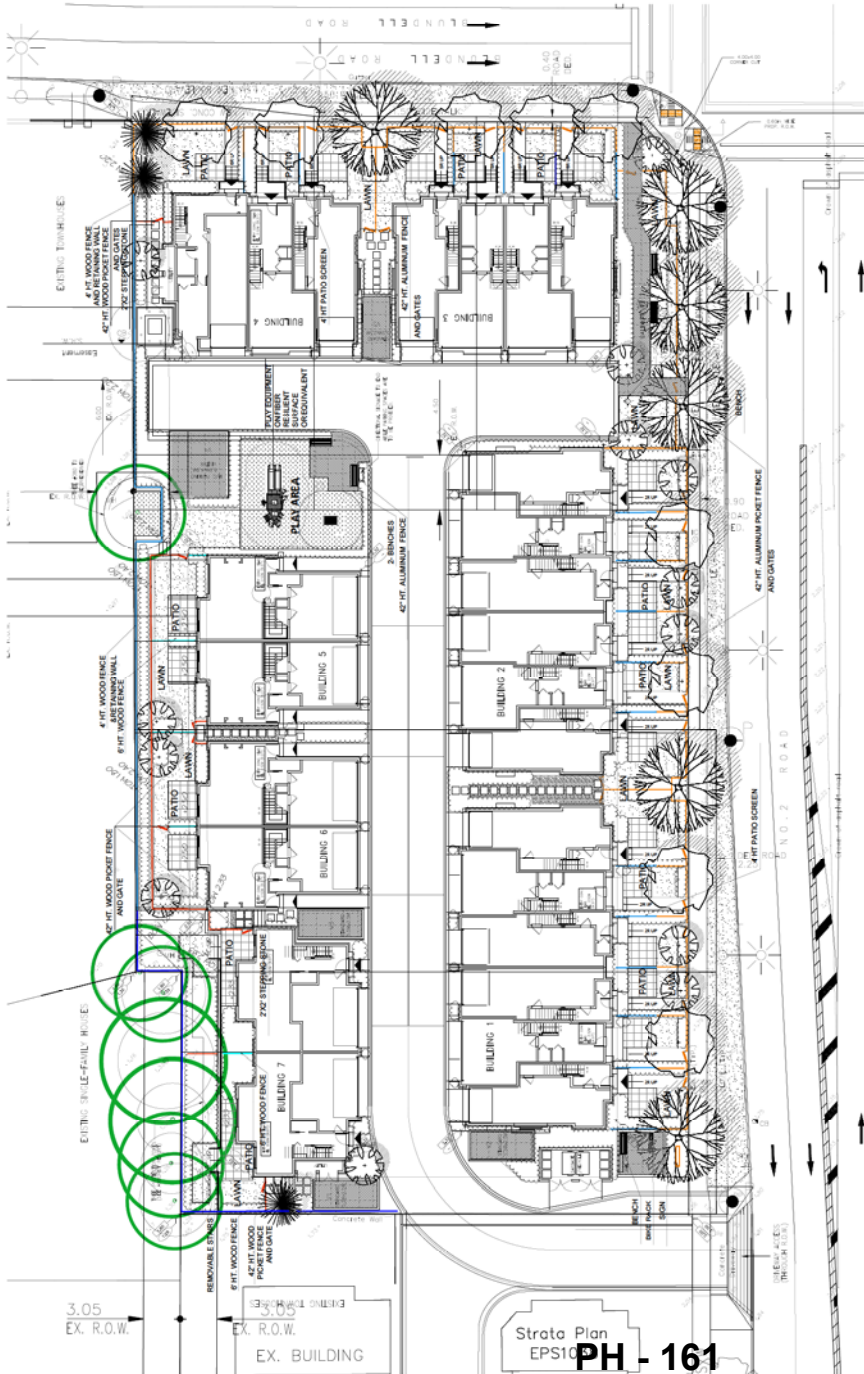
| | |
|--|---------------------------|
| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |



| PLANT SCHEDULE | | | PMG PROJECT NUMBER: 21-041 | |
|----------------|-----|---------------------------------------|------------------------------------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| | 9 | ACER RUBRUM 'BOWHALL' | COLUMBIAN BOWHALL MAPLE | 6CM CAL, 2M STD, B&B |
| | 6 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 6CM CAL, 1.8M STD, B&B |
| | 13 | MAGNOLIA KOBUS STELLATA ROYAL STAR | ROYAL STAR MAGNOLIA | 6CM CAL, 1.8M STD, B&B |
| | 3 | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LAMBER PINE | 3M HT, B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER 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 AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.



| HARDSCAPE LEGEND | |
|------------------|--|
| | PAVERS BY MUTUAL MATERIALS |
| | HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER SPECIFICATIONS |
| | 2x27 2x1 Bay Architectural Sides |
| | COLOR: GREY, BY MUTUAL MATERIALS |
| | FIBER ON PLAYGROUND |
| | GRAVEL ON A WEED MAT |

| FENCE LEGEND | |
|--------------|------------------------------|
| | 42" HT ALUMINUM PICKET FENCE |
| | 42" HT WOOD PICKET FENCE |
| | 4" HT WOOD FENCE |
| | 6" HT WOOD FENCE |
| | 4" HT WOOD FENCE |
| | RETAINING WALL |

| FURNITURE LEGEND | |
|------------------|---|
| | Playstructure (J5-1728-A) by JAMBETTE |
| | Crawl tunnel with porticoes - G-0103 |
| | PLAY EQUIPMENT TO BE INSTALLED WITH STRINGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE |

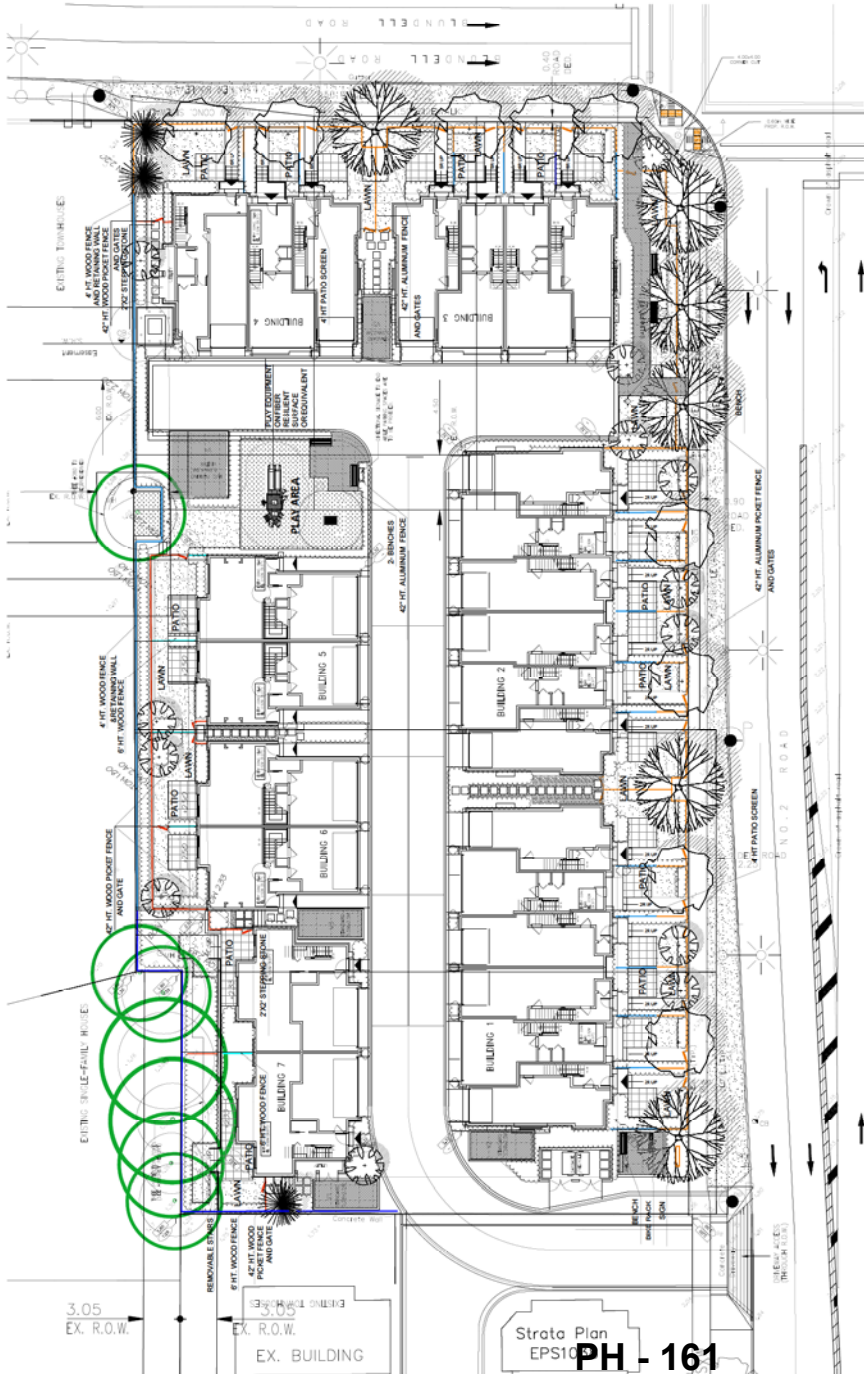
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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |



| PLANT SCHEDULE | | | PMG PROJECT NUMBER: 21-041 | |
|----------------|-----|---------------------------------------|------------------------------------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| | 9 | ACER RUBRUM 'BOWHALL' | COLUMBIAN BOWHALL MAPLE | 6CM CAL, 2M STD, B&B |
| | 6 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 6CM CAL, 1.8M STD, B&B |
| | 13 | MAGNOLIA KOBUS STELLATA ROYAL STAR | ROYAL STAR MAGNOLIA | 6CM CAL, 1.8M STD, B&B |
| | 3 | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LAMBER PINE | 3M HT, B&B |

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NOTE:
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.



| HARDSCAPE LEGEND | |
|------------------|--|
| | PAVERS BY MUTUAL MATERIALS |
| | HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER SPECIFICATIONS |
| | 2x27 2x1 Bay Architectural Sides |
| | COLOR: GREY, BY MUTUAL MATERIALS |
| | FIBER ON PLAYGROUND |
| | GRAVEL ON A WEED MAT |

| FENCE LEGEND | |
|--------------|------------------------------|
| | 42" HT ALUMINUM PICKET FENCE |
| | 42" HT WOOD PICKET FENCE |
| | 4" HT WOOD FENCE |
| | 6" HT WOOD FENCE |
| | 4" HT WOOD FENCE |
| | RETAINING WALL |

| FURNITURE LEGEND | |
|------------------|---|
| | Playstructure (J5-1728-A) by JAMBETTE |
| | Crawl tunnel with porticoes - G-0103 |
| | PLAY EQUIPMENT TO BE INSTALLED WITH STRINGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE |

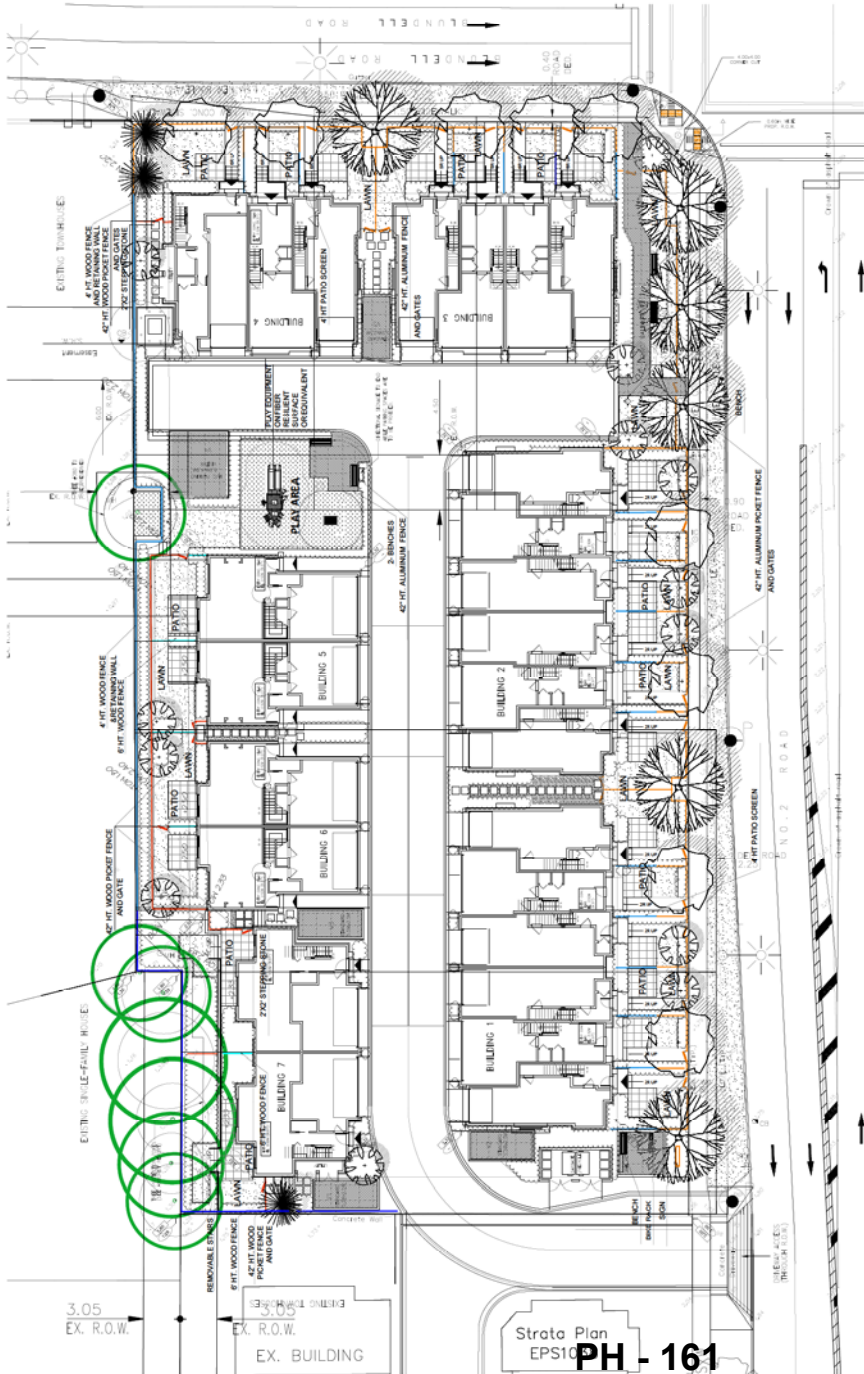
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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |



| PLANT SCHEDULE | | | PMG PROJECT NUMBER: 21-041 | |
|----------------|-----|---------------------------------------|------------------------------------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
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NOTE:
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| HARDSCAPE LEGEND | |
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| | HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER SPECIFICATIONS |
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| FENCE LEGEND | |
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| FURNITURE LEGEND | |
|------------------|---|
| | Playstructure (J5-1728-A) by JAMBETTE |
| | Crawl tunnel with porticoes - G-0103 |
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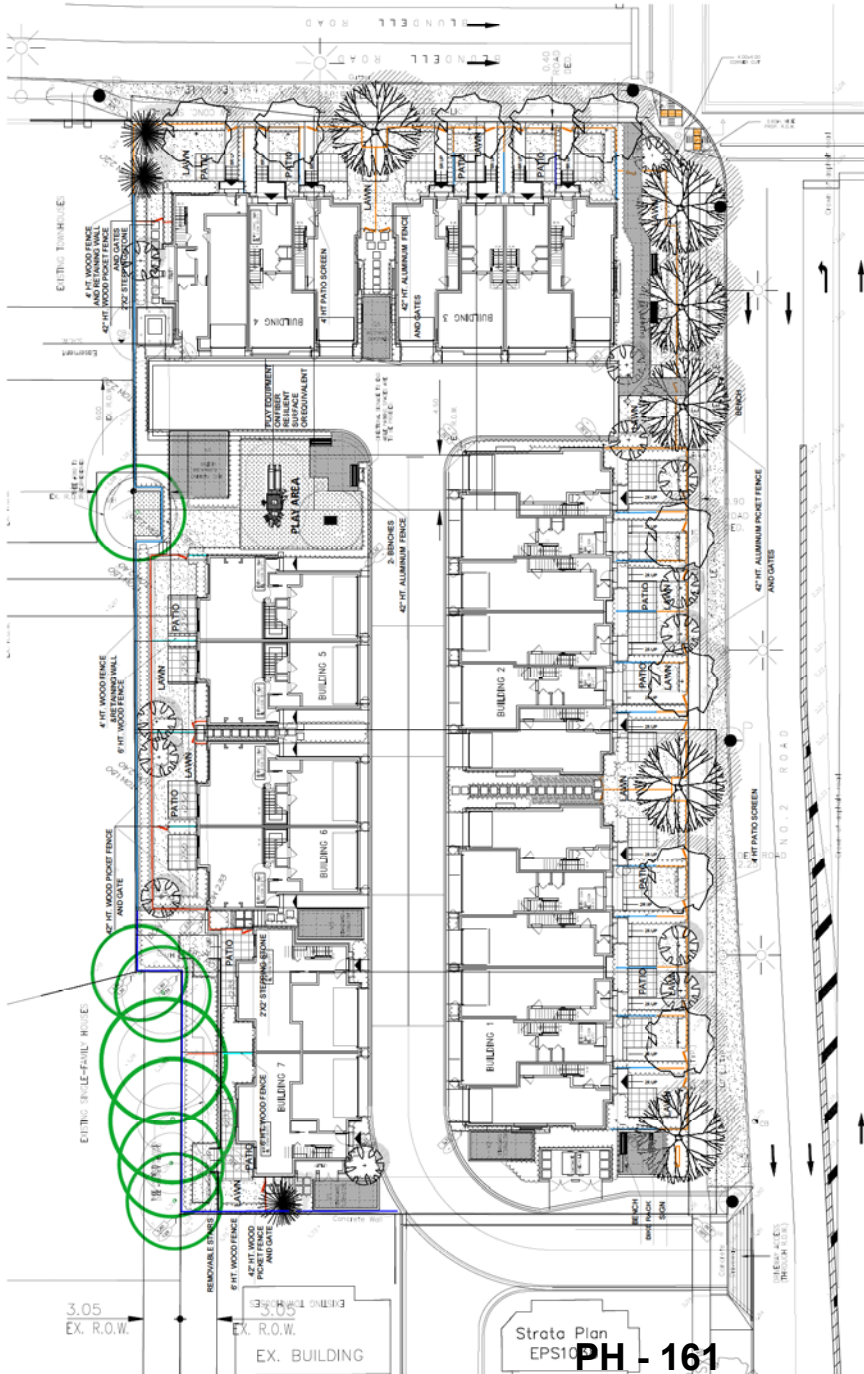
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| | MACLIN BENCH - SCB1800 |
| | MACLIN BIKE RACK - MBR200 |

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| | MACLIN BIKE RACK - MBR200 |



| PLANT SCHEDULE | | | PMG PROJECT NUMBER: 21-041 | |
|----------------|-----|---------------------------------------|------------------------------------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| | 9 | ACER RUBRUM 'BOWHALL' | COLUMBIAN BOWHALL MAPLE | 6CM CAL, 2M STD, B&B |
| | 6 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 6CM CAL, 1.8M STD, B&B |
| | 13 | MAGNOLIA KOBUS STELLATA ROYAL STAR | ROYAL STAR MAGNOLIA | 6CM CAL, 1.8M STD, B&B |
| | 3 | PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF'S PYRAMIDAL LAMBER PINE | 3M HT, B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER 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 AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.



| HARDSCAPE LEGEND | |
|------------------|--|
| | PAVERS BY MUTUAL MATERIALS |
| | HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER SPECIFICATIONS |
| | 2x27 2x1 Bay Architectural Sides |
| | COLOR: GREY, BY MUTUAL MATERIALS |
| | FIBER ON PLAYGROUND |
| | GRAVEL ON A WEED MAT |

| FENCE LEGEND | |
|--------------|------------------------------|
| | 42" HT ALUMINUM PICKET FENCE |
| | 42" HT WOOD PICKET FENCE |
| | 4" HT WOOD FENCE |
| | 6" HT WOOD FENCE |
| | 4" HT WOOD FENCE |
| | RETAINING WALL |

| FURNITURE LEGEND | |
|------------------|---|
| | Playstructure (J5-1728-A) by JAMBETTE |
| | Crawl tunnel with porticoes - G-0103 |
| | PLAY EQUIPMENT TO BE INSTALLED WITH STRINGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE |

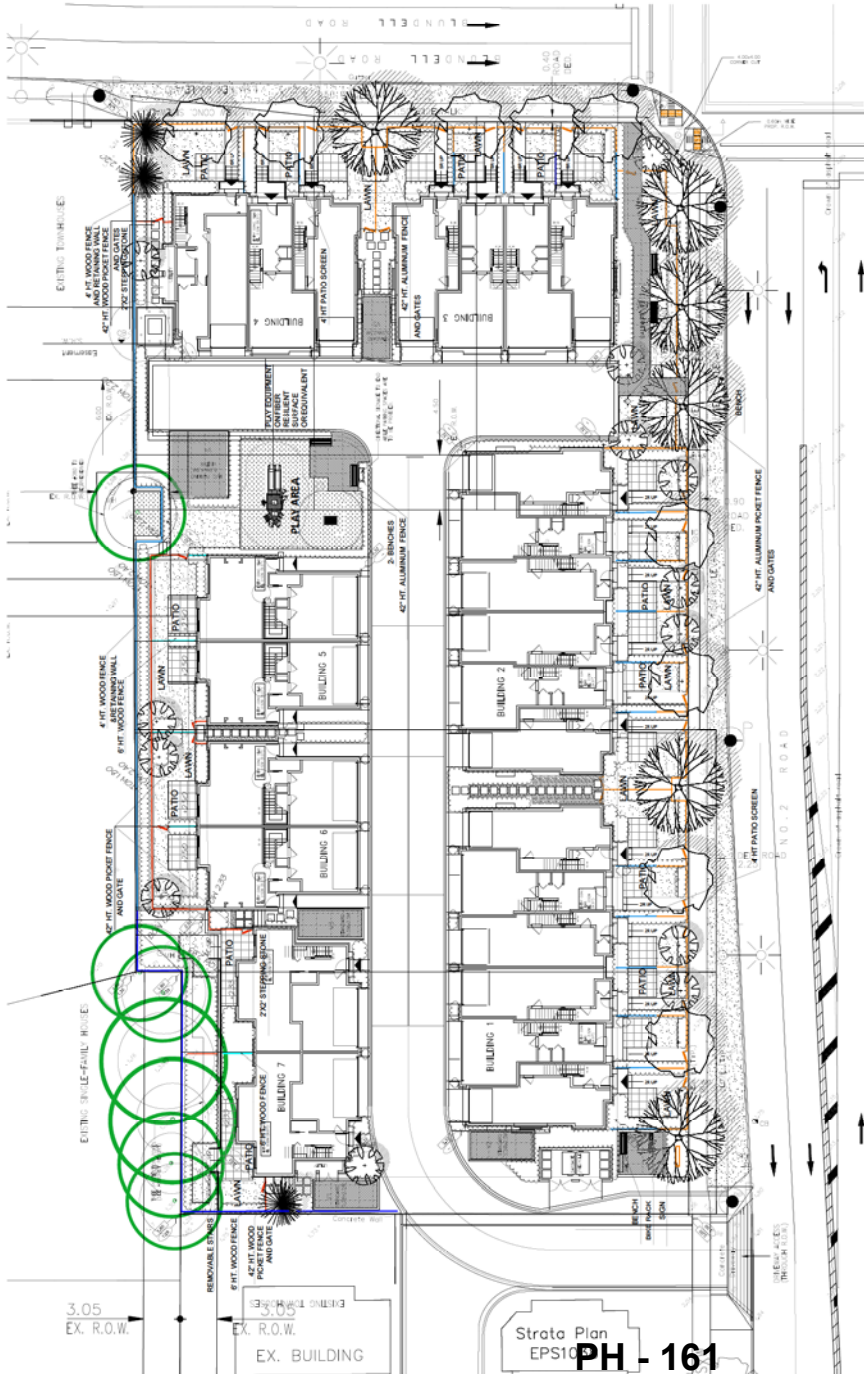
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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1. | 23 JUL 12 | ISSUED PLAN | DO |

CLIENT: 1209130 BC LTD
 WITH: ZIMAO XO ARCHITECT LTD.

PROJECT:
**225 UNIT TOWNHOUSE
DEVELOPMENT**

**3031-8071 NO. 2 ROAD AND
760-5786 BLUNDELL ROAD
RICHMOND**

DRAWING TITLE:
**LANDSCAPE
ENLARGEMENTS**

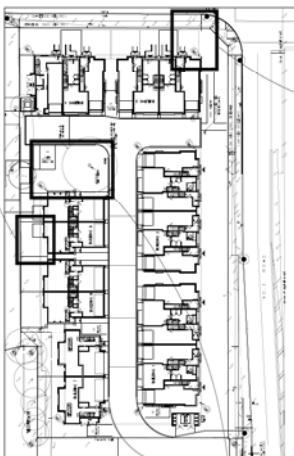
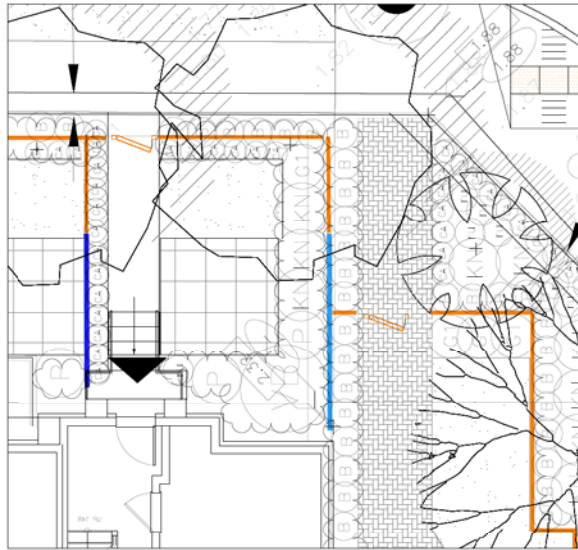
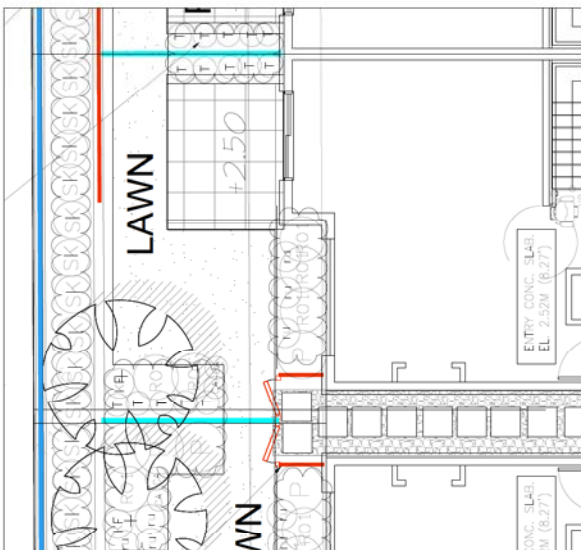
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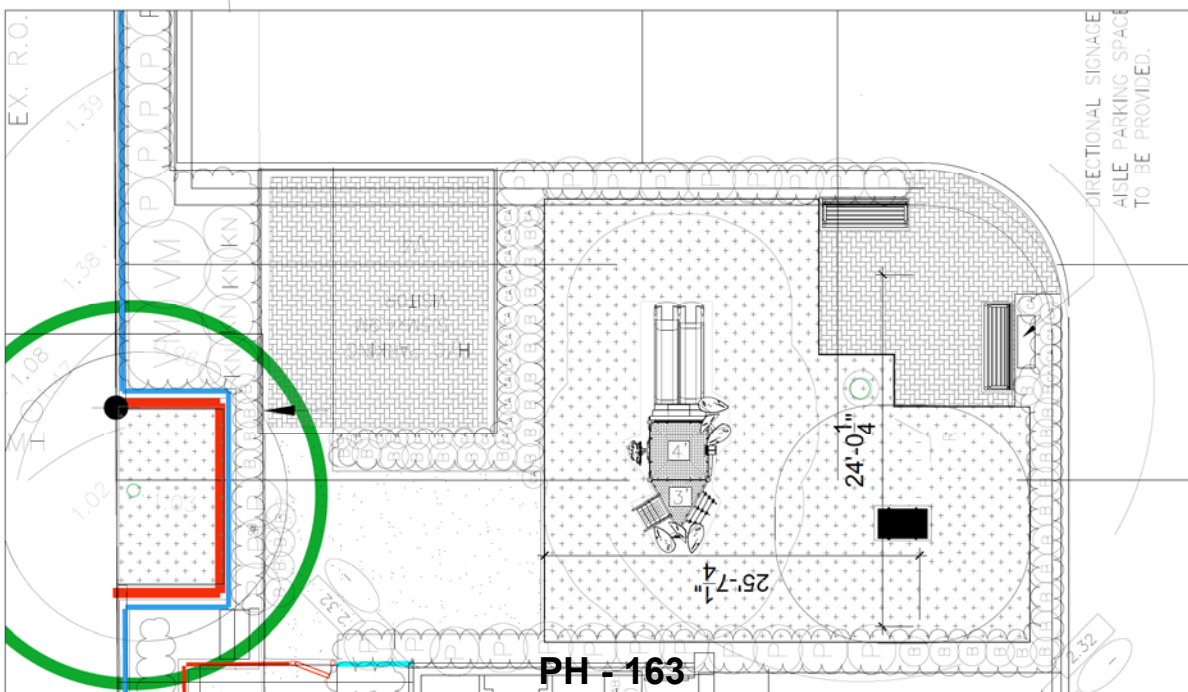


KEY PLAN



PROPOSED SHRUB TYPE:

- | | |
|------|---|
| B | BUXUS MICROPHYLLA 'WINTER GEM' |
| P | PIERIS JAPONICA 'VALLEY FIRE' |
| KN | ROSA 'KNOCKOUT RADRAZZ' |
| RO01 | ROSA 'MEDLAND 'BONICA' |
| SK | SKIMMIA REEVESIANA |
| T | TAXUS X MEDIA 'HICKSII' |
| VM | VIBURNUM P. T. 'MARESI' |
| VF | VIBURNUM X 'BURKWOODII' |
| KB | CALLAMAGROSTIS X A. 'KARL FOERSTER' |
| GA | CAREX 'ICE DANCE' |
| C1 | MISCANTHANUS SINENSIS 'MORNING LIGHT' |
| CU | RUBICECKA FULGIDA VAR SULLIVANTII 'GOLDLOCKS' |
| SK | SKIMMIA REEVESIANA |
| ST | STYRAX JAPONICUS 'PINK CHIMES' |
| 09 | TAXUS X MEDIA 'HICKSII' |
| VM | VIBURNUM P. T. 'MARESI' |
| VF | VIBURNUM X 'BURKWOODII' |



PH - 163

ZHAO XD ARCHITECT LTD.

March 7, 2022

City of Richmond
Planning Department
6911 No. 3 Road, Richmond, BC

**Re: 25-Unit Townhouse Development
At 8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road
Development Permit Application**

The project owner has followed the City's requirement to "Contact the neighbouring strata council or each unit owner by registered mail, advising them of the proposed development and requesting an opportunity to discuss shared access" as well as to follow up what's required and necessary for the matter.

The following is a summary:

When contact was made:

January 10, 2022

Who was contacted:

Strata and All owners of 8091 No.2 Road;

The subject of the message:

Statutory Right of Way BB1986405 registered on the property titles,
And invitation for discussion (on the matter of shared access through registered Right-of-Way);

The response:

No response received to this date.

Please find enclosed supporting document(s) and records for the above items.

The project owner told that more attempts were made in earlier time to contact and communicate with the neighboring strata/owner (neighbor at 8091 No. 2 Road) by developer's agent (in August 2021) regarding the easement/SRW for shared driveway, but were dismissed/refused by the neighbor (refer to the Review document sent to City on June 10, 2021).

Regards,

Xuedong Zhao
MAIBC, B. Arch., Ph D Arch.
ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way, Richmond, BC V6X 3N9

Email: xzhao@zhaoarch.com

Tel: 604 275-8882 Fax: 604 909-1736

Web: www.zhaoarch.com



Jan 10, 2022

TO: Strata Plan EPS1038
All owners of 8091 No. 2 Road, Richmond BC

AND TO:

[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs/Mesdames:

RE: Statutory Right of Way BB1986405 (the "SRW") as outlined in Plan 49245 (the "SRW Area") registered against the Common Property Strata Plan EPS1038 (the "Common Property")

We act for 1085796 BC LTD, XWJ Enterprises Ltd, and 1209136 BC Ltd. (the "**Client**") with respect to their proposed development of twenty-five (25) unit townhouses civically at #8031-8071 No. 2 Road, Richmond B.C. and #5760-5786 Blundell Road, Richmond, B.C. and legally described as:

SOUTHERLY 60 FEET LOT "A" EXCEPT: PART ON PLAN LMP43723 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 004-206-193);

LOT "B" SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 003-644-375);

LOT 2 EXCEPT FIRSTLY: THE SOUTH 72 FEET AND SECONDLY: PART ON PLAN 43278; SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 6188 (PID: 001-931-164);

LOT 234 EXCEPT: PARCEL E (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-529);

LOT 235 EXCEPT: PARCEL F (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-731); and

LOT 236 EXCEPT: PARCEL G (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-880)

(the "**Proposed Development**").

We have been asked to provide our legal opinion with respect to the SRW and whether the Proposed Development is prohibited by the SRW, as well as to inform all owners of my Client's intention to make use of the SRW and SRW area for vehicle use in its development.

PROPOSED DEVELOPMENT AND INTENDED USE OF SRW AND SRW AREA

Our Client intend to develop and construct the Proposed Development, and sell each townhouse comprising the Proposed Development to a bona fide purchaser.

The Proposed Development will use the SRW Area as a driveway or roadway for ingress and egress to and from No. 2 Road, Richmond, B.C. The Proposed Development's use of the SRW Area will be substantially similar to the Common Property's current use of the SRW Area.

*providing services as a law corporation

| | |
|------------------------------------|--------------------------|
| VANGUARD LAW GROUP | LAW CORPORATION |
| Unit 950 - 1140 West Pender Street | 604.696.6710 Telephone |
| Vancouver, B.C. V6E 4G1 | 604.408.6475 Facsimile 1 |
| CANADA | 604.681.5510 Facsimile 2 |


At the request of the City, our Client will execute and deliver to the City a document confirming that they will comply with all the terms and conditions of the SRW, as if they had been an original party to the SRW.

Based on our review we are of the opinion that the Proposed Development will not conflict with or contravene the terms and conditions of the SRW.

While it is our opinion that our client is permitted to do so, as the Proposed Development will be in close proximity to your property, we would like to invite all strata lot owners as well as the strata council to discuss the business terms of our Client's intended use of the driveway in accordance to the SRW over your driveway and as envisioned by the City of Richmond. Please let us know when you would be available for such a discussion. Should you have any questions or concerns regarding the SRW, the City Planner has asked that you contact Jordan Rockerbie at jrockerbie@richmond.ca or 604-276-4092 for further clarification.

We look forward to hearing from you at your earliest convenience.

Yours truly,


Jason C. Wang*

Barrister & Solicitor.



Address: 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road **File No.:** RZ 18-829337

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

1. Approx. 0.9 m to 2.55 m road dedication along the entire Blundell Road frontage based on the functional plan.
2. Approx. 1.4 m to 2.75 m road dedication along the entire No. 2 Road frontage based on the functional plan.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees to be retained (\$5,000 for each of Tag# 385, 391). Up to 90% of the security will be returned upon receipt of a Post Construction Impact Assessment from the Certified Arborist, with the remainder held for one year to ensure that the trees survive.
6. 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.
7. Registration of a flood indemnity covenant on title (Area A).
8. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. Registration of a legal agreement on title ensuring that the only means of vehicle access is via the statutory right-of-way BB1986405 registered on 8091 No. 2 Road, and that there be no vehicle access to Blundell Road or No. 2 Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
10. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 8091 No. 2 Road, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. City acceptance of the developer's offer to voluntarily contribute \$0.93 per buildable square foot (e.g. \$28,309.20) to the City's public art fund.
14. Contribution of \$55,961.00 in-lieu of on-site indoor amenity space to go towards development of the City facilities (2021 rates: \$1,805 per unit up to 19; \$3,611 per additional unit up to 39).
15. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$258,749.03) to the City's affordable housing fund.
16. Contributions towards enhancing traffic operations and safety in the immediate vicinity, including:
 - a) \$44,000 cash contribution for the replacement of the existing centreline delineators at the south leg of the Blundell Road/No. 2 Road intersection. The contribution is intended for the purchase and installation of approximately 100 m of "Qwick Kurb" standard delineators.

- b) \$81,765 cash contribution towards the upgrade of the Blundell Road/No. 2 Road intersection traffic signal. The upgrade includes: traffic signal pole/arm/heads, pedestrian signal heads, traffic loop detection, and intersection cameras.
17. Enter into a Servicing Agreement* for the design and construction of site servicing works 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:

Water Works:

- a) Using the OCP Model, there is 1650 L/s of water available at a 20 psi residual at the No 2 Road frontage, and 1638 L/s of water available at a 20 psi residual at the Blundell Road 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:
 - 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) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. Note: arterial roads are considered an obstruction for fire service. Spacing of fire hydrants is to be measured along the side of the road fronting the development – as in, a hydrant located across an arterial road from the development would not be considered in whether or not the development meets the hydrant spacing requirements.
 - 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 during the building permit process (or via the servicing agreement process, if one is required).
 - iv) Install a new water main along Blundell Road to replace the existing water main(s) that may be impacted by the proposed site preparation, utility works, and frontage improvements. Estimated replacement length is 70 m (i.e. from the west property line to the box culvert), assuming that the storm sewer on Blundell Road requires upgrade – final replacement length to be confirmed by the City at the Servicing Agreement stage. The new water main shall be located in the roadway if possible.
 - v) Remove the existing water main(s) that are being replaced as per the above.
 - vi) Install a new water connection to serve the proposed development. Water meter to be located onsite in a right-of-way. Note: connection to the 750 mm diameter water main on No 2 Road is not permitted.
- c) At Developer's cost, the City will:
 - i) Cap and remove all existing water connections and meters serving the development site.
 - ii) Install a new fire hydrant along No 2 Road to meet hydrant spacing requirements.
 - iii) Reconnect all existing water services and hydrant leads to the proposed water main.
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, 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) Perform a capacity analysis on the storm sewer on Blundell Road to confirm if upgrades are required. If upgrades are required, remove the existing storm sewer from the west property line up to the box culvert along No 2 Road and install a new adequately sized storm sewer as replacement.
- e) At Developer's cost, the City will:
 - i) Cap the existing storm connections to the development site and remove inspection chambers.

- ii) Install a new storm connection off of the development's Blundell Road frontage, complete with inspection chamber, to serve the development site. No connection is permitted to the box culvert on No 2 Road, to avoid impact to both the box culvert and the adjacent asbestos cement water main.
- iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Complete all rear-yard sanitary works prior to the commencement of any site preparation, pre-loading, foundation excavation, or foundation construction to prevent damage to the existing sanitary sewers. No pre-loading or building construction will be permitted until the existing sanitary sewers are removed (or filled and abandoned, as the case may be) as described below, and the associated right-of-ways are discharged.
 - ii) Install a new sanitary manhole at the south property line of the development site, fill and abandon the existing sanitary sewer north of the new manhole, and remove the existing manholes and inspection chambers.
 - iii) Video inspect the existing sanitary sewer at the southwest corner of the site prior to filling and abandonment, to confirm that there are no existing sanitary connections serving other adjacent lots.
 - iv) Cap the existing sanitary sewer along the south property lines of 5760/5780 Blundell Road at the west property line of the development site, and remove the sanitary sewers and inspection chambers to the east.
 - v) Install a new sanitary connection off of the proposed or existing manhole to serve the development site.
 - vi) Discharge the portions of right-of-ways with plan numbers 44096 and 57660 that are no longer required following the removal/abandonment of the sanitary sewers described above.
- g) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) 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:
 - (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
 - iii) Review street lighting levels along all road frontages, and upgrade as required.

- iv) Complete frontage improvements on Blundell Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
- v) Complete frontage improvements on No. 2 Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
 - (3) Reconstruction/widening of the driveway crossing at 8091 No. 2 Road to a driveway width of 7.5 m consistent with the Engineering Design Specifications.

General Items:

- i) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) Provide a video inspection report of the existing sanitary sewers in the rear-yard right-of-ways and the storm sewer on Blundell Road 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 construction shall be replaced or repaired at the Developer's cost.
 - iii) 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.
 - iv) 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.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - vi) 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. Submission of a Landscape Plan and cost estimate, 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;
 - 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 31 proposed trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 26 | 8 cm | | 4 m |
| 5 | 6cm | | 2 m |

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

- Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. 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.

The report should address both traffic noise from Blundell Road and No. 2 Road, and ambient noise from proposed exterior mechanical systems (e.g. heat pumps). 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 |

- 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 in compliance with Richmond Building Regulation Bylaw 7230.

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

- Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned after a City inspection, with the remainder held for one year to ensure that the agreed upon landscaping survives.

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

- 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.
- Incorporation of accessibility, sustainability, and noise mitigation measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10001 (RZ 18-829337)
8031/8051/8071 No. 2 Road and 8760/8780/8786 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“MEDIUM DENSITY TOWNHOUSES (RTM3)”**.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

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

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10360**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 28 2022

| |
|---|
| CITY OF
RICHMOND |
| APPROVED
for content by
originating
dept.
 |
| APPROVED
for legality
by Solicitor
 |

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 22, 2022

File: TU 22-005410

Re: Application by the City of Richmond for a Temporary Commercial Use Permit at 8620 and 8660 Beckwith Road

Staff Recommendation

- (1) That the application by the City of Richmond for an extension to Temporary Commercial Use Permit TU 18-841880 for the properties at 8620 and 8660 Beckwith Road to permit a "Parking, non-accessory" use be considered for three years from the date of issuance; and
- (2) That this application be forwarded to the April 19, 2022 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

Wayne Craig
Director, Development
(604-276-4654)

WC/JR:blg
Att. 2

| REPORT CONCURRENCE | | |
|--------------------|-------------------------------------|--------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Community Bylaws | <input checked="" type="checkbox"/> | |
| Finance | <input checked="" type="checkbox"/> | |
| Transportation | <input checked="" type="checkbox"/> | |

Staff Report

Origin

The City of Richmond has applied for an extension to an existing Temporary Commercial Use Permit (TCUP) allowing non-accessory parking as a permitted use at 8620 and 8660 Beckwith Road on properties zoned “Light Industrial (IL)”. A location map and aerial photo are provided in Attachment 1.

Council issued the original TCUP (TU 18-841880) on May 21, 2019 for a three-year term expiring on May 21, 2022. The proposed TCUP extension would permit the City to continue operating a pay parking lot on the subject site for a period of three years from the date of issuance.

There is no proposed change to the layout or number of parking stalls permitted by the existing TCUP.

Findings of Fact

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

Surrounding Development

The subject site is located in a transitioning area within the Bridgeport Village area of the City Centre. The property at 8620 Beckwith Road contains both parking associated with the automotive business at 2700 No. 3 Road and a portion of the City-operated pay parking lot, and the property at 8660 Beckwith Road was vacant before being used as a pay parking lot. These three properties are all owned by the City. Development immediately surrounding the subject site is as follows:

- To the north, across Beckwith Road: Industrial buildings on two properties zoned “Light Industrial (IL)”, and several vacant properties zoned “Light Industrial (IL)”.
- To the east, across Sexsmith Road: Industrial and commercial buildings on two properties zoned “Light Industrial (IL)”. One of the properties is included in an active rezoning application (RZ 16-740020). 8771, 8831, 8851 and 8811 Douglas Street are proposed to be rezoned for a hotel and office building. The application is currently under review, and a staff report will be submitted to the Planning Committee following completion of the staff review process.
- To the south: An industrial building at 2700 No. 3 Road on a property zoned “Light Industrial (IL)”, and a vacant property zoned “Light Industrial (IL)”. The vacant property is a former road parcel owned by the City of Richmond, which is currently used to access the rear lane. There are open drainage ditches on both sides of the lane through this property.

- To the west, across No. 3 Road: An industrial building on a property zoned “Light Industrial (IL)”, and a commercial building on a property zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan – Bridgeport Village

The subject site is located in the Bridgeport Village area of the City Centre Area Plan (CCAP) and is designated as “Commercial” in the Official Community Plan (OCP). The site is also designated as “Urban Centre T5 (45 m)” on the Bridgeport Village Specific Land Use Map contained in the CCAP, which provides for a variety of commercial and institutional uses.

The OCP allows Temporary Commercial Use Permits to be considered in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed temporary use of the site for non-accessory parking is consistent with the land use designations and applicable policies in the OCP.

Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which permits a range of general industrial uses. The site was previously used for “commercial vehicle parking and storage”, which is a land use permitted in the zone. The proposed “parking, non-accessory” land use is not permitted in the zone, but is generally compatible with the surrounding land uses and the previous use of the property on an interim basis. “Non-accessory parking” describes parking that is not associated with a permitted use of the property.

Aircraft Noise Sensitive Development Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy, where new aircraft noise sensitive land uses are prohibited. Non-accessory parking is not an aircraft noise sensitive land use, and may be considered within this area.

Local Government Act

The *Local Government Act* states that Temporary Commercial Use Permits are valid for a period of up to three years from the date of issuance. An application for an extension to the Permit may be made and issued by Council for up to three additional years. Following this one time extension, a new TCUP application would be required.

Public Consultation

Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing on April 19, 2022, 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

Operations

Council issued the original TCUP on May 21, 2019 for a period of three years. The construction and opening of the parking lot were paused due to COVID-19, as the demand for commuter long-term parking declined. The parking lot opened in August, 2021 and is managed by Community Bylaws as a paid parking lot for public use. A kiosk was installed on the site to accept payment for both long-term parking on the subject site and short-term parking on Beckwith Road and Sexsmith Road. Parking is regulated by Richmond Traffic Bylaw No. 5870 and Richmond Parking (Off-Street) Regulation Bylaw No. 7403.

The City has not received any complaints related to the operation of the parking lot.

Currently, the parking lot occupies 8660 Beckwith Road and the northeast corner of 8620 Beckwith Road. The remainder of 8620 Beckwith Road is used by the tenant at 2700 No. 3 Road, another City-owned property. The City may choose to expand the pay parking lot to a greater portion of 8620 Beckwith Road should demand for long-term parking increase.

Landscaping

The site preparation works for the parking lot included modest landscape improvements and removal of invasive species from the ditch. Nine new trees were planted in the Sexsmith Road frontage and wooden bollards surround the site. Concrete wheel stops indicate the location of parking stalls. No new landscaping is proposed through this application. Staff have visited the site and can confirm that the landscaping is in good condition.

Financial Impact

The annual Operating Budget Impact (OBI) cost for maintenance as included in the existing operating budget is estimated at \$5,500 per annum, and will be covered on an ongoing basis from the gross revenue generated by the parking lot cost shared between Community Bylaws and Real Estate Services.

Conclusion

It is recommended that the attached Temporary Commercial Use Permit be re-issued to the City of Richmond as an extension to TU 18-841880 to allow non-accessory parking at 8620 and 8660 Beckwith Road on a temporary basis for a period of three years.

A handwritten signature in black ink, appearing to read "J. Rockerbie".

Jordan Rockerbie
Planner 1
(604-276-4092)

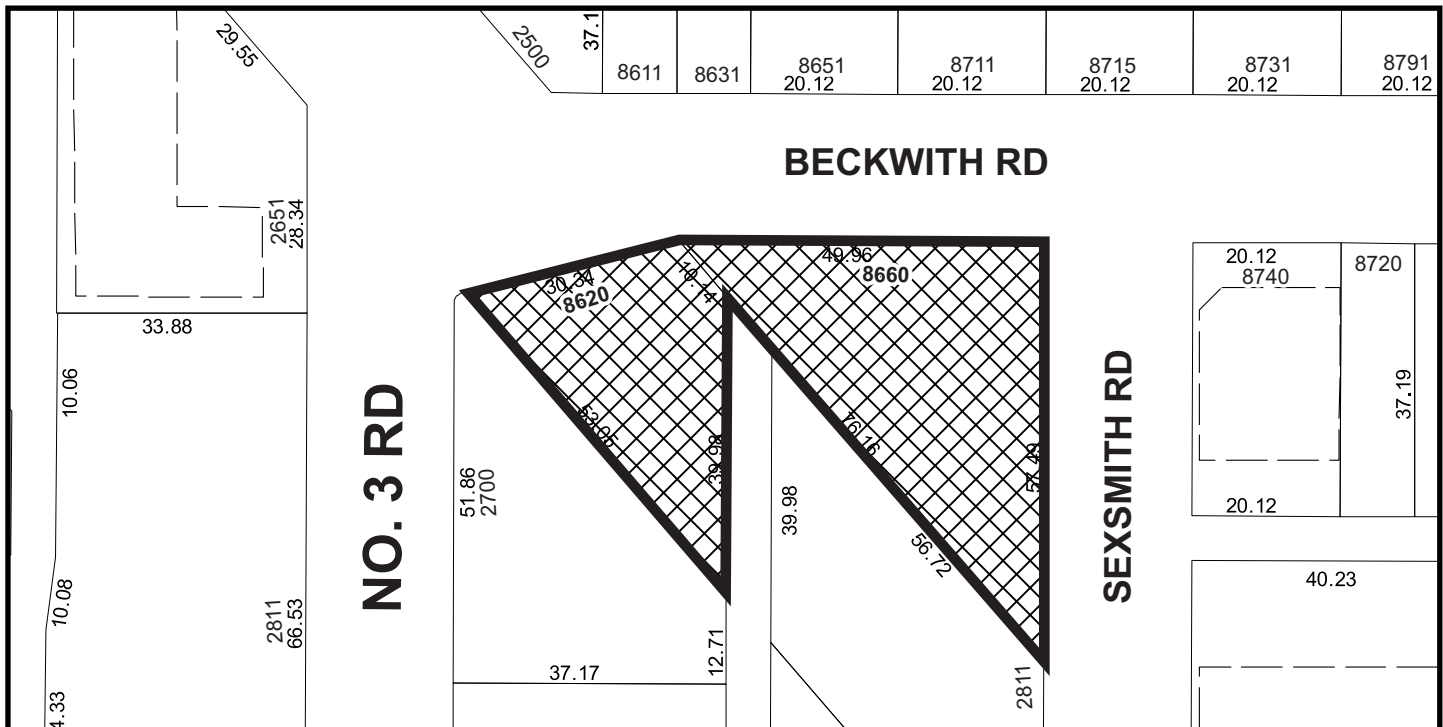
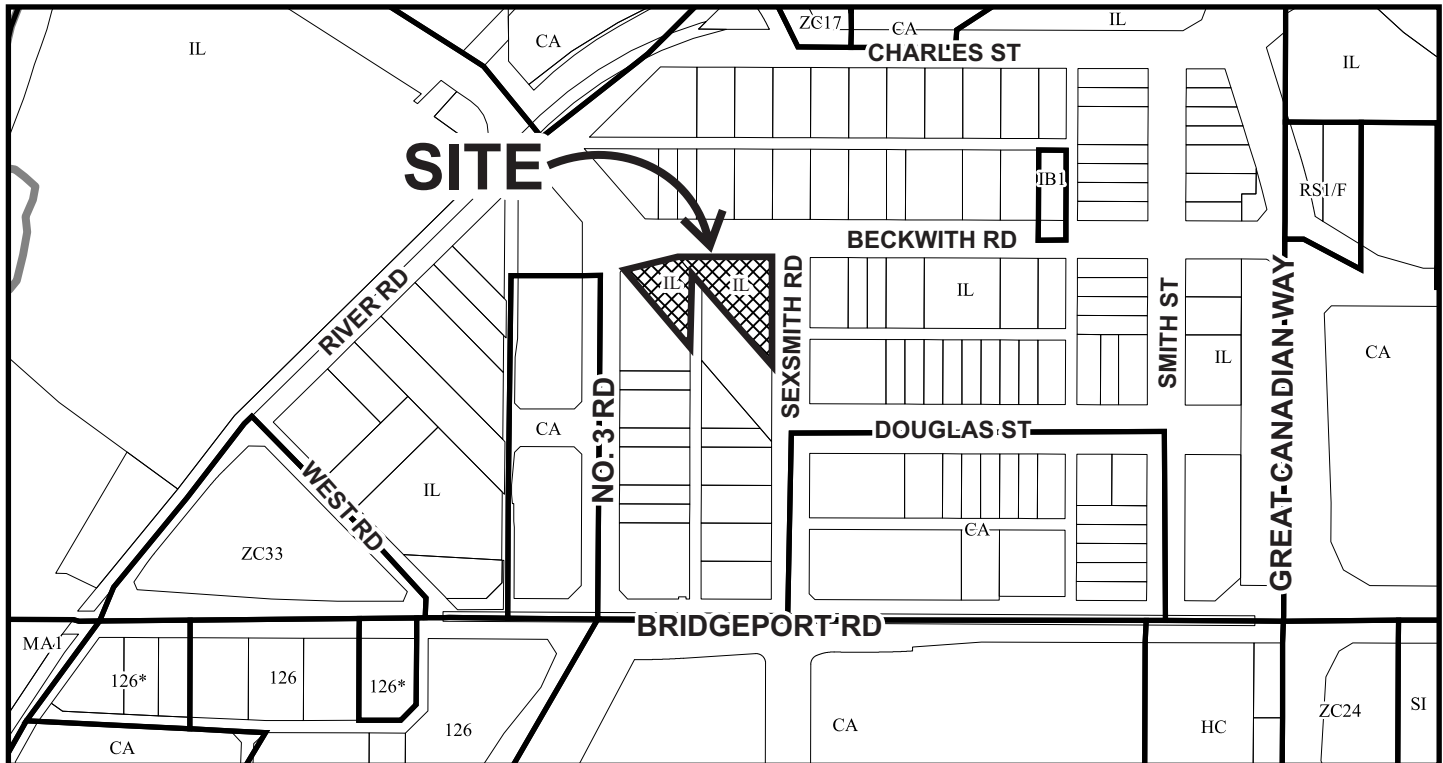
JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

City of
Richmond



TU 22-005410

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 22-005410

Original Date: 02/03/22

Revision Date:

Note: Dimensions are in METRES



TU 22-005410

Attachment 2

Address: 8620 and 8660 Beckwith Road

Applicant: The City of Richmond

Planning Area(s): City Centre – Bridgeport Village

| | Existing | Proposed |
|-----------------------------------|---|------------------------|
| Owner: | City of Richmond | No change |
| Site Size (m²): | 2,268 m ² (24,412 ft ²) | No change |
| Land Uses: | Parking, non-accessory (permitted until May 21, 2022) | Parking, non-accessory |
| OCP Designation: | Commercial | No change |
| Area Plan Designation: | Urban Centre T5 (45 m) | No change |
| Zoning: | Light Industrial (IL) | No change |

| | Bylaw Requirement | Proposed | Variance |
|---|---------------------------|----------|----------|
| Off-street Parking Spaces – Total: | N/A | 44 | none |
| Off-street Parking Spaces – Standard: | Min. 50% (i.e. 22 spaces) | 30 | none |
| Off-street Parking Spaces – Small: | N/A | 13 | none |
| Off-street Parking Spaces – Accessible: | Min. 2% (i.e. 1 space) | 1 | none |



No. TU 22-005410

To the Holder: CITY OF RICHMOND

Property Address: 8620 AND 8660 BECKWITH ROAD

Address: C/O 6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

1. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
2. The subject property may be used for the following temporary Commercial uses:

 "Parking, non-accessory;" for a maximum of 44 spaces in accordance with Schedule "B"
3. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached as Schedules "B" and "C" to this Permit which shall form a part hereof.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
6. This Permit is valid for a maximum of three years from the date of issuance.
7. This Permit is not a Building Permit.

To the Holder: CITY OF RICHMOND
Property Address: 8620 AND 8660 BECKWITH ROAD
Address: C/O 6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

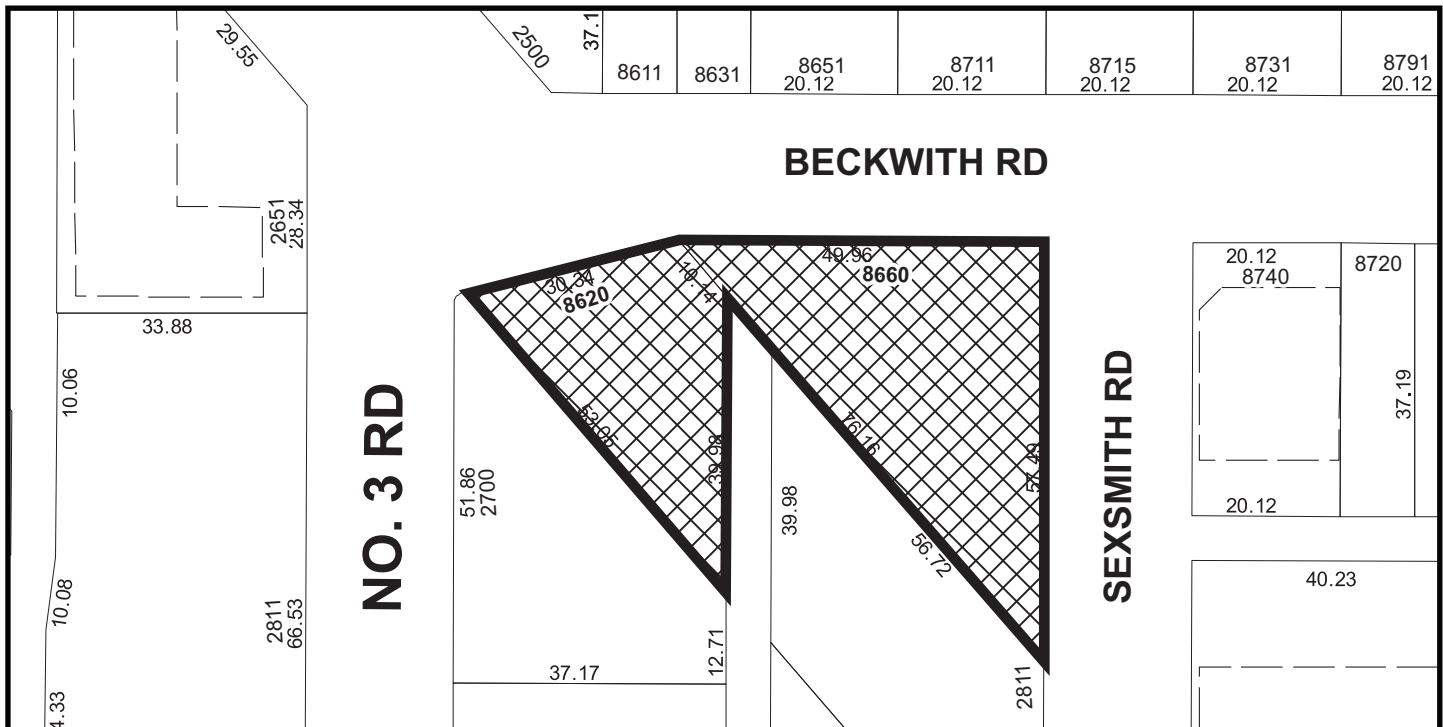
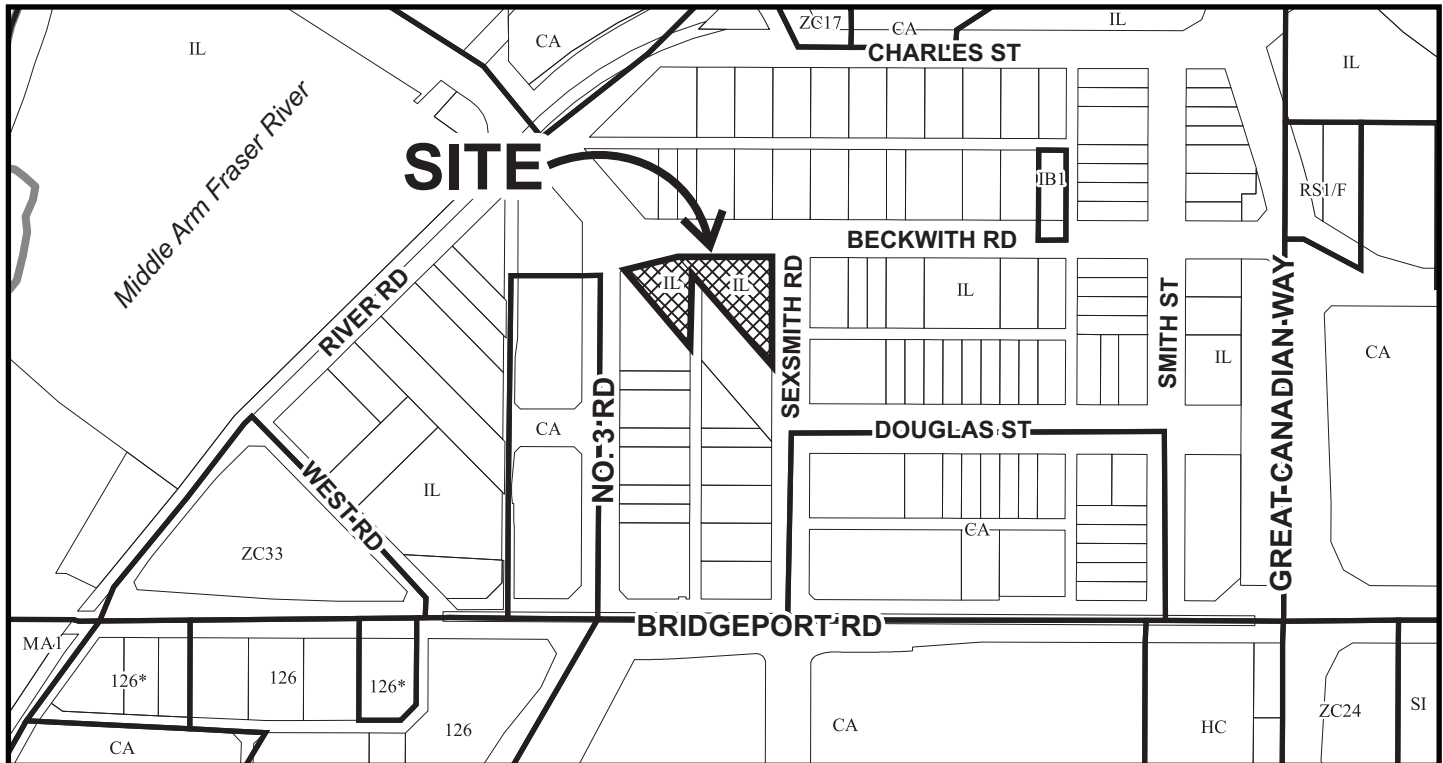
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

City of
Richmond



TU 22-005410

Revision Date:

Note: Dimensions are in METRES



8611

8631

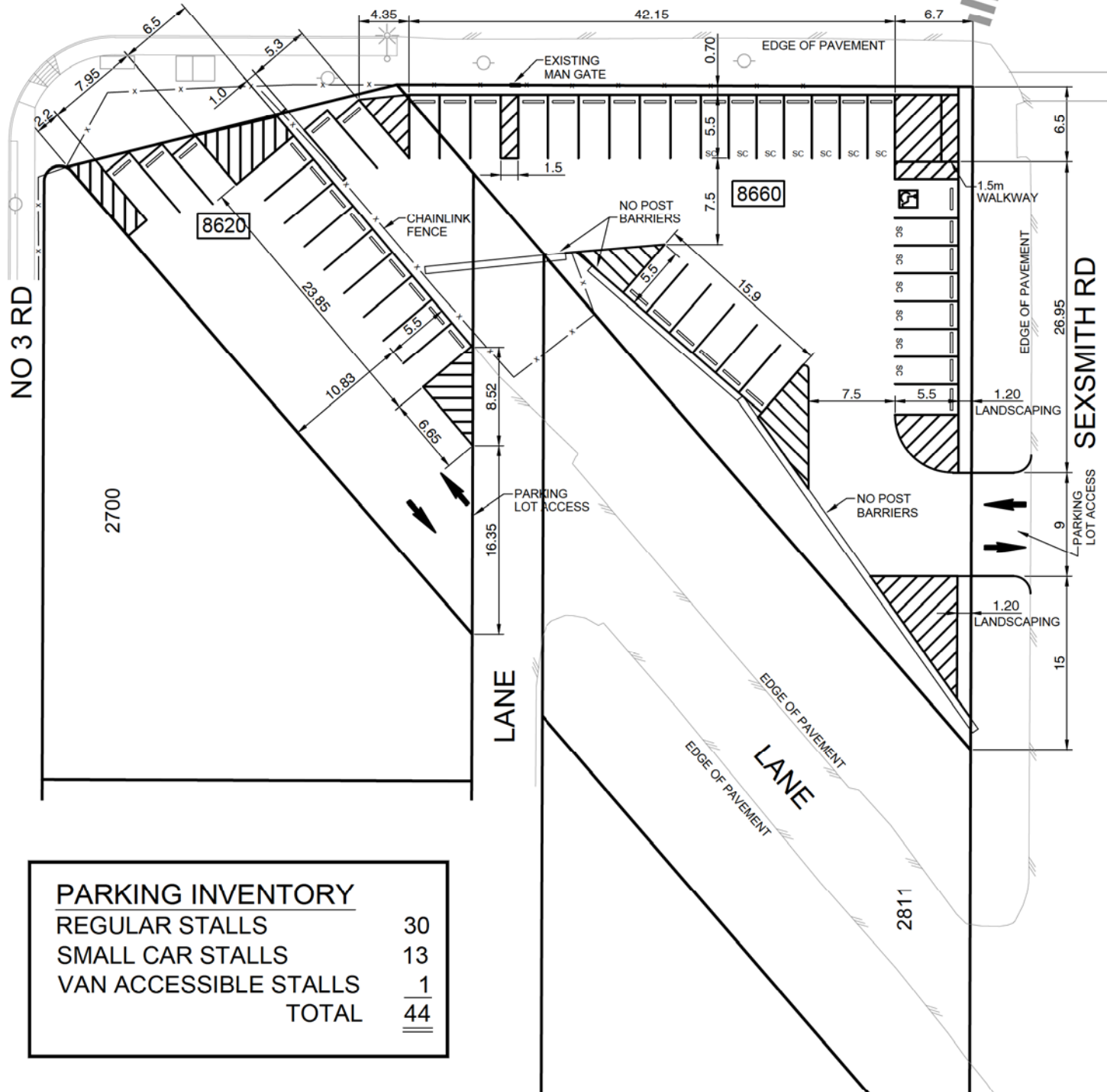
8651

8711

BECKWITH RD

TO BE CONSTRUCTED
UNDER SEPARATE
CAPITAL WORKS PROJECT

NEW MULTI-
USE PATH



PARKING INVENTORY

| | |
|-----------------------|-----------|
| REGULAR STALLS | 30 |
| SMALL CAR STALLS | 13 |
| VAN ACCESSIBLE STALLS | 1 |
| TOTAL | 44 |

**City of
Richmond**

6911 No. 3 Road Richmond BC V6Y 2C1

TITLE:

**PROPOSED PUBLIC PARKING LOTS
AT 8620/8660 BECKWITH ROAD**

DESIGN: T.S.

DRAWN: T.S.

CHECKED: S.H.

ENGINEER: S.H.

DWG. No:

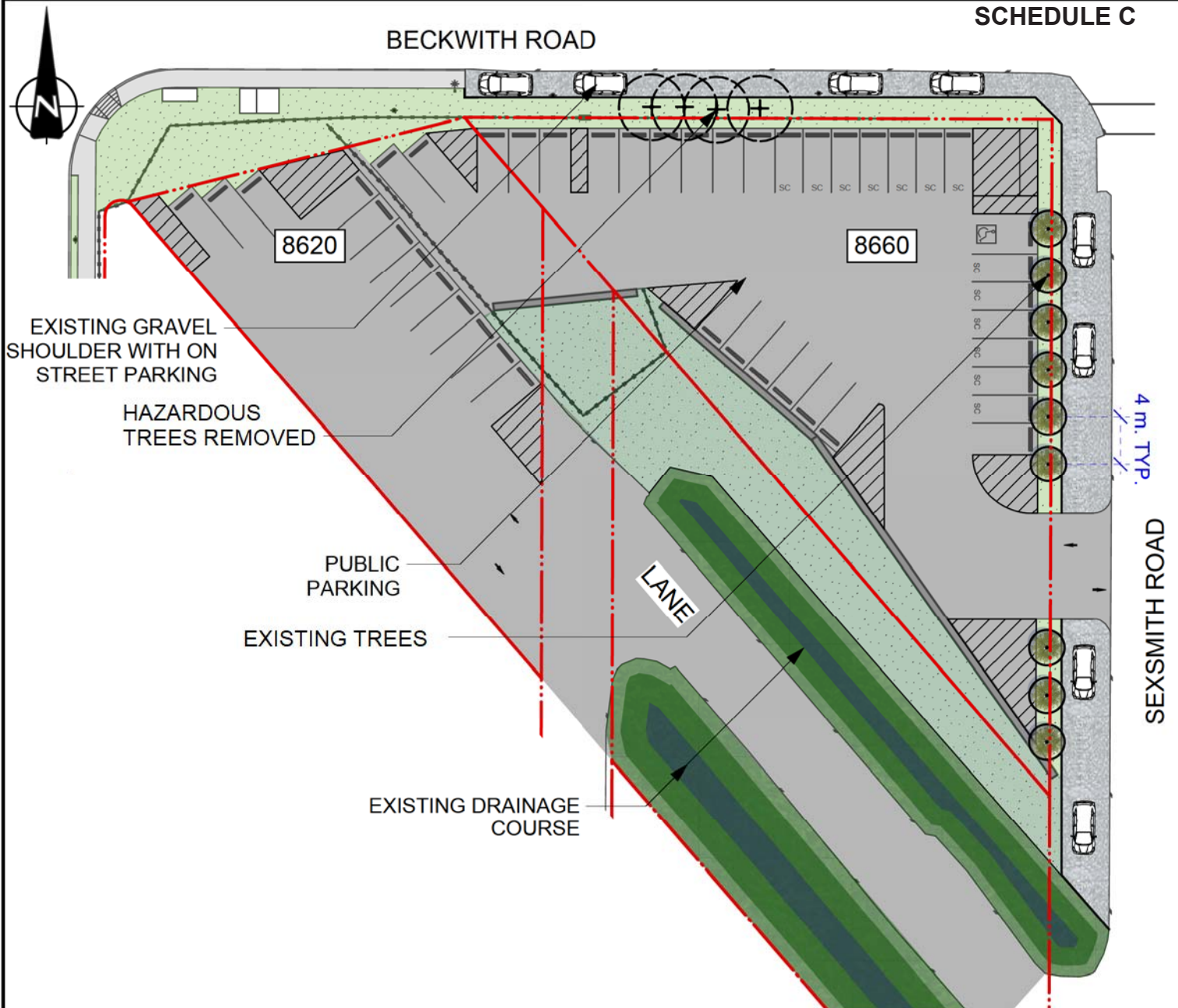
SCALE: N.T.S.

SEC. No:

DATE: MAR. 2019




SHT. No: 1 OF 1

PH - 187



LANDSCAPE LEGEND

8620 + 8660 BECKWITH ROAD

| | |
|---|---|
|  | DECIDUOUS TREE
<i>Populus tremuloides</i> (Trembling Aspen) |
|  | GRASS SEED: 85% tall fescue, 15% creeping red fescue |
|  | ESA NATIVE GRASS BLEND: 21% Spike Bent Grass, 15% Alaska Brome, 22% Tufted Hair Grass, 32% Native Red Fescue, 10% Meadow Barley |

MINIMUM SOIL DEPTHS

TREES: 900mm
GRASS: 800mm

NOTE: ALL LANDSCAPE WORKS TO CONFORM TO CITY OF RICHMOND SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED

City of
Richmond

6911 No.3 Road Richmond BC V6Y 2C1

TITLE: PROPOSED PUBLIC PARKING LOTS
AT 8620/8660 BECKWITH ROAD

DESIGN: MP

DRAWN: MP

CHECKED: MP

LANDSCAPE ARCHITECT: MP

DWG. No: LANDSCAPE PLAN

SCALE: 1:500

SEC. No:

DATE: MAR. 2019

SHT. No: 1 OF 1

PH - 188



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 15, 2022
From: Claudia Jesson **File:** 12-8060-01
Director, City Clerk's Office
Re: Zoning Bylaw Amendment – Public Hearing Requirement

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, be introduced and given first reading.

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

| REPORT CONCURRENCE | | |
|-----------------------------------|-------------------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Law | <input checked="" type="checkbox"/> | |
| Development Applications | <input checked="" type="checkbox"/> | |
| Policy Planning | <input checked="" type="checkbox"/> | |
| SENIOR STAFF REPORT REVIEW | INITIALS:
 | APPROVED BY CAO
 |

Staff Report

Origin

On November 25, 2021, the Province gave royal assent to Bill 26-2021 Municipal Affairs Statutes Amendment Act ("Bill 26"), which amended a number of provincial Acts and removed the default requirement for local governments to hold Public Hearings on most zoning bylaws.

Following consideration of Bill 26 in early 2022, Council adopted the resolution below:

That staff be directed to proceed with holding Public Hearings on all Zoning Bylaw Amendments, including those that are consistent with the OCP, and bring forward all appropriate amendments to City Bylaws and City Policies to give effect to this direction.

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

- 8.1 *Increased opportunities for public engagement; and*
- 8.2 *Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

Analysis

Council's direction will maintain status-quo for Public Hearings. While Bill 26 removed the default requirement for these meetings, where a proposed zoning amendment is consistent with the Official Community Plan, Public Hearings continue to be a well-established part of the land development process. Council will continue to hold Regular Public Hearings each month except in August, in accordance with the annual meeting calendar.

Currently the Zoning bylaw includes a number of regulations for the Public Hearing notification process, pursuant to the *Local Government Act*. Under Bill 26, and following Council's direction, the bylaw must also now require a Public Hearing to be held.

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, is attached for consideration.

The proposed bylaw also retains Council's current ability to waive the requirement for individual Public Hearings, as necessary. Due to Bill 26 this process is now set forth under bylaw. Although Public Hearings are rarely waived by the City, staff recommend retaining this ability.

Expanded Notification Framework

Council has also previously directed staff to bring forward an expanded notification framework for Public Hearings and development applications. These bylaws and policy updates will be brought forward following consideration of Bylaw 10360.

Financial Impact

There are no financial impacts associated with this report.

Conclusion

Following the introduction of Bill 26, Council directed staff to continue holding Public Hearings on all Zoning Bylaws, including those that are consistent with the OCP. Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360 is attached to give effect to this direction and maintain all current meeting requirements.



Matt O'Halloran
Manager, Legislative Services
(604-276-4098)

CJ: mo



**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 10360
Public Hearing Requirement**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended as follows:
 - a) delete Section 2.6 and replace it with a new Section 2.6 as follows:

“2.6 Public Hearing and Notification

2.6.1 Subject to Section 2.6.2, the **City** will, prior to the granting of third reading by **Council**, hold a public hearing on any amendment to this bylaw in accordance with the *Local Government Act*.

2.6.2 Council may, by resolution, prior to first reading waive a public hearing on a proposed amendment to this bylaw if:

 - a) the **official community plan** applies to the area that is the subject of the proposed amendment to this bylaw; and
 - b) the proposed amendment to this bylaw is consistent with the **official community plan**.

2.6.3 Where a public hearing is required on a proposed amendment to this bylaw, and **Council** has not waived the requirement for a public hearing pursuant to Section 2.6.2 above, notice of the public hearing shall be mailed or otherwise delivered by the **City** to the **owners** of all parcels that are located within 50.0 m from the area of the proposed amendment.

2.6.4 Where **Council** has waived the requirement for a public hearing on a proposed amendment to this bylaw pursuant to Section 2.6.2 above, notice of the first reading by **Council** of the amendment shall be mailed or otherwise delivered by the **City** to the **owners** of all parcels that are located within 50.0 m from the area of the proposed amendment.

2.6.4 Where additional parcels may be affected by a text or map amendment to this bylaw, the **City** may require that the public hearing notice or bylaw notice, as applicable, be mailed or otherwise delivered to the **owners** of such parcels.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10360**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 28 2022

| |
|---|
| CITY OF
RICHMOND |
| APPROVED
for content by
originating
dept.
 |
| APPROVED
for legality
by Solicitor
 |

MAYOR

CORPORATE OFFICER