

APPLICABLE CITY POLICIES

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."

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.

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

Cavendish Drive Extension

Provide Cavendish Drive connection, eliminating dead ends and improving pedestrian circulation to No 1 Road, transit and neighbourhood circulation. Bollards to be installed at each end to ensure no vehicle access.

Reduced Cavendish drive aisle to 6m width to provide increased landscaped boulevard between single family lots and townhouse development.

Cavendish Drive extension 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

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.

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.

LOT SIZE POLICY

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

Single Family Lots

Create two new single family lots to complete the single family character of the block.

Proposed single family lots to include a secondary suite within the proposed dwelling. Driveway access for the single family lots to be from the south end of the Cavendish Drive.

Townhouse Development

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.

All vehicular access to townhouse site from No. 1 Road only.

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.

Addressing neighbours comments building heights have been reduced on units fronting Cavendish Drive. Units reduced from 3 storey to 2 storey to relate to the scale of the existing single family homes.

Reduced building heights to 2.5 storey adjacent to existing single family homes.

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

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202 - 33 East 8th Avenue
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PROJECT -

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE -
PROJECT SUMMARY

SCALE -

SHEET NO. -

DATE - MAY 06 2019

A1

DRAWN - BS

CHECKED -

PROJ NO - 1711

PROJECT STATISTICS

ADDRESS: 10140, 10160, 10180 NO.1 ROAD &
4051, 4068 CAVENDISH DRIVE.

SITE AREA BEFORE ROADWAY DEDICATIONS 83,990 SQFT (7,803 SM)

TOWNHOUSE SITE AREA AFTER DEDICATIONS 66.368 SQFT (6.166 SM)

PROPOSED DENSITY TOWNHOUSE SITE:

-35 TOWNHOUSES WHICH INCLUDE:

-29 MARKET TOWNHOUSES (INCL 4 CONVERTIBLE UNITS & 1 SECONDARY SUITE)

-6 LOW-END MARKET RENTAL UNITS (LEMR UNITS)

TOTAL: 35 UNITS
43,589 SQFT
0.65 FAR

PROPOSED AMENITY SPACE

INDOOR AMENITY SPACE REQUIRED: 775 SQFT (72 SM)

OUTDOOR AMENITY SPACE REQUIRED: 2,235 SQFT (216 SM)

INDOOR AMENITY SPACE PROVIDED: CONTRIBUTION IN LIEU

OUTDOOR AMENITY SPACE PROVIDED: 3,592 SQFT (333.7 SM)

PROPOSED SINGLE FAMILY LOTS

PROPOSED SINGLE FAMILY LOT A AREA: 4,779 SQFT (444 SM)

PROPOSED SINGLE FAMILY LOT B AREA: 3,875 SQFT (360 SM)

*Both Single Family Lots to comply with Lot Size Policy

*Each Single Family dwelling will include a secondary suite

PARKING

PARKING REQUIRED LOW-END MARKET UNITS: 6 SPACES

PARKING REQUIRED TOWNHOUSE UNITS: 58 SPACES

PARKING REQUIRED VISITORS: 7 SPACES

TOTAL PARKING REQUIRED: 71 SPACES

PARKING PROVIDED LOW-END MARKET UNITS: 6 SPACES

PARKING PROVIDED TOWNHOUSE UNITS: 58 SPACES

PARKING PROVIDED VISITORS: 7 SPACES

TOTAL PARKING PROVIDED: 71 SPACES

*40% OF TOTAL UNITS HAVE TANDEM PARKING, MAXIMUM 50%

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PROJECT —

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE —
PROJECT SUMMARY

SCALE —

DATE — MAY 06 2019

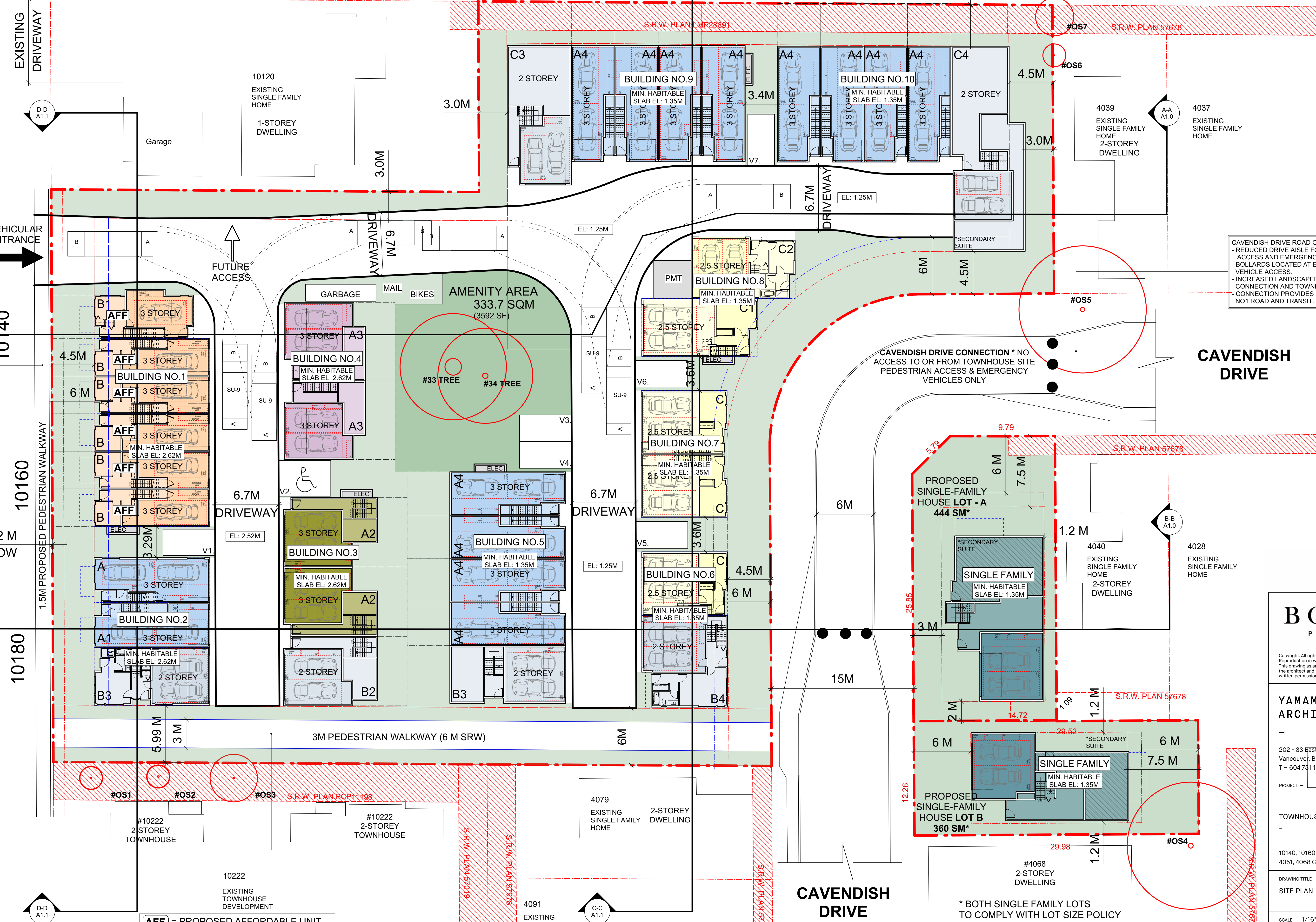
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SHEET NO. —

A1.0

PROJ NO — 1711



CAVENDISH DRIVE ROAD CONNECTION FEATURES:
 - REDUCED DRIVE AISLE FOR PEDESTRIANS
 - ACCESS AND EMERGENCY VEHICLES ONLY.
 - BOLLARDS LOCATED AT EITHER END TO RESTRICT VEHICLE ACCESS.
 - INCREASED LANDSCAPED BOULEVARD BETWEEN CONNECTION AND TOWNHOUSE SITE.
 - CONNECTION PROVIDES PEDESTRIAN ACCESS TO NO 1 ROAD AND TRANSIT.

CAVENDISH DRIVE CONNECTION * NO ACCESS TO OR FROM TOWNHOUSE SITE
 PEDESTRIAN ACCESS & EMERGENCY VEHICLES ONLY

PROPOSED 1.8M LANDSCAPED PEDESTRIAN BOULEVARD WITH A 1.5M WIDE PATHWAY TO NO1 ROAD.

PROPOSED PEDESTRIAN WALKWAY BETWEEN NO 1 ROAD AND CAVENDISH DRIVE ENHANCE PEDESTRIAN CIRCULATION WITHIN THE NEIGHBOURHOOD. ACCESS TO SCHOOLS AND TRANSIT

AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS

SITE PLAN
 SCALE: 1/16"=1'-0"

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PROJECT -

TOWNHOUSE DEVELOPMENT

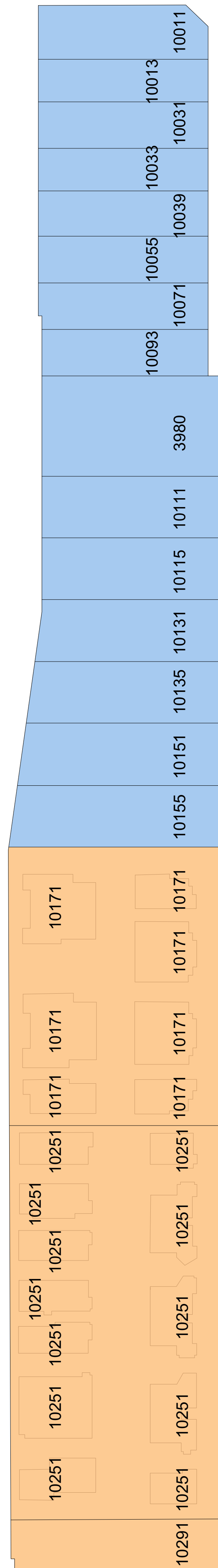
10140, 10160, 10180 NO. 1 ROAD AND 4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

DRAWING TITLE -

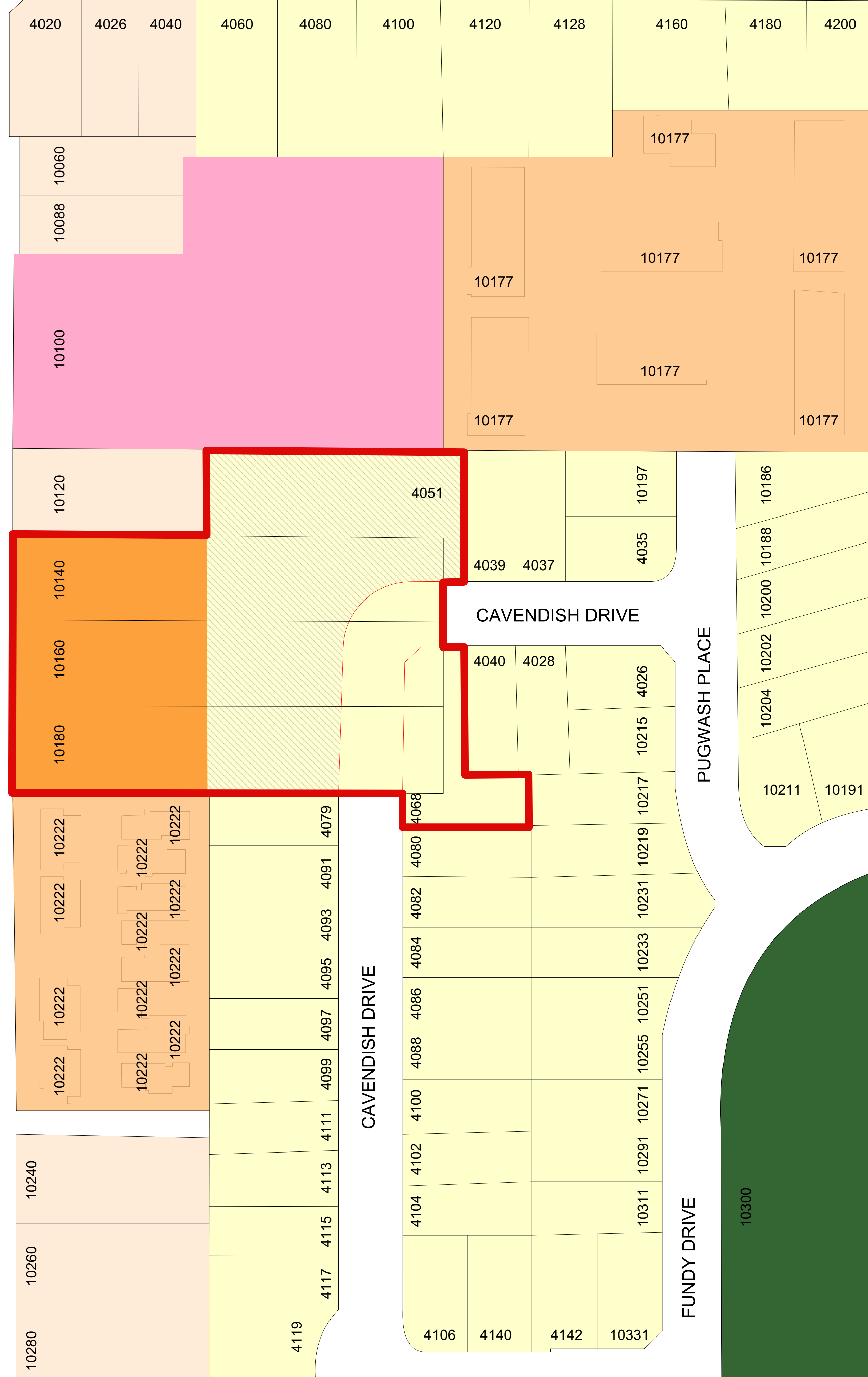
SITE PLAN

SCALE - 1/16" = 1'-0"	SHEET NO. -
DATE - MAY 06 2019	A1.1
DRAWN - BS	
CHECKED -	PROJ NO - 1711

* BOTH SINGLE FAMILY LOTS TO COMPLY WITH LOT SIZE POLICY



NO 1 ROAD




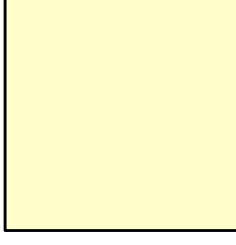

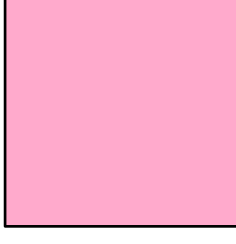

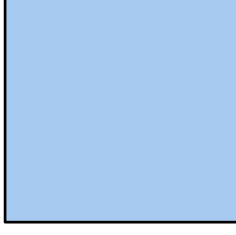


CAVENDISH DRIVE

CAVENDISH DRIVE

PUGWASH PLACE

FUNDY DRIVE

-  OCP DESIGNATED MULTI- FAMILY
- PROPOSED TOWNHOUSES
-  OCP DESIGNATED MULTI- FAMILY
- CURRENT TOWNHOUSES
-  OCP DESIGNATED MULTI- FAMILY
- CURRENT SINGLE FAMILY
-  OCP DESIGNATED SINGLE FAMILY
- CURRENT SINGLE FAMILY
-  AREA UNDER OCP
AMENDMENT FROM
SINGLE FAMILY TO
MULTI- FAMILY
-  COMMUNITY
INSTITUTIONAL
-  PARK
-  ARTERIAL ROAD
COMPACT LOT
SINGLE DETACHED

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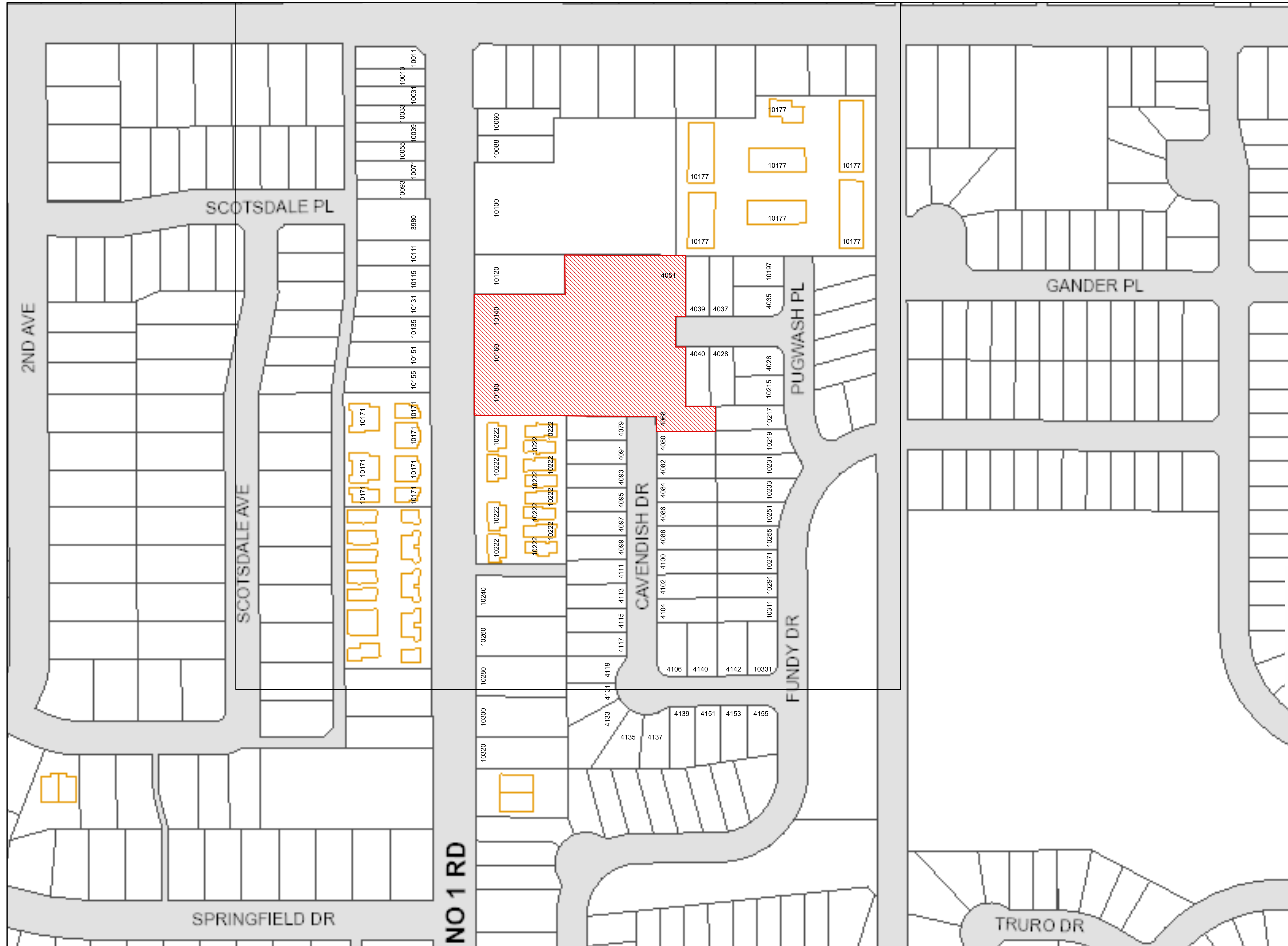
PROJECT -

TOWNHOUSE DEVELOPMENT
-

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

DRAWING TITLE -
OCP CONTEXT

SCALE - N.T.S.	SHEET NO. -
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PROJECT —

TOWNHOUSE DEVELOPMENT
—

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

DRAWING TITLE —
SITE CONTEXT MAP

SCALE — N.T.S	SHEET NO. —
DATE — MAY 06 2019	A1.3
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CHECKED —	PROJ NO — 1711



NO 1 ROAD - FACING PROPERTY LINE BETWEEN CHURCH AND 10120



NO 1 ROAD - FACING PROPERTY LINE BETWEEN 10120 AND 10140



NO 1 ROAD - PROPERTY LINE BETWEEN 10180 AND 10222



NO 1 ROAD - 10222



CAVENDISH DRIVE - FACING NORTHWEST



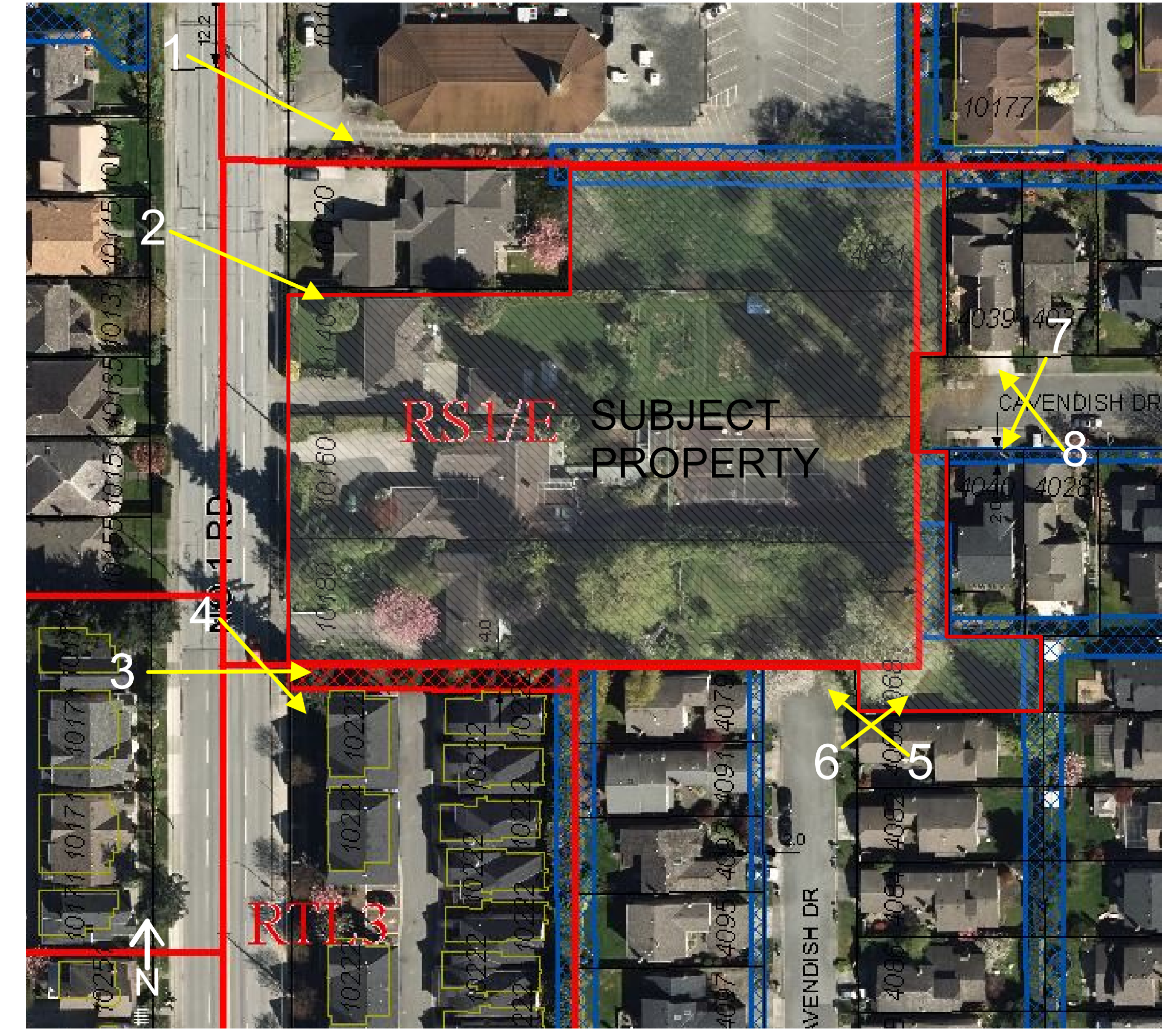
CAVENDISH DRIVE - FACING NORTHEAST



CAVENDISH DRIVE - FACING SOUTHWEST



CAVENDISH DRIVE - FACING NORTHWEST



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PROJECT -

TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE -
SITE PHOTOS

SCALE -

DATE - MAY 06 2019

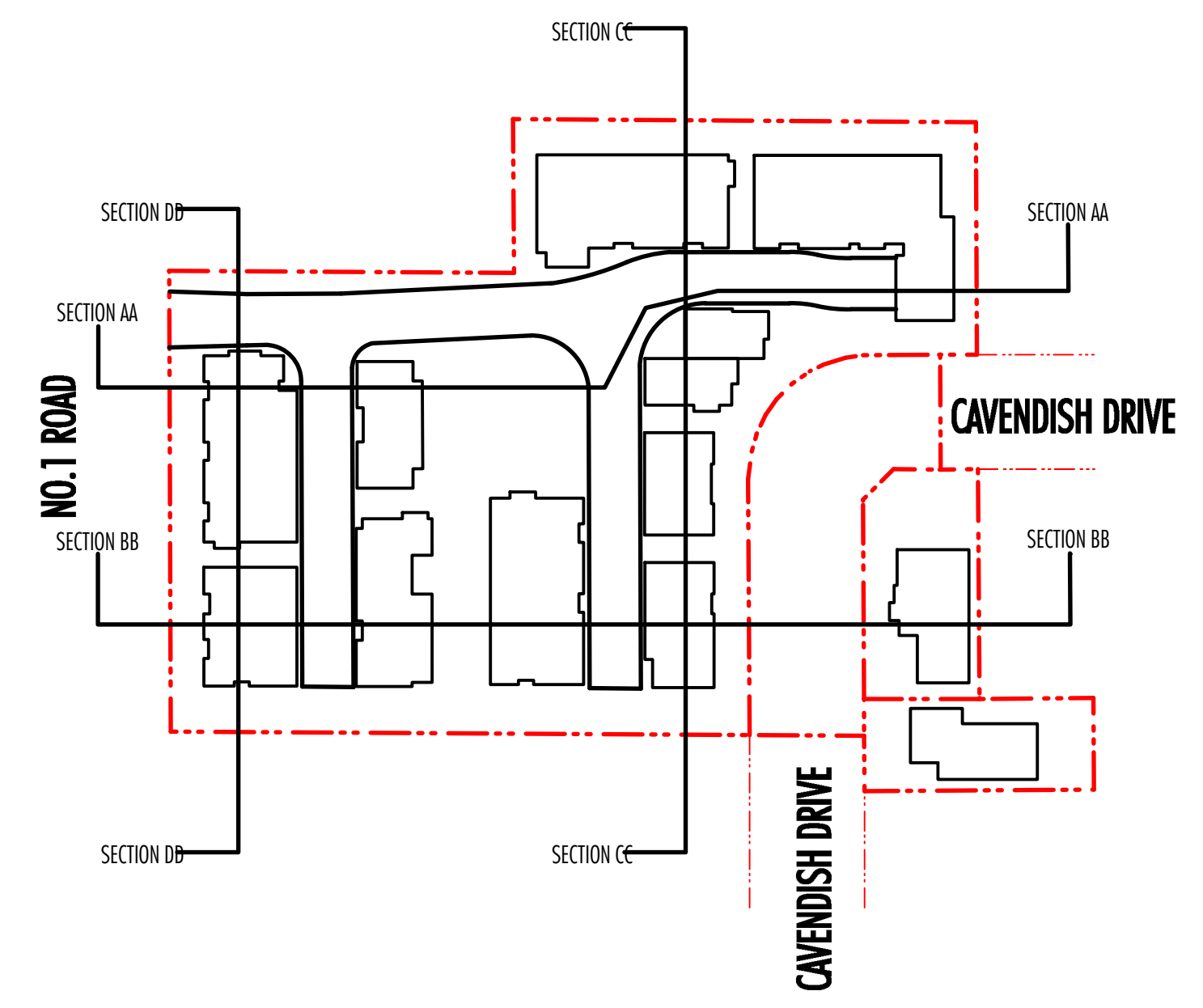
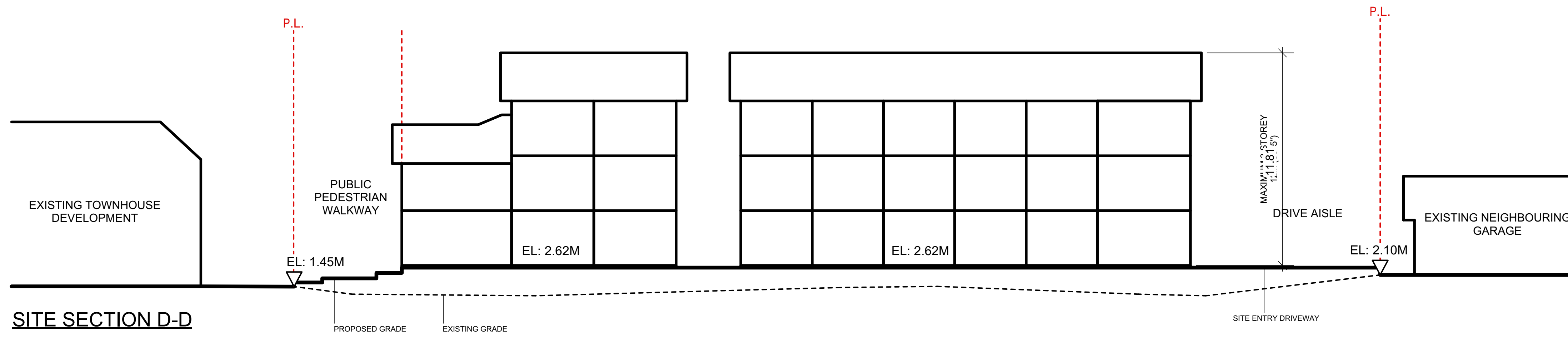
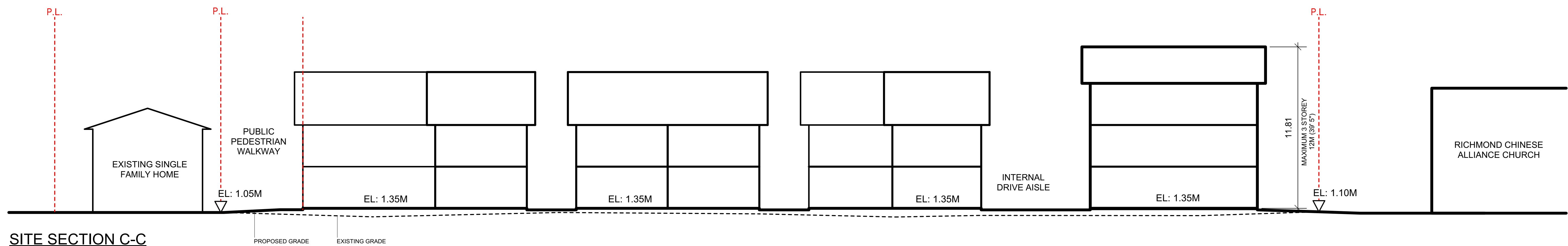
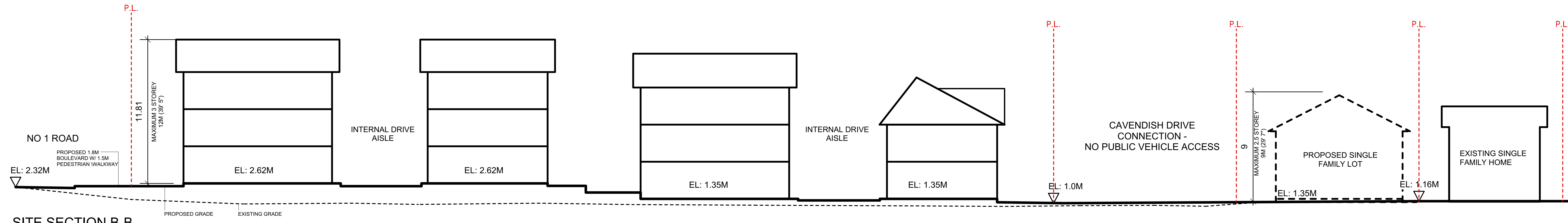
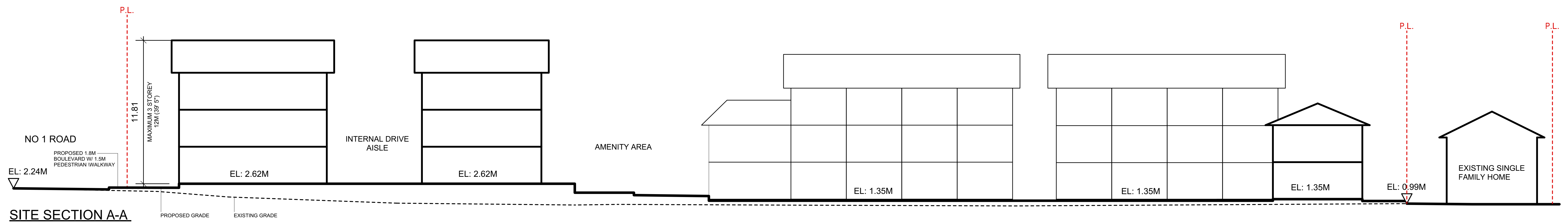
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SHEET NO. -

A1.4

PROJ NO - 1711



SITE SECTIONS
 SCALE: 1:150

KEY PLAN

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PROJECT -
 TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE -
 SITE SECTIONS

SCALE - 1:150

DATE - MAY 06 2019

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A1.5

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CAVENDISH DRIVE STREETSCAPE



NO. 1 ROAD STREETSCAPE

STREETSCAPES

SCALE: 1:150

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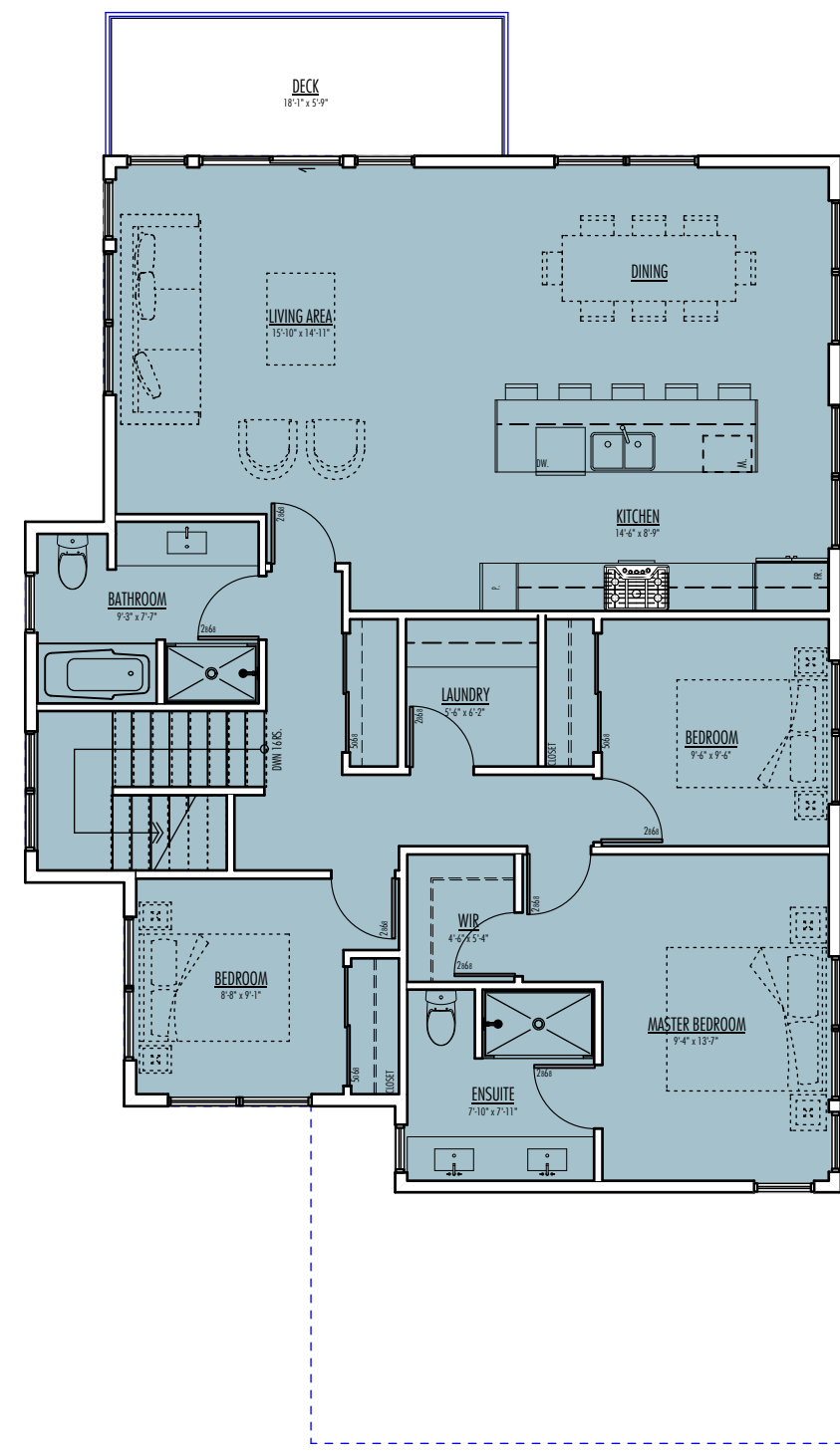
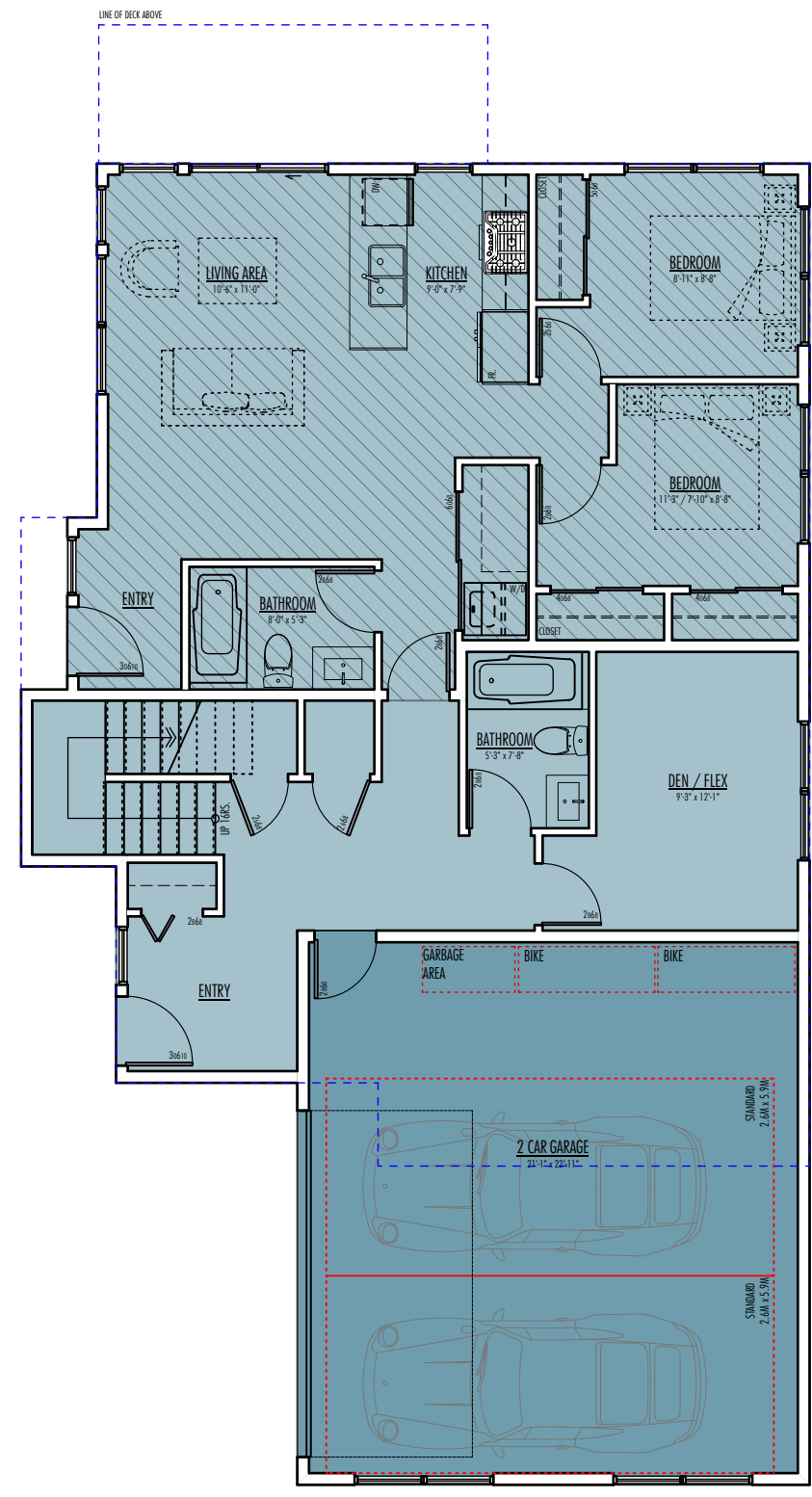
PROJECT -

TOWNHOUSE DEVELOPMENT

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4051, 4068 CAVENDISH DRIVE, RICHMOND, BC

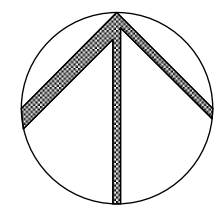
DRAWING TITLE -
NO 1 ROAD & CAVENDISH DRIVE
STREETSCAPES

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - MAY 06 2019	A1.6
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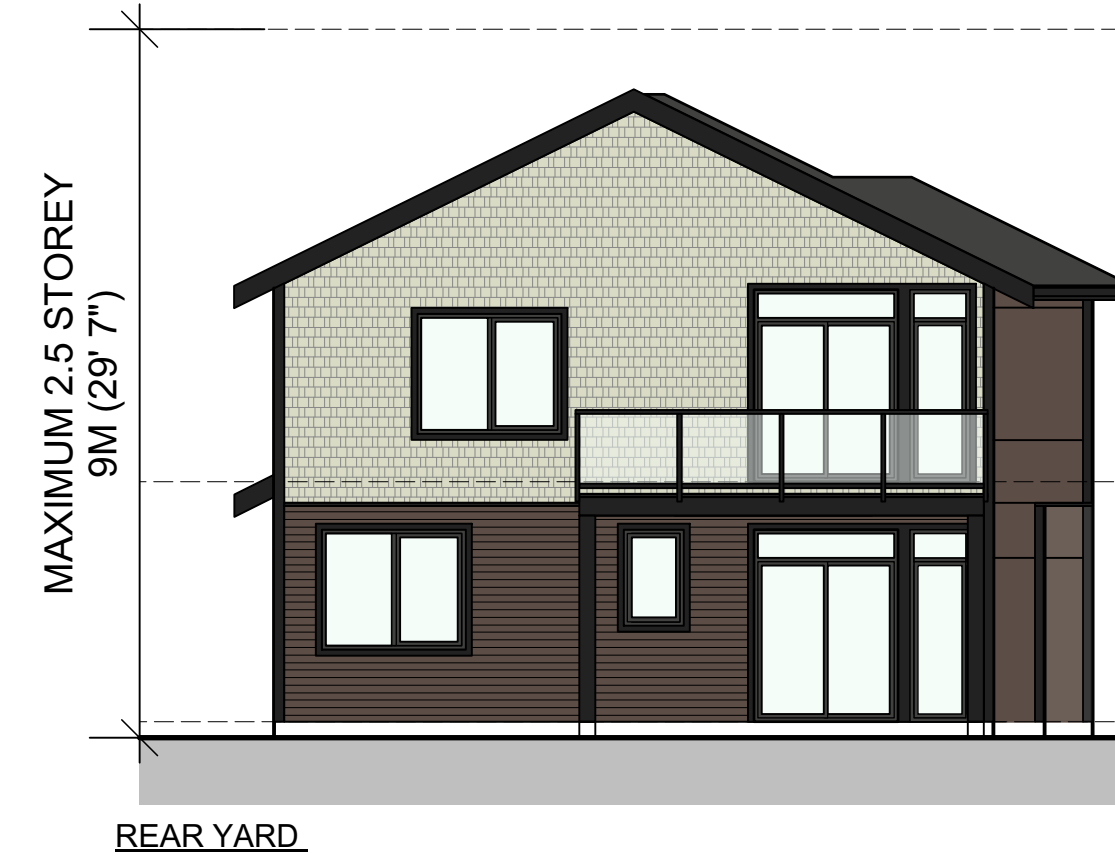
LOT A
 MAIN FLOOR: 1049 SQ.FT.
 GARAGE: 530.9 SQ.FT.

SECOND FLOOR: 1334 SQ.FT.



CAVENDISH DRIVE

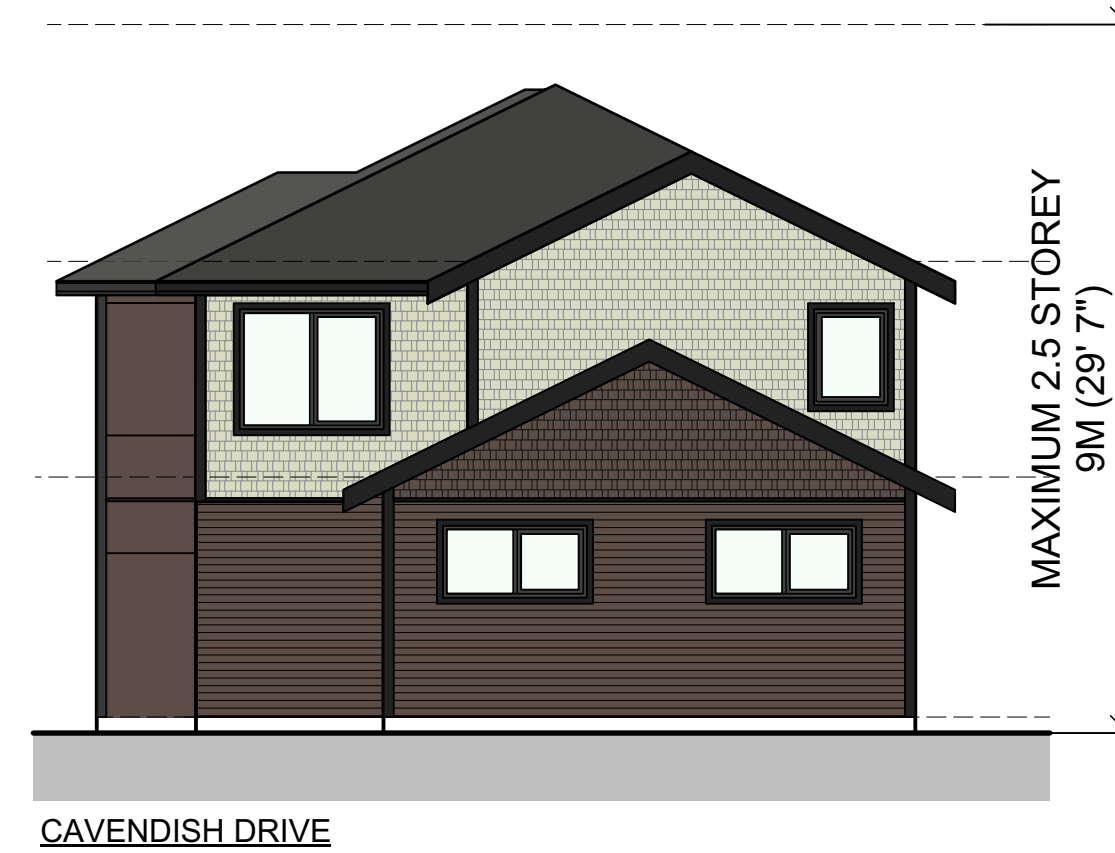
CAVENDISH DRIVE SINGLE FAMILY LOT A



REAR YARD



SIDE YARD



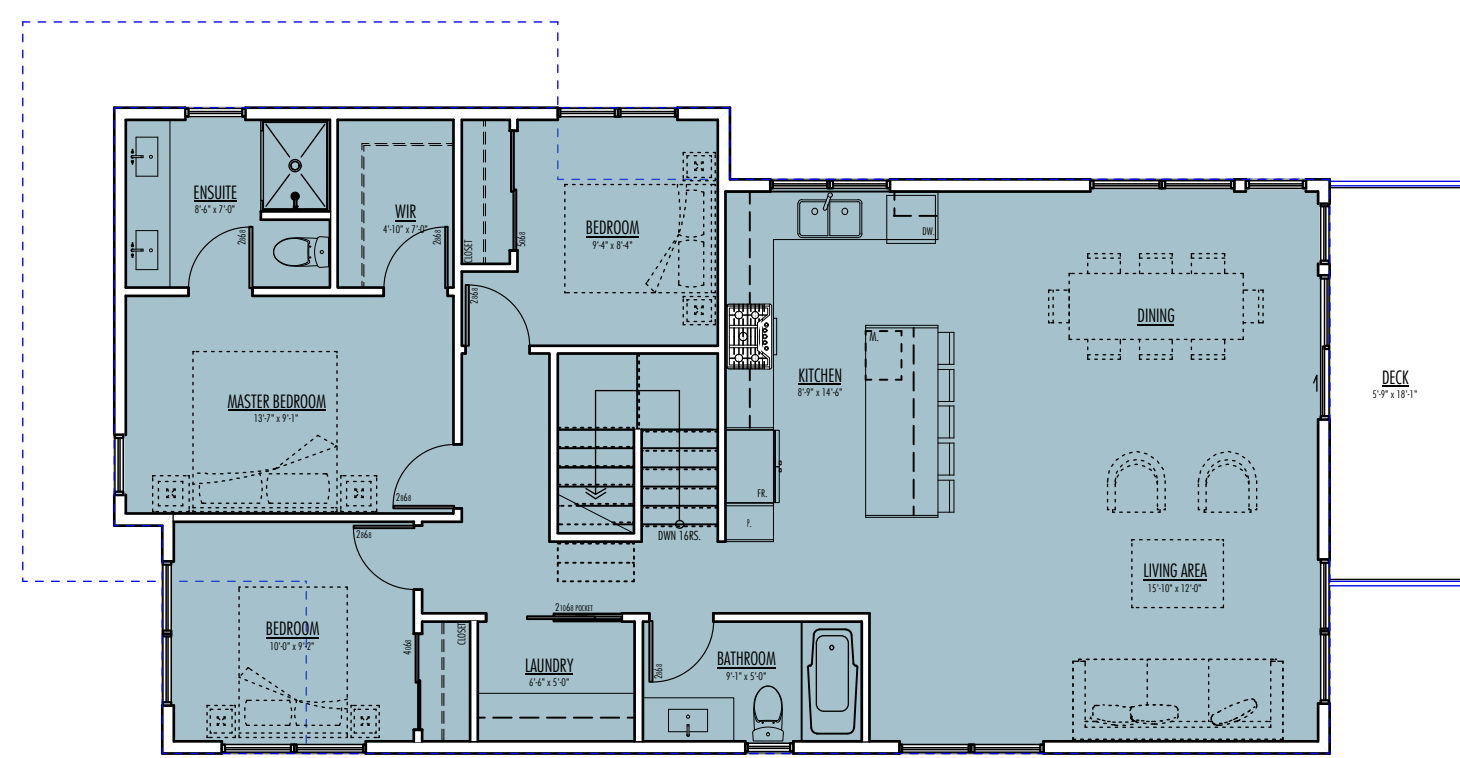
CAVENDISH DRIVE



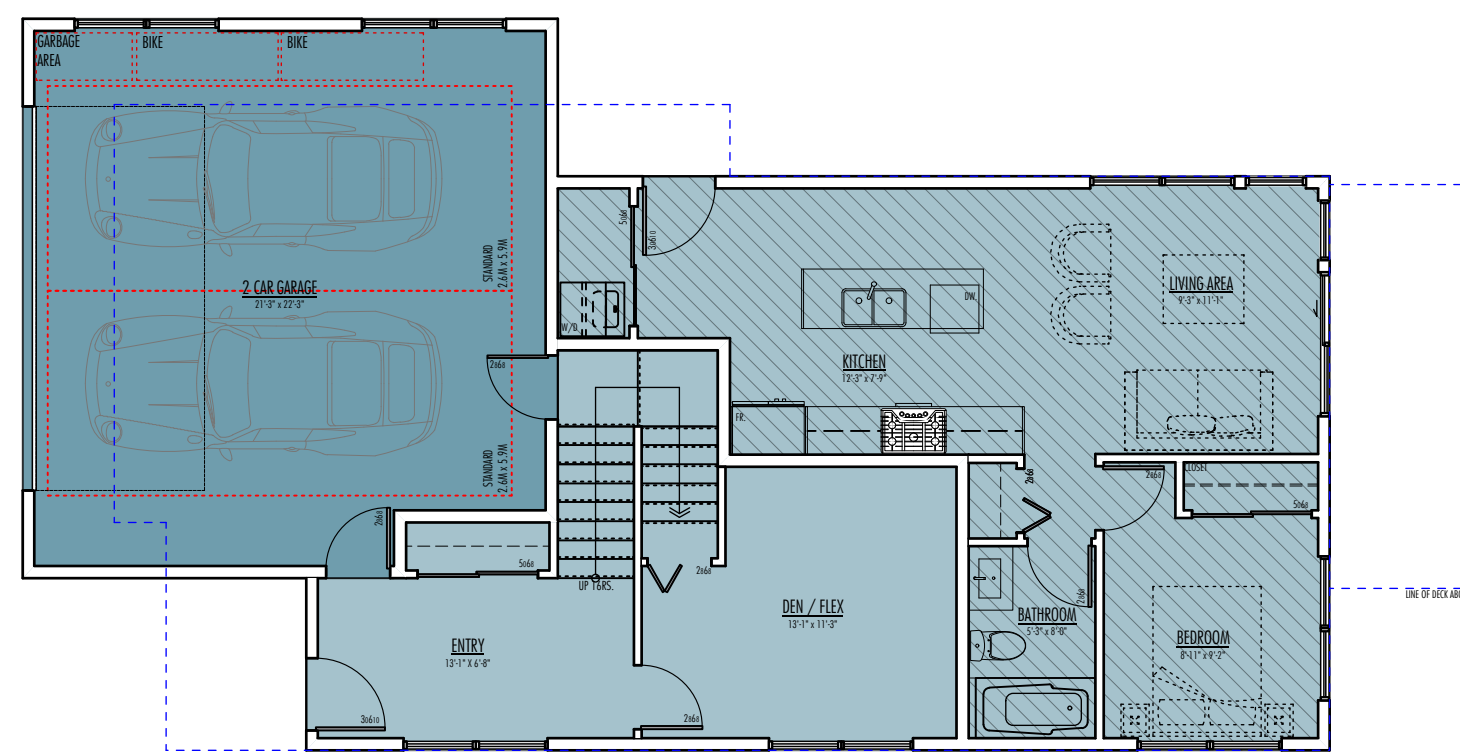
REAR YARD



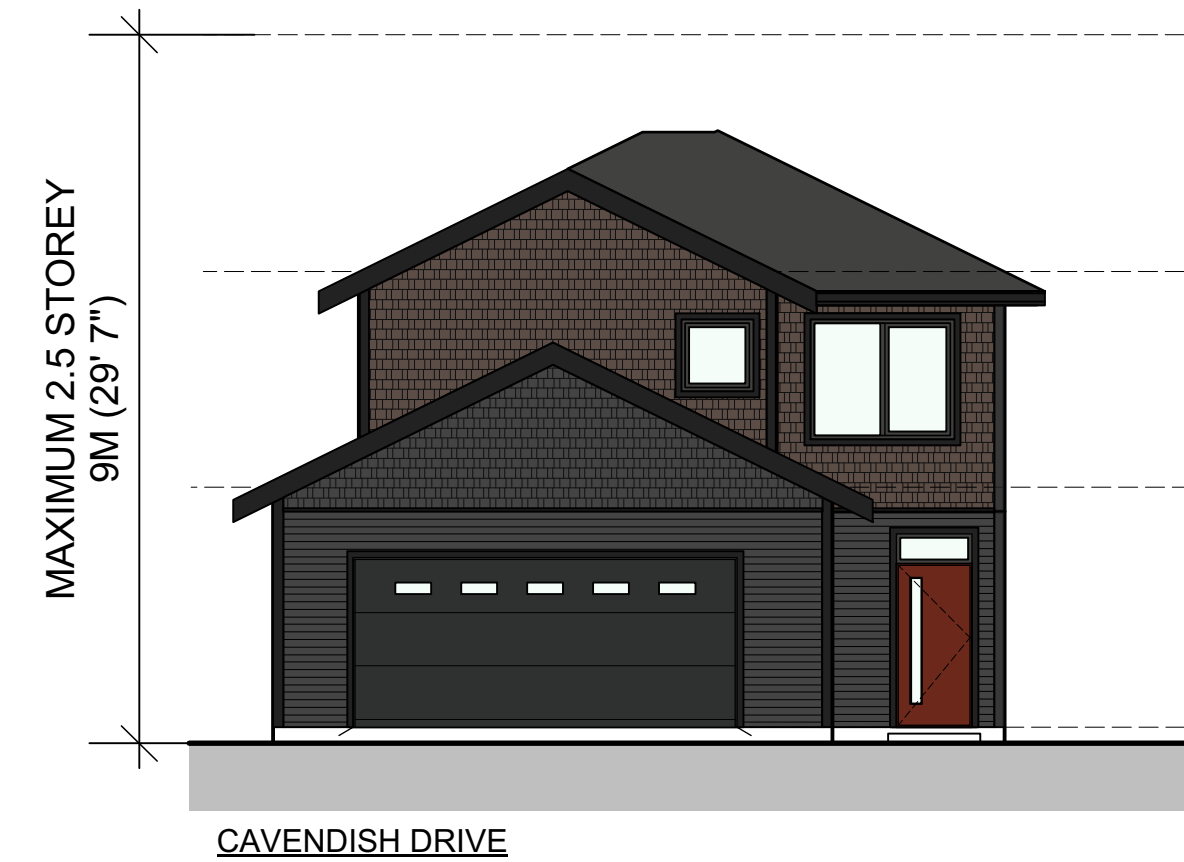
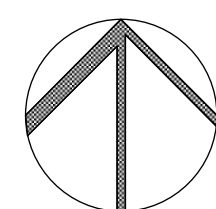
SIDE YARD



SECOND FLOOR: 1267 SQ.FT.



LOT B
 MAIN FLOOR: 864 SQ.FT.
 GARAGE: 500 SQ.FT.



CAVENDISH DRIVE

CAVENDISH DRIVE SINGLE FAMILY LOT B



SIDE YARD

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PROJECT -
 TOWNHOUSE DEVELOPMENT

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

DRAWING TITLE -
 SINGLE FAMILY FLOORPLANS
 AND EXTERIOR ELEVATIONS

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

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A1.7

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