



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

**Monday, June 21, 2021 – 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor**

**Richmond City Hall**

**6911 No. 3 Road**

**Richmond, BC V6Y 2C1**

## OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10261**

**(RZ 18-831725)**

(File Ref. No. RZ 18-831725) (REDMS No. 6629251)

PH-4

See Page **PH-4** for full report

**Location:** 10340, 10360, 10380, 10400 and 10420 No. 4 Road

**Applicant:** Kadium No. 4 Development Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, to permit development of a 19-unit townhouse project.

**First Reading:** May 25, 2021

**Order of Business:**

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

PH-46

**Kevin Zhao**, 10511 No. 4 Road

3. Submissions from the floor.

Page

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10261.

2. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10257 (PROHIBITING RENTAL AND AGE RESTRICTIONS IN MULTIPLE FAMILY RESIDENTIAL REZONING APPLICATIONS)**

(File Ref. No. 08-4105-00) (REDMS No. 6641008)

PH-48

See Page PH-48 for full report

**Location:** City-Wide

**Applicant:** City of Richmond

**Purpose:** To amend the Richmond Official Community Plan Bylaw 9000 to require that no residential townhouse unit or multiple family dwelling unit in a new development project be restricted from being rented or be subject to age restrictions on its occupants.

**First Reading:** May 10, 2021

**Order of Business:**

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

PH-54

**Bob Garnett**, 4555 Britannia Drive

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257.

2. Adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257.

Page

ADJOURNMENT





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

**Date:** May 3, 2021  
**File:** RZ 18-831725

**Re:** Application by Kadium No. 4 Development Ltd. for Rezoning at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the "Single Detached (RS1/E)" Zone to the "Medium Density Townhouses (RTM2)" Zone

**Staff Recommendation**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10261, for the rezoning of the site at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the "Single Detached (RS1/E)" Zone to the "Medium Density Townhouses (RTM2)" Zone, be introduced and given first reading.

Wayne Craig  
Director, Development  
(604) 247-4625

WC:rp/js/blg

Att. 6

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

## Staff Report

### Origin

Kadium No. 4 Development Ltd. has applied to the City of Richmond for permission to rezone 10340, 10360, 10380, 10400 and 10420 No. 4 Road (Attachment 1) from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone in order to develop a 19-unit townhouse project, including four studio secondary suites, with access from No. 4 Road. A Location Map for the subject site is provided on Attachment 1.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided with this report on Attachment 2.

#### Subject Site Existing Housing Profile

The subject site currently contains five single-family dwellings, none of which contain secondary suites. The existing dwellings are each currently being rented for residential use. The existing dwellings would be demolished.

### Surrounding Development

Existing development immediately surrounding the subject site includes the following:

To the North: Single detached residential properties, designated Neighbourhood Residential and designated for arterial road townhouse development in the Official Community Plan (OCP), and zoned "Single Detached (RS1/E)".

To the South: Existing single detached residential properties, designated Neighbourhood Residential and designated for arterial road townhouse development in the OCP and zoned "Single Detached (RS1/E)".

To the East: Existing single detached dwellings fronting Dennis Crescent, designated Neighbourhood Residential in the OCP and zoned "Single Detached (RS1/E)".

To the West: No. 4 Road, which is an Arterial Road with a public sidewalk on the west side, and across which is an existing single detached residential properties, designated for arterial road townhouse development in the OCP and zoned "Single Detached (RS1/E)".

### Related Policies & Studies

#### Official Community Plan

The subject site is located in the Shellmont planning area, and is designated "Neighbourhood Residential" in the Official Community Plan (OCP) (Attachment 3). The "Neighbourhood Residential" designation accommodates single-family, two-family, and multiple family housing as principal uses, to which the proposed development is consistent.

### Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated “Arterial Road Townhouses”. The subject site has a 104.6 m (343 ft.) frontage along No. 4 Road, which exceeds the 50 m (164 ft.) minimum development site frontage on major arterial roads, such as No. 4 Road.

The proposal is consistent with the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

### Affordable Housing Strategy

The City’s Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City’s Affordable Housing Reserve Fund for all rezoning applications involving townhouse developments. A \$215,051.65 contribution 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 applicant proposes 19 units in six buildings arranged on either side of a central north-south drive aisle. The site plan and massing are generally consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

The 13 units along No. 4 Road have direct pedestrian access to the sidewalk though landscaped front yards. All of the street-fronting units are three storeys, with living space primarily located on the second and third storeys. There are four proposed secondary suites (units #1, #7, #14 and #19). The end street-fronting units (units #7 and #14) are set back 3.0 m and both step down to two storeys: the third storeys are additionally stepped back 4.45 m on northerly unit #7 and 4.75 m on southerly unit #14, considering that the north and south adjacencies are single-detached residential dwellings.

The six units at the rear of the property have pedestrian access from the drive aisle and are designed with living space on both the first and second storeys. The proposed rear buildings are each two storeys and are set back 6.0 m from the east (rear) property line (3.0 m from the west boundary of the sanitary SRW), considering the interface with the single-family neighbourhood to the east.

Two convertible units (units #7 and #14) are provided that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. These units each feature an accessible parking spaces. In addition, one of the visitor parking spaces (at northeast corner of the site) is an accessible parking space.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yards.

The 114.1 m<sup>2</sup> shared outdoor amenity area is proposed at the rear of the site, opposite the main access drive-aisle. The current concept includes a play structure for young children, a modest patio area with a mail box, Class 2 bicycle parking and bench seating. The area would be delineated and screened from adjacent private outdoor spaces by fencing. The size of the shared outdoor amenity area complies with associated design guidelines; a detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

The applicant has also provided a general demonstration of how the property to the north could be developed for townhouses.

#### Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

#### Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to No. 4 Road. The vehicle access will be shared and provide access to the future development to the north. A statutory right-of-way (SRW) for public rights-of-passage (PROP) will be registered on title prior to adoption of the rezoning bylaw. On-site vehicle maneuvering is accommodated by a T-shaped drive aisle.

This section of No. 4 Road currently only has a sidewalk along the west side of the road. A 2.0 m wide road dedication is required across the entire No. 4 Road frontage in order to accommodate the standard sidewalk and boulevard width, as well as a segregated cycling path. A segregated cycling path is proposed along the City boulevard, between the City sidewalk and the tree planting strip that is adjacent to the curb of No. 4 Road. This road dedication is required prior to final adoption of the rezoning bylaw.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500. Each unit includes a two-car garage in a side-by-side arrangement, with an energized outlet capable of providing Level 2 EV charging outlet, consistent with Richmond Zoning Bylaw 8500, and space for Class 1 bicycle parking.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces, including one accessible visitor parking space, are provided on the north end of the site and two visitor parking spaces are provided on the south end, for a total of four visitor parking spaces. Class 2 bicycle parking is provided at the shared outdoor amenity area, adjacent to the children's playground.

### 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 18 bylaw-sized trees on the subject property and four trees on neighbouring properties. No street trees are located within the existing City boulevard.

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

- There are 18 on-site trees:
  - Three trees are located within the proposed road dedication area and are in poor health. Tree #420 (a Cedar tree) has a significant lean to the south, this tree has also been Hydro pruned for overhead line clearance, resulting in an unbalance canopy (heavy in the direction of the lean). Tree #432 (a Cherry tree) is in very poor condition as the tree has poor vigor and health, sparse foliage, and has been previously topped and bark is crumbly. Tree #433 (a Norway Maple tree) has a twin stem with a crack in the trunk that extends to the base. Approximately a third of its canopy has been removed by BC Hydro for Hydro line clearance. The health of these trees and the requirements for frontage improvements and continual canopy removal by BC Hydro for line clearance do not make these trees candidates for retention and they should be replaced.
  - Four trees (#419, #430, #431 and #436) are located within the rear yard, all of which are in poor condition, in conflict with the required sanitary sewer upgrade and should be removed.
  - 11 other on-site trees:
    - Two trees are proposed to be relocated within the site:
      - Tree # 422 (a Japanese Maple tree) and #435 (a Japanese Snowbell tree) are in good condition and located within the driveway. However, the applicant has agreed to relocate these trees to or near the shared outdoor amenity area in order to retain them. These trees are identified on the marked-up Tree Management Plan that is provided on Attachment 5.
    - Eight on-site trees (#421, #423 - #426, #428, #429, and #434) would be removed and replaced, due to their poor condition.



### Tree Protection

Four mature off-site trees (Tags# OS1, OS2, OS3 and OS4) located on an adjacent neighbouring property (10311 Dennis Crescent) and within a sanitary SRW should be retained and protected. As such, the applicant would be required to complete the following items to ensure that the subject trees are protected at development stage:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a certified arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Variance Requested

The proposed development is generally consistent with the "Medium Density Townhouses (RTM2)" zone, except for the variance noted below (Staff comments in ***bold italics***).

1. Decrease the minimum front setback from 6 m to 4.5 m.

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

- ***The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard is provided, on the condition that there is an appropriate interface with neighbouring properties. The proposal includes a 9.4 m building setback from the future back-of-curb location and a 6 m landscaped rear yard setback.***
- ***The variance is a function of the required road dedication along No. 4 Road and the installation of the new off-street bike path and sidewalk.***
- ***Prior to Development Permit issuance, the applicant must provide an acoustic report demonstrating that the proposed units fronting No. 4 Road will meet the appropriate CMHC noise thresholds and standards for indoor spaces.***

### Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

### Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed 19-unit townhouse development is \$33,611, based on \$1,769 per unit, as per the OCP, and must be provided prior to rezoning adoption.

A 114.1 m<sup>2</sup> 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 m<sup>2</sup> per unit (114.0 m<sup>2</sup>). 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.

### Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Confirmation that interior noise levels and noise mitigation measures comply with the City's Official Community Plan and Noise Bylaw requirements, via provision of an acoustical and thermal report and recommendations prepared by an appropriate registered professional.
- Refinement of the landscape design and the interface with abutting low density residential lots.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the design for the four units that include secondary suites.
- Review of relevant accessibility features for the two proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.
- Ensure that plantings within the sanitary SRW, if any, are to the satisfaction of City Engineering staff.
- Ensure the on-site relocation of trees #422 and #435 are proposed in viable locations.
- Accommodate the viable retention of hedge H1 – H7.

### Site Servicing and Frontage Improvements

Prior to final adoption 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, as described in Attachment 6. Site servicing and frontage improvements include, but may not be limited to:

- Replace the existing sanitary sewer along the rear yard.
- Provide frontage improvements that include a new sidewalk and cycling path.

**Financial Impact or Economic Impact**

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

**Conclusion**

The purpose of this application is to rezone the site at 10340, 10360, 10380, 10400 and 10420 No. 4 Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the development of 19 townhouse units with vehicle access from No. 4 Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 be introduced and given first reading.



Robin Pallett, RPP, MCIP  
Planner 2  
(604) 276-4200

RP:js/blg

**Attachments:**

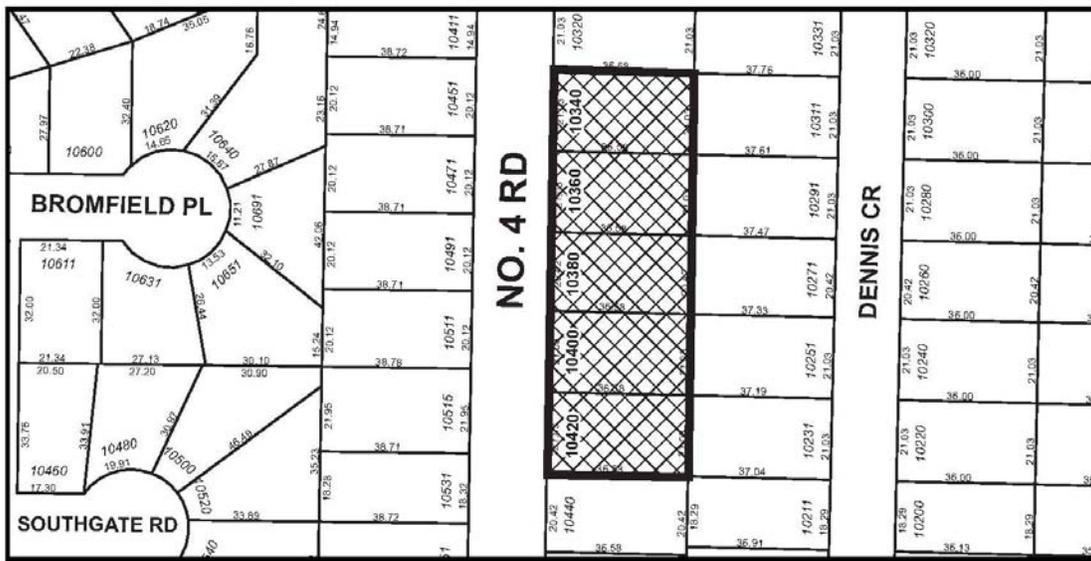
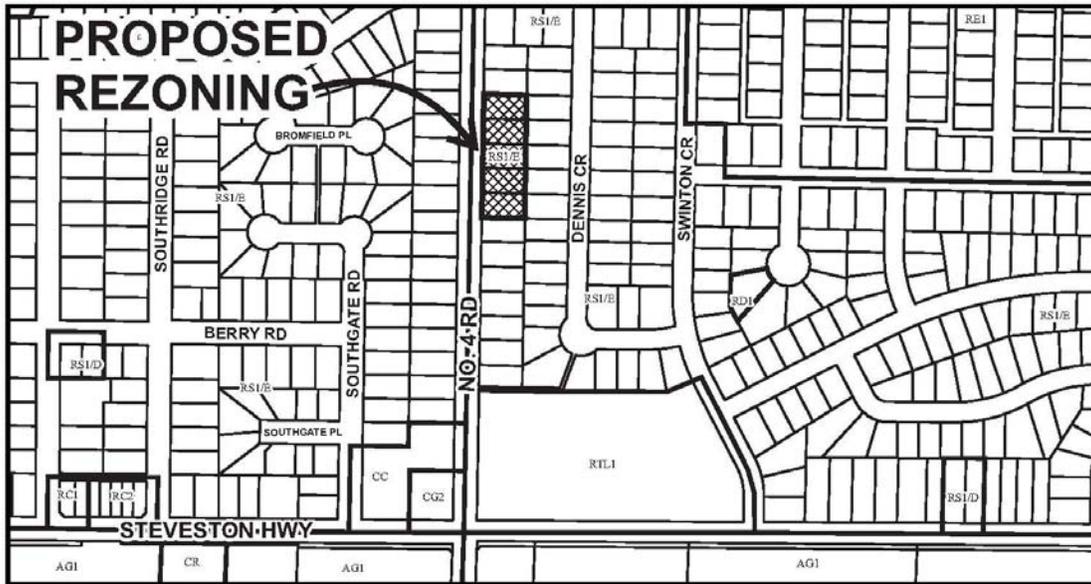
- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Shellmont Area Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Management Plan with Staff Comments
- Attachment 6: Rezoning Considerations

Attachment 1

Location Map and Aerial Photo



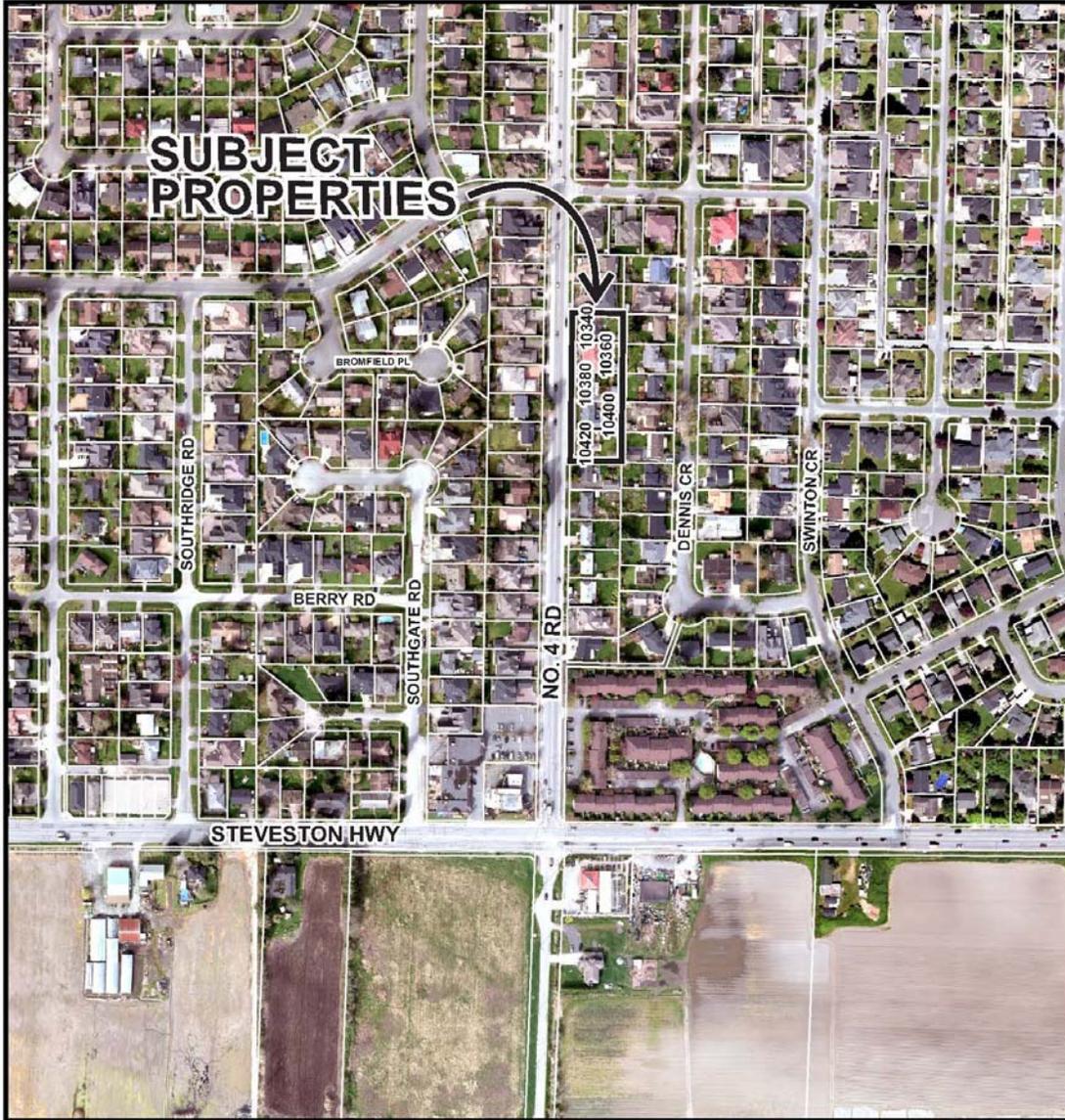
City of Richmond



	<h1>RZ 18-831725</h1>	<p>Original Date: 09/12/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	-----------------------	--



City of  
Richmond



	<p>RZ 18-831725</p>	<p>Original Date: 09/12/18 Revision Date: Note: Dimensions are in METRES</p>
--	---------------------	--



**RZ 18-831725**

**Attachment 2**

Address: 10340,10360,10380, 10400 and 10420 No. 4 Road

Applicant: Kadium No. 4 Development Ltd.

Planning Area: Shellmont

	Existing	Proposed
<b>Site Area:</b>	3,824.9 m <sup>2</sup>	3,616.1 m <sup>2</sup>
<b>Land Uses:</b>	Single-family residential	Multiple-family residential
<b>OCP Designation:</b>	Neighbourhood Residential (NRES)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Townhouse (RTM2)
<b>Arterial Road Land Use Policy Designation</b>	Townhouse	No change
<b>Number of Units:</b>	5 single-family dwellings	19 townhouse dwellings

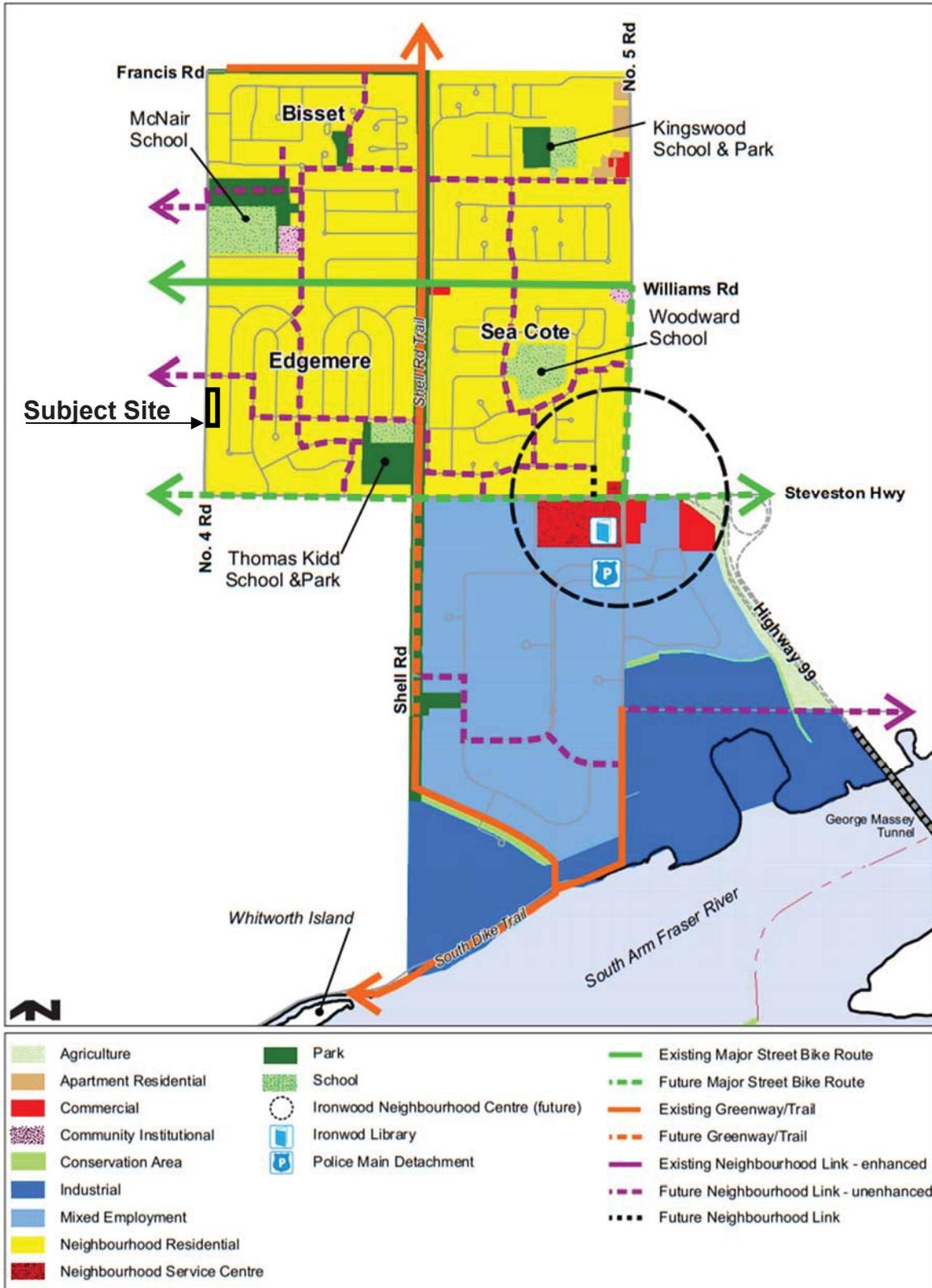
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Buildable (net) Floor Area:*	Max. 2,350.4 m <sup>2</sup>	2,348.8 m <sup>2</sup>	None
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: 38.7% Non-porous Surfaces: 58.9% Live Landscaping: Min. 26.7%	None
Lot Size:	No minimum	3,616.1 m <sup>2</sup>	None
Lot Dimensions:	Width: 30 m Depth: 35 m	Width: 104.6 m Depth: 36.6 m	None
Setbacks:	Front/West: Min. 6.0 m	Front/West: 4.5 m	<b>Variance requested</b>
	Rear/East: Min. 3.0 m	Rear/East: 6.0 m	None
	South Side: Min. 3.0 m	South Side: 3.0 m	None
	North Side: Min. 3.0 m	North Side: 3.1 m	None
Building Height	Max. 12 m	Street-Fronting Buildings (A, B &G): 9.35 m	None
		Rear Buildings (C, D, E & F): 6.61 m	

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	Min. 2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Visitor Accessible:	Min 2% when three or more visitor stalls required = Min. 1 space	1 (at the northeast corner of the site)	None
Total off-street Spaces:	Min. 38 (R) and 4 (V)	38 (R) and 4 (V)	None
Tandem Parking Spaces:	Permitted – Max 50% of required spaces	0% (0 spaces)	None
Small Car Parking Spaces:	Max. 50%	36.8%	None
Bicycle Parking Spaces – Class 1:	Min. 1.25 per unit	2.0 per unit	None
Bicycle Parking Spaces – Class 2:	Min. 0.2 per unit	0.2 per unit	None
Bicycle Parking Spaces – Total:	Min. 24 (Class 1) and 4 (Class 2)	38 (Class 1) and 4 (Class 2)	None
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit = 114 m <sup>2</sup>	114.1 m <sup>2</sup>	None

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

Shellmont Area Land Use Map

8. Shellmont

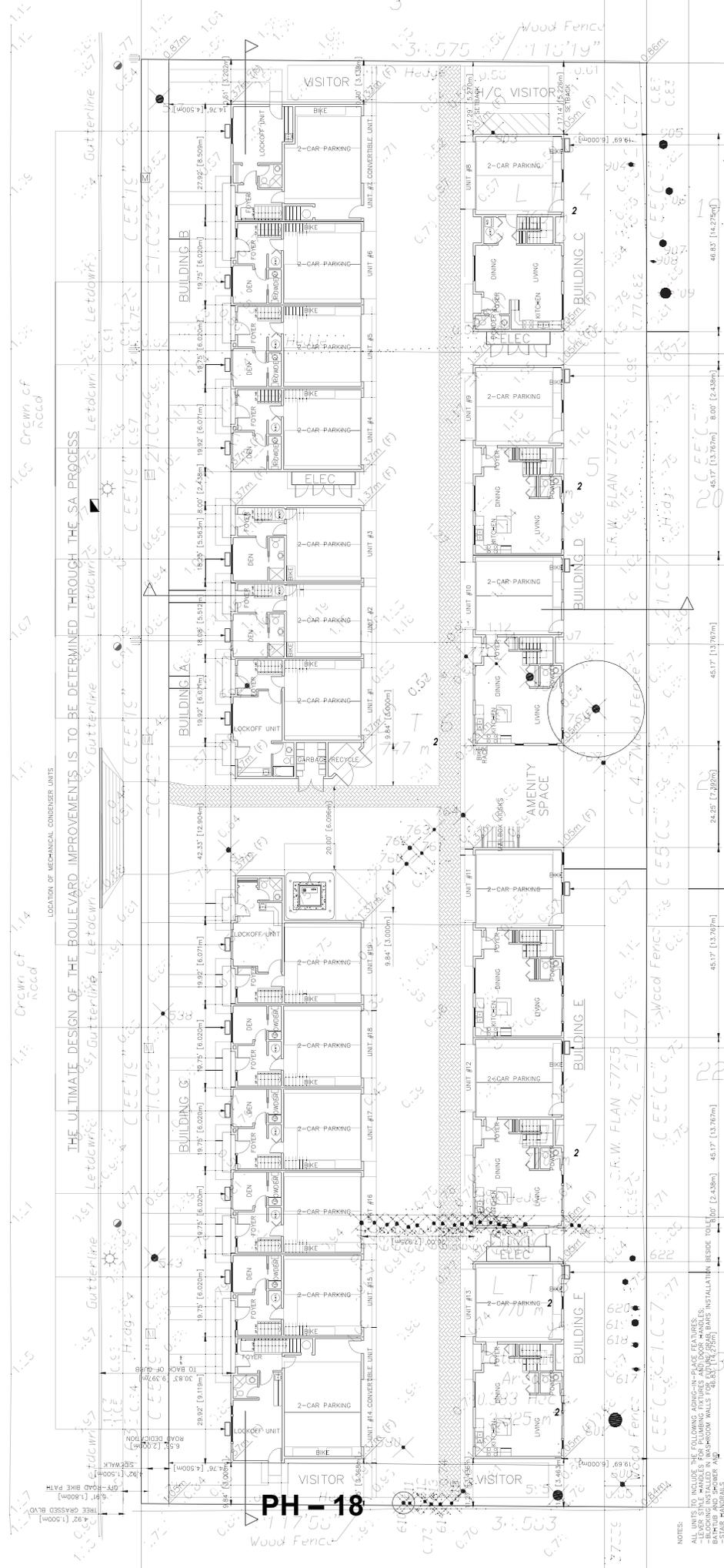


N.L. 4 R.L.A.I.

Nail in aluminum  
Tag #806  
Site Benchmark  
Elevation: 0.92



"The ultimate design of the building and improvements is to be determined through the SA process."



<p>Drawn: MC</p> <p>Checked: BC</p> <p>Scale: AS/AS = 1"-0"</p> <p>Project Number:</p>	<p>Revision Date: JUL 27, 2018</p> <p>Print Date: JUL 27, 2018</p> <p>Dwg. No.: D01</p>	<p>Project Title: PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title: PROJECT DATA GROUND FLOOR PLAN SITE PLAN</p>	<p>Consultants: No Date</p>	<p>Revisions: No Date</p>	<p>THIS DRAWING IS NOT BE SCALED. THE GENERAL LETTER FROM TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>
--	---	--	--	---------------------------------	-------------------------------	--

**MATTHEW CHENG ARCHITECT INC.**  
 10340-10420 NO. 4 ROAD  
 RICHMOND, B.C. V6X 3A9  
 TEL: (604) 273-1111 FAX: (604) 273-1118  
 WWW.MATTHEWCHENGARCHITECT.COM



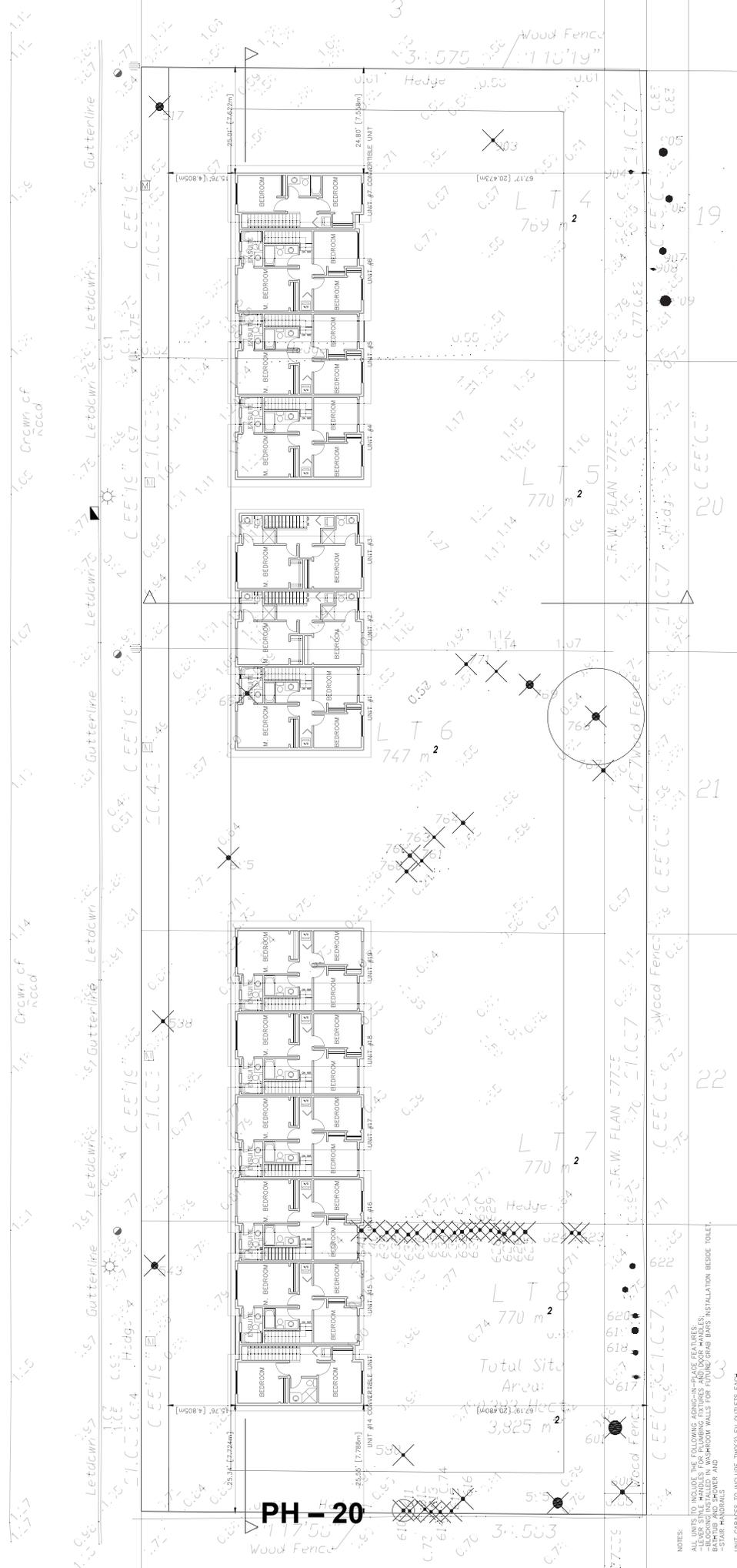
UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH

NOTES:  
 -NO INCLUDE THE FOLLOWING: CONCRETE SLAB, EX. STAIRS  
 -FLOOR STAIR HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;  
 -RECORDING INSTALLED IN WASHROOM WALLS TO BE WITHIN 18" FROM  
 -STAR HANDLES



N.L. A R L A I

Nail in aluminum  
Tag #806  
Site Benchmark  
Elevation: 0.92



PH-20

NOTES:  
1- INCLUDE THE FOLLOWING CONDITIONS IN CASE STUDIES:  
- FLESH STAIN HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;  
- BEDROOMS INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BEHIND TOILET;  
- STAR HANDLES FOR ALL DOOR AND WINDOW HANDLES;  
- UNIT GARAGES TO INCLUDE TWO(2) EX. OUTLETS EACH

THIS DRAWING IS NOT TO SCALE. THE GENERAL LETTERS FROM TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

**MATTHEW CHENG ARCHITECT INC.**  
 100-100 HURONTARIO STREET, SUITE 100  
 MISSISSAUGA, ONTARIO L4R 1A9  
 TEL: (905) 277-1111 FAX: (905) 277-1112  
 WWW.MATTHEWCHENGARCHITECT.COM

No. Date	Revision	Comments
22		
21		

Project Title  
**PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.**  
 RZ 18-831725

Sheet Title  
**THIRD FLOOR PLAN SITE PLAN**

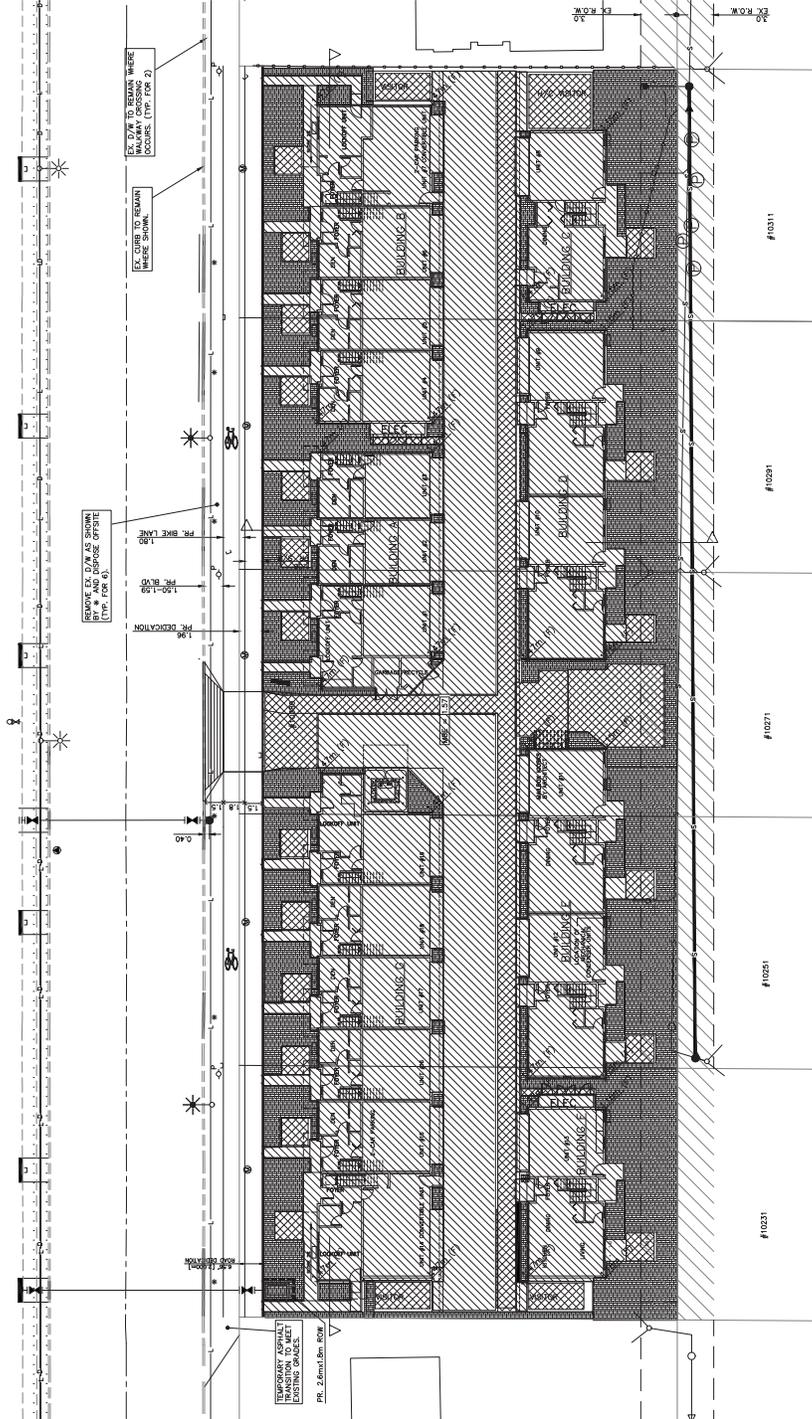
Drawn:	Revision Date:
HC	DEC 22, 2020
Checked:	Print Date:
BC	DEC 22, 2020
Scale:	Dwg. No.:
AS SHOWN = 1"=0'	D03
Project Number:	



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4885 Still Creek Drive  
Richmond, BC V6X 3K7  
P: 604-294-0911 F: 604-294-0022

SEAL



	COVERAGE WITH LIVE PLANT MATERIALS 0.00% 0.00m <sup>2</sup> 0.00%
	COVERAGE WITH PERMEABLE SURFACE 14.75% 5,741.14m <sup>2</sup> 14.75%
	COVERAGE WITH NON-PERMEABLE SURFACE 85.25% 33,258.86m <sup>2</sup> 85.25%

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.09.27	REV FOR PLAN	DR.
2	19.10.28	REV FOR PLAN	DR.
3	19.11.28	REV FOR PLAN	DR.
4	20.04.23	REV FOR PLAN	DR.
5	20.04.23	REV FOR PLAN	DR.
6	20.04.23	REV FOR PLAN	DR.
7	20.04.23	REV FOR PLAN	DR.
8	20.04.23	REV FOR PLAN	DR.
9	20.04.23	REV FOR PLAN	DR.
10	20.04.23	REV FOR PLAN	DR.
11	20.04.23	REV FOR PLAN	DR.
12	20.04.23	REV FOR PLAN	DR.
13	20.04.23	REV FOR PLAN	DR.
14	20.04.23	REV FOR PLAN	DR.
15	20.04.23	REV FOR PLAN	DR.
16	20.04.23	REV FOR PLAN	DR.
17	20.04.23	REV FOR PLAN	DR.
18	20.04.23	REV FOR PLAN	DR.
19	20.04.23	REV FOR PLAN	DR.
20	20.04.23	REV FOR PLAN	DR.
21	20.04.23	REV FOR PLAN	DR.
22	20.04.23	REV FOR PLAN	DR.
23	20.04.23	REV FOR PLAN	DR.
24	20.04.23	REV FOR PLAN	DR.
25	20.04.23	REV FOR PLAN	DR.
26	20.04.23	REV FOR PLAN	DR.
27	20.04.23	REV FOR PLAN	DR.
28	20.04.23	REV FOR PLAN	DR.
29	20.04.23	REV FOR PLAN	DR.
30	20.04.23	REV FOR PLAN	DR.
31	20.04.23	REV FOR PLAN	DR.
32	20.04.23	REV FOR PLAN	DR.
33	20.04.23	REV FOR PLAN	DR.
34	20.04.23	REV FOR PLAN	DR.
35	20.04.23	REV FOR PLAN	DR.
36	20.04.23	REV FOR PLAN	DR.
37	20.04.23	REV FOR PLAN	DR.
38	20.04.23	REV FOR PLAN	DR.
39	20.04.23	REV FOR PLAN	DR.
40	20.04.23	REV FOR PLAN	DR.
41	20.04.23	REV FOR PLAN	DR.
42	20.04.23	REV FOR PLAN	DR.
43	20.04.23	REV FOR PLAN	DR.
44	20.04.23	REV FOR PLAN	DR.
45	20.04.23	REV FOR PLAN	DR.
46	20.04.23	REV FOR PLAN	DR.
47	20.04.23	REV FOR PLAN	DR.
48	20.04.23	REV FOR PLAN	DR.
49	20.04.23	REV FOR PLAN	DR.
50	20.04.23	REV FOR PLAN	DR.

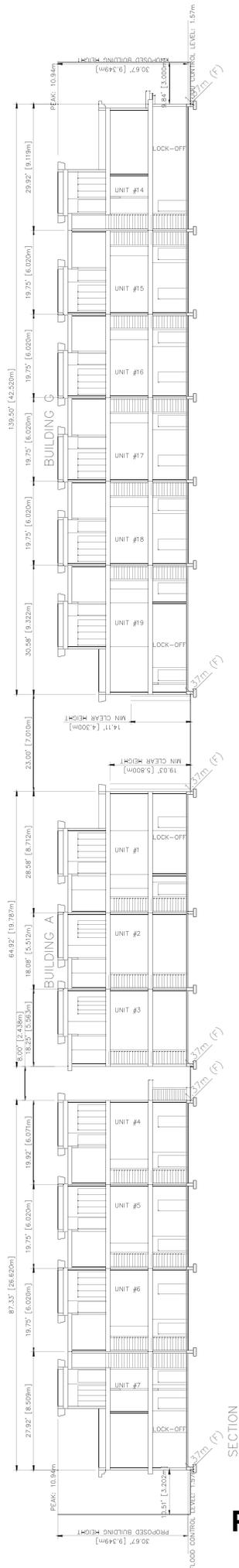
PROJECT: 19 UNIT TOWNHOUSE DEVELOPMENT  
10840 - 10430 NO. 4 ROAD RICHMOND BC V6V 1Z5  
RZ.18-831725

DRAWING TITLE: LIVE PLANT MATERIAL COVERAGE PLAN

DATE: July 22, 2019 DRAWING NUMBER: L5  
SCALE: 1/16" = 1'-0"  
DRAWN BY: DESIGN: ED CHECKED: PCN

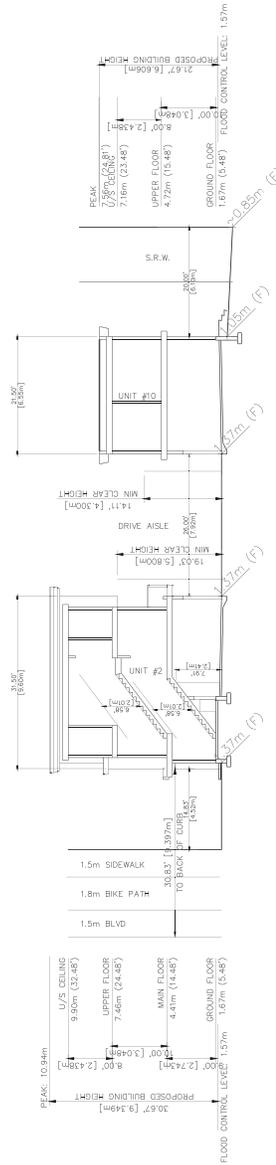
CLIENT: Social Being, Pinc, GEO Dink. WITH: MATTHEW CHENG ARCHITECT INC.

PMG PROJECT NUMBER: 19-093



SECTION

PH - 23

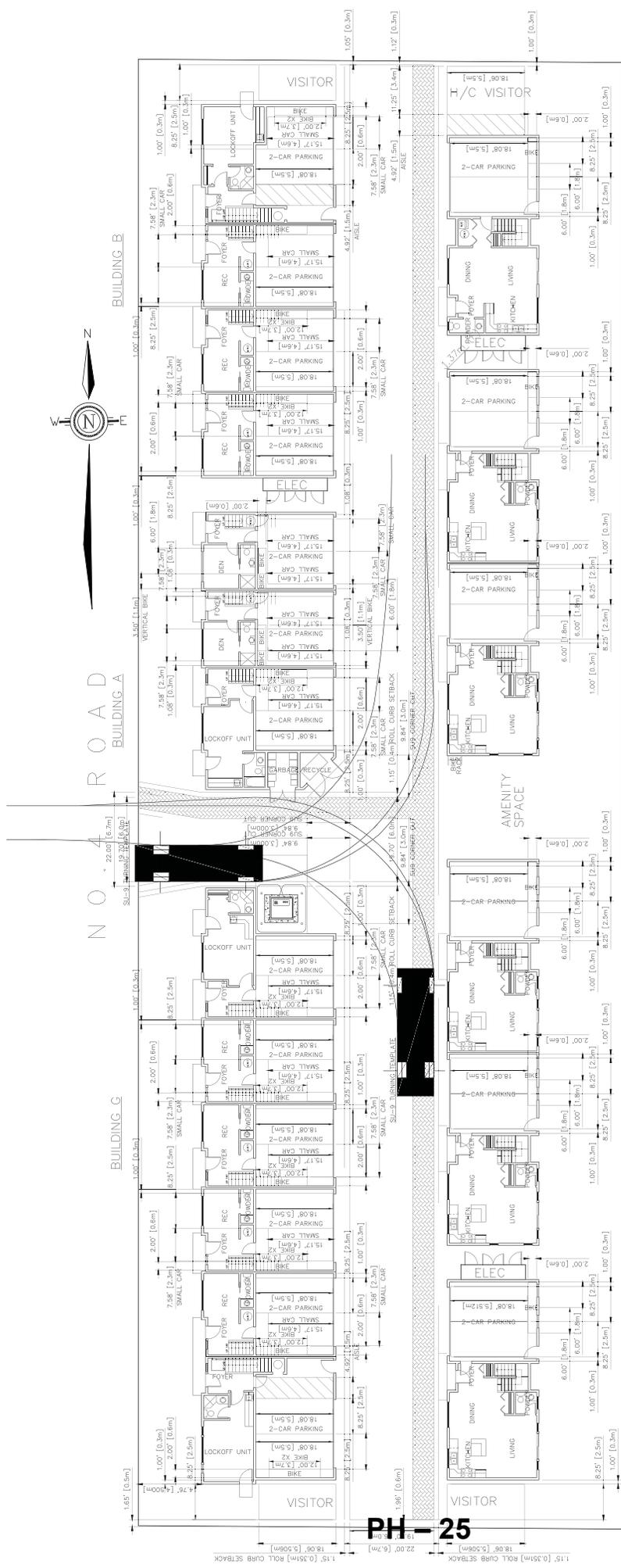


SECTION

<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Drawn By: HC</p> <p>Checked By: BC</p> <p>Scale: AS SHOWN = 1"=0'</p> <p>Project Number:</p>	<p>Sheet Title: SITE SECTIONS</p>	<p>Project Title: PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Consultants:</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED.</p>	<p><b>MATTHEW CHENG ARCHITECT INC.</b>          10420 NO. 4 ROAD RICHMOND, B.C. V6V 1R9          TEL: (604) 273-0001 FAX: (604) 273-1988          WWW.MATTHEWCHENGARCHITECT.COM</p>
--	---------------------------------------	--	---------------------	-------------------------	-------------------------	--	---

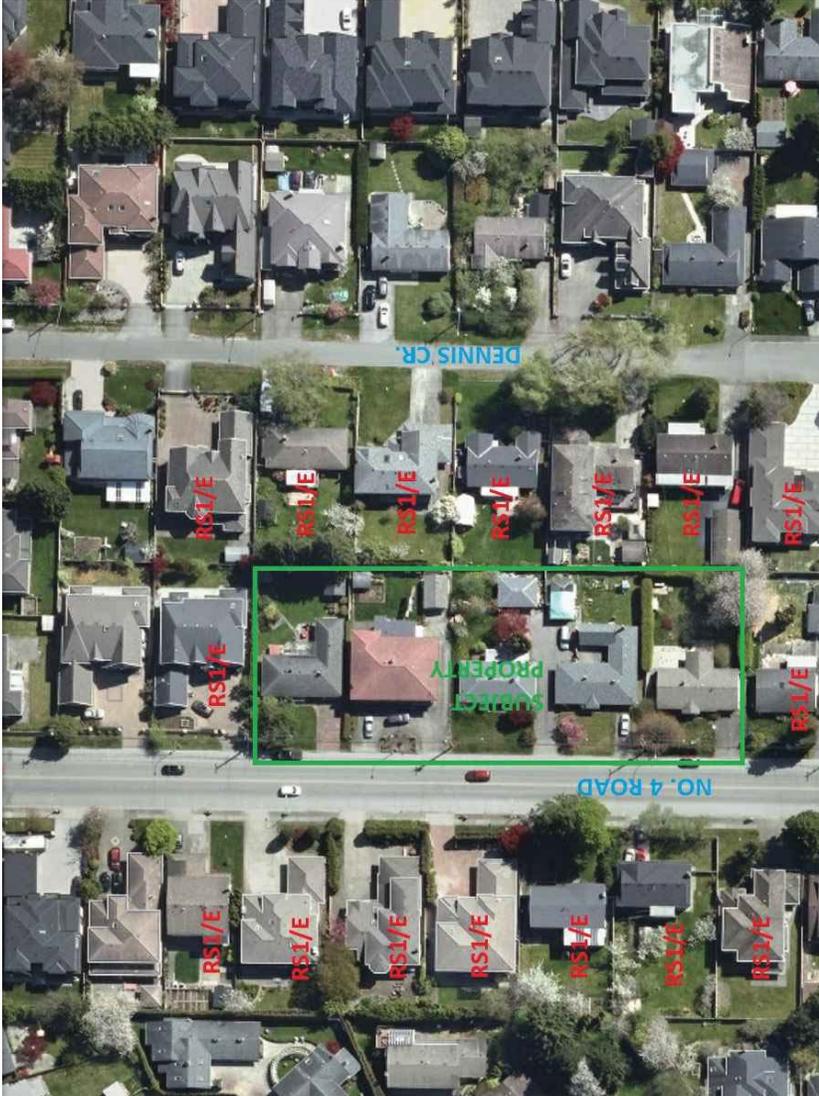
D05





PH-25

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          10000 104th Avenue          Richmond, BC V6V 1K9          Tel: (604) 273-1111 Fax: (604) 273-1198          Email: matthew@matthewcheng.com</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTER FROM TO COMMENTARY OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSIONS INDICATED IMMEDIATELY TO THE ARCHITECT COPYLEFT. THIS DRAWING IS THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT ANY CONSENT.</p>	<p>No Date</p>	<p>Revision</p>	<p>No Date</p>	<p>Revision</p>	<p>No Date</p>	<p>Revision</p>	<p>Consentants</p>	<p>Project Title  <b>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</b></p> <p>RZ 18-831725</p>	<p>Sheet Title  <b>PARKING PLAN</b></p>	<p>Drawn: MC</p> <p>Checked: BC</p> <p>Scale: AS SHOWN = 1"=10'</p> <p>Project Number:</p>	<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Drawn By: D06</p>
	<p>REVISIONS:</p>											



CONTEXT PLAN



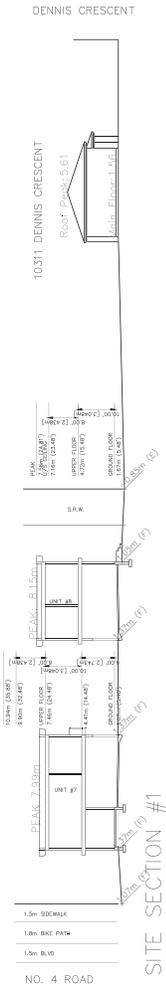
10320 NO. 4 ROAD

SUBJECT PROPERTY

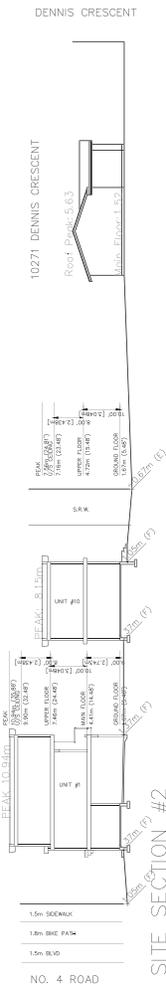
10440 NO. 4 ROAD

STREETSCAPE ALONG NO. 4 ROAD

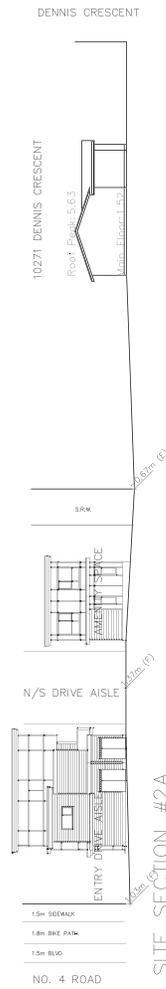
 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          10400 160 STREET, RICHMOND, B.C. V6V 2G9          TEL: (604) 271-1188 FAX: (604) 271-1188          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE INDICATED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title          PROPOSED TOWNHOUSE DEVELOPMENT          10340-10420 NO. 4 ROAD          RICHMOND, B.C.          RZ 18-831725</p>	<p>Sheet Title          CONTEXT PLAN</p>	<p>Drawn:          MC</p> <p>Checked:          BC</p> <p>Scale:          1/8" = 1'-0"</p> <p>Project Number:</p>	<p>Revision Date:          JUL 27, 2018</p> <p>Print Date:          JUL 27, 2018</p> <p>Draw No.  <b>D07</b></p>
--	--	-------------------------	-------------------------	--------------------	--	--	--	--



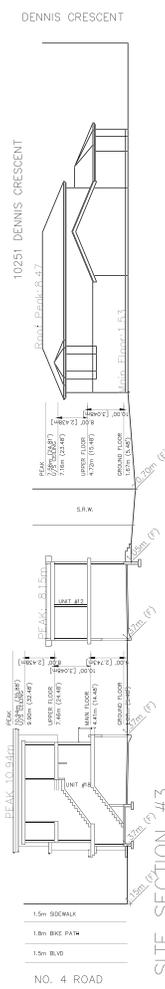
SITE SECTION #1



SITE SECTION #2



SITE SECTION #2A



SITE SECTION #3



SITE SECTION #4

<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM THE COMMENTARY OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSIONS INDICATED TO THE ARCHITECT'S COPYRIGHT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ANY REUSE OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.</p>	<p>Revision:</p> <p>NO DATE</p> <p>Revision</p>	<p>Project Title</p> <p>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title</p> <p>CONTEXT PLAN</p>	<p>Revision Date:</p> <p>JUL 27, 2018</p> <p>Print Date:</p> <p>JUL 27, 2018</p> <p>Drawn By:</p> <p>HC</p> <p>Checked By:</p> <p>BC</p> <p>Scale:</p> <p>1/8" = 1'-0"</p> <p>Project Number:</p>
	<p>NO DATE</p> <p>Revision</p>	<p>Project Title</p> <p>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</p>	<p>Sheet Title</p> <p>CONTEXT PLAN</p>	<p>Revision No.:</p> <p>007a</p>



**MATTHEW CHENG ARCHITECT INC.**

104-6080 ST. JAMES AVENUE  
 VANCOUVER, BC V6P 6E6  
 TEL: (604) 276-0001 FAX: (604) 276-1988  
 WWW.MATTHEWCHENGARCHITECT.COM



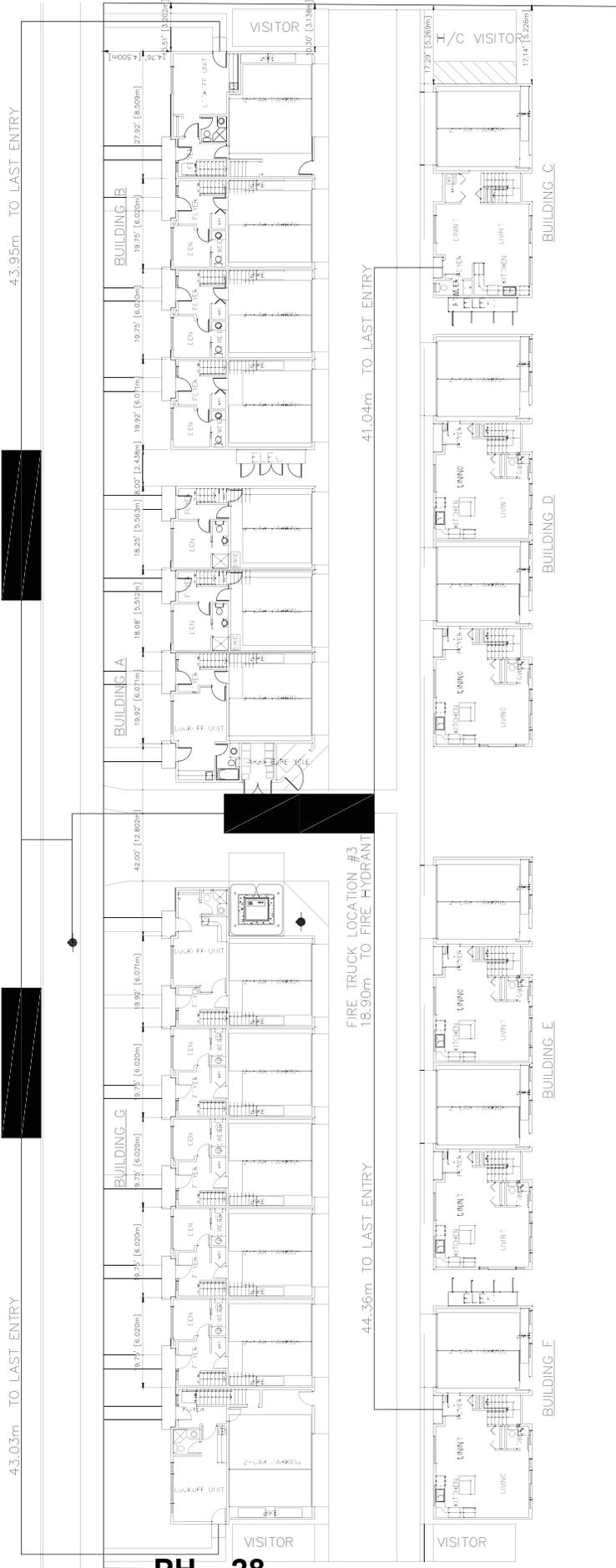
N O . 4 R O A D

FIRE TRUCK LOCATION #1  
20.12m TO FIRE HYDRANT

FIRE TRUCK LOCATION #2  
26.22m TO FIRE HYDRANT

43.03m TO LAST ENTRY

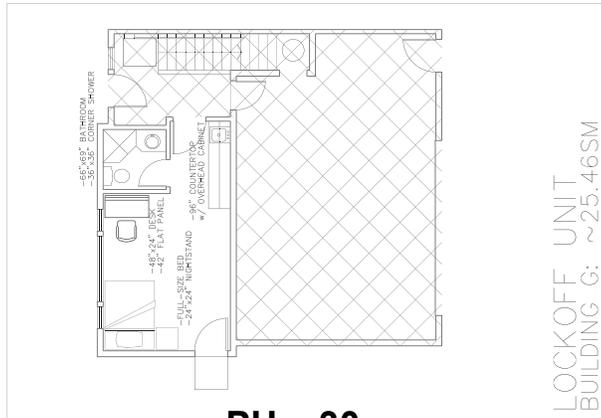
43.95m TO LAST ENTRY



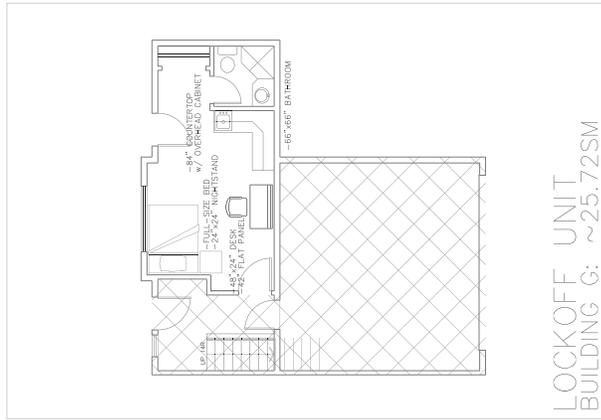
PH - 28

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          100-1080 BURNHAMTHORPE AVENUE          UNIT 108          MISSISSAUGA, ONTARIO L4X 1V7          TEL: (905) 876-8888 FAX: (905) 876-1988          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>No Date Revision</p>	<p>Consultants</p>	<p>Project Title          PROPOSED TOWNHOUSE DEVELOPMENT          10340-10420 NO. 4 ROAD          RICHMOND, B.C.          RZ 18-831725</p>	<p>Sheet Title          FIRE ACCESS PLAN</p>	<p>Drawn: MC          Checked: BC          Scale: AS SHOWN = 1"=0'          Project Number:</p>	<p>Revision Date:          DEC 22, 2020          Print Date:          DEC 22, 2020          Draw No.          D08</p>
	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LETTERS FROM TO CORNERMENT OF WORK. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSIONS INDICATED IN THIS DRAWING. THE ARCHITECT'S COPY OF THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>							

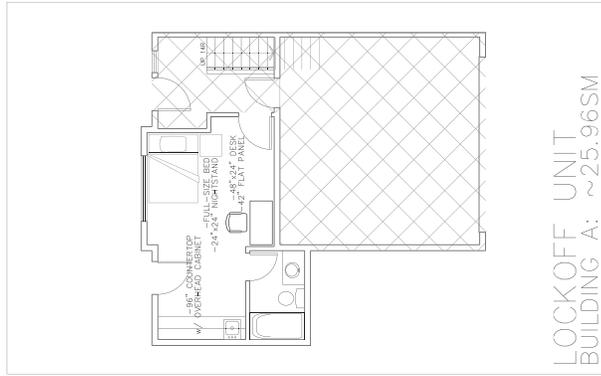




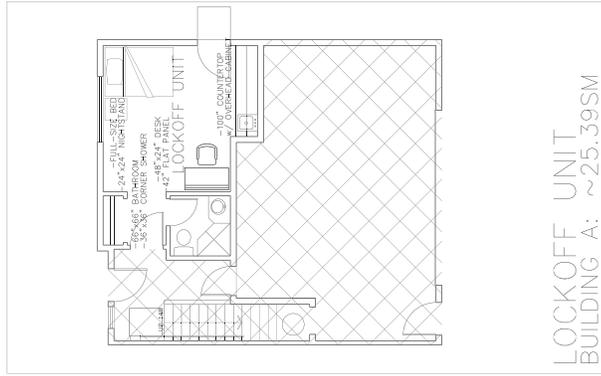
LOCKOFF UNIT  
BUILDING G: ~25.46SM



LOCKOFF UNIT  
BUILDING G: ~25.72SM



LOCKOFF UNIT  
BUILDING A: ~25.96SM



LOCKOFF UNIT  
BUILDING A: ~25.39SM

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          10400 104th Avenue          Richmond, BC V6V 1K9          Tel: (604) 273-8888   Fax: (604) 273-1988          Email: matthew@matthewcheng.com</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE INDICATED. THIS DRAWING IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>		<p>No. Date Revision</p>	<p>Consultants</p>	<p>Project Title          PROPOSED TOWNHOUSE DEVELOPMENT          10340-10420 NO. 4 ROAD          RICHMOND, B.C.          RZ 18-831725</p>	<p>Sheet Title          LOCK-OFF UNIT          FLOOR PLANS</p>	<p>Drawn: MC</p> <p>Checked: MC</p> <p>Scale: 3/8" = 1'-0"</p> <p>Project Number:</p>	<p>Revision Date: DEC 22, 2020</p> <p>Print Date: DEC 22, 2020</p> <p>Dep. No. D09a</p>
	<p>LOCK-OFF UNIT FLOOR PLANS</p>							





Project Title <b>PROPOSED TOWNHOUSE DEVELOPMENT 10340-10420 NO. 4 ROAD RICHMOND, B.C.</b> RZ 18-831725	Sheet Title <b>SHADOW ANALYSIS</b>	Drawn: HC Checked: BC Scale: 3/32" = 1'-0" Project Number:	Revision Date: DEC 22, 2020 Print Date: DEC 22, 2020 Draw No. <b>D12</b>
		No Date Revision	No Date Revision
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE SOLE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC.			
<b>MATTHEW CHENG ARCHITECT INC.</b> 4880 STEELES AVENUE UNIT 108 RICHMOND, B.C. V6V 2G9 TEL: (604) 273-8888 WWW.MATTHEWCHENGARCHITECT.COM			



NO.	DATE	REVISION DESCRIPTION	DR.
1	19.09.27	REV FOR PLAN	DR.
2	19.10.28	REV FOR PLAN	DR.
3	20.04.23	REV FOR PLAN	DR.
4	20.04.23	REV FOR PLAN	DR.
5	20.04.23	REV FOR PLAN	DR.
6	20.04.23	REV FOR PLAN	DR.
7	20.04.23	REV FOR PLAN	DR.
8	20.04.23	REV FOR PLAN	DR.
9	20.04.23	REV FOR PLAN	DR.
10	20.04.23	REV FOR PLAN	DR.
11	20.04.23	REV FOR PLAN	DR.
12	20.04.23	REV FOR PLAN	DR.
13	20.04.23	REV FOR PLAN	DR.
14	20.04.23	REV FOR PLAN	DR.
15	20.04.23	REV FOR PLAN	DR.
16	20.04.23	REV FOR PLAN	DR.
17	20.04.23	REV FOR PLAN	DR.
18	20.04.23	REV FOR PLAN	DR.
19	20.04.23	REV FOR PLAN	DR.
20	20.04.23	REV FOR PLAN	DR.

CLIENT: Sibel Binar, Pres. CEO DOK.  
WITH: MATTHEW CHENG ARCHITECT INC.

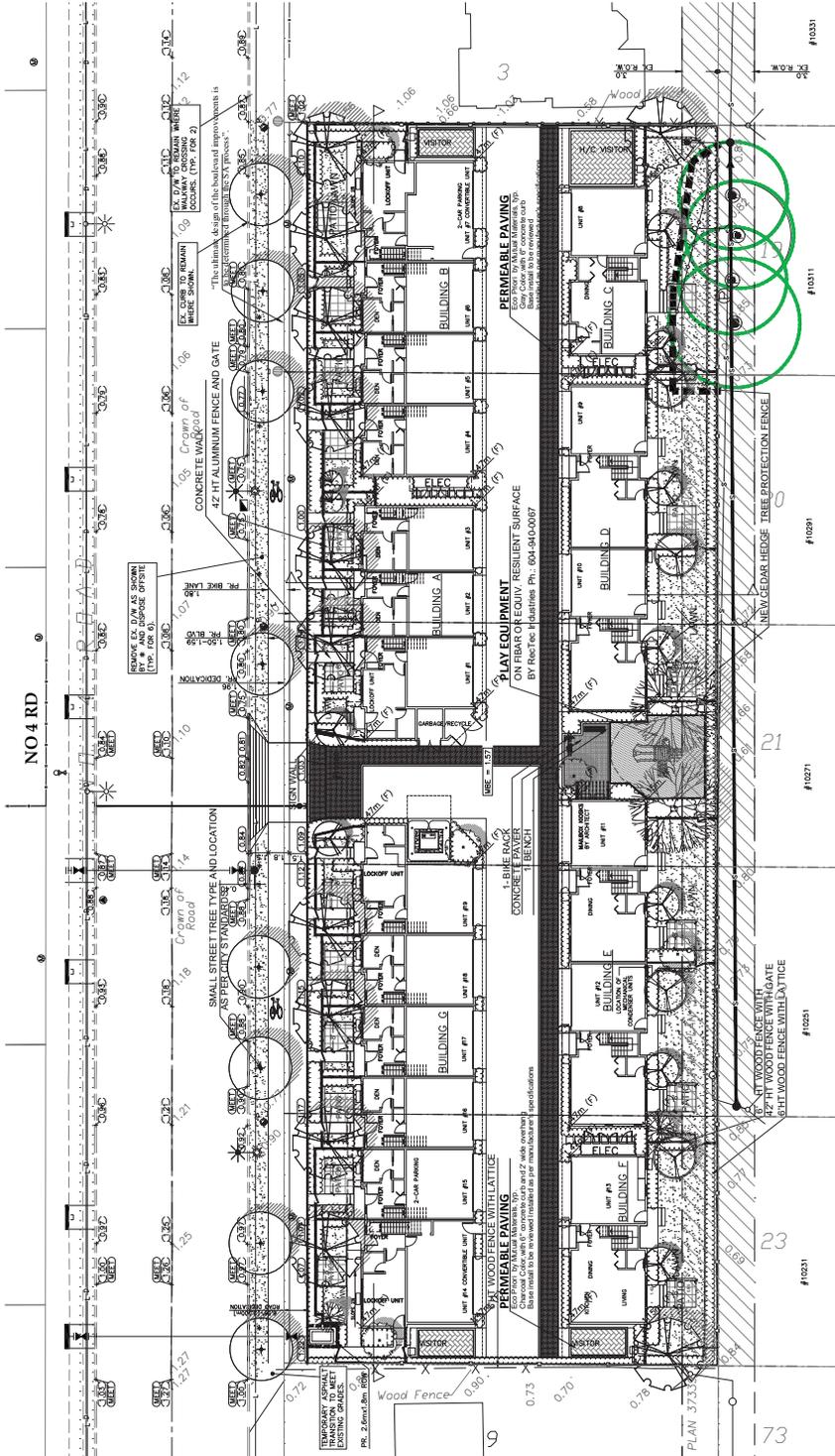
**19 UNIT TOWNHOUSE DEVELOPMENT**  
10840 - 10430 NO. 4 ROAD  
RICHMOND  
R2.18-831725

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: July 22, 2019  
SCALE: 1/16" = 1'-0"  
DRAWN: DD  
DESIGN: DD  
CHECK: PCN

PMG PROJECT NUMBER: 19-093  
OF 5

19093-029



PLANT SCHEDULE	COMMON NAME	TYPE AND LOCATION BY CITY	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 19-093
1	STREET TREE		70% CAL. AMST. DBH	
2	STREET TREE		70% CAL. AMST. DBH	
3	STREET TREE		70% CAL. AMST. DBH	
4	STREET TREE		70% CAL. AMST. DBH	
5	STREET TREE		70% CAL. AMST. DBH	
6	STREET TREE		70% CAL. AMST. DBH	
7	STREET TREE		70% CAL. AMST. DBH	
8	STREET TREE		70% CAL. AMST. DBH	
9	STREET TREE		70% CAL. AMST. DBH	
10	STREET TREE		70% CAL. AMST. DBH	
11	STREET TREE		70% CAL. AMST. DBH	
12	STREET TREE		70% CAL. AMST. DBH	
13	STREET TREE		70% CAL. AMST. DBH	
14	STREET TREE		70% CAL. AMST. DBH	
15	STREET TREE		70% CAL. AMST. DBH	
16	STREET TREE		70% CAL. AMST. DBH	
17	STREET TREE		70% CAL. AMST. DBH	
18	STREET TREE		70% CAL. AMST. DBH	
19	STREET TREE		70% CAL. AMST. DBH	
20	STREET TREE		70% CAL. AMST. DBH	
21	STREET TREE		70% CAL. AMST. DBH	
22	STREET TREE		70% CAL. AMST. DBH	
23	STREET TREE		70% CAL. AMST. DBH	
24	STREET TREE		70% CAL. AMST. DBH	
25	STREET TREE		70% CAL. AMST. DBH	
26	STREET TREE		70% CAL. AMST. DBH	
27	STREET TREE		70% CAL. AMST. DBH	
28	STREET TREE		70% CAL. AMST. DBH	
29	STREET TREE		70% CAL. AMST. DBH	
30	STREET TREE		70% CAL. AMST. DBH	
31	STREET TREE		70% CAL. AMST. DBH	
32	STREET TREE		70% CAL. AMST. DBH	
33	STREET TREE		70% CAL. AMST. DBH	
34	STREET TREE		70% CAL. AMST. DBH	
35	STREET TREE		70% CAL. AMST. DBH	
36	STREET TREE		70% CAL. AMST. DBH	
37	STREET TREE		70% CAL. AMST. DBH	
38	STREET TREE		70% CAL. AMST. DBH	
39	STREET TREE		70% CAL. AMST. DBH	
40	STREET TREE		70% CAL. AMST. DBH	
41	STREET TREE		70% CAL. AMST. DBH	
42	STREET TREE		70% CAL. AMST. DBH	
43	STREET TREE		70% CAL. AMST. DBH	
44	STREET TREE		70% CAL. AMST. DBH	
45	STREET TREE		70% CAL. AMST. DBH	
46	STREET TREE		70% CAL. AMST. DBH	
47	STREET TREE		70% CAL. AMST. DBH	
48	STREET TREE		70% CAL. AMST. DBH	
49	STREET TREE		70% CAL. AMST. DBH	
50	STREET TREE		70% CAL. AMST. DBH	
51	STREET TREE		70% CAL. AMST. DBH	
52	STREET TREE		70% CAL. AMST. DBH	
53	STREET TREE		70% CAL. AMST. DBH	
54	STREET TREE		70% CAL. AMST. DBH	
55	STREET TREE		70% CAL. AMST. DBH	
56	STREET TREE		70% CAL. AMST. DBH	
57	STREET TREE		70% CAL. AMST. DBH	
58	STREET TREE		70% CAL. AMST. DBH	
59	STREET TREE		70% CAL. AMST. DBH	
60	STREET TREE		70% CAL. AMST. DBH	
61	STREET TREE		70% CAL. AMST. DBH	
62	STREET TREE		70% CAL. AMST. DBH	
63	STREET TREE		70% CAL. AMST. DBH	
64	STREET TREE		70% CAL. AMST. DBH	
65	STREET TREE		70% CAL. AMST. DBH	
66	STREET TREE		70% CAL. AMST. DBH	
67	STREET TREE		70% CAL. AMST. DBH	
68	STREET TREE		70% CAL. AMST. DBH	
69	STREET TREE		70% CAL. AMST. DBH	
70	STREET TREE		70% CAL. AMST. DBH	
71	STREET TREE		70% CAL. AMST. DBH	
72	STREET TREE		70% CAL. AMST. DBH	
73	STREET TREE		70% CAL. AMST. DBH	
74	STREET TREE		70% CAL. AMST. DBH	
75	STREET TREE		70% CAL. AMST. DBH	
76	STREET TREE		70% CAL. AMST. DBH	
77	STREET TREE		70% CAL. AMST. DBH	
78	STREET TREE		70% CAL. AMST. DBH	
79	STREET TREE		70% CAL. AMST. DBH	
80	STREET TREE		70% CAL. AMST. DBH	
81	STREET TREE		70% CAL. AMST. DBH	
82	STREET TREE		70% CAL. AMST. DBH	
83	STREET TREE		70% CAL. AMST. DBH	
84	STREET TREE		70% CAL. AMST. DBH	
85	STREET TREE		70% CAL. AMST. DBH	
86	STREET TREE		70% CAL. AMST. DBH	
87	STREET TREE		70% CAL. AMST. DBH	
88	STREET TREE		70% CAL. AMST. DBH	
89	STREET TREE		70% CAL. AMST. DBH	
90	STREET TREE		70% CAL. AMST. DBH	
91	STREET TREE		70% CAL. AMST. DBH	
92	STREET TREE		70% CAL. AMST. DBH	
93	STREET TREE		70% CAL. AMST. DBH	
94	STREET TREE		70% CAL. AMST. DBH	
95	STREET TREE		70% CAL. AMST. DBH	
96	STREET TREE		70% CAL. AMST. DBH	
97	STREET TREE		70% CAL. AMST. DBH	
98	STREET TREE		70% CAL. AMST. DBH	
99	STREET TREE		70% CAL. AMST. DBH	
100	STREET TREE		70% CAL. AMST. DBH	

**FURNITURE LEGEND**

**PVAER LEGEND**

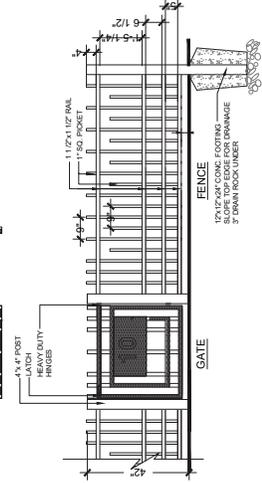
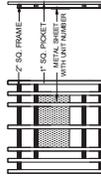


© Copyright reserved. This drawing is the property of JMC Landscape Architects and may not be reproduced or used for other projects without their permission.

**JMC**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4885 Sile Creek Drive  
Richmond, BC V6X 3A7  
P: 604.294.0911 F: 604.294.0022

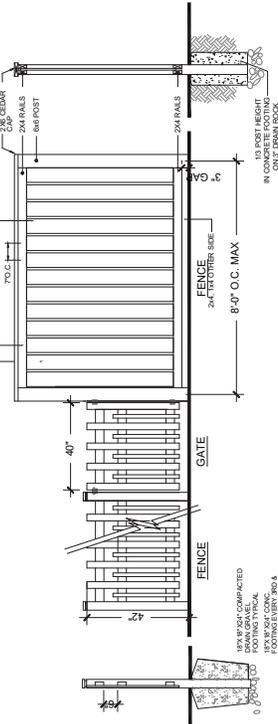
SCALE

- NOTES:
1. METAL GALVANIZED ALUMINUM PICKETS
  2. SMOOTH WELD ALL JOINTS
  3. ALL HARDWARE TO BE GALVANIZED
  4. ALL LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK PAINT.



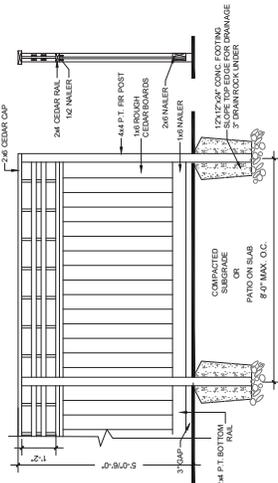
3. 42"HT ALUMINUM FENCE WITH GATE  
Street frontage  
1/2" = 1'-0"

- NOTES:
1. ALL WOOD P.T. MEMBER
  2. ALL FASTENERS HOT DIPPED GALVANIZED
  3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO MATCH ARCH; PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION
  4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.



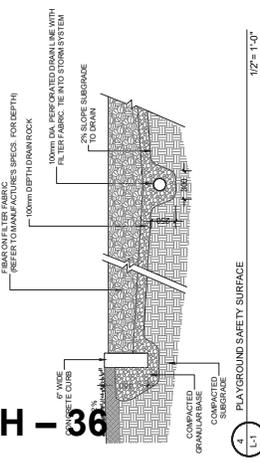
2. 6' HT PATIO SCREEN AND 8' HT WOOD FENCE WITH GATE  
1/2" = 1'-0"

- NOTES:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END JOINTS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM)
  3. ALL HARDWARE HOT DIPPED GALVANIZED
  4. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
  5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12" (1P) STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4"

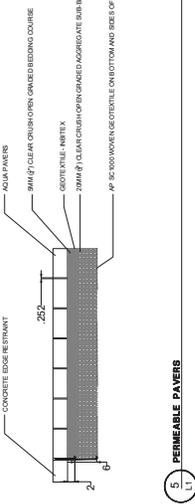


1. 6'-0" HEIGHT WOOD FENCE WITH LATTICE  
1/2" = 1'-0"

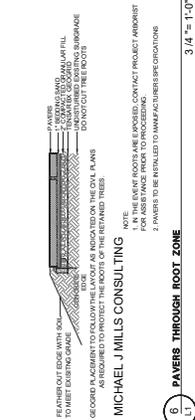
PH - 36



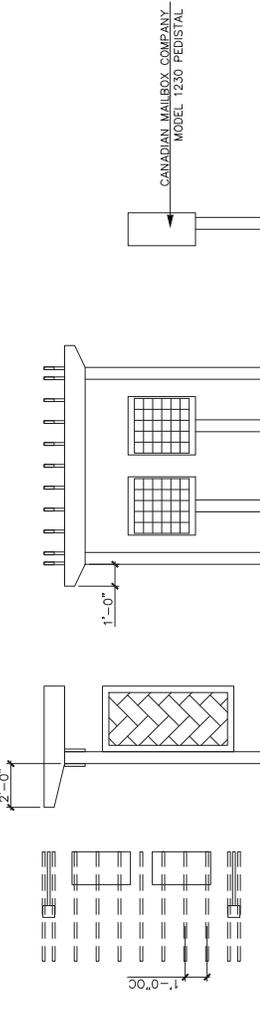
5. PERMEABLE PAVERS  
3/4" = 1'-0"



6. PAVERS THROUGH ROOT ZONE  
3/4" = 1'-0"



3. 42"HT ALUMINUM FENCE WITH GATE  
1/2" = 1'-0"



4. MAIL KIOSK  
1/2" = 1'-0"

CANADIAN MAILBOX COMPANY  
MODEL 1230 PEDISTAL

3/8" = 1'-0"

PROJECT:  
**19 UNIT TOWNHOUSE DEVELOPMENT**  
10840 - 10430 NO. 4 ROAD  
RICHMOND  
R2.18-831725

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: July 22, 2019  
SCALE:  
DRAWN: ED  
DESIGN: ED  
CHECK: PCN

PROJECT NUMBER:  
**19-093**

19093-529

OF 5

Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4885 Sile Creek Drive  
Richmond, BC V6X 4A6  
P: 604.294.0911 F: 604.294.0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.09.27	REV FOR PLAN	
2	19.10.24	REV FOR PERMITS	
3	19.11.04	REV FOR PERMITS	
4	19.11.04	REV FOR PERMITS	
5	19.11.04	REV FOR PERMITS	
6	19.11.04	REV FOR PERMITS	
7	19.11.04	REV FOR PERMITS	
8	19.11.04	REV FOR PERMITS	
9	19.11.04	REV FOR PERMITS	
10	19.11.04	REV FOR PERMITS	
11	19.11.04	REV FOR PERMITS	
12	19.11.04	REV FOR PERMITS	
13	19.11.04	REV FOR PERMITS	
14	19.11.04	REV FOR PERMITS	
15	19.11.04	REV FOR PERMITS	
16	19.11.04	REV FOR PERMITS	
17	19.11.04	REV FOR PERMITS	
18	19.11.04	REV FOR PERMITS	
19	19.11.04	REV FOR PERMITS	
20	19.11.04	REV FOR PERMITS	
21	19.11.04	REV FOR PERMITS	
22	19.11.04	REV FOR PERMITS	
23	19.11.04	REV FOR PERMITS	
24	19.11.04	REV FOR PERMITS	
25	19.11.04	REV FOR PERMITS	
26	19.11.04	REV FOR PERMITS	
27	19.11.04	REV FOR PERMITS	
28	19.11.04	REV FOR PERMITS	
29	19.11.04	REV FOR PERMITS	
30	19.11.04	REV FOR PERMITS	
31	19.11.04	REV FOR PERMITS	
32	19.11.04	REV FOR PERMITS	
33	19.11.04	REV FOR PERMITS	
34	19.11.04	REV FOR PERMITS	
35	19.11.04	REV FOR PERMITS	
36	19.11.04	REV FOR PERMITS	
37	19.11.04	REV FOR PERMITS	
38	19.11.04	REV FOR PERMITS	
39	19.11.04	REV FOR PERMITS	
40	19.11.04	REV FOR PERMITS	
41	19.11.04	REV FOR PERMITS	
42	19.11.04	REV FOR PERMITS	
43	19.11.04	REV FOR PERMITS	
44	19.11.04	REV FOR PERMITS	
45	19.11.04	REV FOR PERMITS	
46	19.11.04	REV FOR PERMITS	
47	19.11.04	REV FOR PERMITS	
48	19.11.04	REV FOR PERMITS	
49	19.11.04	REV FOR PERMITS	
50	19.11.04	REV FOR PERMITS	
51	19.11.04	REV FOR PERMITS	
52	19.11.04	REV FOR PERMITS	
53	19.11.04	REV FOR PERMITS	
54	19.11.04	REV FOR PERMITS	
55	19.11.04	REV FOR PERMITS	
56	19.11.04	REV FOR PERMITS	
57	19.11.04	REV FOR PERMITS	
58	19.11.04	REV FOR PERMITS	
59	19.11.04	REV FOR PERMITS	
60	19.11.04	REV FOR PERMITS	
61	19.11.04	REV FOR PERMITS	
62	19.11.04	REV FOR PERMITS	
63	19.11.04	REV FOR PERMITS	
64	19.11.04	REV FOR PERMITS	
65	19.11.04	REV FOR PERMITS	
66	19.11.04	REV FOR PERMITS	
67	19.11.04	REV FOR PERMITS	
68	19.11.04	REV FOR PERMITS	
69	19.11.04	REV FOR PERMITS	
70	19.11.04	REV FOR PERMITS	
71	19.11.04	REV FOR PERMITS	
72	19.11.04	REV FOR PERMITS	
73	19.11.04	REV FOR PERMITS	
74	19.11.04	REV FOR PERMITS	
75	19.11.04	REV FOR PERMITS	
76	19.11.04	REV FOR PERMITS	
77	19.11.04	REV FOR PERMITS	
78	19.11.04	REV FOR PERMITS	
79	19.11.04	REV FOR PERMITS	
80	19.11.04	REV FOR PERMITS	
81	19.11.04	REV FOR PERMITS	
82	19.11.04	REV FOR PERMITS	
83	19.11.04	REV FOR PERMITS	
84	19.11.04	REV FOR PERMITS	
85	19.11.04	REV FOR PERMITS	
86	19.11.04	REV FOR PERMITS	
87	19.11.04	REV FOR PERMITS	
88	19.11.04	REV FOR PERMITS	
89	19.11.04	REV FOR PERMITS	
90	19.11.04	REV FOR PERMITS	
91	19.11.04	REV FOR PERMITS	
92	19.11.04	REV FOR PERMITS	
93	19.11.04	REV FOR PERMITS	
94	19.11.04	REV FOR PERMITS	
95	19.11.04	REV FOR PERMITS	
96	19.11.04	REV FOR PERMITS	
97	19.11.04	REV FOR PERMITS	
98	19.11.04	REV FOR PERMITS	
99	19.11.04	REV FOR PERMITS	
100	19.11.04	REV FOR PERMITS	

CLIENT: Seabank Pines, GEO Dev.  
WITH: MATTHEW CHENG ARCHITECT INC.

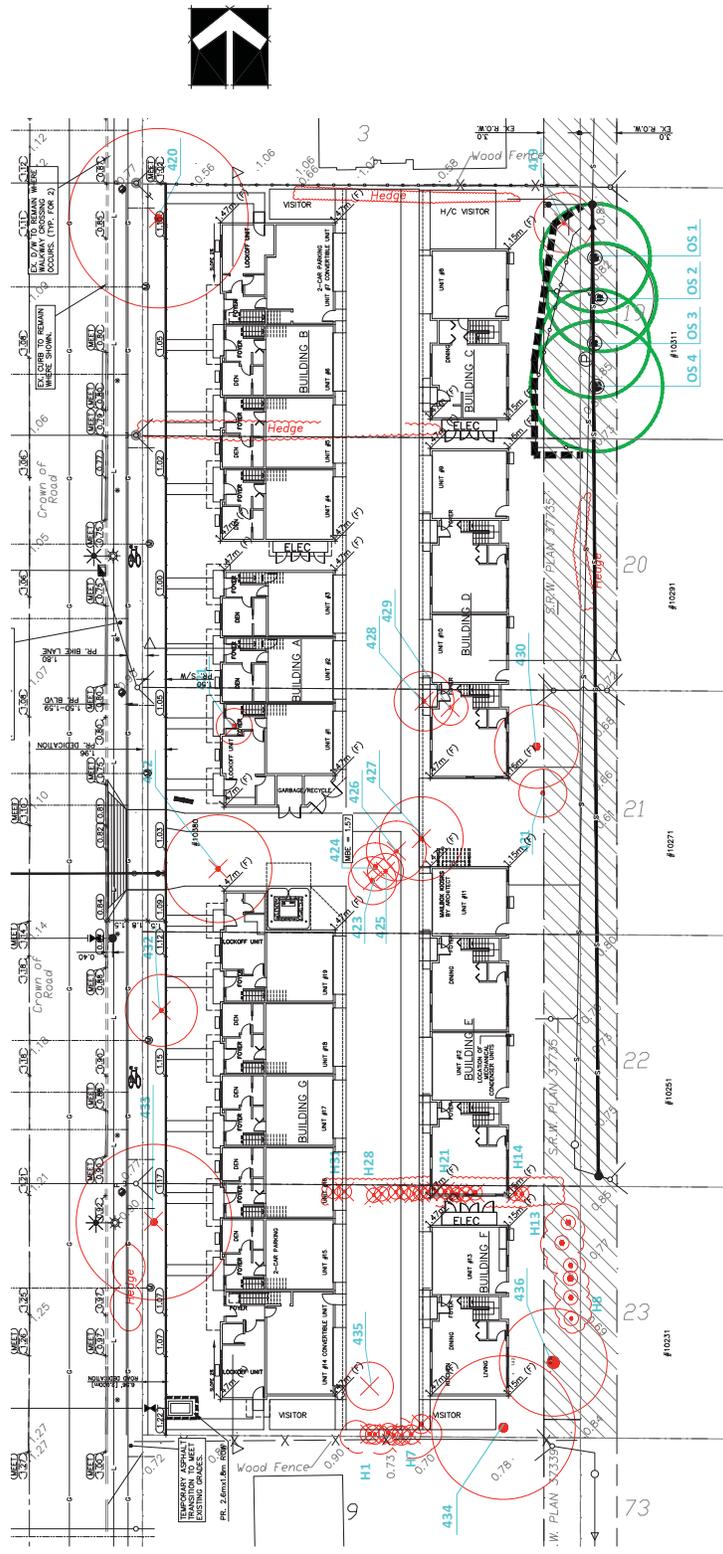
PROJECT:  
**19 UNIT TOWNHOUSE DEVELOPMENT**  
10340 - 10430 NO. 4 ROAD  
RICHMOND  
R2.18-831725

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: July 22, 2019  
SCALE: 1/16" = 1'-0"  
DRAWN: ED  
DESIGN: ED  
CHECK: PCA

PMG PROJECT NUMBER:  
**19-093**

19093-029



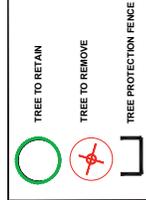
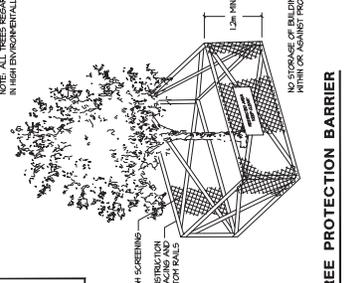
431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
OS1	Hemlock	60	3.60
OS2	Hemlock	60	3.60
OS4	Western red cedar	85	5.10

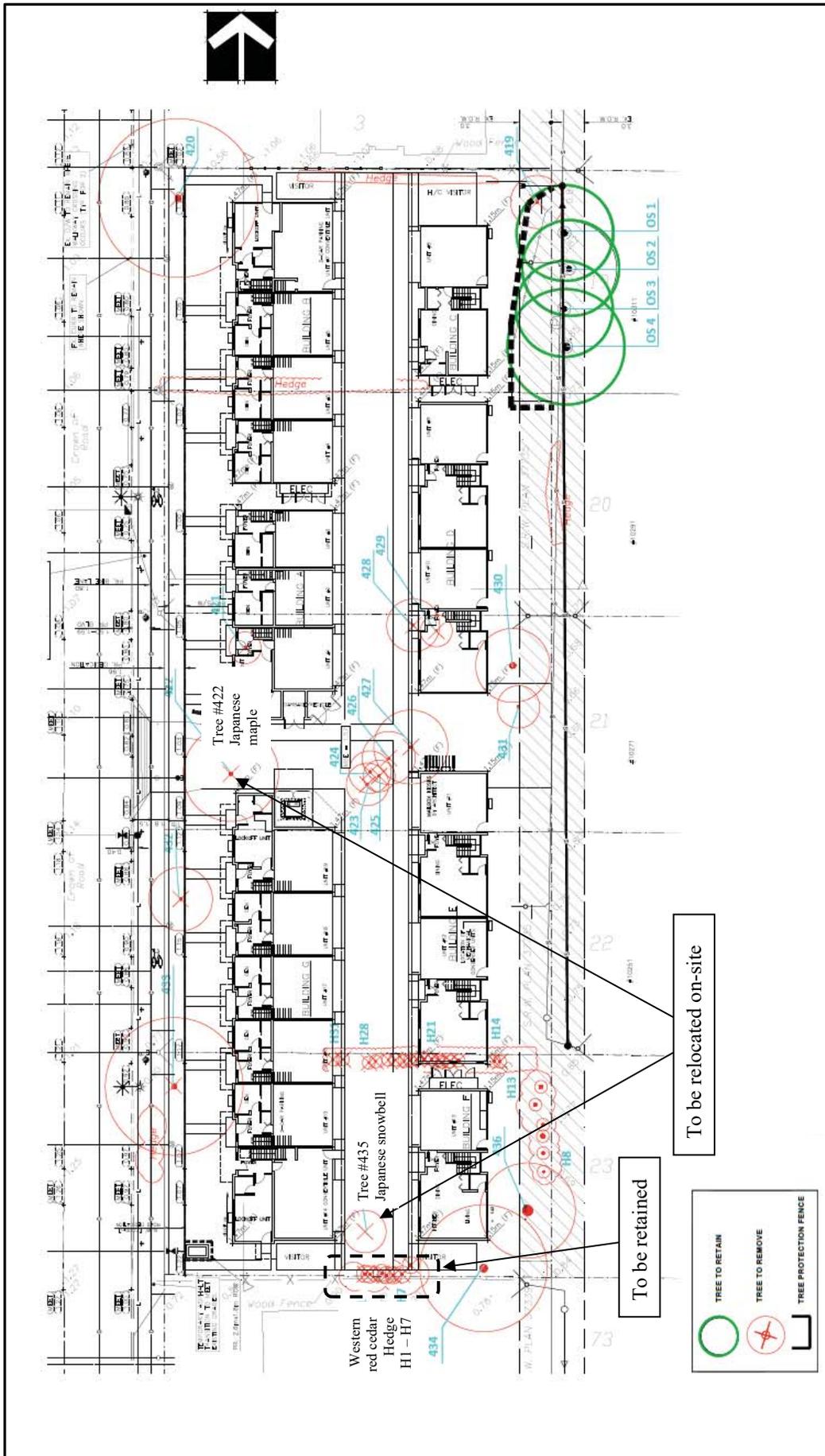
Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

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

TREE PROTECTION DISTANCE TABLE	
TRUNK DBH (CM)	MINIMUM REQUIRED DISTANCE FROM TRUNK IN METERS
25	1.2
30	1.5
35	1.8
40	2.1
45	2.4
50	2.7
55	3.0
60	3.3
65	3.6
70	3.9
75	4.2
80	4.5
85	4.8
90	5.1
95	5.4
100	5.7

1.50 METRE TREE PROTECTION DISTANCE FOR TREES LARGER THAN 100MM DBH.  
\*10 METRE AT BREAST HEIGHT OR 1.4M FROM GRAZEL.







**Address:** 10340, 10360, 10380, 10400 and 10420 No. 4 Road

**File No.:** RZ 18-831725

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10261, the developer is required to complete the following:**

1. 2.0 m road dedication along the entire site frontage.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Retention of on-site trees #422 and #435, and off-site trees #OS1, #OS2, #OS3 and #OS4, requires the following:
  - a) 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.
  - b) Submission of a Tree Survival Security to the City in the amount of \$3,000 for the four off-site trees to be retained (\$750/tree).
  - c) 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. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise generated by No 4 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
5. Registration of a flood indemnity covenant on title.
6. 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 future developments to the north of the site, 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.
7. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
8. Contribution of \$1,769 per dwelling unit (e.g. \$33,611) in-lieu of on-site indoor amenity space to go towards development of City facilities.
9. City acceptance of the developer’s offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$215,051.65) to the City’s affordable housing fund.
10. 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 are 288 L/s of water available at 20 psi residual at the hydrant on the west side of No. 4 Road, fronting lot 10491 No 4 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b) The Developer is required to:
- i. Confirm with Richmond Fire Rescue (RFR) that the fire hydrant on the west side of No. 4 Road, fronting lot 10491 No 4 Road, is sufficient to service the development. Knowing that in the event of an emergency the Fire Truck and hose would shut down No. 4 Road in both the North and South directions if the hydrant at 10491 No 4 Road will be utilized.
  - ii. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - iii. Provide right of way for water meter chamber, exact dimensions and location of the right of way shall be finalized at the servicing agreement stage.
- c) At the Developer's cost, the City is to:
- i. Cut and cap at main the existing water service connections at the No. 4 Road frontage.
  - ii. Install a new water service connection at the No. 4 Road frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer.

#### **Storm Sewer Works**

- d) At the Developer's cost, the City will:
- i. Cut and cap the existing connections along No. 4 Road frontage.
  - ii. Remove all old connections and install one new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.

#### **Sanitary Sewer Works**

- e) The Developer is required to:
- i. Replace the existing sanitary sewer along the rear yard to 200mm diameter PVC, approximately 80m in length, and install one new 1200mm manhole 1.5m south of the northern property line. An additional 1200mm manhole to be installed at high end of system, located at southern PL of lot 10400 No 4 Road. This is required as the current sanitary line will sit beneath the necessary retaining wall (and approx. 1m of fill) required to raise the site above flood construction level.
  - ii. The new sanitary sewer is to sit 1.5m east of the property line, in the middle of the City's right of way within the properties to the east.
  - iii. Notify neighbors to the east about the required sanitary works occurring in the City's right of way within their property line.
  - iv. Re-connect existing single family homes to east of development to the new sanitary sewer as they are part of the same system.
  - v. Restore all rear yard landscaping that would be impacted by the sanitary works at developer's cost.
  - vi. Provide one new sanitary service connection to accommodate the development at the northern property line.
  - vii. All site preparation works (e.g., preload, etc.) and building foundation works shall not commence until the required sanitary works are complete. Therefore, the developer may have to finalize the SA design and construct the sanitary works prior to site preparation works.
- f) At the Developer's cost, the City is to:
- i. Cap existing sanitary connections along the property line.

#### **Frontage Improvements**

- g) The Developer is required to:
- i. Coordinate with BC Hydro, Telus, and other private communication service providers to:
  - ii. Review existing street lighting levels along No. 4 Road and upgrade accordingly along development's frontage.

- iii. Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

**General Items**

h) The Developer is required to:

- i. Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of pre-load and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
- ii. 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.

11. Ensure that, via the Servicing Agreement process, the required replacement of sanitary infrastructure is accommodated through:

a) the removal of trees that are located within the existing sanitary statutory right-of-way, including:

- i. provision of additional replacement trees (two replacement trees for every off-site tree that permission is obtained for removal) reflected on an updated landscaping plan or tree planting plan and submission of a Landscape Security in the amount of \$750 per additional replacement tree; minimum 6 cm deciduous caliper or 3.5 m high conifers). NOTE: minimum replacement size to be as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**; or
- ii. provision of the developer's offer to voluntarily contribute \$750 per additional replacement tree that is unable to be planted on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.

b) provision of additional statutory right-of-way area, for which the design must be prepared in accordance with City specifications & standards. Works to be secured via Servicing Agreement (SA). The maintenance & liability responsibility is to be clearly noted. 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; or;

c) an alternative solution that is acceptable to City Engineering staff.

12. If deemed necessary by City Engineering staff via the Servicing Agreement process, registration of a new sanitary statutory right-of-way (or modification of the existing statutory right-of-way) on the subject site in order to accommodate sanitary infrastructure.

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

13. Ensure that, via the Servicing Agreement process, the required replacement of sanitary infrastructure is accommodated through:

a) the removal of trees that are located within the existing sanitary statutory right-of-way, including:

- iii. provision of additional replacement trees (two replacement trees for every off-site tree that permission is obtained for removal) reflected on an updated landscaping plan or tree planting plan and submission of a Landscape Security in the amount of \$750 per additional replacement tree; minimum 6 cm deciduous caliper or 3.5 m high conifers). NOTE: minimum replacement size to be as per **Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees**; or
- iv. provision of the developer's offer to voluntarily contribute \$750 per additional replacement tree that is unable to be planted on-site to the City's Tree Compensation Fund for the planting of replacement trees within the City.

b) provision of additional statutory right-of-way area, for which the design must be prepared in accordance with City specifications & standards. Works to be secured via Servicing Agreement (SA). The maintenance & liability

responsibility is to be clearly noted. 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; or;

c) an alternative solution that is acceptable to City Engineering staff.

14. Ensure that no part of a building, structure hard ground surface or tree is proposed to be located within or encroach into an existing or proposed statutory right-of-way.
15. Submission of a Landscape Plan and a landscaping cost estimate that (including installation costs), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The cost estimate should include a 10% contingency. The Landscape Plan should:
  - ensure that a total of 32 replacement trees are planted and maintained (minimum 6 cm deciduous caliper or 3.5 m high conifers).
  - not include hedges or trees within a sanitary SRW
  - not include hedges along the front property line;
  - not include species that are prone to contemporary blights;
  - include a mix of coniferous and deciduous trees; and
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
10	6 cm	3.5 m
12	8 cm	4 m
4	9 cm	5 m
2	10 cm	5.5 m
4	11 cm	6 m

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

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

17. 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 (BC Energy Step Code Step 3 or better), in compliance with the City’s Official Community Plan.

**Prior to a Development Permit\* being forwarded to Council for consideration, the development must complete the following requirements:**

18. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect plus a 10% contingency.

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

19. 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.

20. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
21. 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 10261 (RZ 18-831725)  
10340, 10360, 10380, 10400 and 10420 No. 4 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 (RTM2)**”

P.I.D. 003-561-674

Legal Lot 4, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W,  
New Westminster Land District

P.I.D. 003-586-626

Lot 5, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster  
Land District

P.I.D. 004-058-941

Lot 6, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster  
Land District

P.I.D. 010-121-790

Lot 7, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster  
Land District

P.I.D. 003-823-865

Lot 8, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster  
Land District

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10261**”.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


<b>To Public Hearing</b>	
Date:	June 21, 2021
Item #:	1
Re:	Bylaw 10261

**CityClerk**

**From:** Kevin Zhao <kangzhaoly@hotmail.com>  
**Sent:** June 10, 2021 7:38 PM  
**To:** CityClerk  
**Subject:** Rezoning Opposition ; Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725)

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Council,

*RE: Rezoning Opposition ; Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725)*

*I am writing to express my strong opposition to Richmond Zoning Bylaw 8500, Amendment Bylaw 10261 (RZ 18-81725), the proposed rezoning at the 10340, 10360, 10380, 10400 and 10420 No. 4 Road, Richmond. While the local community may be unable to prevent development, that in itself will be detrimental to the area. Nearly all residents in the No. 4 Road (between Williams Rd and Steveston Hwy) neighborhoods are completely opposed to the addition of a multi-family housing, since that will cause traffic and safety problems and will create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community.*

*Traffic of vehicle and safety of pedestrians are major areas of concern. No. 4 Road is the arterial roads. Traffic jams at the intersection of Williams Rd & No. 4 Rd already spans along No. 4 Rd between Williams Rd and Steveston Hwy, and the intersection of No. 4 Rd & Steveston Hwy is routinely blocked by traffic turning onto Steveston Hwy during rush hour. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing nine neighborhoods (between 10391 ~ 10551 No. 4 Rd). The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the traffic around area is continuing to increase, and heavy traffic is already common at times around No. 4 Road (between Williams Rd and Steveston Hwy).*

*Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.*

*Neatly planned single-family detached houses have been observed in the area of No. 4 Road (between Williams Rd and Steveston Hwy), and the proposed planning will be inconsistent with the neighborhoods developed in the area. The 13 multi-family townhouses along No. 4 Road with three storeys will obviously severely damage community image, which should be carefully assessed prior to approving development. Any planned development of the property should consider the long-term impact to community integration.*

*Property values are likely to go down in the area if the 19 multi-family townhouses are built. I was disappointed that not enough notices were mailed to our communities.*

*I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.*

*Thank you for your continued service and support of our communities.  
Best regards,*

*The owner of 10511 No. 4 Rd, Richmond  
Kang (Kevin) Zhao*

Sent from Mail for Windows 10



# City of Richmond

## Report to Committee

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

**Date:** April 1, 2021  
**File:** 08-4105-00/Vol 1

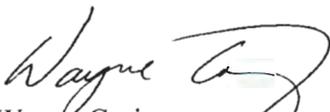
**Re:** Referral on Rental and Age Restrictions in Future Development

### Staff Recommendation

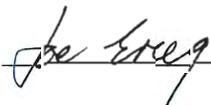
1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257, which would restrict a strata corporation from imposing rental and age restrictions in future rezoning applications for multiple family residential developments, be introduced and given first reading.
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said Program and Plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.

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

WC:jdr

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

## Staff Report

### Origin

On February 2, 2021, Planning Committee passed the following referral:

*That staff create a policy that would allow for all future developments to require no rental restrictions or age restrictions, in perpetuity.*

This report responds to the referral motion and presents a policy for Committee and Council's consideration.

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

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

*6.1 Ensure and effective OCP and ensure development aligns with it.*

### Background

On February 2, 2021, Planning Committee considered a site-specific rezoning and Official Community Plan (OCP) amendment application by Polygon Talisman Park Ltd. for a mixed-use mid-rise and high-rise development including 156 affordable rental units, 120 market rental, 1,014 strata unit residential units and limited commercial within the Capstan Village area of the City Centre (RZ 18-836123). As part of its consideration of the application, Planning Committee resolved that the application be revised to "include registration of a legal agreement to ensure no strata bylaws may be adopted that would restrict the ability to rent any of the strata units or the imposition of age restriction on occupants of any strata unit on title in perpetuity on this development".

As a result of the discussion on February 2, 2021, with regard to rental availability, Planning Committee then passed the above noted referral motion to direct staff to create a policy to secure these commitments in all future developments.

### Analysis

#### Proposed OCP Policy

The City of Richmond's OCP provides an overarching framework for future growth and development.

Official Community Plan Bylaw 9000, Amendment Bylaw No. 10257, would introduce a new policy to the OCP that would require as a condition of a multiple family rezoning that the developer register a legal agreement, under Section 219 of the *Land Title Act*, on title that would prohibit future strata corporations from imposing a bylaw that would restrict the ability for an owner of the strata unit to rent out their unit or imposing a bylaw that would set an age restriction

on owners and/or tenants of the building in perpetuity. The required legal agreement would be registered on title prior to rezoning bylaw amendment adoption. Staff note that the above referenced legal agreement would not be required for units secured as Low End of Market Rental (LEMR) or market rental, as these units are subject to their own separate housing agreements, legal agreements, and in many cases rental tenure zoning.

The proposed policy would be incorporated into Section 3.3 (Diverse Range of Housing Types, Tenure and Affordability) of the City's OCP and would apply to all rezoning applications for townhouse or multiple family dwellings, in all areas of the City.

#### Form J Rental Disclosure Statements

During the February 8, 2021 Council meeting there was some discussion about the filing of a Form J Rental Disclosure Statement by a developer and whether a legal agreement prohibiting a strata corporation from imposing rental restrictions was needed.

A "Form J Rental Disclosure Statement" ("Form J") forms part of the developer's disclosure to potential purchasers where the developer intends to rent (or preserve the right to rent) any number or all of the residential strata lots for a specified period of time. The "Form J" is typically filed as part of the initial disclosure statement to the Provincial Superintendent of Real Estate in accordance with the *Strata Property Act*. The City is not party to a developer's Disclosure Statements and does not have the ability to enforce a Strata Corporation's compliance.

The "Form J" effectively exempts the application of strata rental bylaws to the units specified in the form for the specified period of time. For those that were filed after January 1, 2010, the "Form J" applies to the developer, the initial purchasers, and the successive unit owners, regarding the rental of the units. The "Form J" however does not prohibit a Strata Council from passing a rental bylaw, and if so passed, the onus would be on the individual owner to know that if their unit was listed on the "Form J" that the Strata Corporation's Bylaw would not apply.

Staff note that there is no equivalent disclosure statement or form respecting age restrictions within residential strata developments.

The registration of a legal agreement is in staff's view a more transparent and effective mechanism of ensuring that a strata corporation does not impose rental restrictions than the "Form J". The legal agreement would be registered on the Title of all residential strata units for property owners to see. If the property is transferred, legal agreements registered on Title should be disclosed as part of the property transfer, such that all owners (including subsequent owners of any unit) will be aware of their ability to rent their unit. In addition, the City would be a party to the agreement and would therefore be able to take action in the event that the City is advised that a strata corporation has taken action to impose a rental or age restriction contrary to the legal agreement.

Age Restrictions

Under the *Strata Property Act* a Strata Corporation may pass a bylaw that restricts the age of persons who reside in a strata lot. In order to ensure that a Strata Corporation does not pass such a bylaw, a legal agreement registered on title through the rezoning process would be required. The proposed OCP amendment incorporates Council’s direction to prohibit age restrictions in typical multiple-family rezoning applications while also retaining Council’s discretion to waive the requirement for applications proposing age specific development (i.e. seniors independent living) should they wish.

**Public Consultation**

The provision of rental housing is a fundamental component in meeting the City’s housing objectives. City Council has also expressed a desire to see rental housing policies advanced in a timely manner. Accordingly, staff recommend that public consultation regarding the policy change contemplated in this report occur as part of Council’s consideration of the proposed OCP bylaw. This approach will provide interested stakeholders with multiple opportunities to provide their views to City Council as part of the statutory bylaw amendment process.

Should Planning Committee endorse this bylaw, the bylaw will be forwarded to the next open Council Meeting for City Council’s consideration. Should City Council grant first reading to the OCP amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and Public Hearing will provide any interested party with an opportunity to provide comments directly to City Council.

Staff have reviewed the proposed OCP amendment, with respect to the Local Government Act and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral necessary, as they are not affected.
Richmond School Board	No referral necessary, as the proposed amendment does not increase the amount of school aged children.
The Board of Metro Vancouver	No referral necessary, as they are not affected.
The Councils of adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as they are not affected.

Stakeholder	Referral Comment (No Referral necessary)
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Vancouver Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups including the Urban Development Institute and Richmond Community Services Advisory Committee will be notified when this report is made public and will have the opportunity to comment on the proposed OCP amendment at Planning Committee and at a Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

Official Community Plan Bylaw 9000, Amendment Bylaw 10257, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

**Staff Comments**

Proposed Official Community Plan Bylaw 9000, Amendment Bylaw 10257, ensures the ability for any future residential strata unit to be rented. It also prohibits a Strata Council from passing a bylaw to restrict the age of occupants within any future strata unit.

Census data indicates that approximately 30% of condominium units in Richmond are occupied by renter households. This policy would ensure that new residential strata units continue to be made available to renter households. Rental units secured in this manner are an important component of the rental inventory in Richmond. These units also support the City objective of encouraging a range of housing and tenure options for Richmond residents.

**Financial Impact or Economic Impact**

None.

**Conclusion**

In response to the referral direction from Planning Committee, staff have prepared a policy for inclusion in the City’s Official Community Plan to prohibit Strata Corporations from imposing rental and age restrictions on strata units, for Committee and Council’s consideration. It is therefore recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10257 be introduced and given first reading.



Joshua Reis, MCIP, RPP, AICP  
 Program Manager, Development

(604-204-8653)  
 JDR:blg



Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10257
(Prohibiting Rental and Age Restrictions
in Multiple Family Residential Rezoning Applications)

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

- 1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.3: Diverse Range of Housing Types, Tenure and Affordability, Objective 1: Encourage a variety of housing types, mixes and densities to accommodate the diverse needs of residents, by inserting the following policy immediately after policy c) and renumbering the remaining sections accordingly:
'd) As a condition of rezoning for all townhouse or multiple family housing development projects, to require that no residential dwelling unit shall be restricted from being rented and that the future strata may not impose restrictions on the age of occupants within any residential strata lot, unless otherwise determined by Council.'
2. This Bylaw may be cited as 'Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10257'.

FIRST READING

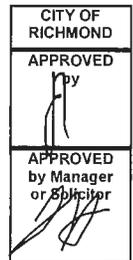
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signature or date entry.



MAYOR

CORPORATE OFFICER

To Public Hearing
Date: June 21, 2021
Item #: 2
Re: Bylaw 10257

**CityClerk**

---

**From:** Bob Watt <wattisbob@hotmail.com>  
**Sent:** May 19, 2021 7:30 AM  
**To:** CityClerk  
**Subject:** ban on age restriction in condo/rentals, submission for public hearing

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

This is a terrible idea. Many people's quality of life suffers when they have to put up with young noisy people sharing their living space. Over 20% of our population is seniors. They deserve the right to live in a building with people of a similar age and not young families. Rather than banning them the city should allow 20% of stratas and rentals to be for seniors only. Figure out what percentage of our current stocks are age restricted and only allow new building to be allowed to age restrict when the percentage of units in the city is below 20% (or whatever number is fair). If the level is at or above that percentage then any new building application would be prevented from having an age restriction.

Bob Garnett  
4555 Britannia Dr.  
Richmond, 604-880-0364

Sent from Mail for Windows 10