

# PREVIOUS PUBLIC CONCERNS

Below are public concerns on the previous proposal that came out of the first Public Information Meeting (PIM).

We have taken these concerns on board and addressed them in the new proposal.

## REMOVAL OF EXISTING TREES

- mature tree being removed
- privacy concerns

## BUILDING HEIGHT

- facing Cavendish Drive
- facing existing single family
- window locations

## CAVENDISH DRIVE CONNECTION

- increased traffic flow
- Townhouse access

# HOW HAVE THESE BEEN ADDRESSED

## EXISTING TREES

Interior drive aisle and townhouse layout revised to preserve mature and healthy trees.

Existing mature sequoia & spruce trees to be retained and incorporated into the proposed outdoor amenity space. Trees of good health and structure will be retained along the south, east and west property line. Existing trees will be integrated into the overall landscape design.

## BUILDING HEIGHT

Townhouses fronting Cavendish Drive have been reduced from 3 storey to 2.5 storey. This will help relate to the scale of the existing single family homes within the neighbourhood.

Townhouses fronting onto the public walkway along the south property line have been reduced from 3 storey to 2 storey. With the public walkway and proposed landscaping this will reduce the exposure and limit the building massing.

Townhouses adjacent to existing single family lots have been reduced from 3 storey to 2 storey.

Townhouse windows will be orientated away from existing single family homes and yards to maximize privacy for current homeowners.

## CAVENDISH DRIVE CONNECTION

Proposed Cavendish Drive connection will improve pedestrian circulation to No 1 Road, transit and neighbourhood circulation. Bollards to be installed at each end to ensure no public vehicle access.

Bollards will be fitted with locks to allow for emergency vehicle access only.

The Cavendish Drive road width has been reduced from 15m to 6m width. The reduced road width provides an increased landscaped boulevard between single family lots and townhouse development.

Cavendish Drive connection provides a closed off "open space" for neighbourhood activities.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve infrastructure by connecting watermains on either side of Cavendish Drive.

## NO 1 ROAD FRONTAGE & PUBLIC WALKWAY TO CAVENDISH DRIVE

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk with landscaped buffer. The wider 1.5m sidewalk will provide a safer walkway for pedestrian flow and will be set back from No 1 Road.

New paved pedestrian walkway between No1 Road and Cavendish Drive will increase neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

The pedestrian walkway will be lit with street lights to provide a secure walkway for pedestrians and neighbouring houses.

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**YAMAMOTO  
ARCHITECTURE**

202 - 33 East 8th Avenue  
Vancouver, BC V5T 1R5  
T - 604 731 1127 F - 604 731 1327

PROJECT -

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND  
4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -  
PUBLIC CONCERNS

SCALE -

DATE - MAY 06 2019

DRAWN - BS

CHECKED -

SHEET NO. -

A

PROJ NO - 1711

# APPLICABLE CITY POLICIES

## RICHMOND 2041 OFFICIAL COMMUNITY PLAN

### GOALS:

1. Welcome and Diverse  
The City is inclusive and designed to support the needs of a diverse and changing population.
2. Connected and Accessible  
People are connected to and interact with each other. Places, buildings, and activities are connected and easily accessed by everyone.
3. Valued for its Special Places
4. Adaptive.

## ARTERIAL ROAD POLICY

"The City supports densification along its arterial roads. The purpose of this densification is to locate developments on arterial road properties in close proximity to commercial services, public amenities, schools, and transit service."

## LOT SIZE POLICY

Minimum Lot Size: Subzone RS2/B  
=360SM (3,875 SQFT)

## 2017 - 2027 AFFORDABLE HOUSING STRATEGY

### LOW END MARKET RENTAL POLICY (LEMR)

"LEMR units are secured as affordable in perpetuity through legal agreements on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households."

# PROJECT SUMMARY

Development Application:  
Formal Rezoning & Official Community Plan (OCP) Amendment Application.

Connect Cavendish Drive, eliminating dead ends and improving pedestrian circulation. Bollards to be installed at each end to ensure no public vehicle access.

Improve infrastructure by connecting watermains on either side of Cavendish Drive.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk.

Create a pedestrian walkway between No1 Road and Cavendish Drive. Increasing neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

Create two new single family lots to complete the single family character of the block. Driveway access to each lot from the south end of Cavendish Drive.

Proposed single family lots to include a secondary suite within the proposed dwelling.

Minimize increase in traffic along Cavendish by providing all vehicular access to townhouse site from No. 1 Road.

Within the 35 unit development there will be provide six Low-End Market Rental units (LEMR) to provide affordable housing options and 4 Convertible units to provide options for aging in place and provide housing opportunities for different needs.

Orient windows away from existing single family homes and yards to maximize privacy for current homeowners.

Amend OCP to provide additional townhouses in the eastern portion of the site to offset the cost of Cavendish Drive dedication and construction.

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PROJECT --

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DRAWING TITLE --  
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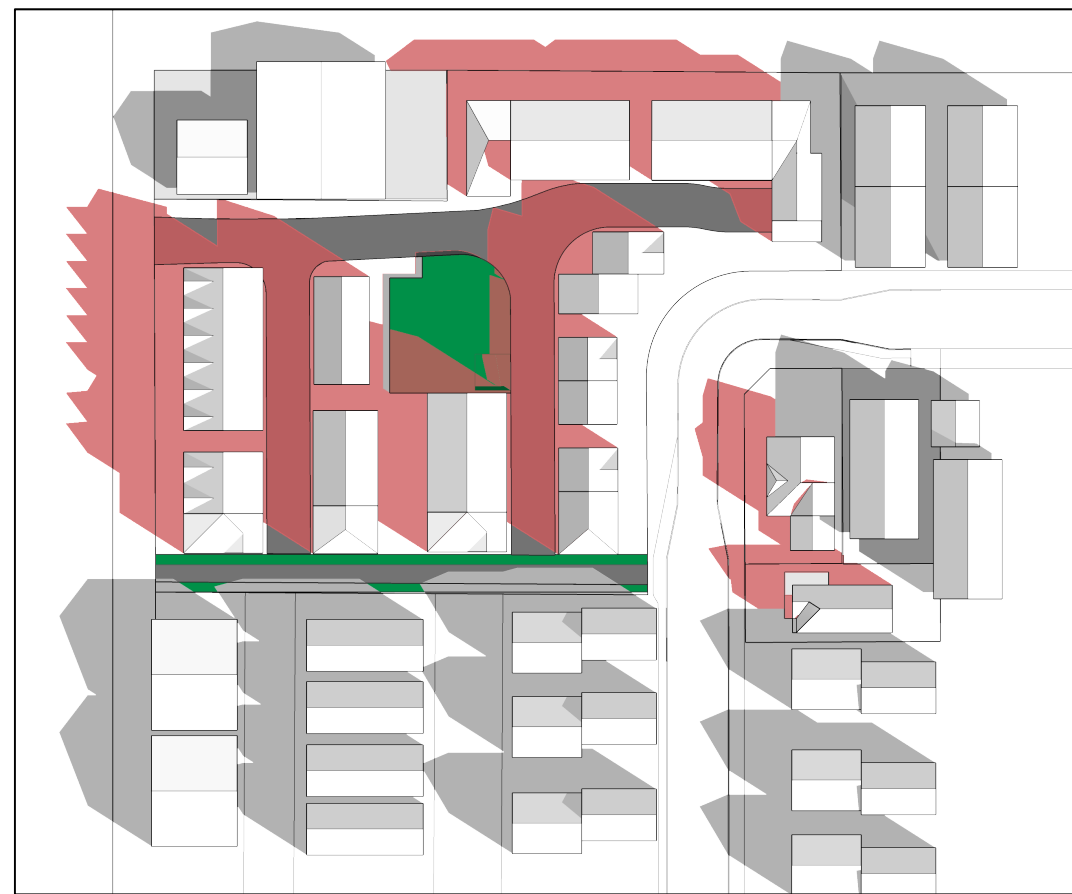
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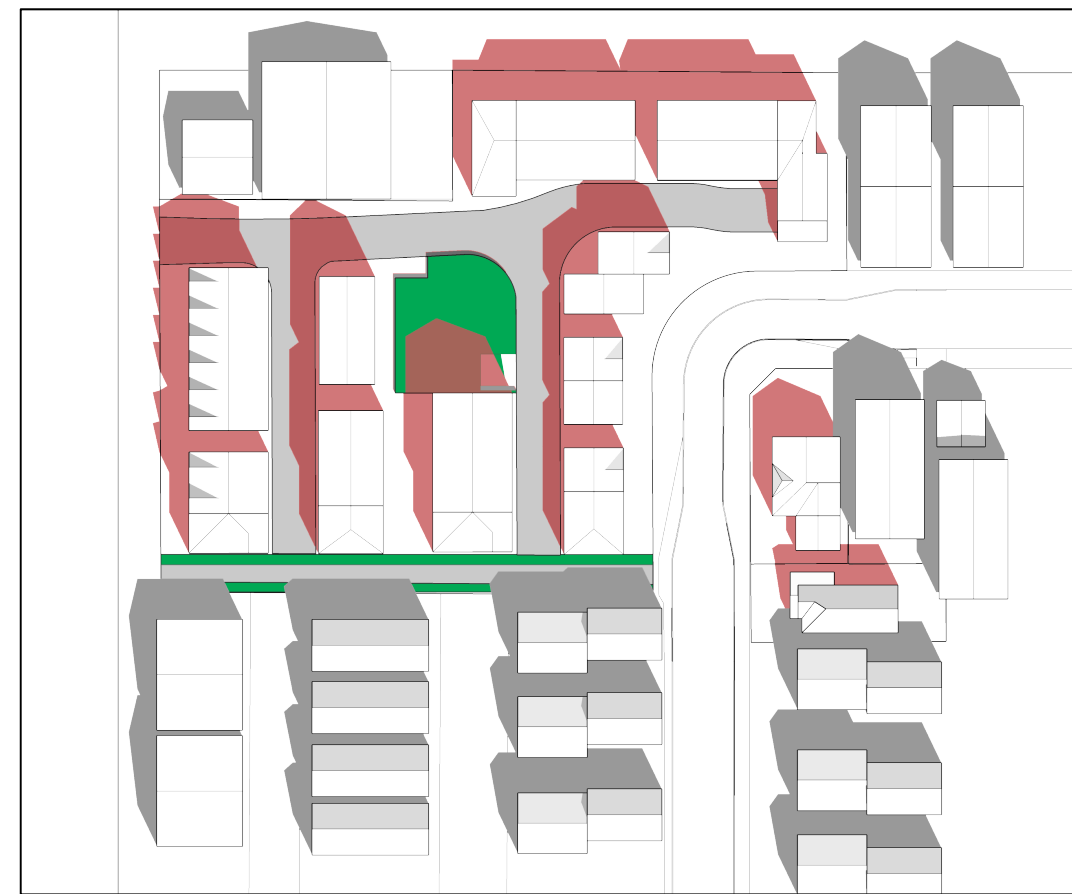
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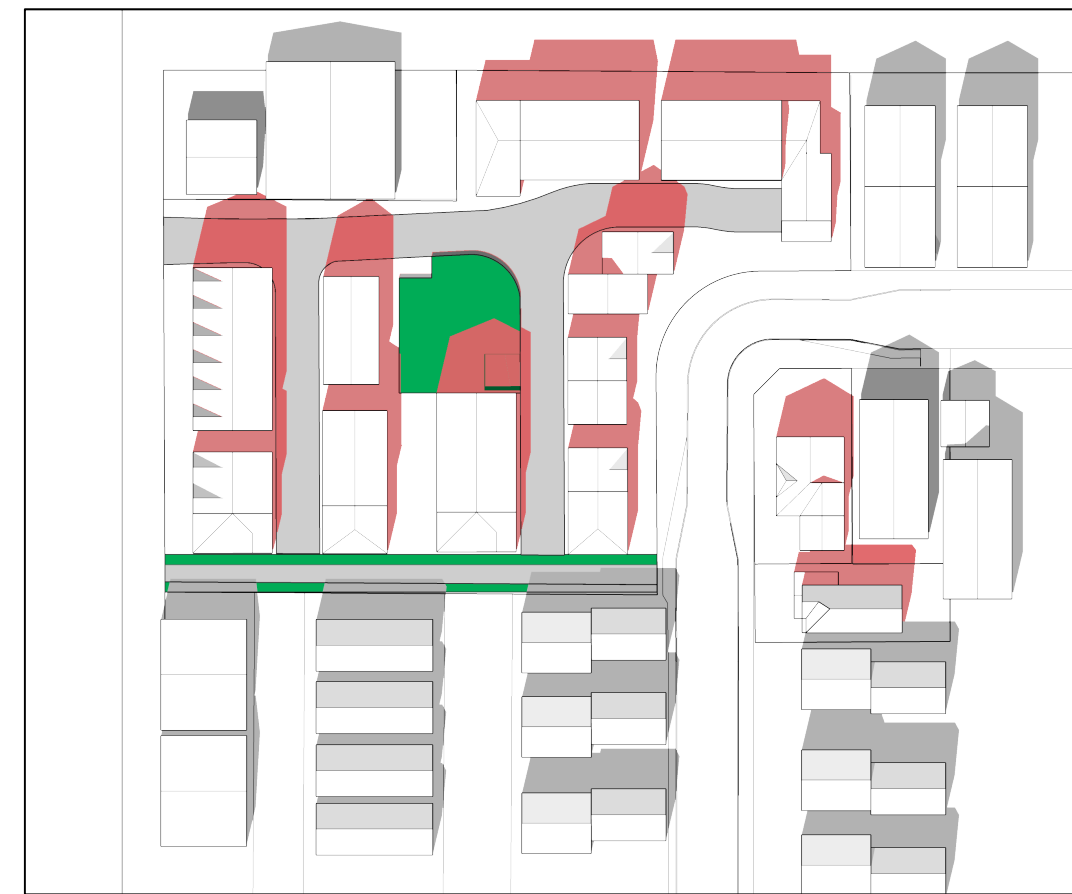
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21 MARCH 12PM



21 MARCH 2PM



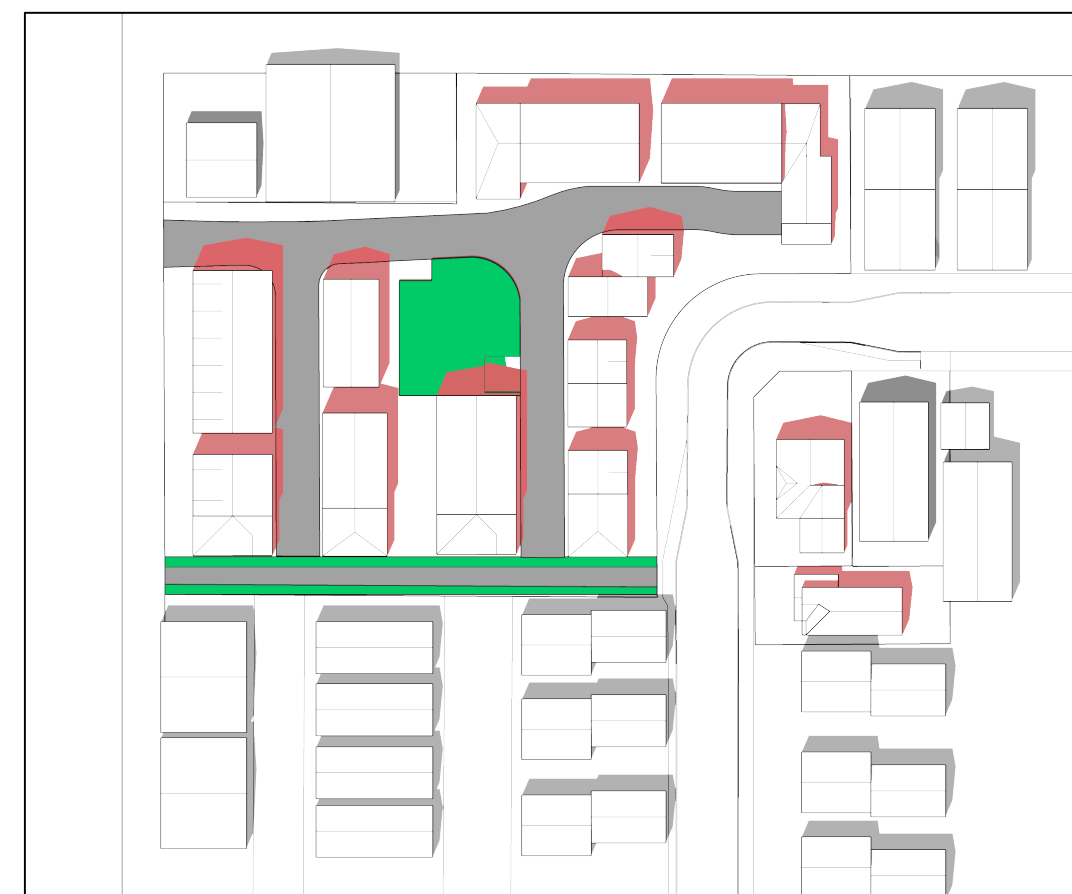
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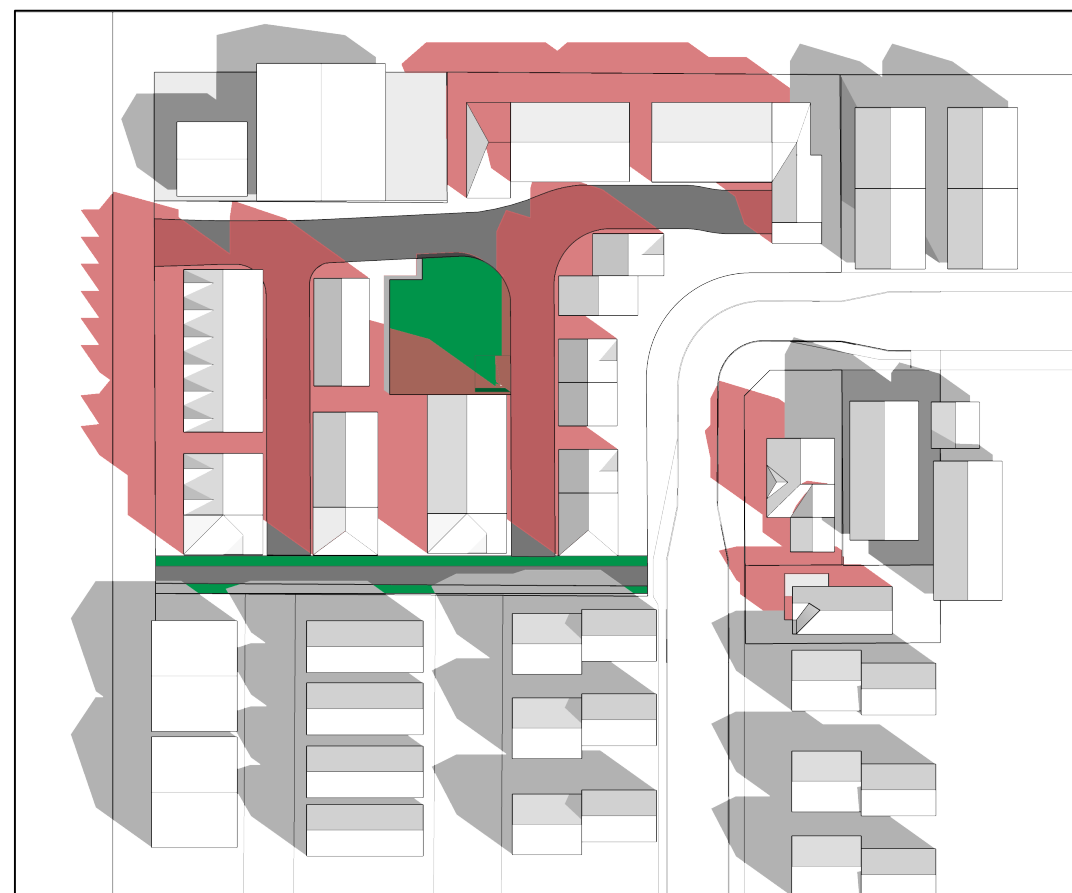
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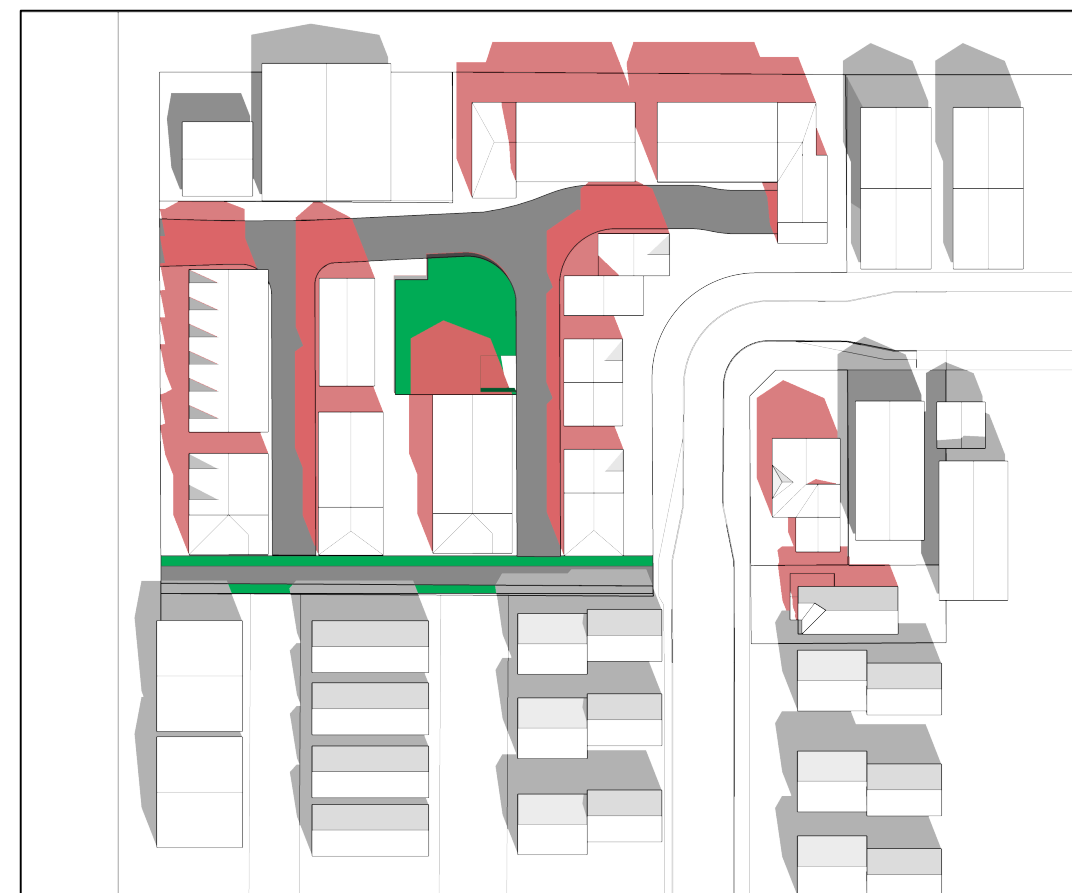
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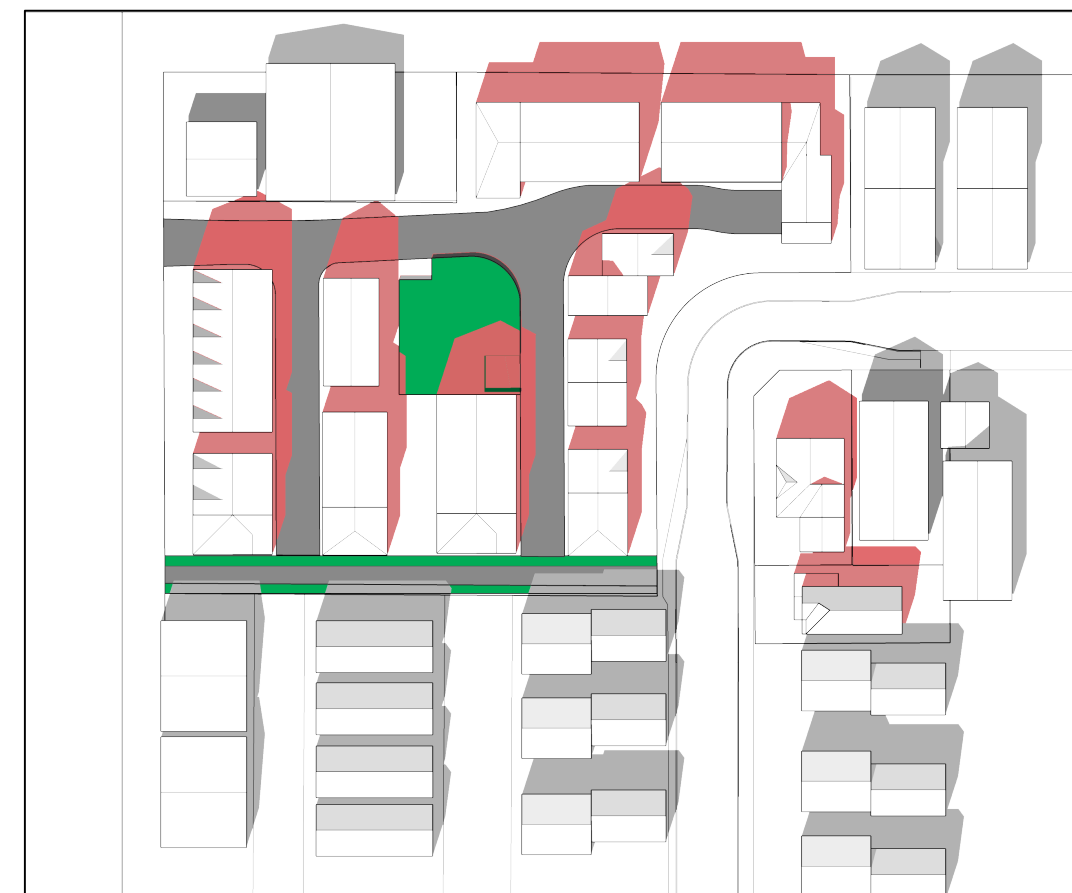
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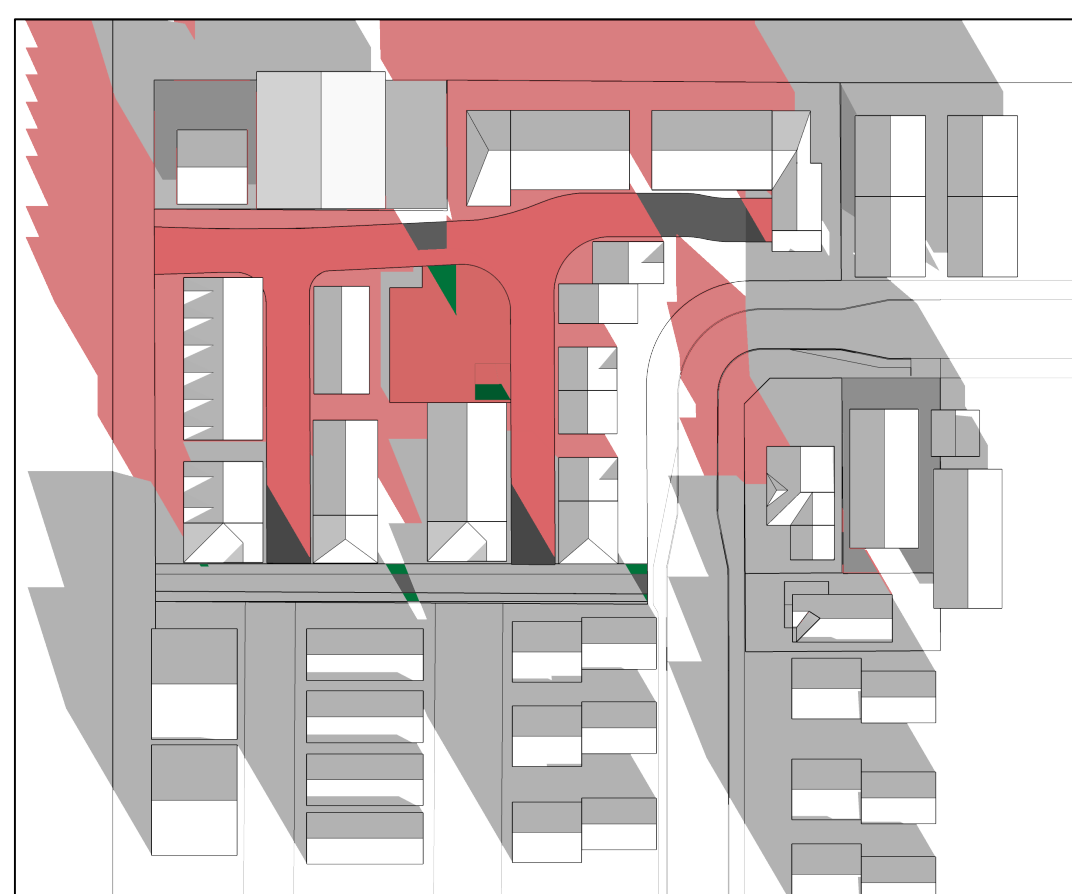
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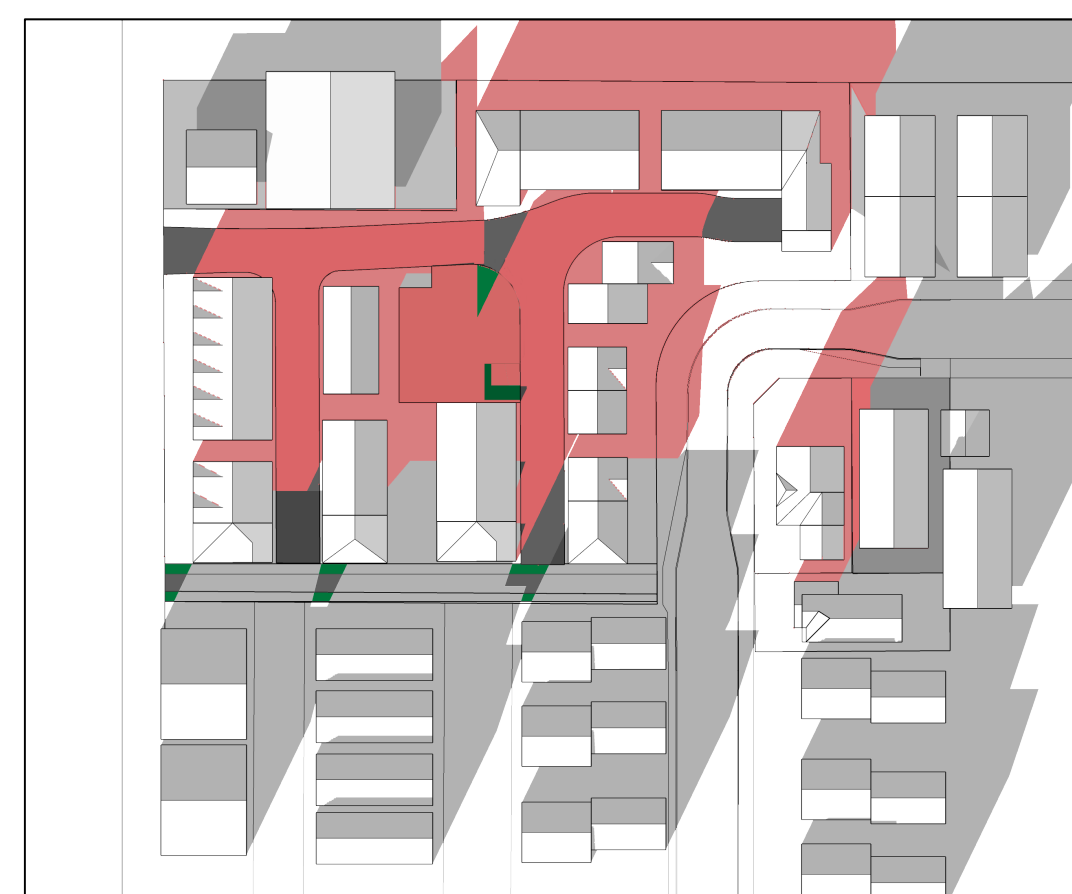
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PROJECT -

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD AND  
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DRAWING TITLE -  
PROJECT SHADOW STUDY

SCALE -

DATE - MAY 06 2019

DRAWN - BS

CHECKED -

SHEET NO. -

A8

PROJ NO - 1711