



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 1, 2018
File: RZ 16-754305

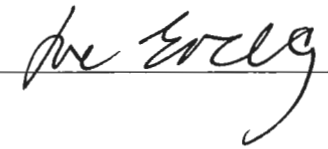
Re: Application by Oris Developments (Hamilton) Corp. for Rezoning at 23200 Gilley Road (Parcel 1 Hamilton Village) from "Community Commercial (CC)" Zone to "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9764, to create the "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone 23200 Gilley Road from "Community Commercial (CC)" to "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)", be introduced and given first reading.


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

WC:mm
Att. 7

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

Staff Report

Origin

Oris Developments (Hamilton) Corp. has applied to the City of Richmond for permission to rezone a 1.46 ha. (3.61 acre) site at 23200 Gilley Road from "Community Commercial (CC)", create the new "Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)" zone and the rezone it to permit a mixed-use development. The development consists of two buildings with a total of 225 units and 2,415 m² (26,000 ft²) of ground floor commercial space located above a partially below-grade parkade.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached.

Surrounding Development

The subject site is currently occupied by the Bridgeview Shopping Centre which includes a vacant grocery store and large surface parking lot.

To the North: Across Gilley Road, a four-storey, mixed-use building being constructed on a site zoned "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" recently approved by Council (RZ 14-660663 and DP 15-716268) and four (4) single-family dwellings zoned Single Detached (RS1/F).

To the South: A subdivision of single-family dwellings fronting McColl Crescent zoned "Single Detached (RS1/B)".

To the East: Across Smith Crescent, the Hamilton Community Centre and Hamilton Elementary on sites zoned "School & Institutional (SI)".

To the West: The Queen Canal Corridor and a gas station site zoned "Gas & Service Stations (CG1)".

Related Policies & Studies

Official Community Plan/Hamilton Area Plan

The proposed development is consistent with the Official Community Plan (OCP) that designates the subject site as "NSC – Neighbourhood Service Centre" and is consistent with the Hamilton Area Plan that designates the subject site as "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)".

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

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

Analysis

Built Form and Architectural Character

The proposed project will occupy the entire south side of the block-long Gilley Road “High Street” in Hamilton Village. Rezoning (RZ 14-660663) and Development Permit (DP 15-716268) applications were recently approved by Council for a similar mixed-use building occupying half of the north side of the “High Street” and which is now under construction.

Building Form:

The project includes two (2) mixed-use, four-storey buildings as shown in preliminary plans in Attachment 2 and as follows:

- The two contemporary-style buildings are separated by an outdoor market square and the driveway leading to Gilley Road from a small 31-space surface parking lot.
- The east building will include 86 units and the west building will include 139 units; units are located in the south portion of the ground floor and the upper three floors of each building.
- There is a large parkade podium supporting the two buildings, the surface parking lot and common amenity courtyards for each of the buildings. The parkade is largely located below the raised grade of Gilley Road to the north, and is screened by landscaped areas sloping up from the other property lines.
- Gilley Road will be re-constructed and rise from its existing grade of approximately 1.0 m (3.3 ft.) at Westminster Highway to 3.4 m (11.2 ft.) to create a level interface between the street and market square and retail units at the centre portion of the block.
- The portions of the elevated parkade podium facing Queen Canal to the west, Smith Drive to east, and single-family subdivision to the south, have been addressed by landscaping that slopes up to near the top of the parkade podium.
- Along Gilley Road, there is a minimum setback of 1.5 m (4.9 ft.) from the back of the public sidewalk for the ground floor commercial units.

- The glass, brick and masonry clad ground-floor commercial units front the Gilley Road “High Street”.
- There are large roof overhangs and lower awnings over the smaller commercial units that provide an attractive, sheltered pedestrian environment.
- The buildings step back above the commercial ground floor space; with the upper three (3) residential floors being set back an average of a further 3.0 m (9.8 ft.).
- The “L”-shaped east building and “U” shaped west building footprints encompass south-facing courtyards that provide substantial sun exposure and reduced building mass facing the existing single-family subdivision to the south.
- The residential portions of each building include façade articulation and sun decks on the upper floors.
- The most prominent northwest and northeast corners of each building facing Gilley Road are emphasized with the inclusion of raised sloping roofs.

Public Realm:

The proposed development provides for a varied public realm comprised of the following two (2) distinct components:

- *Gilley Road High Street:* Gilley Road will be reconstructed into a “High Street” compatible with the urban village environment as envisioned by the Hamilton Area Plan.

The proposed 3.35 m (10.0 ft.) wide public sidewalk on the south side of the street will be complimented with street trees and landscape strip. The proposed mixed-use building will be set back at a minimum of 1.5 m (5.0 ft.) with an on-site sidewalk to provide for a generous combined 4.85 m (15.0 ft.) wide pedestrian area that will extend for the length of the block.

- *Market Square:* An outdoor market square will be located adjacent to the proposed grocery store in the east building. The proposed market square includes an outdoor seating area with space for a possible outdoor market and Public Art work. The Gilley Road mid-block crosswalk will connect the proposed market square to the High Street Plaza being built in the above-noted Parcel 2 development to the north.

Existing Legal Encumbrances

There is an existing 6.0 m (20 ft.) wide statutory right-of-way (SRW) on the western edge of the site for a City watermain which will be maintained, with no encroachments permitted, after redevelopment of the site.

Transportation and Site Access

Development Access and Parking:

The development’s main vehicular access is provided to the underground parkade via a driveway entering from Smith Drive. The parkade will contain the 359 residential parking spaces and 53 commercial parking spaces (14 of which will be shared as residential visitor spaces). There is a second driveway leading from Gilley Road to a surface parking lot with 31 commercial parking

spaces at the middle of the site (which will also be shared for residential visitor parking). There will be a covenant registered on title ensuring that all shared commercial/visitor spaces will remain free for visitor use and will not be allocated to specific tenants. The proposed parking meets the minimum requirements of Zoning Bylaw 8500. A restrictive covenant will be registered on title that ensures that the two (2) parking spaces within each of the 23 tandem parking arrangement pairs will be assigned to the same owner.

Westminster Highway:

The applicant will upgrade Westminster Highway to the ultimate standards at the Gilley Road intersection, including but not limited to, a new northbound and southbound left-turn lane, provision of on-street bike lanes, new curb, gutter and sidewalk.

Gilley Road High Street:

The previously approved Parcel 2 development on the north side of Gilley Road will reconstruct and raise this road to create the "High Street" envisioned under the Hamilton Area Plan. The subject Parcel 1 development is designed to be aligned with the re-built Gilley Road that will rise from the current 1.0 m (3.3 ft.) elevation at Westminster Highway to 3.4 m (12.0 ft.). The street will then slope down to near the existing grade to the east at Smith Drive. The complementary required works for the subject Parcel 1 development would include a 3.35 m (11.0 ft.) concrete sidewalk on the south side of the street with trees within a landscaped boulevard.

Smith Drive:

Along the entire development frontage with Smith Drive, the applicant will provide a new treed boulevard, concrete sidewalk, and on-street parking along the west side of the street. There will also be traffic calming elements including raised medians, curb extensions, and an enhanced pedestrian crossing at the existing crosswalk location near the southern limit of the development frontage.

McColl Crescent – Queen Canal Pathway:

The applicant will improve the existing pathway connection via a new 6 m (20 ft.) wide statutory right-of-way (SRW) between the existing City pathway in Queen Canal and the existing dedicated City pathway leading to McColl Crescent in the adjacent single-family neighbourhood. This City pathway will be constructed by the applicant and maintained by the City (see page 6 of Attachment 7).

South Pathway:

South Public Pathway: There will be a 1.5m (5.0 ft.) wide pathway running along the southern edge of the development from Smith Drive to the Queen Canal corridor. This on-site, private pathway will provide a connection to the rear of the surface parking lot and market square. There will be a SRW registered over the south pathway to secure public pedestrian and bicycle access with owner maintenance (see page 6 of Attachment 7).

Queen Canal Riparian Management Area

The City's existing Queen Canal Corridor abuts the west side of the subject site. This 20 m (66 ft.) wide corridor extends from Highway 91 to the south to the North Arm of the Fraser. It includes a City drainage canal, pathway and vegetation within a Riparian Management Area (RMA) that extends 15 m (48 ft.) outward from each side of the top of bank of the canal. The RMA includes all of the Queen Canal Corridor and extends into the development site.

The applicant has provided a report from a Qualified Environmental Professional (QEP) that provides recommendations for proposed riparian habitat enhancement has been reviewed by Sustainability and Parks staff (see map excerpt in Attachment 6).

Off-Site: Queen Canal Corridor:

On the basis of the QEP report and the previously approved habitat compensation for the Oris Parcel 2 project to the north, the applicant will undertake the following environmental enhancement work with the City's Queen Canal Corridor:

- Removal of waste, debris and invasive species.
- Retention of native shrubs and six Maple trees (also discussed below).
- Re-vegetation with natural successional species.

Under the Servicing Agreement for the subject development, City Parks Department will require additional native shrubs, grasses, and groundcover to be planted to complement RMA planting. There will also be re-gravelling of the existing pathway in the corridor.

On-Site Portion of RMA Queen Canal Corridor:

Existing areas of pavement and invasive species at the back of the existing shopping centre within the RMA will be removed and replaced with native vegetation. The detailed on-site planting prescription will be included within a further detailed QEP on-site report required as part of the Development Permit to be approved to the satisfaction of the City. There will be registration of a legal agreement with provisions for the purposes ongoing maintenance of the on-site portion of the RMA on the development site extending 15 m (48 ft.) eastward from the east top of bank of the Queen Canal. The agreement will provide for developer/owner to undertake the recommendations of the QEP Report (including native plantings, owner maintenance of works and plantings, a five-year maintenance period, and the ability of the City to enter into the area to undertake and/or maintain works and plantings if required in the future.

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 52 bylaw-sized trees on the subject property and 28 trees on City property.

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

- 39 trees located on the development site are in poor condition (previously topped, buried basal flare, sparse foliage) and in conflict with the development.
- Replacement trees should be specified at 2:1 ratio as per the OCP for a total of 78 replacement trees.
- 13 Black Pine trees near the south property line are to be retained.

On-Site Tree Replacement and Protection:

The applicant wishes to remove 39 on-site trees. The 2:1 replacement ratio would require a total of 78 replacement trees. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

The applicant will also protect a Cedar hedge and 13 Black Pine trees on-site near the south property line, along with submission of tree survival security to the City in the amount of \$30,000 to be held for a term of three years after completion of the landscaping under the Development Permit.

Off-Site Tree Removal and Protection on City Property:

There are 28 trees on neighbouring City property which City Parks Department requires that the applicant address as follows:

- Seven Maple trees within the Queen Canal corridor are to be protected.
- 14 Maple trees within the Gilley Road allowance are to be removed to allow for construction of new road works. The applicant will be required provide compensation of \$18,200 to the City’s tree compensation fund to allow for trees to planted on other City property.
- Seven Maple trees within the Smith Drive road allowance are to be moved to another location by the City Arborist or by a tree moving company to another location within the Hamilton Area as chosen by City Parks, at the developer’s cost with a security for the cost of moving the trees to be provided to the satisfaction of the City prior to rezoning adoption.

Affordable Housing Strategy

The rezoning application was received in December, 2016, and is subject to the former City Affordable Housing Strategy which requires that apartment and mixed-use buildings with over 80 residential apartment units provide five percent of the building’s total residential floor area within affordable housing units secured under a housing agreement as follows:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
1 Bed	7	50 m ² (535 ft ²)	\$975	\$38,250 or less
2 Bed	8	69 m ² (741 ft ²)	\$1,218	\$46,800 or less

** May be adjusted periodically as provided for under adopted City policy.

Given this, the City's standard Housing Agreement will be registered on Title to secure a total 15 affordable housing units; the combined habitable floor area of which shall comprise at least five percent of each building's total residential building area within the development. The terms of the Housing Agreement shall indicate that they apply in perpetuity and provide for seven one-bedroom units and eight two-bedroom units dispersed throughout the development.

Amenity Space

Common Indoor Amenity Space:

The two proposed buildings each include 100 m² (1,076 ft²) of common amenity space on the ground floor adjacent to each building's outdoor courtyard, meeting the OCP Development Permit Guidelines.

Common Outdoor Amenity Space:

The two proposed buildings each include large, south facing courtyards located on top of the buildings' common parkade podium. The total area of the outdoor amenity space will include approximately 1,567 m² (16,869 ft²) with the following elements:

- Large patios with seating.
- Play equipment.
- Outdoor garden plots.
- Shrubs, trees and grass areas.

Accessible Housing

To assist in ensuring accessibility is an option for residents, 135 of the 225 units are proposed to meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include the Aging-in-Place elements as specified within the OCP.

The above-noted specifications and units will be identified and reviewed during the Development Permit and Building Permit stages.

Public Art

The applicant will either make a Public Art contribution as provided by the City's Public Art Policy or prepare a Public Art Plan to provide Public Art elements within the development subject to review by the Public Art Advisory Committee. The estimated contribution is \$198,062. Provision of the Public Art contribution will be coordinated between the developer and the City's Public Art Coordinator.

Hamilton Area Plan Requirements

LEED Silver Development:

As required by the Hamilton Area Plan, the applicants will ensure that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit stage and constructed at Building Permit stage to achieve LEED Silver certification or equivalent.

Amenity Contributions:

The applicants will provide community amenity contribution of \$49.50 per square meter (\$4.60 per ft²) of the total residential floor area of the project as required under the Hamilton Area Plan for the City's proposed community amenities (e.g., community centre, library, police office, etc.). The estimated contribution is \$1,008,550.

Other Legal Agreements

The Rezoning Considerations for the proposed development also include the following legal agreements to be registered on Title:

- *Mixed-Use Building Noise Covenant:* Registration of a restrictive covenant on Title that identifies the building as a mixed-use building and requires that it be designed and constructed in a manner that mitigates potential noise from commercial uses to the proposed dwelling units.
- *Neighbourhood Public House Use Covenant:* Registration of a restrictive covenant on the Title that restricts this use to the ground floor, requires its outdoor public entrance on Gilley Road, and advises other owners of this possible use within the building.

Major Elements to be Addressed at the Development Permit Stage

Development Permit (DP) approval to the satisfaction of the Director of Development is required prior to rezoning adoption. In advance of the DP Panel review of the application, the following significant aspects of the proposal have been identified to be addressed:

- Additional vertical and/or horizontal articulation needs to be added to the rooflines of the east and west buildings respectively facing Smith Drive and the Queen Canal corridor.
- Additional articulation needs to be added to the long straight top edge of the parkade podium facing the Queen Canal corridor.
- Stepping back of the upper floor(s) of the south end of the wings of each building should be considered, with particular attention to the building wing at the southeast corner of the site.
- The grade difference between the ground floor of the buildings and Smith Drive to the east and the Queen Canal corridor to the west should be refined; with the objective of achieving a comfortable height transition, adequate landscape screening of the parkade and application of CPTED principles.

Site Servicing and Frontage Improvements

In addition to transportation and frontage improvements discussed above, the City's Engineering Department has determined the scope of upgrades to existing services to service the proposed development to be undertaken by the applicant, as identified in the Rezoning Considerations (Attachment 7).

Financial Impact or Economic Impact

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

Conclusion

The proposed development will constitute the largest mixed-use development envisioned under the Hamilton Area Plan. This development will complete the south side of the Gilley Road “High Street” at the centre of the proposed Hamilton Village Centre. There would also be improvements to the natural environment surrounding the Queen Canal as envisioned under the Hamilton Area Plan.

The proposed development will also assist in funding the future community amenities as provided under the Hamilton Area Plan.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9764 be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan Land Use Map

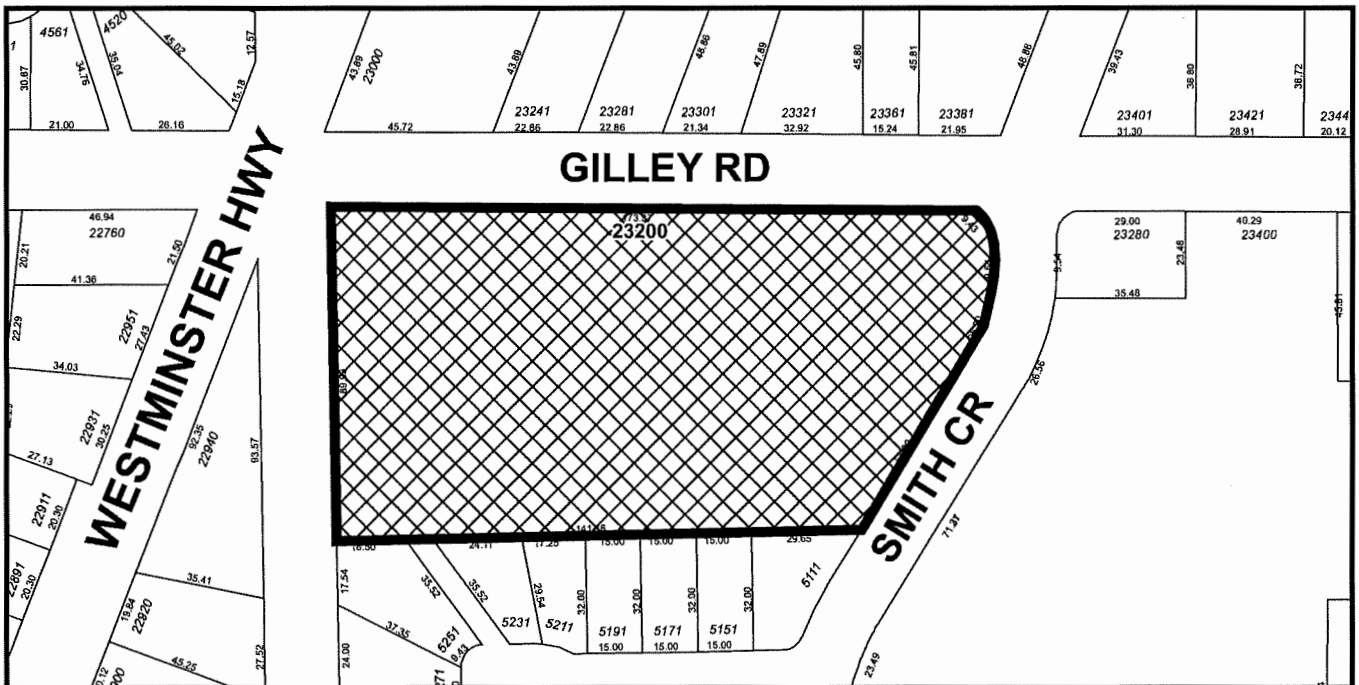
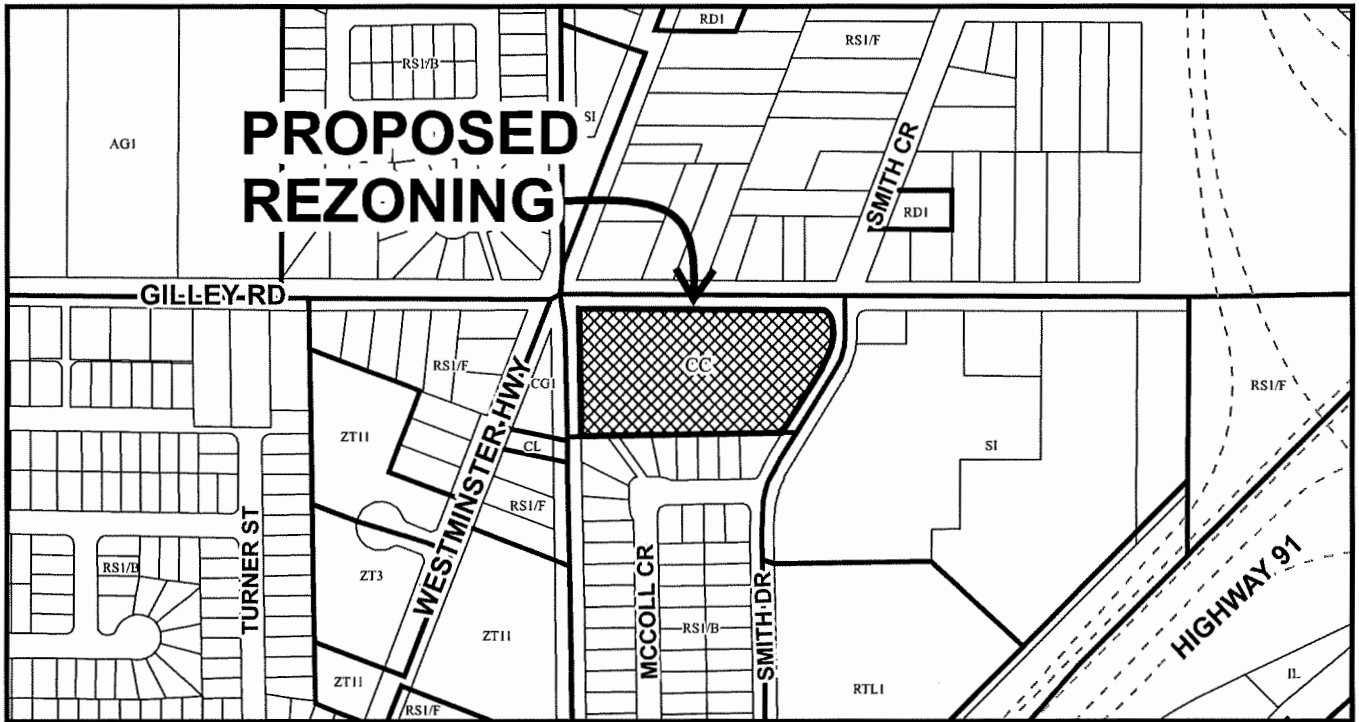
Attachment 5: Tree Survey

Attachment 6: Map of Queen Canal Corridor Riparian Management Area

Attachment 7: Rezoning Considerations



City of Richmond



RZ 16-754305

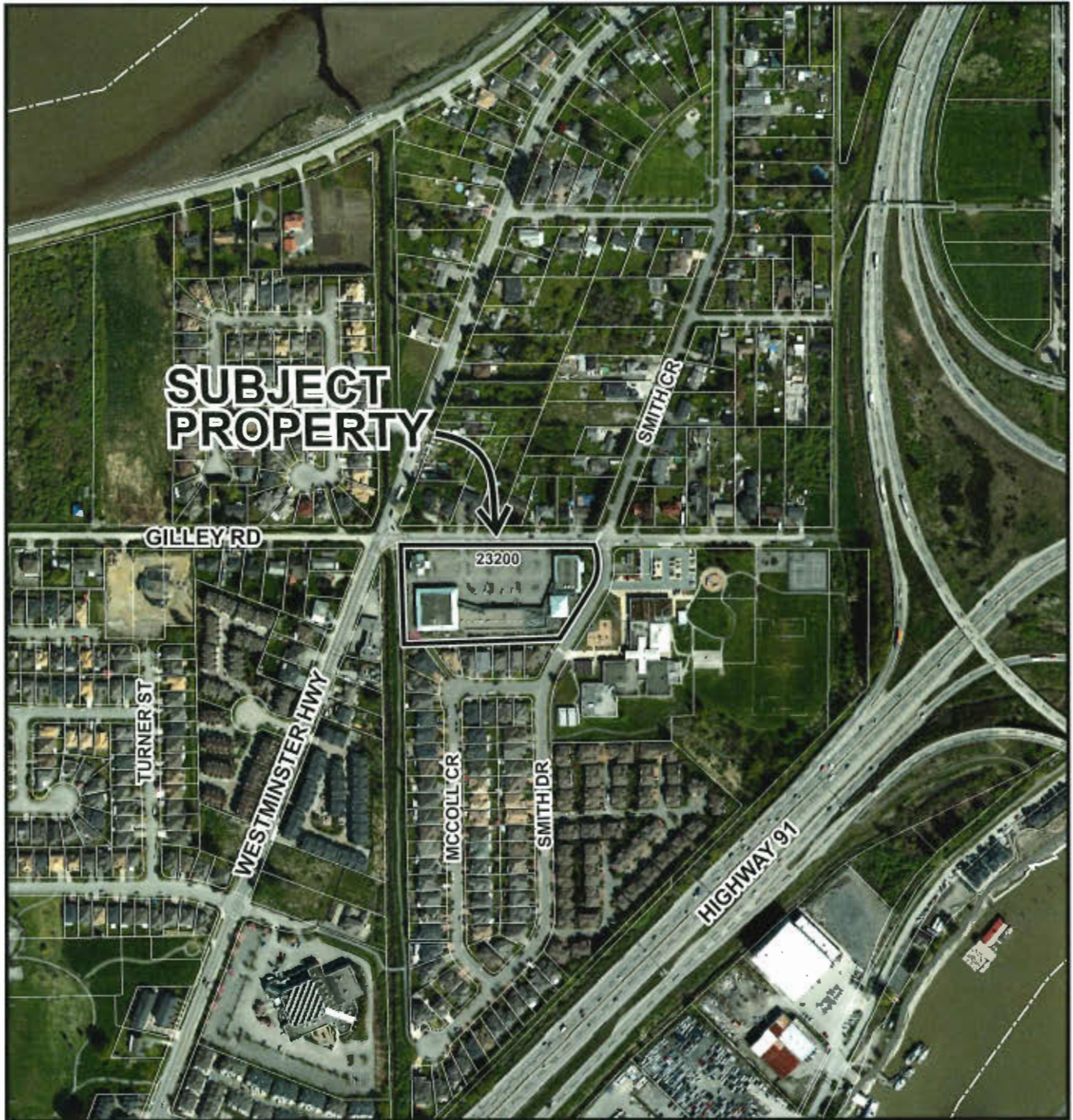
Original Date: 01/05/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-754305

Original Date: 01/05/17

Revision Date: 01/09/17

Note: Dimensions are in METRES

CNCL - 387

HAMILTON LANDS - PARCEL 1

REZONING 4th RE-SUBMISSION
23 APRIL 2018



Oris Consulting Ltd.
100 - 12235 No. 1 Road, Richmond,
BC Canada V6A 1G1.



P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
200 - 1558 W 6th Avenue
Vancouver, BC V6J 1K2
T 604 738 4118
F 604 738 4116
www.perryandassociates.ca



Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca



Gilley Rd & Westminster Hwy. View Looking East



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

DRAWING TITLE:
Design Character
 Rezoning 4th Re-Submission



DATABASE:
 PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1" = 40'-0"

CNCL - 390



Building A - Gilley Rd & Smith Dr.



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.0002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

DRAWING TITLE:
Design Character
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 SCALE: 1" = 40'-0"

1.1



CNCL - 391

High Street - Mid Block View Looking West



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
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DRAWING TITLE:
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 Rezoning 4th Re-Submission



DATABASE:
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 SCALE: 1" = 40'-0"

1.2



High Street - Mid Block View Looking East

Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

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DRAWING TITLE:
Design Character
 Rezoning 4th Re-Submission



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PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"

1.3



CNCL - 392



ILLUSTRATIVE MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 2.1 FIBER BOARD CEMENT PANEL (ACCENT)
- 3 VINYL HORIZONTAL SIDING 6" EXPOSURE BY: KEYCAN 'SAGE'
- 4 CERAMIC TILE
- 5 ALUMN. FRAME / GLASS GUARDRAIL
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 CONCRETE CAP
- 8 BALCONY WOOD FASCIA
- 9 WINDOW & DOOR WOOD TRIM
- 10 NATURAL CEDAR TIMBER COLUMN
- 11 NATURAL CEDAR WOOD CLADDING BUILT-UP
- 12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY
- 13 NATURAL WOOD CEDAR. EXPOSED T & G SOFFIT (ENTRY, FEATURE CORNERS)
- 14 VINYL BEADED SOFFIT
- 15 LIGHT FIXTURES
- 16 LANDSCAPE WALLS (CULTURED STONE)
- 17 STEEL FRAME WITH GLASS CANOPY

CNCL 393

Building A - Gilley Rd & Smith Dr.



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

DRAWING TITLE:
Bldg A Finish Schedule
 Rezoning 4th Re-Submission



DATABASE:
 PROJECT NO:
 PLOT DATE:
 SCALE:

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 23 APRIL 2018
 1" = 40'-0"



ILLUSTRATIVE MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 2.1 FIBER BOARD CEMENT PANEL (ACCENT)
- 3 VINYL HORIZONTAL SIDING 4" EXPOSURE BY KEYCAN SANDALWOOD
- 4 CERAMIC TILE
- 5 ALUMN. FRAME / GLASS GUARDRAIL
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 CONCRETE CAP
- 8 BALCONY WOOD FASCIA
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- 15 LIGHT FIXTURES
- 16 LANDSCAPE WALLS (CULTURED STONE)
- 17 STEEL FRAME WITH GLASS CANOPY

CNCL - 394

Gilley Rd & Westminster Hwy. View Looking East

RHA
 Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

DRAWING TITLE:
Bldg B Finish Schedule
 Rezoning 4th Re-Submission



DATABASE:
 PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1" = 40'-0"

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CNCL - 395



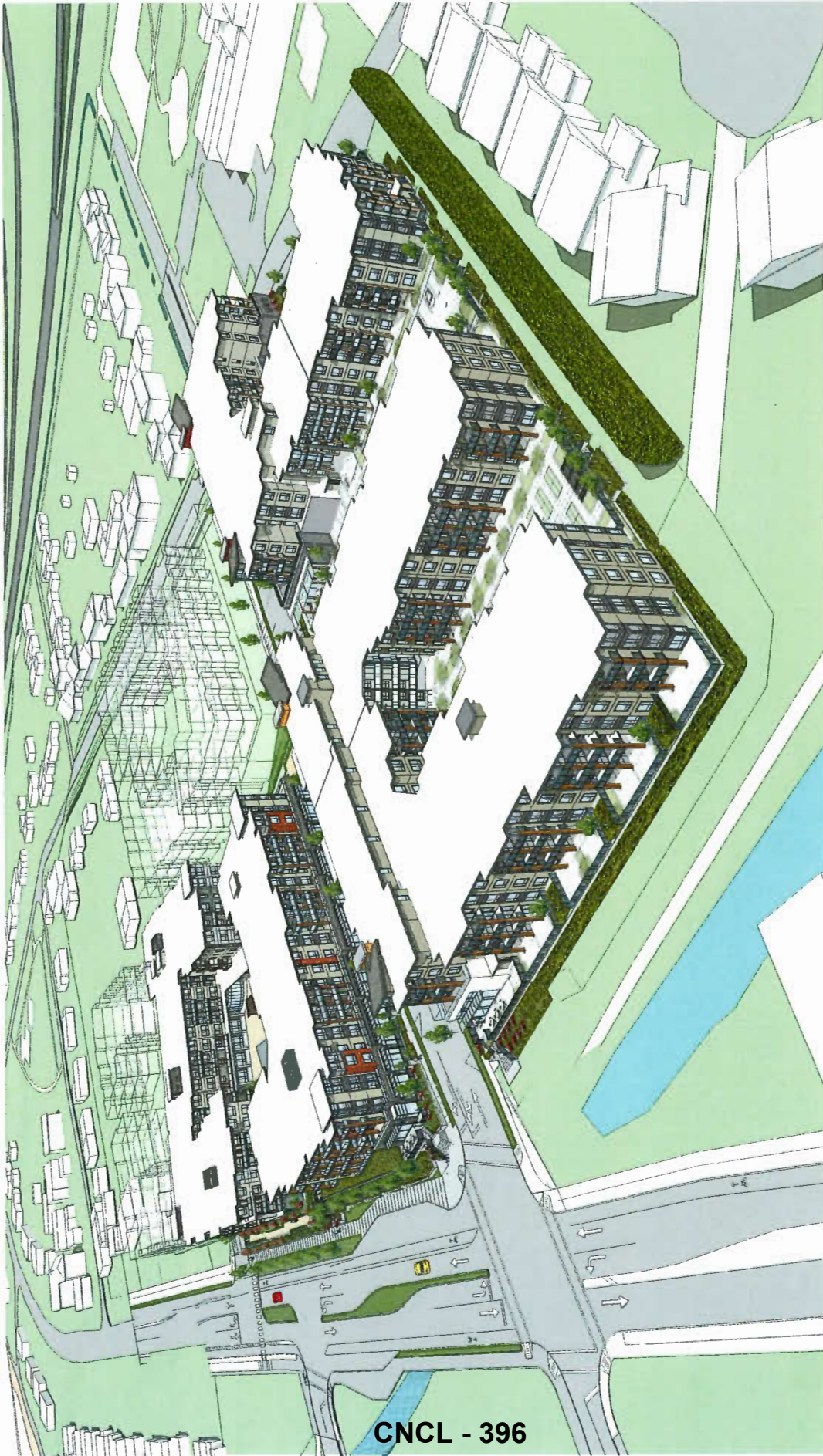
Rositch Hemphill Architects
420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G4
t 604.669.8002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Aerial View NW
Rezoning 4th Re-Submission



DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE: 1" = 40'-0"
SCALE: 1.6



CNCL - 396

Rositch Hemphill Architects
120 Powell Street, Unit 10, Vancouver, BC Canada V6A 1G4
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Aerial View NW
Rezoning 4th Re-Submission



DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 40'-0"

1.7





CNCL - 397

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Aerial View NW
Rezoning 4th Re-Submission



DATABASE: 1626
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PLOT DATE:
SCALE: 1" = 40'-0"

1.8





CNCL - 398

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120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
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Aerial View NW
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CNCL - 399

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.689.6002 f 604.689.1091 www.rharchitects.ca

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Aerial View NW
Rezoning 4th Re-Submission



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SCALE: 1" = 40'-0"

1.8



Parcel 1	Net Site Area	Commercial GFA (sf)	Residential GFA (sf)	*Total Residential/Commercial GFA (sf)	FAR Exclusions		Net Floor Area for FAR	FAR	Min. Indoor Amenity	Amenity FAR	No. of Unit (average unit size 940 sf)	Res. Parking Required (1.5 car/unit)	Visitor Parking Required (0.20 car/unit)
					BUH Total Floor Area	Stairs & Elev shaft Rooms							
Bldg A East	16,000	86,630	101,554	1,040	1,576	1,076	97,862	0.62	1,076	0.01	86	129	17
Bldg B West	10,000	132,620	141,544	1,660	1,576	1,076	137,232	0.87	1,076	0.01	139	209	28
Total	156,952	26,000	219,250	2,43,098	2,700	3,152	235,094	1.51	2,152	0.01	225	338	45

* Indoor Amenity Deducted

Parcel 1 Parking Stats

Type	No. of Units	By-Law Rate	Stall Required	Stall Provided
Residential	225	1.5	331	359
Res. Visitors	225	0.2	45	45 (shared w/ commercial stalls)
Commercial	26000	3/100m2 (1076 sf) up to 350m2, then 4/100m2 (1076 sf)	84	84
Total			415	443

Building A (East)

Gross Floor Area (SF)		# of units	Site Coverage
Level	Residential		
Level 1	16,000	11	32.273
Level 2	11,724	12	
Level 3	24,571	25	
Level 4	24,571	25	
Level 4b	13,701	13	
Total	16,000	102,630	86

Building B (West)

Gross Floor Area (SF)		# of units	Site Coverage
Level	Residential		
Level 1	10,000	28	43.360
Level 2	27,260	30	
Level 3	34,129	37	
Level 4	34,129	37	
Level 4b	8,388	7	
Total	10,000	132,620	139

Outdoor Amenity :

Category	Required Ft ²	Provided Ft ²
Common Resident Outdoor space (6m2 (64.59sf) per unit)	14,592.75	16,869.00
Children's Play Designated Area (3m2 (32.29sf) per unit) (600m2)	Max. 6,459sf.	2,341.00
Min. Private Resident Outdoor space (6m2 (64.59sf) per unit)	6m2 (64.59sf) /unit	6m2 (64.59sf) /unit

Parking Stall Sizes Summary

Standard Cars	Small Cars	HC	tandem (adj) Total	Shared	Small & Tandem Cars
245	87	4	339		110
60	21	3	84	65	21
305	108	7	413		131
	24%				30%

FAR Exclusions
 (BUH Floor Area, Mech, Elec, Stairwell, Elev Shafts)
 Net Floor Area for FAR
 Gross Site Area
 Road Deduction (East PI)
 Net Site Area
 FAR
 INDOOR AMENITY (FAR Bonus)
 Min. INDOOR AMENITY
 Lot Coverage

8,004 Ft²
 235,094 Ft²
 157,520 Ft²
 568 Ft²
 156,952 Ft²
 1.51
 2,152 Ft²
 50%

Bldg A East (Net Residential)
 86,630 sf Net Res. Area - deductions (4,477sf) = 82,153 sf
 5% of 82,153 sf = 4,108 sf
 Bldg B West (Net Residential)
 132,620 sf Net Res. Area - deductions (4,923sf) = 127,698 sf
 5% of 127,698 sf = 6,385 sf

5% of Floor Area
 Res. NFA
 2,224 sf
 4,105 sf
 6,385 sf
 591 m2
 591 m2

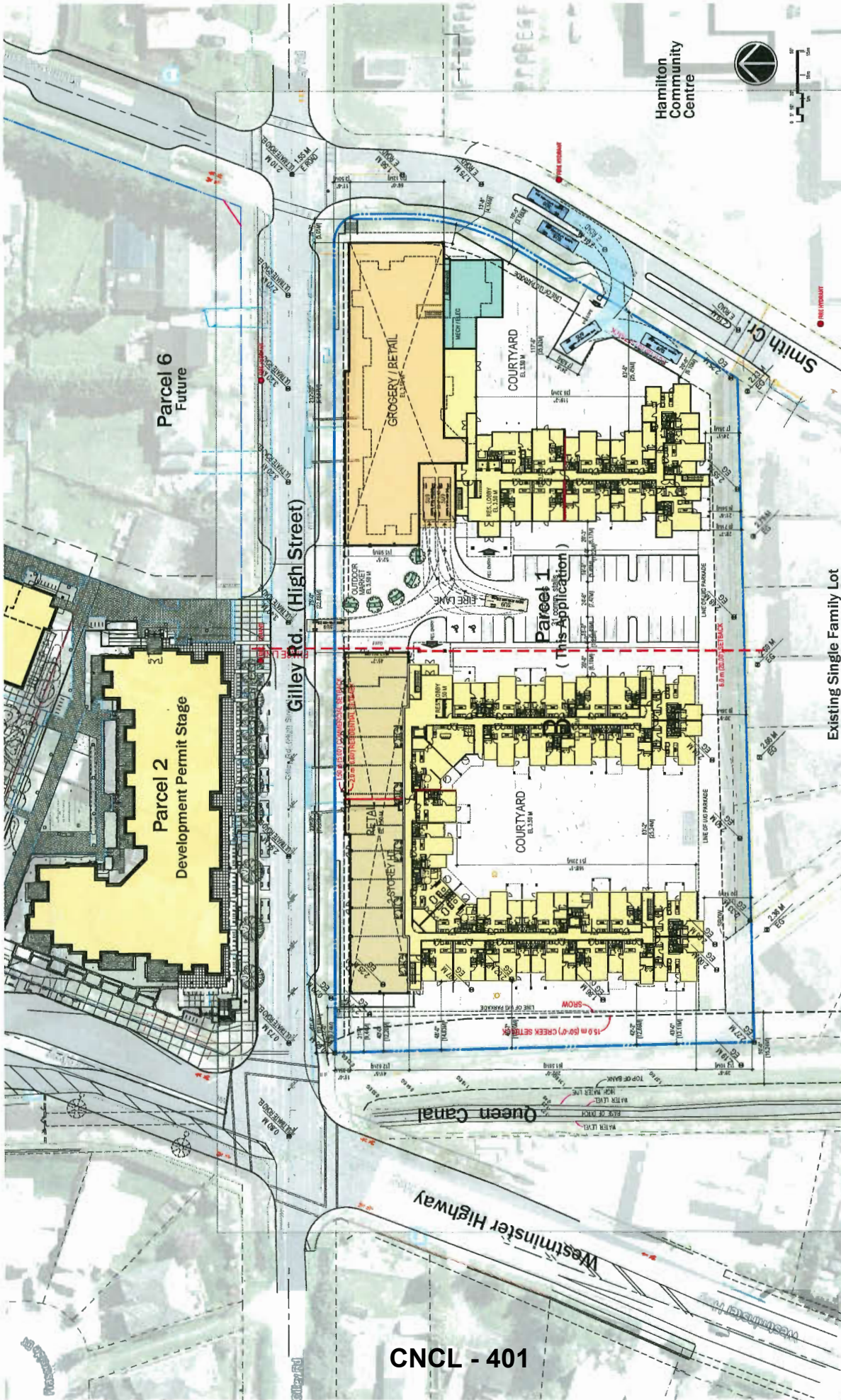
Building B Basic Universal Housing

Unit	No. of BUH Units
Unit A BUH, 1B	7
Unit B BUH, 1B+D	4
Unit C BUH, 1B+D	32
Unit D BUH, 1B+D	8
Unit E BUH, 1B+D	4
Unit F BUH, 2B	20
Unit G BUH, 2B	8
Total BUH	83

* the a base density of 0.40 FAR may be increased to a maximum of 1.5 FAR with the provision of amenities or amenity contributions as required under Objective 12;
 * the maximum height is 4 storeys and 17.0 m (55.8 ft.) above the adjacent street grade;
 * building setbacks from property lines are to be generally a minimum of 6.0 m (19.7 ft.) on Westminister Highway, averaging 2.0 m (6.6 ft.) on the Galley High Street and between 3.0 m to 6.0 m (9.8 ft. to 19.7 ft.) on other streets;

Building A Affordable Housing

Unit	No. of Units	5% of Res. NFA
Unit A BUH, 1B	556	1,668 sf
Unit B BUH, 2B	818	2,554 sf
Total Area (SF)	4,099 sf	4,222 sf
Total Area (M2)	383 m2	380 m2



CNCL - 401

Hamilton
Community
Centre



DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 70'-0"



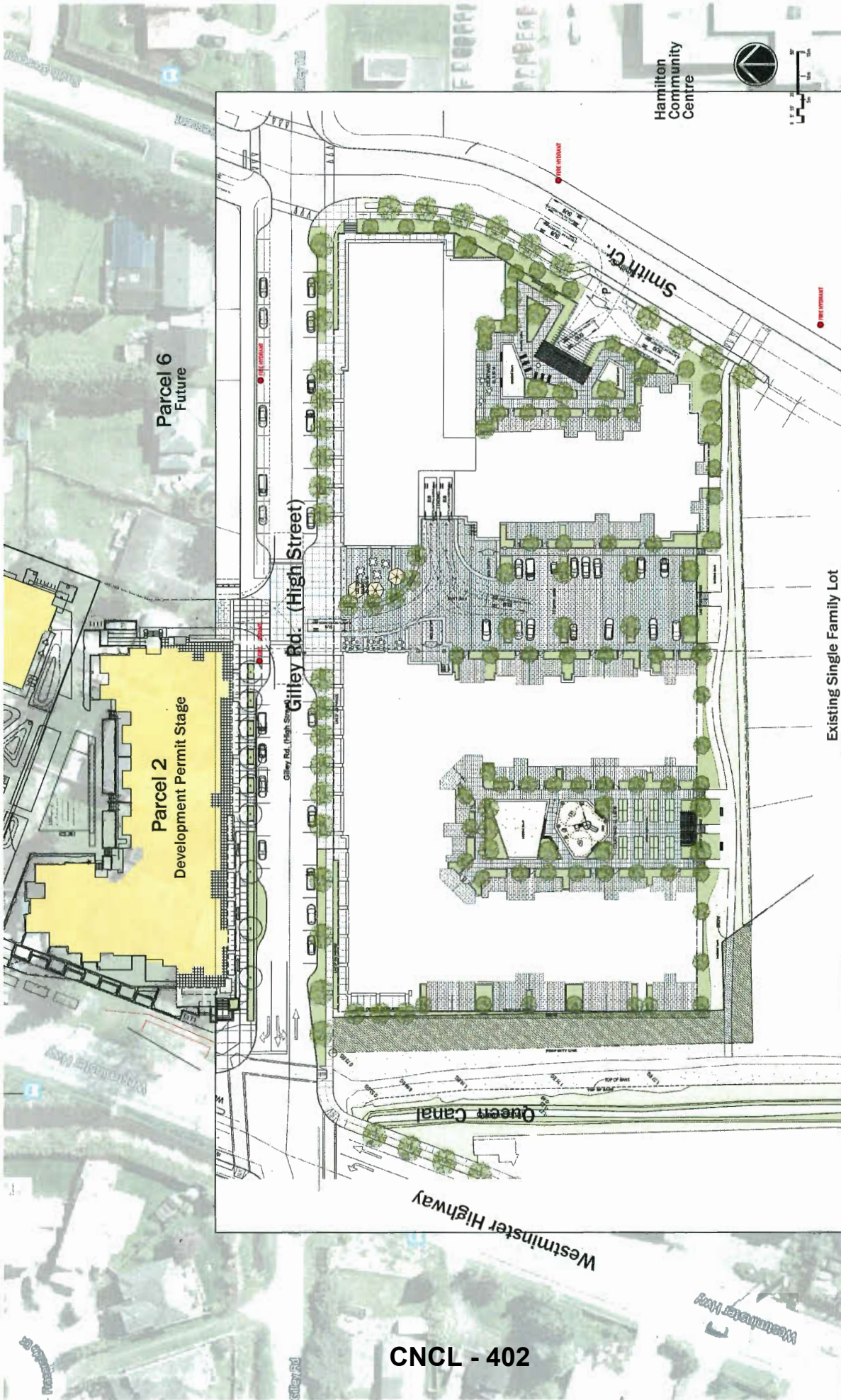
3

DRAWING TITLE:
Siteplan
Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1C1
1 604-668-8002 f 604-668-1091 www.harchitects.ca





CNCL - 402

Hamilton
Community
Centre



DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 70'-0"



DRAWING TITLE:
Landscape Plan
Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

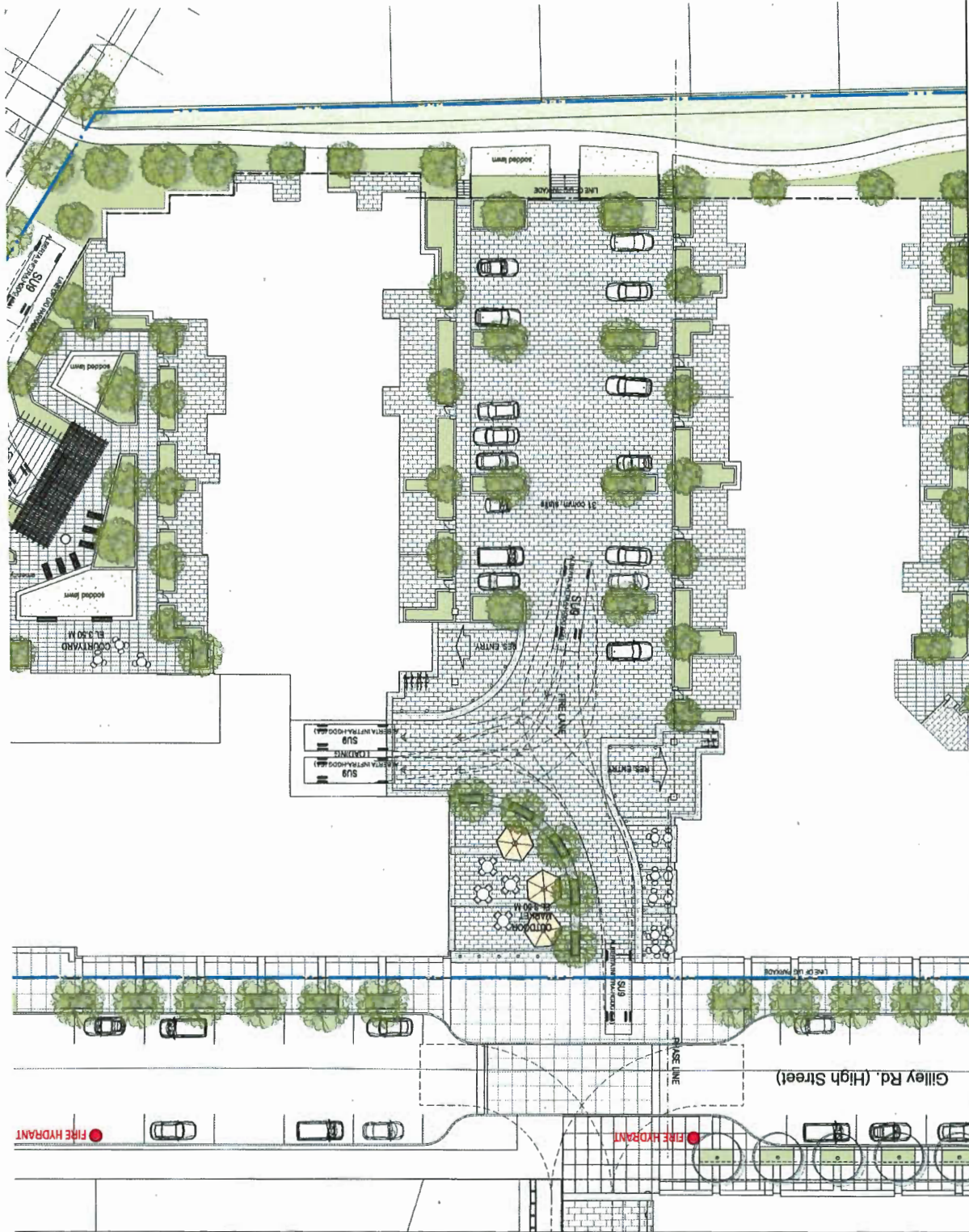
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca



Existing Single Family Lot



CNCL - 403



DATABASE: 1626
 PROJECT NO: 23 APRIL 2018
 PLOT DATE: 1/32" = 1'-0"
 SCALE:

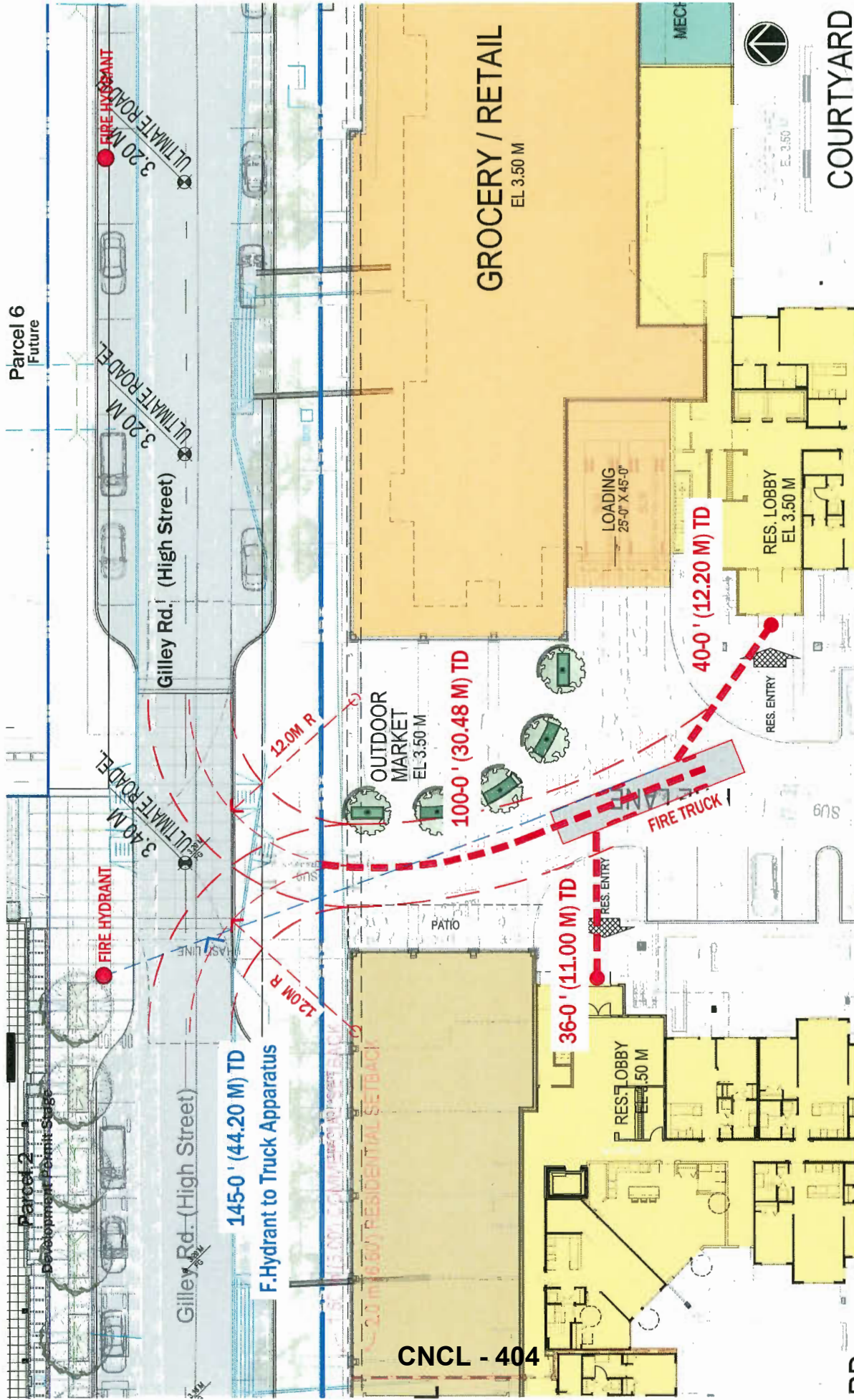


DRAWING TITLE:
MEWS Landscape Plan
 Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G4
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3.3

DATABASE: 1626
 PROJECT NO: 23 APRIL 2018
 PLOT DATE: 1" = 25'-0"

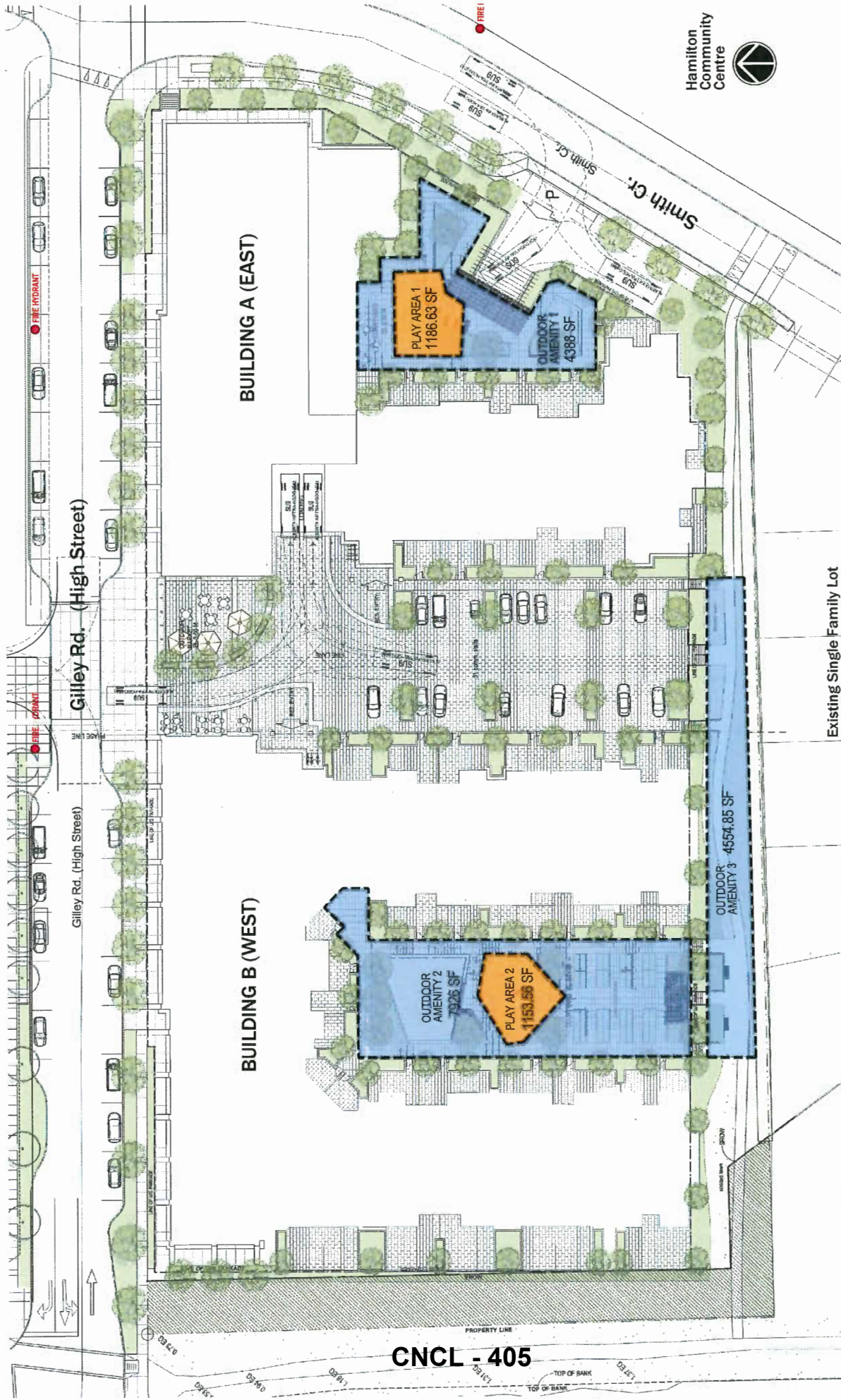


DRAWING TITLE:
Fire Department Access Plan
 Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
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Hamilton
Community
Centre



Gilley Rd. (High Street)

Gilley Rd. (High Street)

BUILDING A (EAST)

BUILDING B (WEST)

CNCL - 405

Existing Single Family Lot

3.4

DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 40'-0"

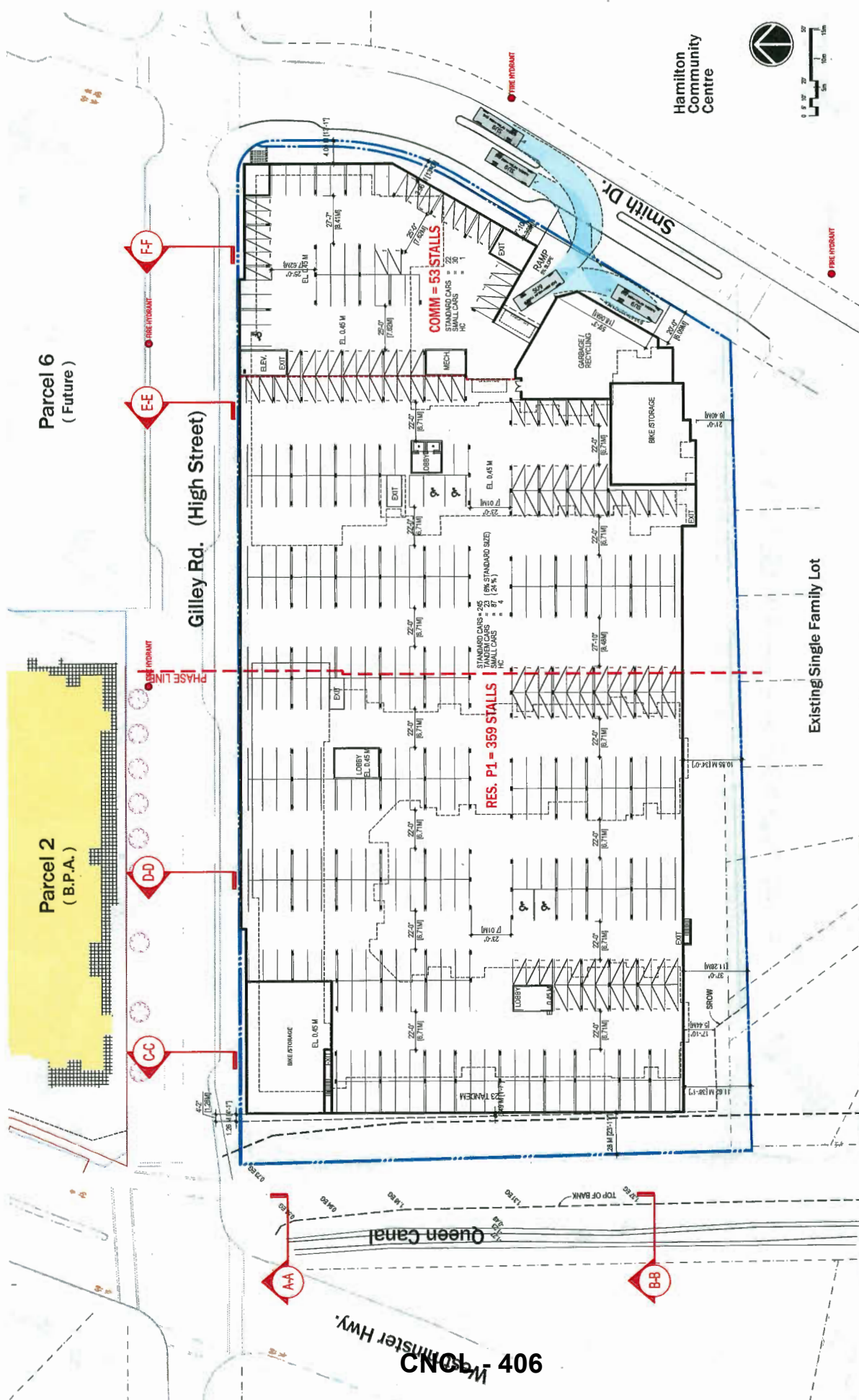


DRAWING TITLE:
Outdoor Amenity
Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
120 Powell Street, Unit 1.0 Vancouver, BC Canada V6A 1G4
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Parcel 6
(Future)

Parcel 2
(B.P.A.)

Gilley Rd. (High Street)

Queen Canal

Hamilton
Community
Centre



W. 406
C.N.O.B.

FF

EE

DD

CC

AA

BB

COMM = 53 STALLS
STANDARD CARS = 22
SMALL CARS = 2
HC = 2

RES. P1 = 359 STALLS
STANDARD CARS = 265
TANDER CARS = 22
SMALL CARS = 4
HC = 4

Existing Single Family Lot

4

DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 50'-0"

ORIS

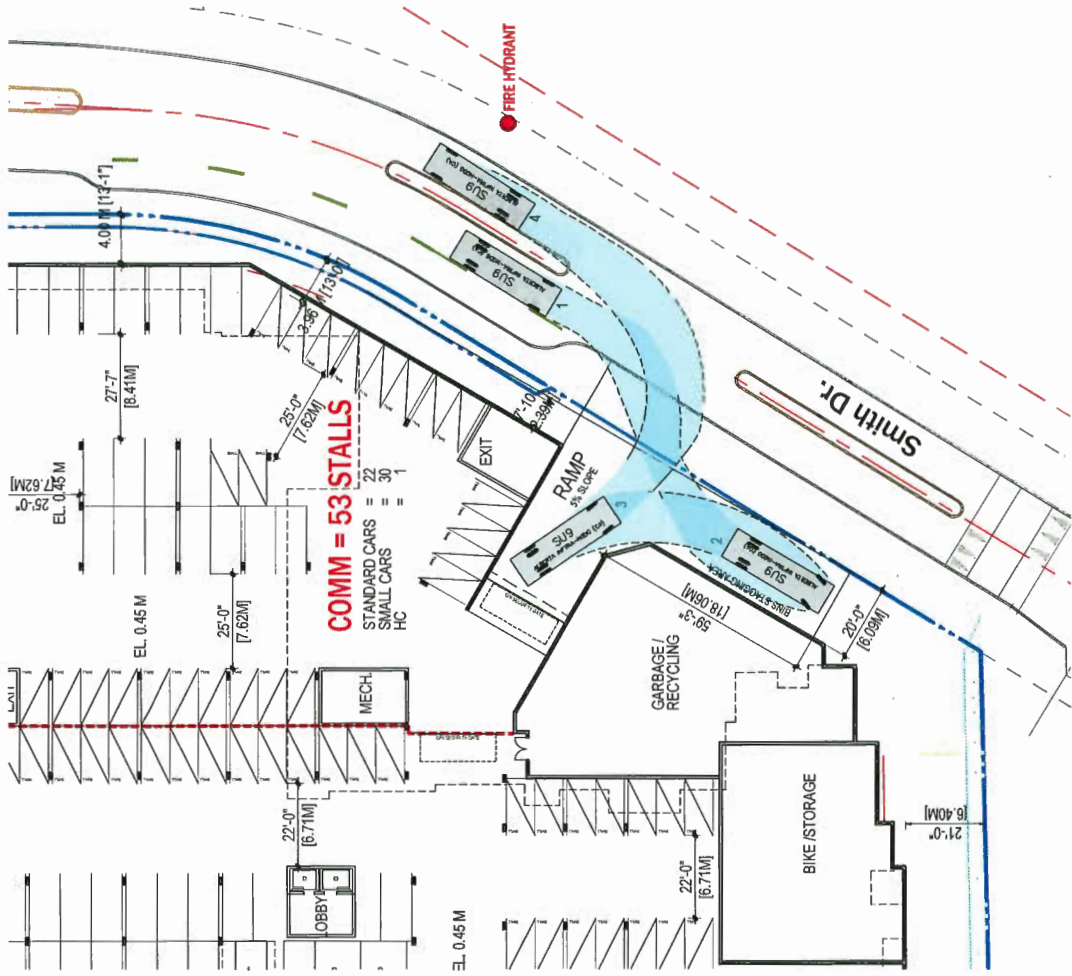
DRAWING TITLE:
P1

Resoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
420 Powell Street, Unit 110, Vancouver, BC Canada V6A 1G1
1 604.669.6002 | 604.669.1091 | www.rharchitects.ca

RHA



Garbage SU-9 truck - Truck Movement Turning Radius

CNCL - 407

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PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

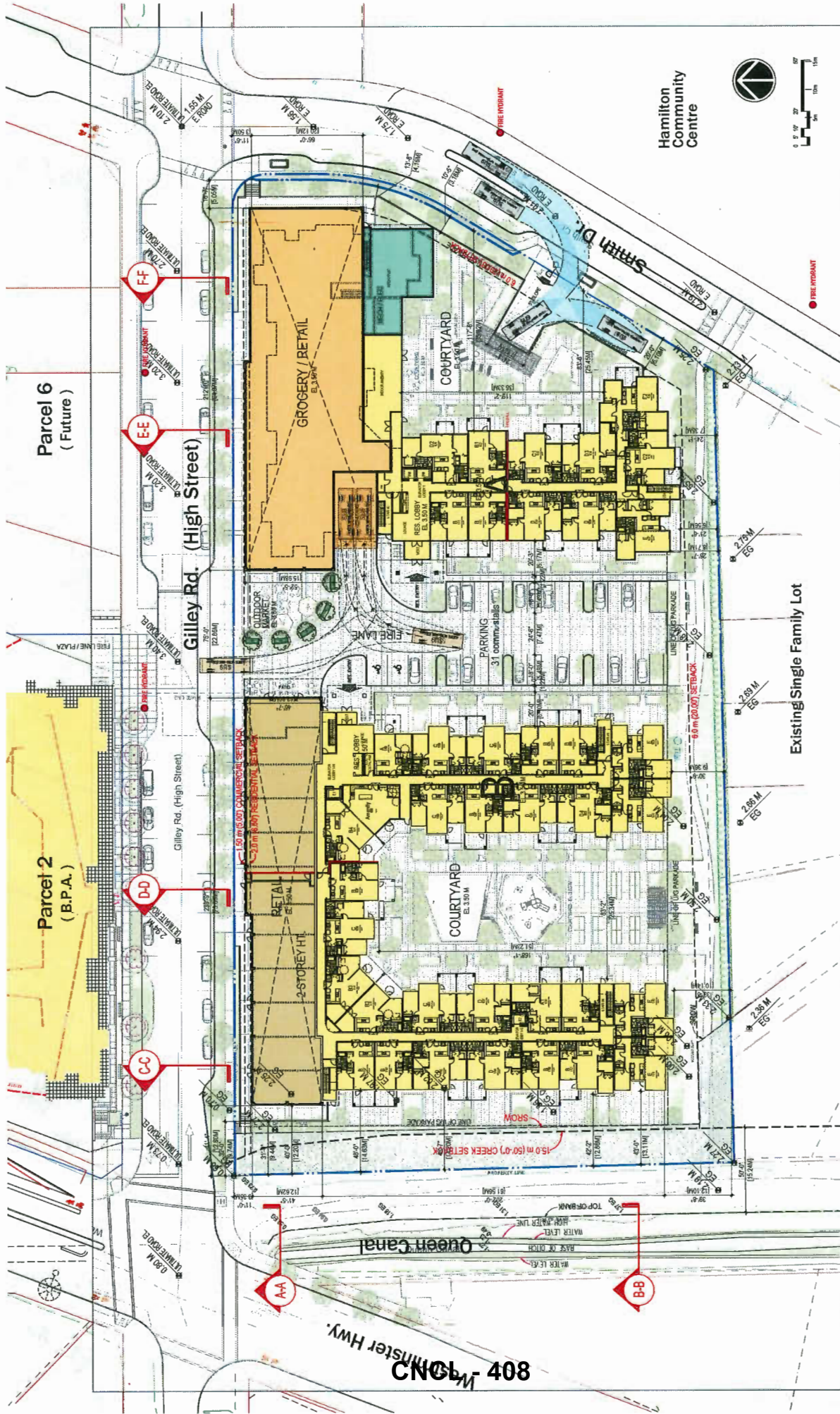
DRAWING TITLE:
Truck Turning Radius
 Rezoning 4th Re-Submission



DATABASE:
 PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1/32" = 1'-0"

4.1





Parcel 6
(Future)

Parcel 2
(B.P.A.)

Hamilton
Community
Centre



5

DATABASE: 1626
PROJECT NO: 23 APRIL 2018
PLOT DATE:
SCALE: 1" = 50'-0"



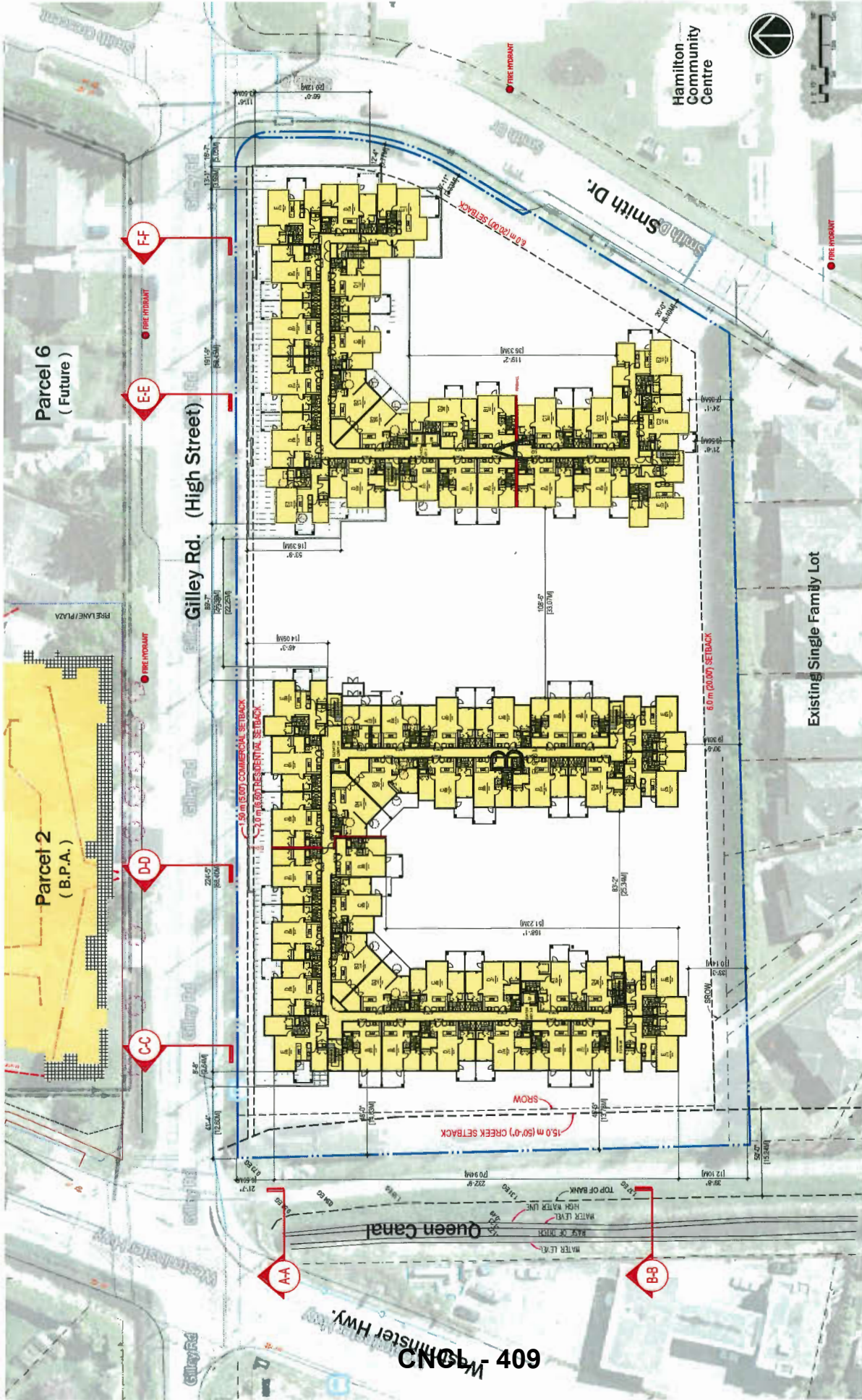
DRAWING TITLE:
Level 1 - 2
Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

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120 Powell Street, Unit 110 Vancouver, BC Canada V6A 1G4
1 604.669.6002 1 604.669.1091 www.rharchitects.ca



CNCL 408



CNCL - 409

RHA

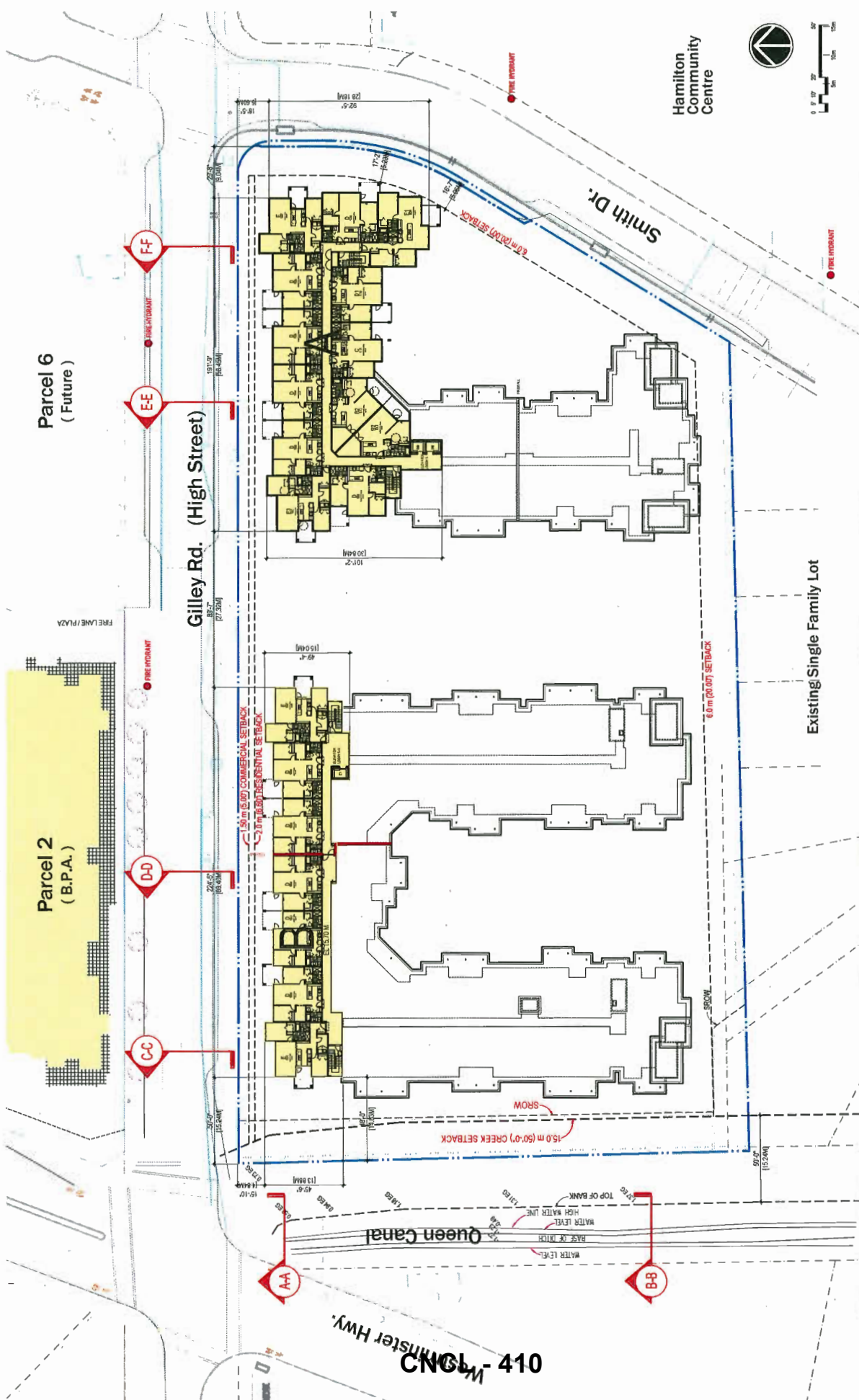
Rositch Hemphill Architects
 420 Powell Street, Unit 110 Vancouver, BC Canada V6A 1G1
 1 604.689.8002 1 604.689.1091 www.rharchitects.ca

ORIS

PROJECT: **Parcel 1, Mixed-Use**
 Hamilton Lands, Richmond, BC

DRAWING TITLE: **Level 3 - 4**
 Rezoning 4th Re-Submission

DATABASE: 1626
 PROJECT NO: 23 APRIL 2018
 PLOT DATE: 1" = 40'-0"
 SCALE: 6



Parcel 6
(Future)

Parcel 2
(B.P.A.)

Gilley Rd. (High Street)

Smith Dr.

Queen Canal

Wanmister Hwy.
CNCL-410

Hamilton
Community
Centre

Existing Single Family Lot



Rositch Hemphill Architects
420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.marchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 4b
Rezoning 4th Re-Submission



DATABASE:
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"

7



1. Gilley Road (High Street - Elevations)



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.685.6002 f 604.685.1091 www.rharchitects.ca

PROJECT: **Parcel 1, Mixed-Use**
Hamilton Lands, Richmond, BC

DRAWING TITLE: **Streetscape**
Rezoning 4th Re-Submission



DATABASE: SKETCH
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"



Building A - Gilley Road Elevation



Rositch Hemphill Architects
420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604.669.8002 1 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape
Rezoning 4th Re-Submission



DATABASE:
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 25'-0"

SKETCH
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 25'-0"



Building B - Gilley Road Elevation



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G4
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT: **Parcel 1, Mixed-Use**
Hamilton Lands, Richmond, BC

DRAWING TITLE: **Streetscape**
Rezoning 4th Re-Submission

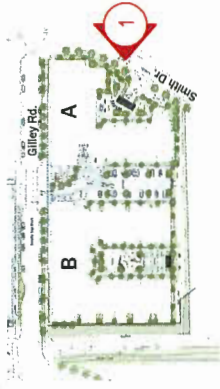


DATABASE: SKETCH
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 25'-0"

10

CNCL 413

CNCL - 414



Building A - East Elevation (Smith Dr.)



Rositch Hemphill Architects
120 Powell Street, Unit 410 Vancouver, BC Canada V6A 1G4
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape
Rezoning 4th Re-Submission



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

11

SKETCH
1626
23 APRIL 2018
1" = 40'-0"



Building A - Gilley Road Elevation



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120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G4
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PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape
Rezoning 4th Re-Submission



DATABASE:
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"

12



CNCL - 416
QUEEN CANAL

1. South Elevations



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.665.1091 www.rharchitects.ca

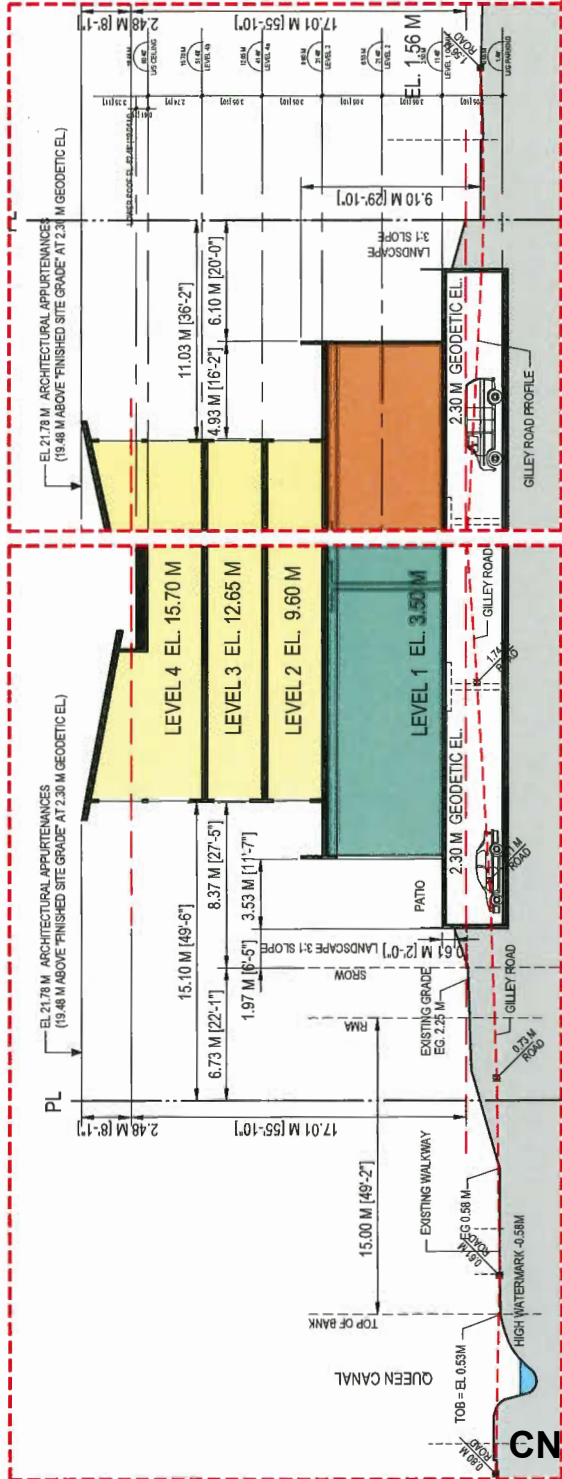
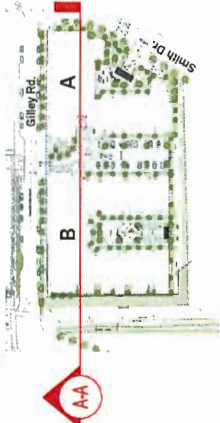
PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape
Rezoning 4th Re-Submission

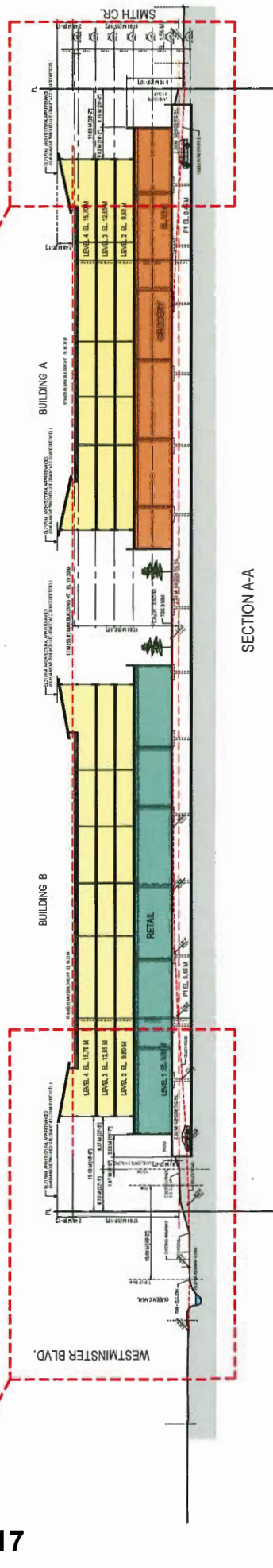


DATABASE: SKETCH
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"

13



CNCL - 417



SECTION A-A



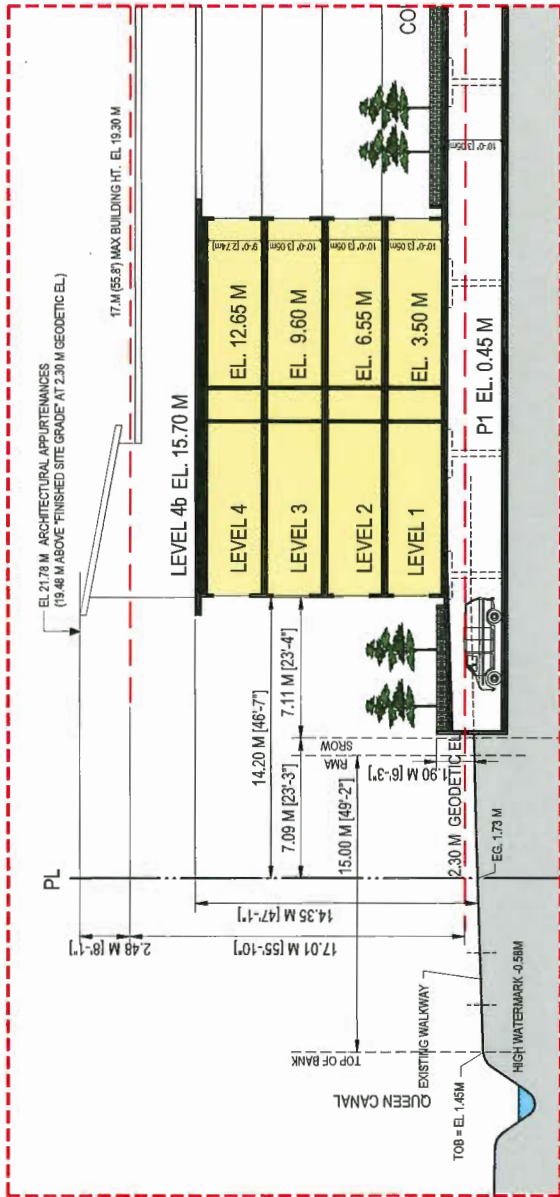
Rositch Hemphill Architects
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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

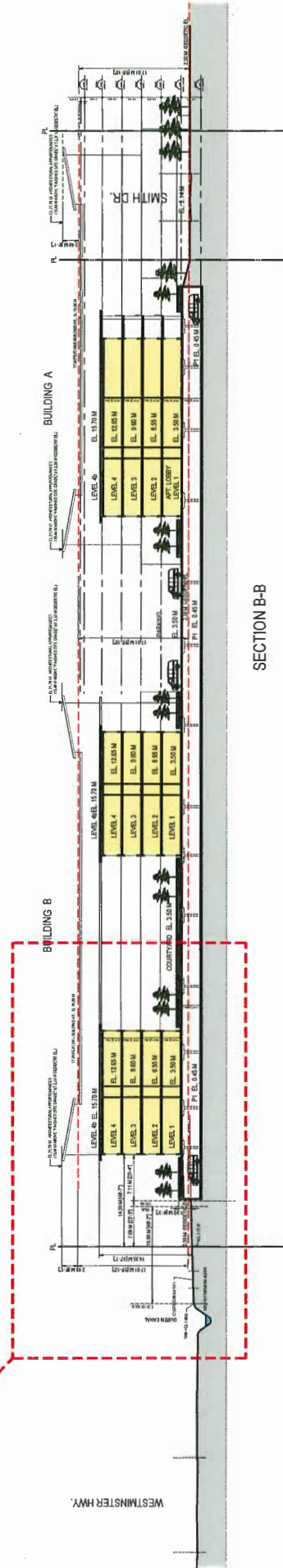
DRAWING TITLE:
Section
Rezoning 4th Re-Submission



DATABASE: PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1" = 40'-0"



CNCL - 418



15

DATABASE: PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1" = 40'-0"

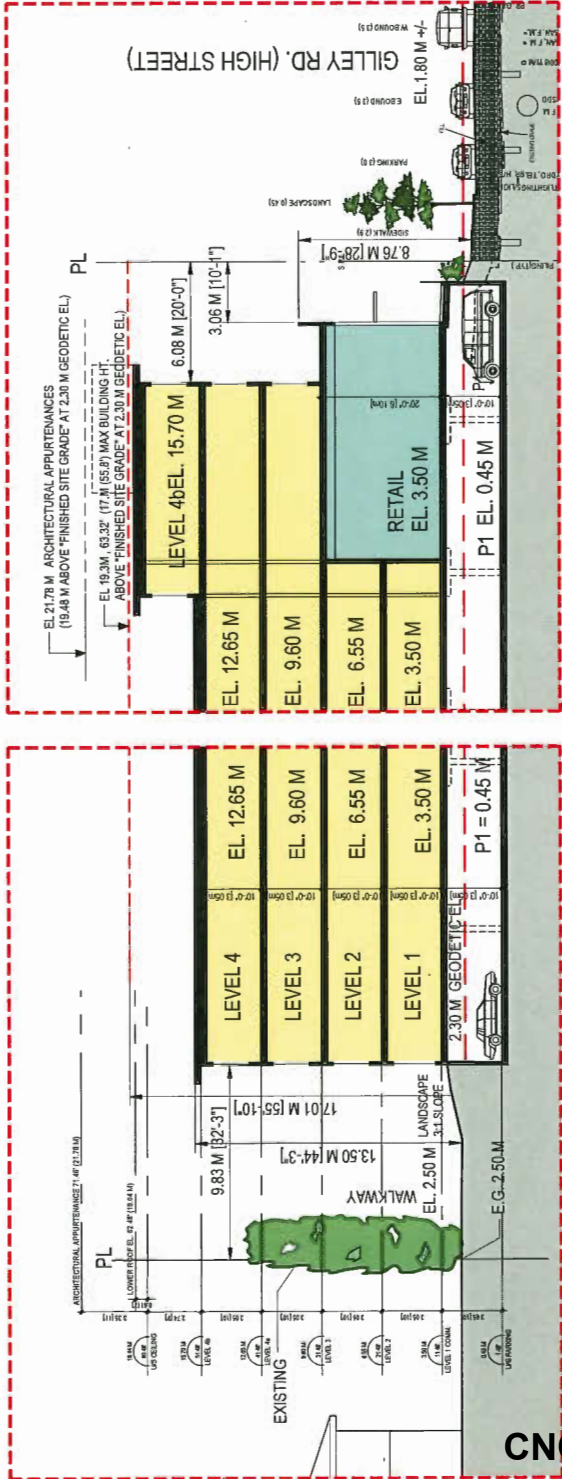


DRAWING TITLE:
Sections
 Rezoning 4th Re-Submission

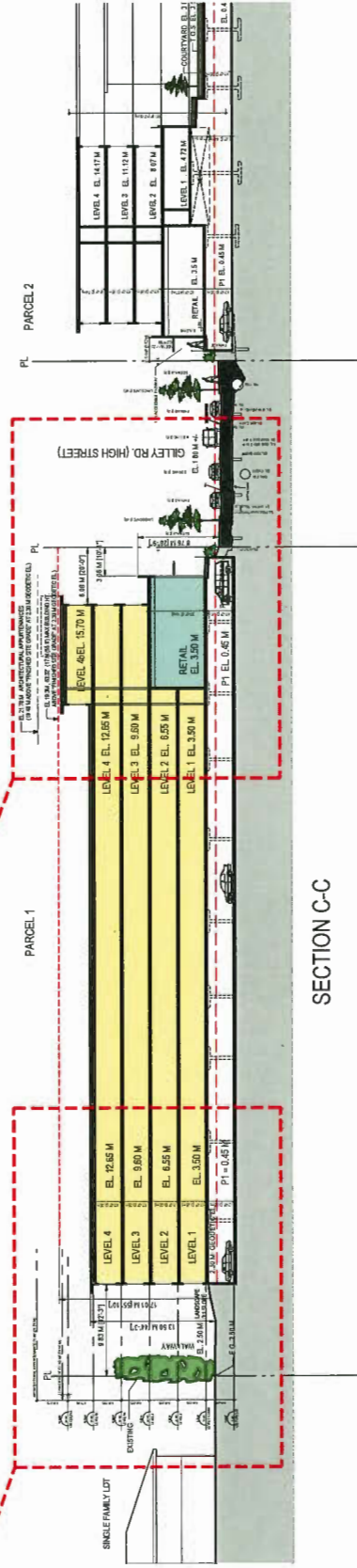
PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

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CNCL - 419



TO S. E. 190 M

SECTION C-C

16

DATABASE:
 PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1" = 40'-0"



DRAWING TITLE:
Sections
 Rezoning 4th Re-Submission

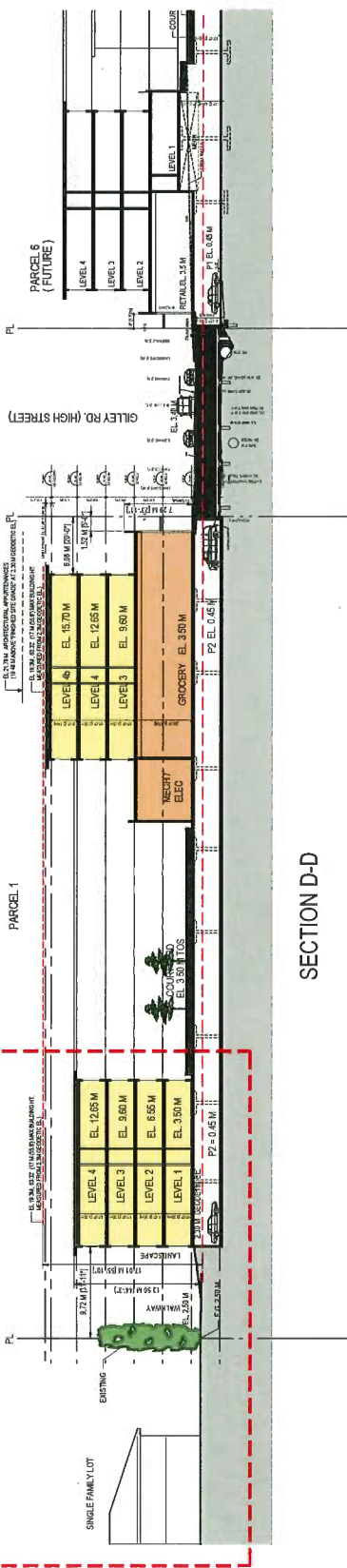
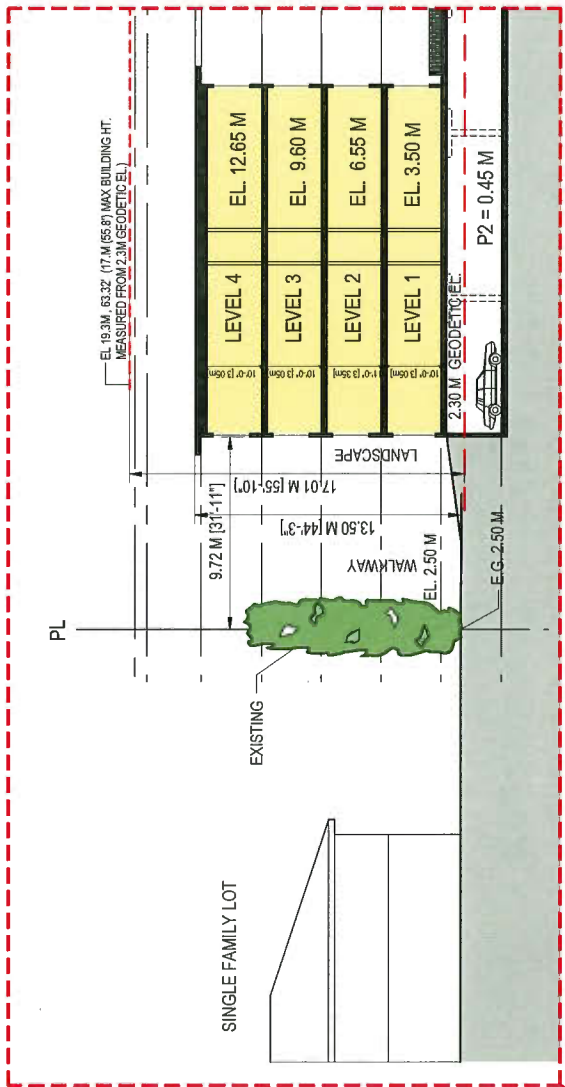
PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

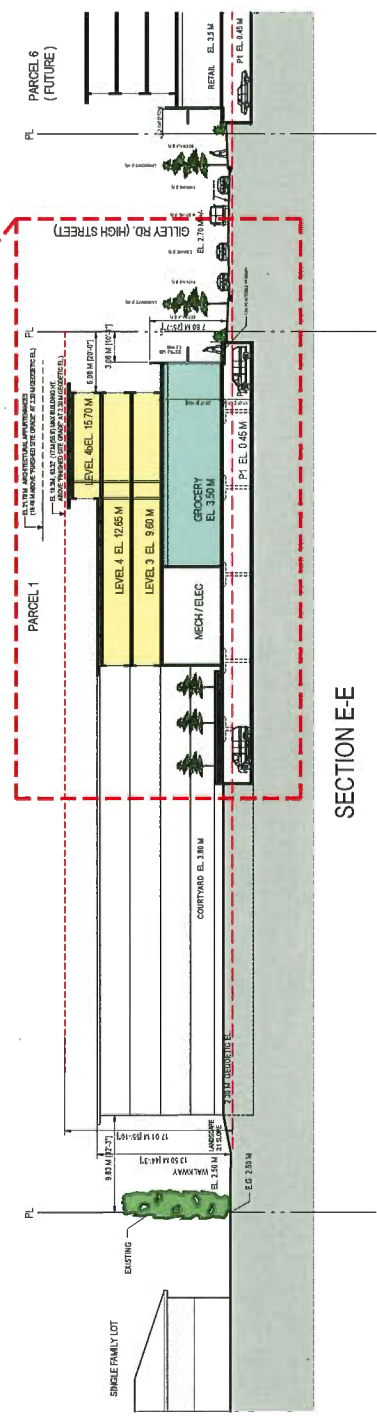
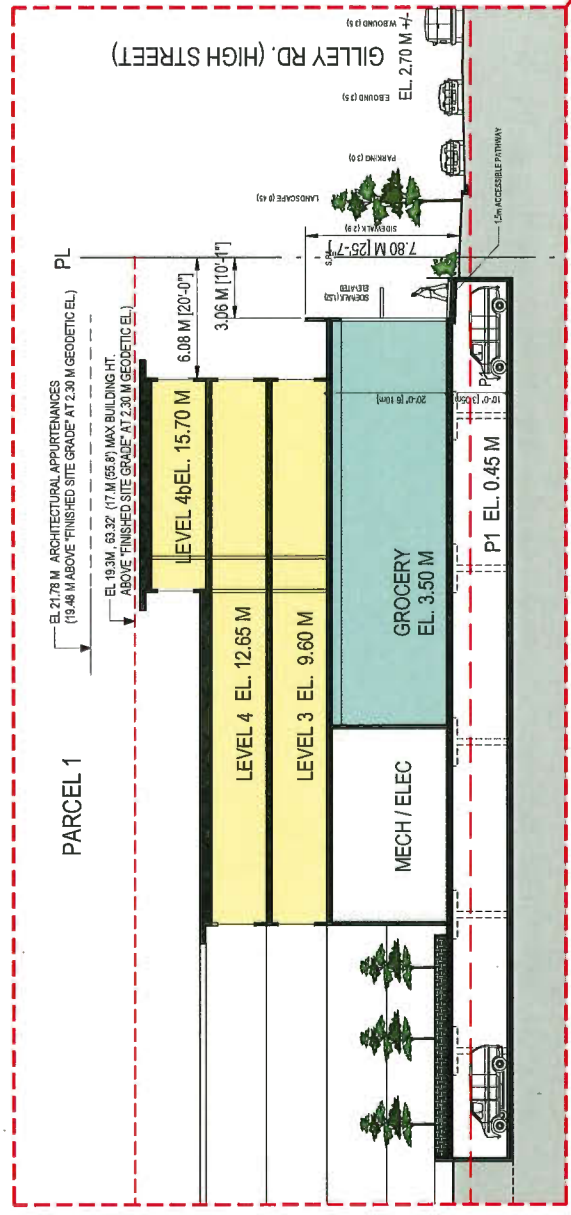
Rositch Hemphill Architects
 120 Powell Street, Unit 410 Vancouver, BC Canada V6A 1G1
 T 604.683.5002 F 604.683.1091 www.rharchitects.ca





Keyplan





CNCL - 421



DRAWING TITLE:
Sections
 Rezoning 4th Re-Submission

PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

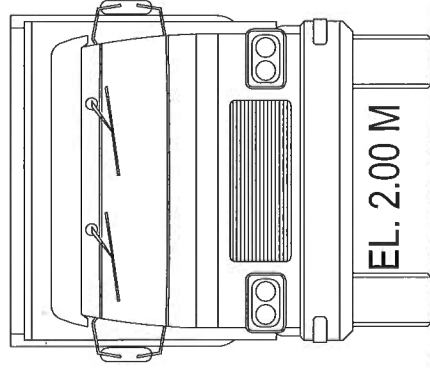
Rositch Hemphill Architects
 120 Powell Street, Unit 410 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca





GARBAGE TRUCK
LOADING / STAGGING AREA

PL



EL. 2.00 M

TOS EL. 3.50 M

CNCL - 422

2.26 [7'-5"]

P1

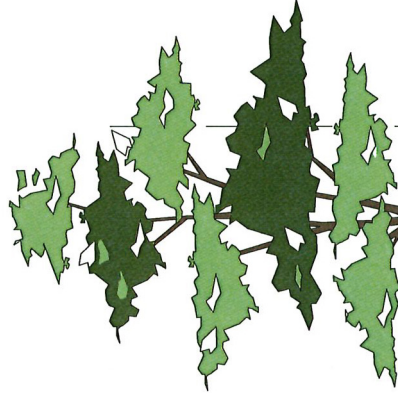
TOS EL. 0.45 M

1.42 [4'-8"]

6.10 [20']

SMITH DR.

EL. 2.01 M



Garbage Collection Staging Area & Pick Up

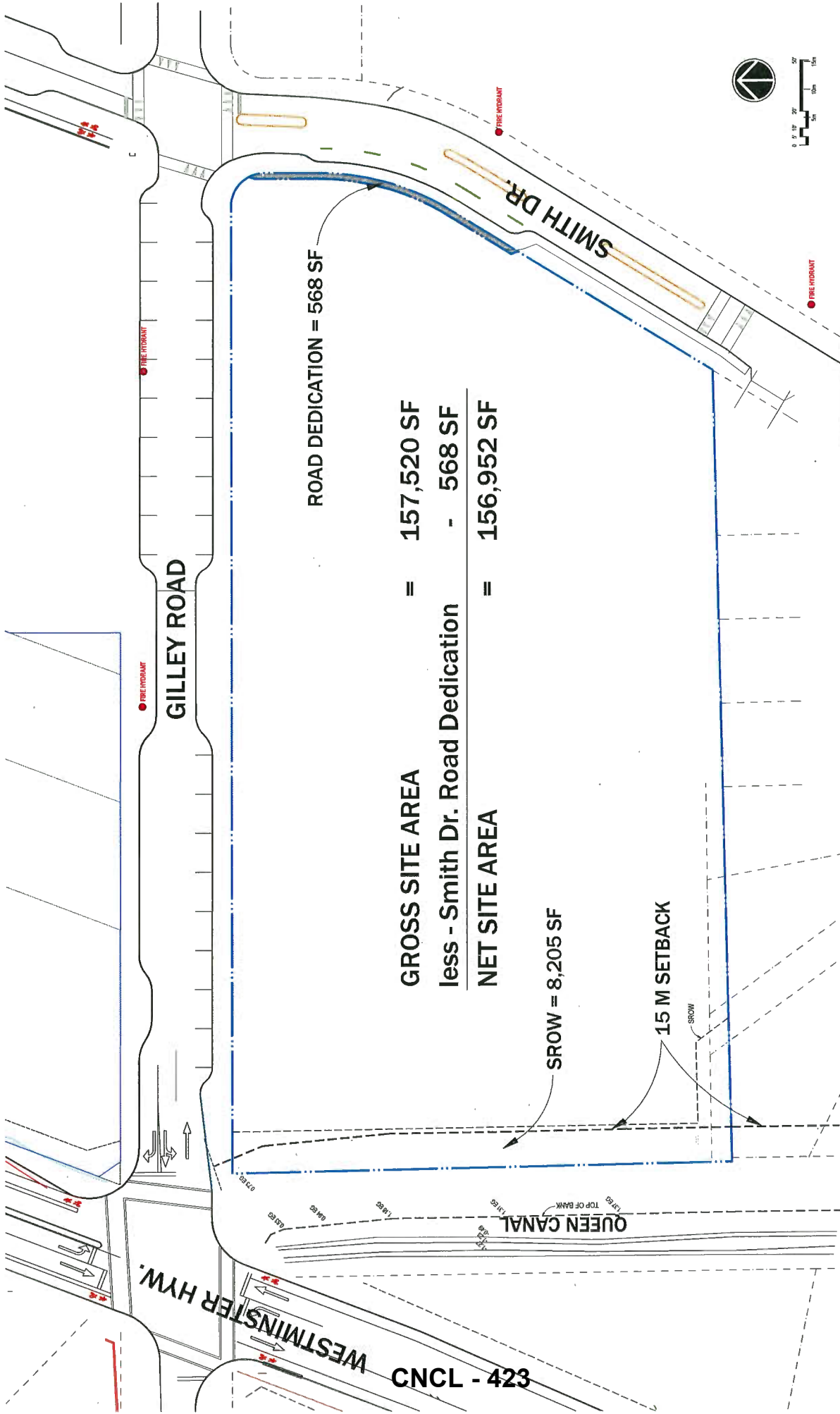
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G4
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 1, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Section F-F
Rezoning 4th Re-Submission

DATABASE:
PROJECT NO: 1626
PLOT DATE: 23 APRIL 2018
SCALE: 1/4" = 1'-0"





DATABASE: 1626
 PROJECT NO: 1626
 PLOT DATE: 23 APRIL 2018
 SCALE: 1" = 50'-0"



DRAWING TITLE:
Draft Subdivision Plan
 Rezoning 4th Re-Submission

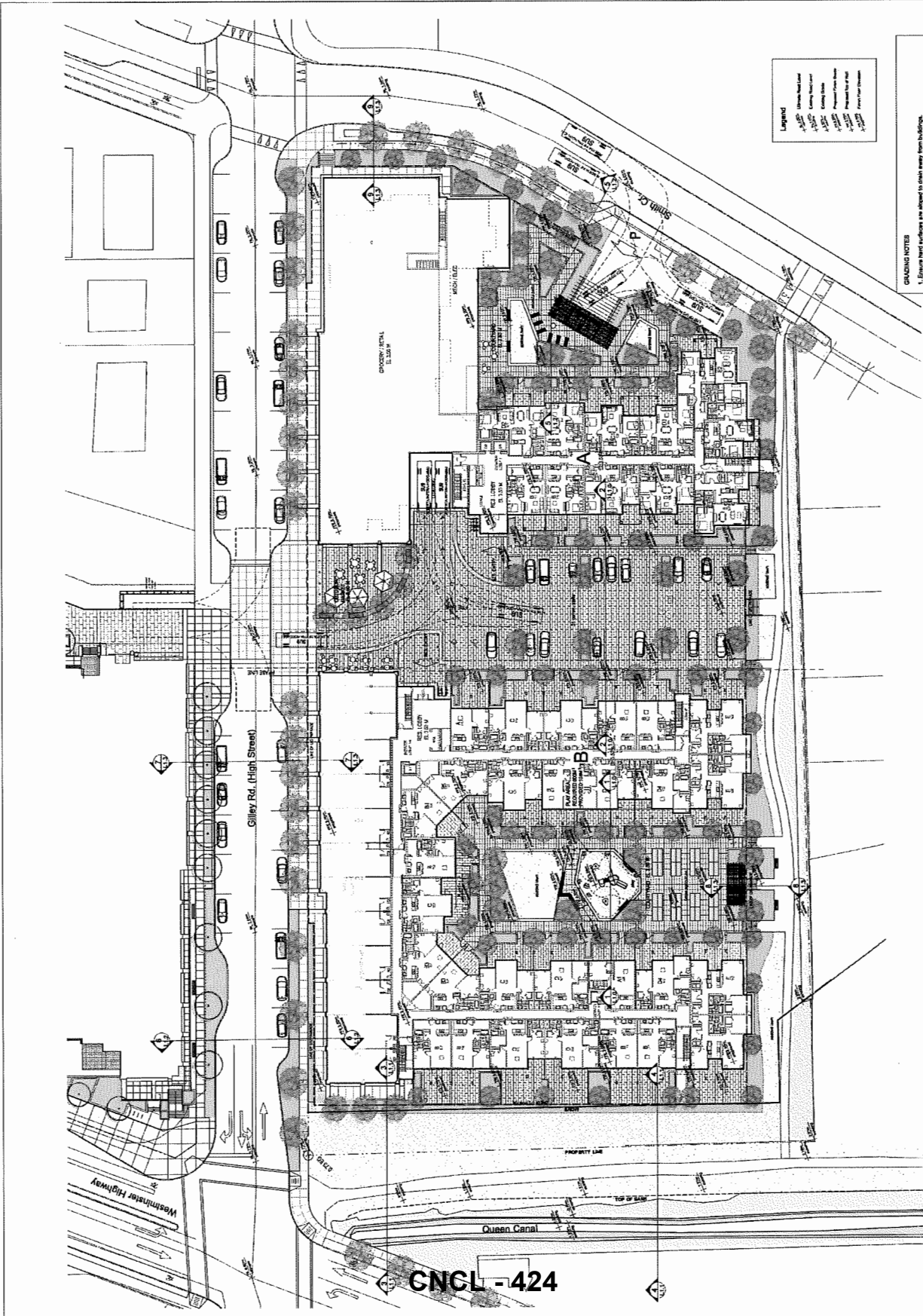
PROJECT:
Parcel 1, Mixed-Use
 Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
 120 Powell Street, Unit 40 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca



20

P+A
 Planning & Architecture
 1400 West 15th Street
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: 754.333.1111
 Fax: 754.333.1112
 Website: www.p+a.com



Legend

1-1/2"	Grass
1-1/4"	Grass
1-1/8"	Grass
1-1/16"	Grass
1-1/32"	Grass
1-1/64"	Grass
1-1/128"	Grass
1-1/256"	Grass
1-1/512"	Grass
1-1/1024"	Grass

- GRADING NOTES**
1. Elevation based on datum is shown in notes.
 2. Spot Elevation based on datum is shown in notes.
 3. Spot Elevation based on datum is shown in notes.
 4. Spot Elevation based on datum is shown in notes.
 5. Spot Elevation based on datum is shown in notes.
 6. Spot Elevation based on datum is shown in notes.
 7. Refer to Civil drawings for more details.

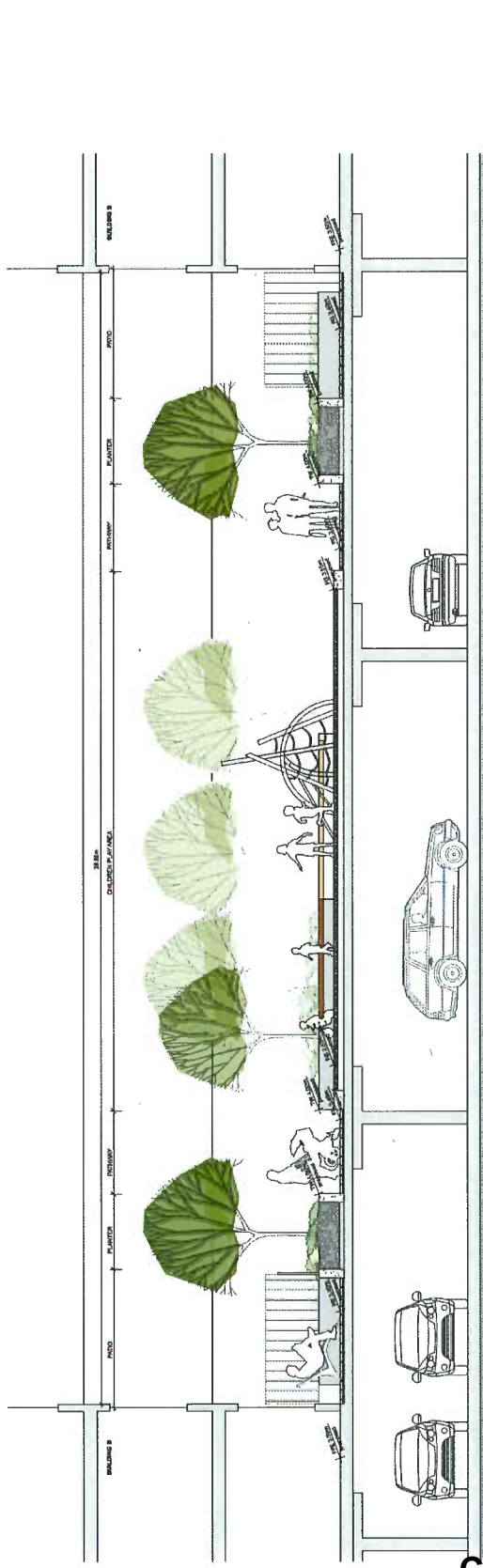
2 Revising: 03/22/2018
 1 4th Sub-Submission: 12/20/2017
 Revision No.: 03/22/2018
 Date: 12/20/2017

**Oris Developments
 (Hamilton) Corp.**

Project No.:
**Hamilton Village,
 Richmond
 Parcel 1**
 Drawing Title:
LANDSCAPE PLAN

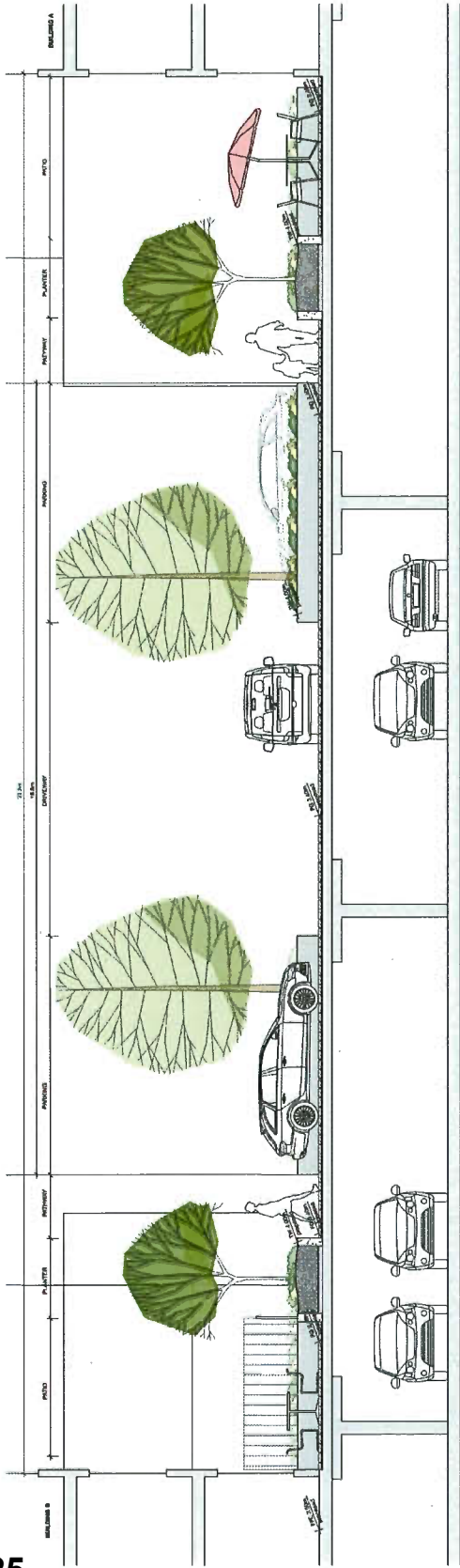
Project No.:
 Drawn By: JP
 Checked By: MP
 Scale: 1:300
 Date: 11-20-14
 Sheet No.:
L.O.0

CNCL -424



CNCL - 425

SECTION THROUGH BUILDING B COURTYARD TO PLAY AREA



2

SECTION THROUGH PARKING AREA

2 Resubmittal 03/20/18
 1 All other materials 12/20/17
 Revision No. Date

CONSENT RECORD
 The drawing is not the property of P+A. It is the property of the client. The client agrees to indemnify and hold P+A harmless from all claims, damages, and expenses, including reasonable attorney's fees, arising from the use of this drawing by the client or any third party. This consent is given by the client, Oris Developments (Hamilton) Corp., on this date.

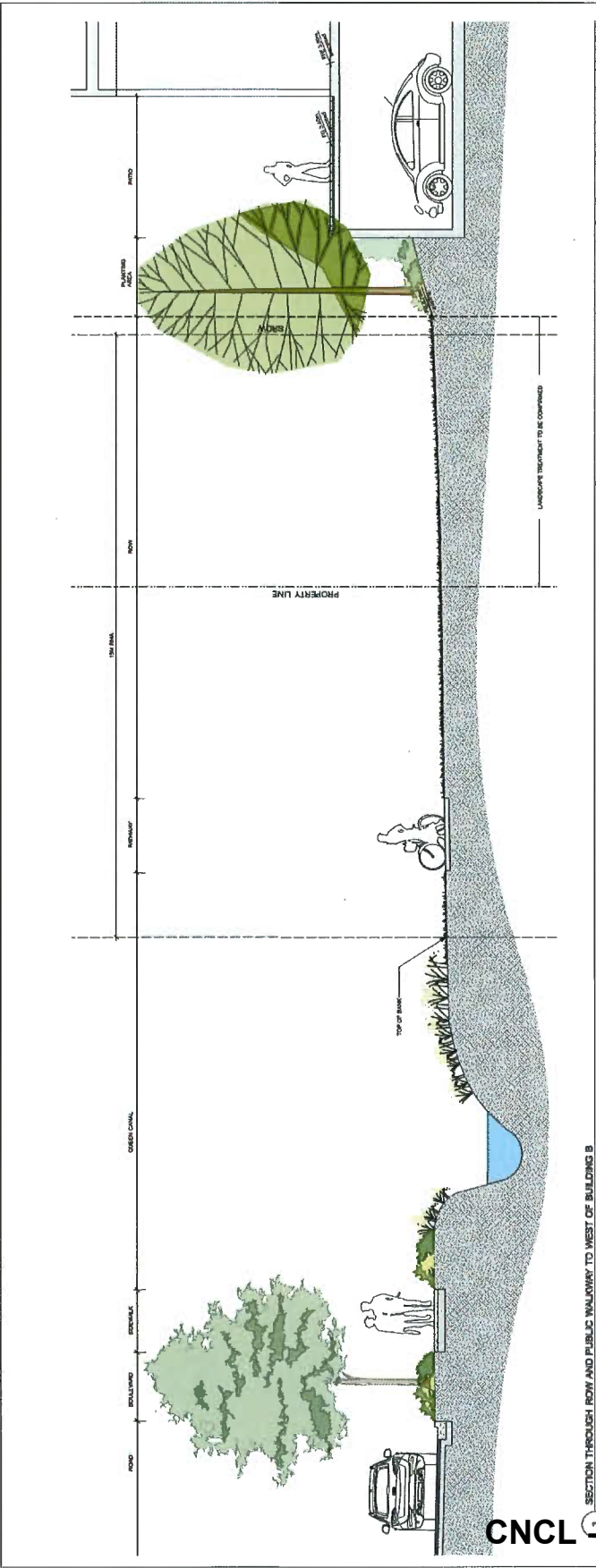
Oris Developments (Hamilton) Corp.

Project Title:
Hamilton Village, Richmond Parcel 1

Client Name:
LANDSCAPE SECTIONS

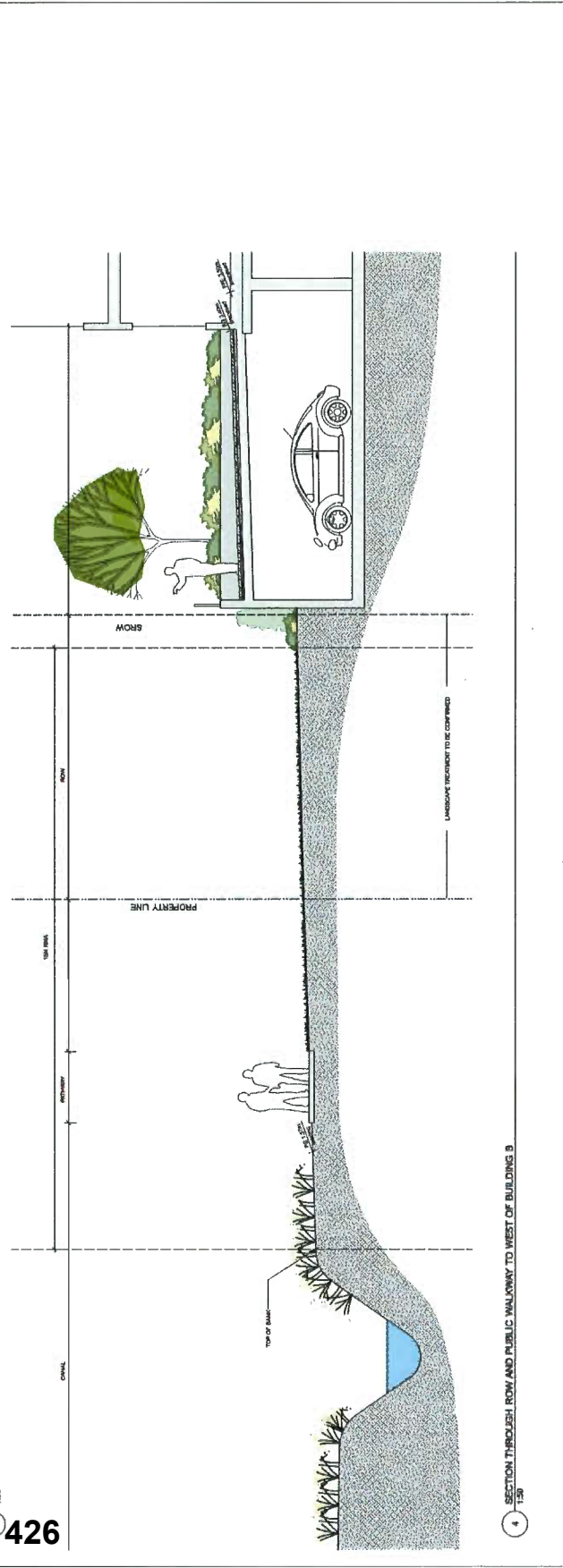
Project No.: TT
 Client No.: JP
 Date: 11/20/17
 Sheet No.: 17-004

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1 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
 1:50

CNCL 426



2 SECTION THROUGH ROW AND PUBLIC WALKWAY TO WEST OF BUILDING B
 1:50

2 Revising: 03/23/2018
 1 For Information: 12/05/2017
 Revision No. Date

COMPONENTS: (SEE PLAN)
 The drawing is not and does not represent the property of P. Allen & Associates Inc. It is a design concept only. The client is responsible for the accuracy of the information in this drawing. For the full terms and conditions of use, please refer to the contract documents of P. Allen & Associates Inc.
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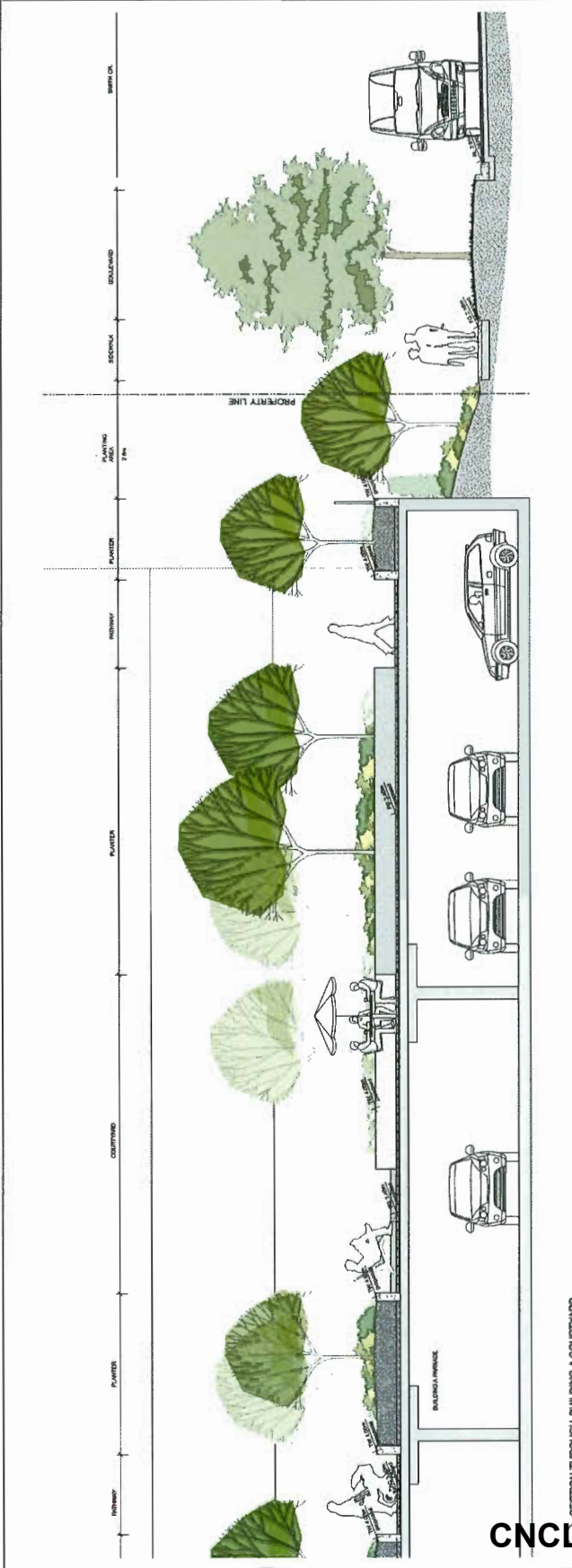
Oris Developments
 (Hamilton) Corp.

Project Title:
 Hamilton Village,
 Richmond
 Parcel 1

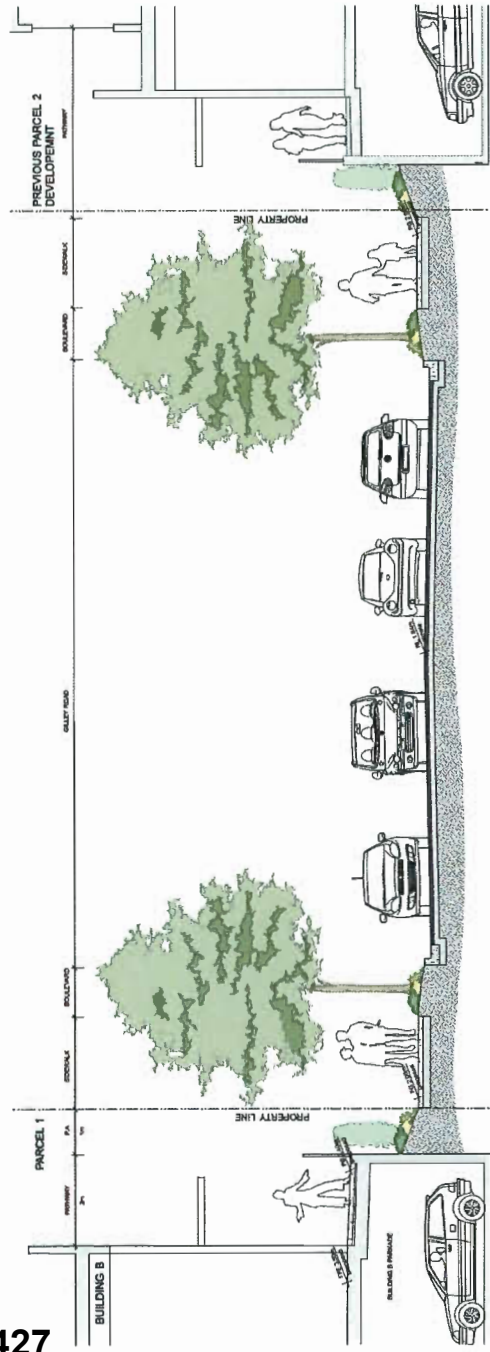
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 LANDSCAPE
 SECTIONS

Project No.:	TT
Client No.:	JP
Date:	1:50
Sheet No.:	17-094

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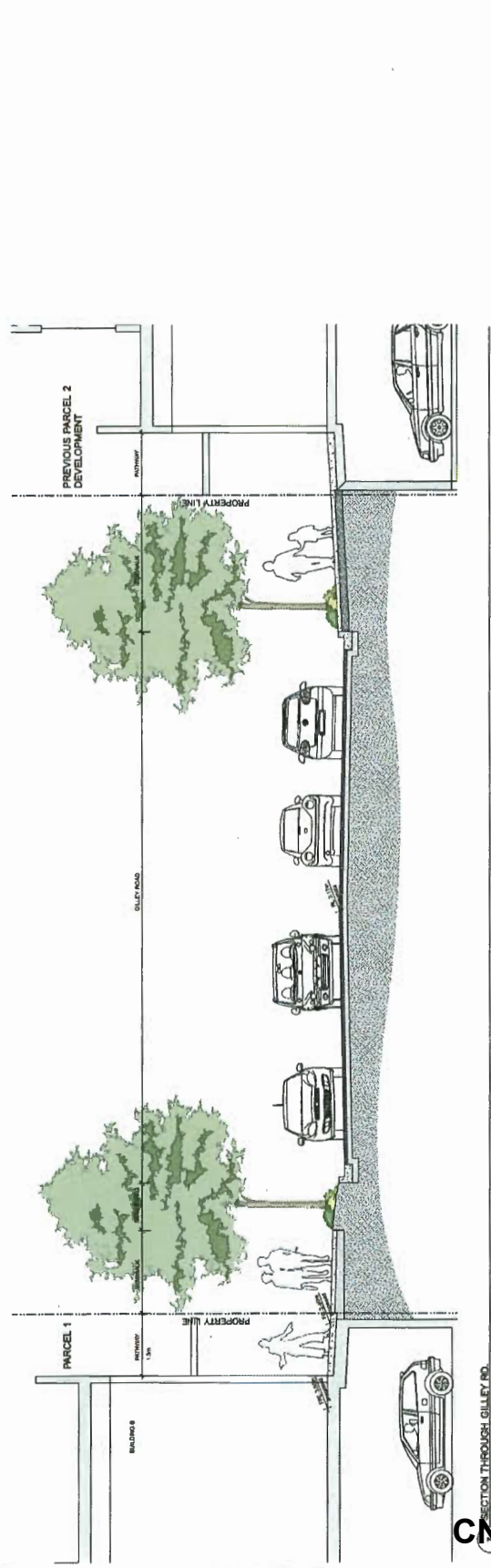
3 Revision: 03/20/2018
 1 Issued for Bidding: 12/20/2017
 Revision No. Date
 CONTRACT: 162020017
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 Date:

Oris Developments
 (Hamilton) Corp.

Project Name: Hamilton Village, Richmond Parcel 1
 Drawing Title: LANDSCAPE SECTIONS

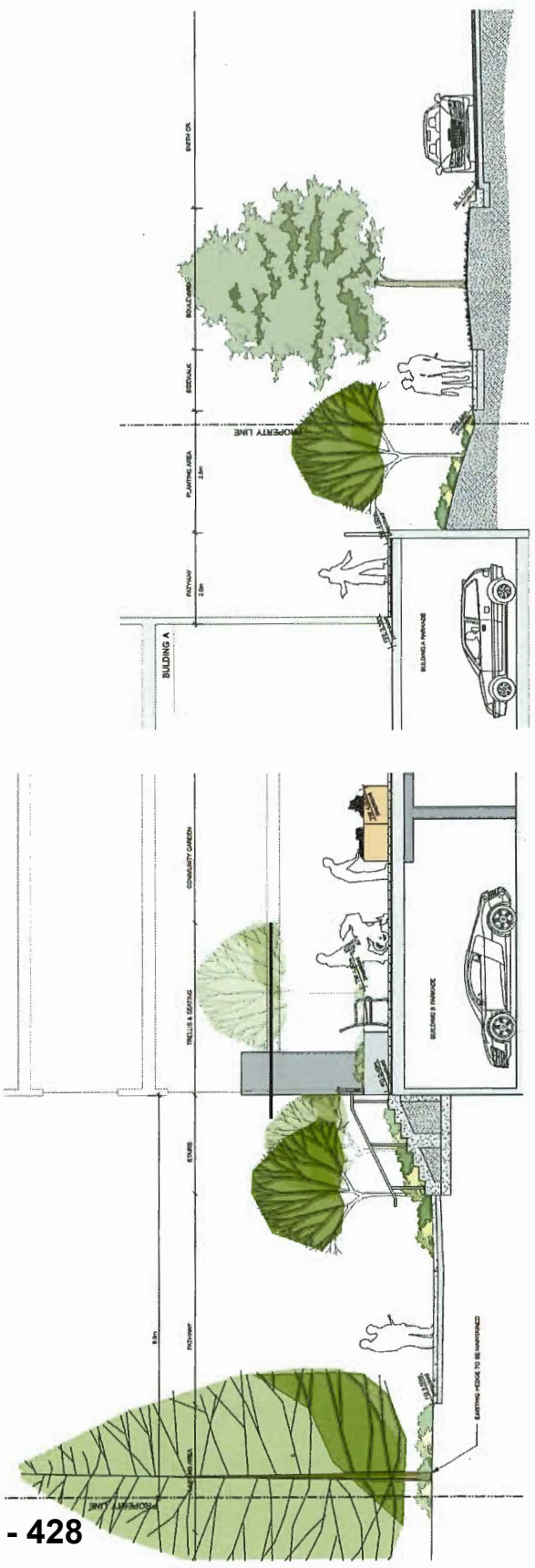
Sheet No.: 1-30
 Job No.: 17-004
 Client: TT
 Designer: JP

L1.2



CNCL - 428

SECTION THROUGH GILLEY RD.



SECTION THROUGH COURTYARD ACCESS SOUTH OF BUILDING B

SECTION THROUGH SMITH CR



RZ 16-754305

Attachment 3

Address: 23200 Gilley Road

Applicant: Oris Developments (Hamilton) Corp.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Elashi Developments Ltd. & Aman Developments Ltd.	Oris Developments (Hamilton) Corp.
Site Size (m²):	14,634 m ²	14,581 m ²
Land Uses:	Commercial	Mixed Use
OCP Designation:	NSC – Neighbourhood Service Centre	NSC – Neighbourhood Service Centre
Area Plan Designation:	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)	Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)
Zoning:	Community Commercial (CC)	Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)
Number of Units:	None	225

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.5 FAR plus 0.10 FAR for amenity space	1.5 FAR plus 0.01 FAR for amenity space	none permitted
Buildable Floor Area (m ²):*	23,330 m ²	22,041 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 55%	Building: Max. 50%	none
Lot Size:	12,000 m ²	14,581 m ²	none
Lot Dimensions (m):	Width: 80 m Depth: 80 m	Width: 80 m Depth: 80 m	none
Setbacks (m):	Gilley Rd: Min. 1.5 m Smith Dr: Min. 3.0 m West Side: Min. 6.0 m South Side: 6.0 m	Gilley Rd: Min. 1.5 m Smith Dr: Min. 3.2 m West Side: Min. 9.4m South Side: 6.5 m	none
Height (m):	17 m & 20 m for localized architectural elements / raised roofs	17 m & 19.3 m for localized architectural elements / raised roofs	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0.20 (V) per unit	1.5 (R) and 0.20 (V) per unit	none
Off-street Parking Spaces – Total:	415	443	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	30%	none

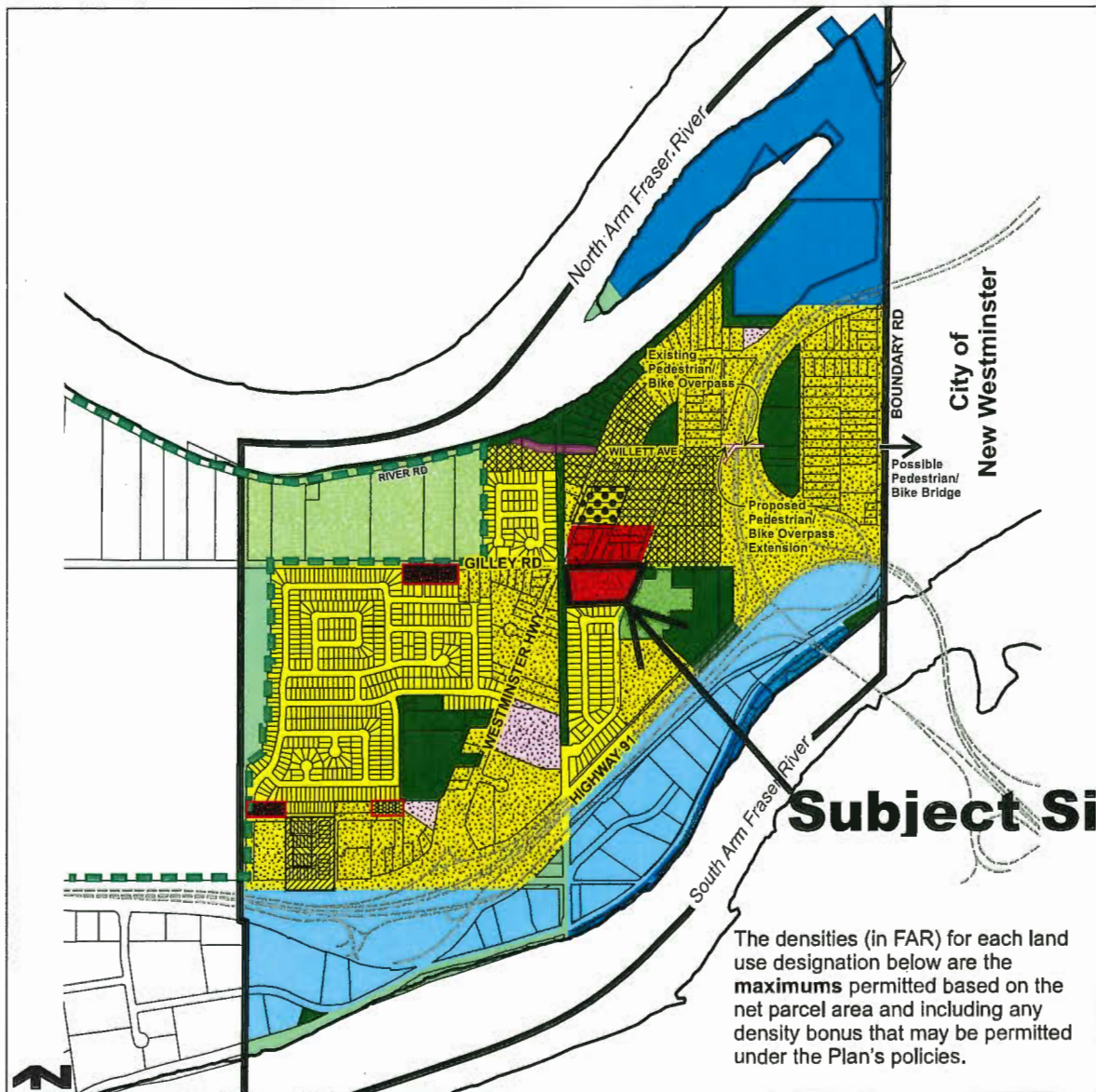
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	200 m ²	200 m ²	none
Amenity Space – Outdoor:	1,350 m ²	1,567 m ²	none

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

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

Hamilton Area Plan

Land Use Map



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

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RADIX TREE & LANDSCAPE CONSULTING INC

April 2, 2018

Oris Consulting Ltd
Attn: Paul Dmytriw
 100 – 12235 No 1 Road
 Richmond, BC
 V7E 1T6

APPENDIX “D”

ADDENDUM #1 FOR ARBORIST REPORT FOR TREES at 23200 Gilley Rd, Rich

A review of the Landscape Plan dated March 23, 2018 for the proposed rezoning at 23200 Gilley Road was recently completed for the purpose of determining the feasibility of retention of the trees and hedge along the south property line (PL). This includes trees #809 through #819 and the existing Western Cedar Hedge that spans the entire south PL. This included the review of the condition of these trees at the time they were inventoried (Sept 1, 2016) and are outlined within the revised #1 arborist report #1 completed by Radix Tree and Landscape Consulting Inc (Radix) dated April 2, 2018.

As per the instruction (March 20, 2018) from the representative at the City of Richmond, the City is requesting that these trees and existing large hedge along the south PL be protected and maintained with the construction of the proposed building pathway along the south side of the site. This will provide a very important buffer to the single family homes located to the south.

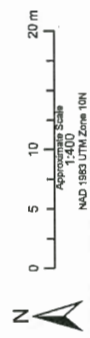


Picture 1. Aerial view of location of tagged trees

Suite #264, 718-333 Brooksbank Ave, North Vancouver, BC V7J 3V8
 PH: 604.770.1755 Fax: 778.262.0140 radixtreeconsulting@gmail.com



- Site Boundary
- Surveyed Top of Bank
- - - High Water Mark
- · - · - Riparian Management Area (15m)
- █ Riparian Management Area Encroachment (14 m²)
- █ Existing undeveloped RMA (761 m²)
- █ Gained RMA (331 m²)



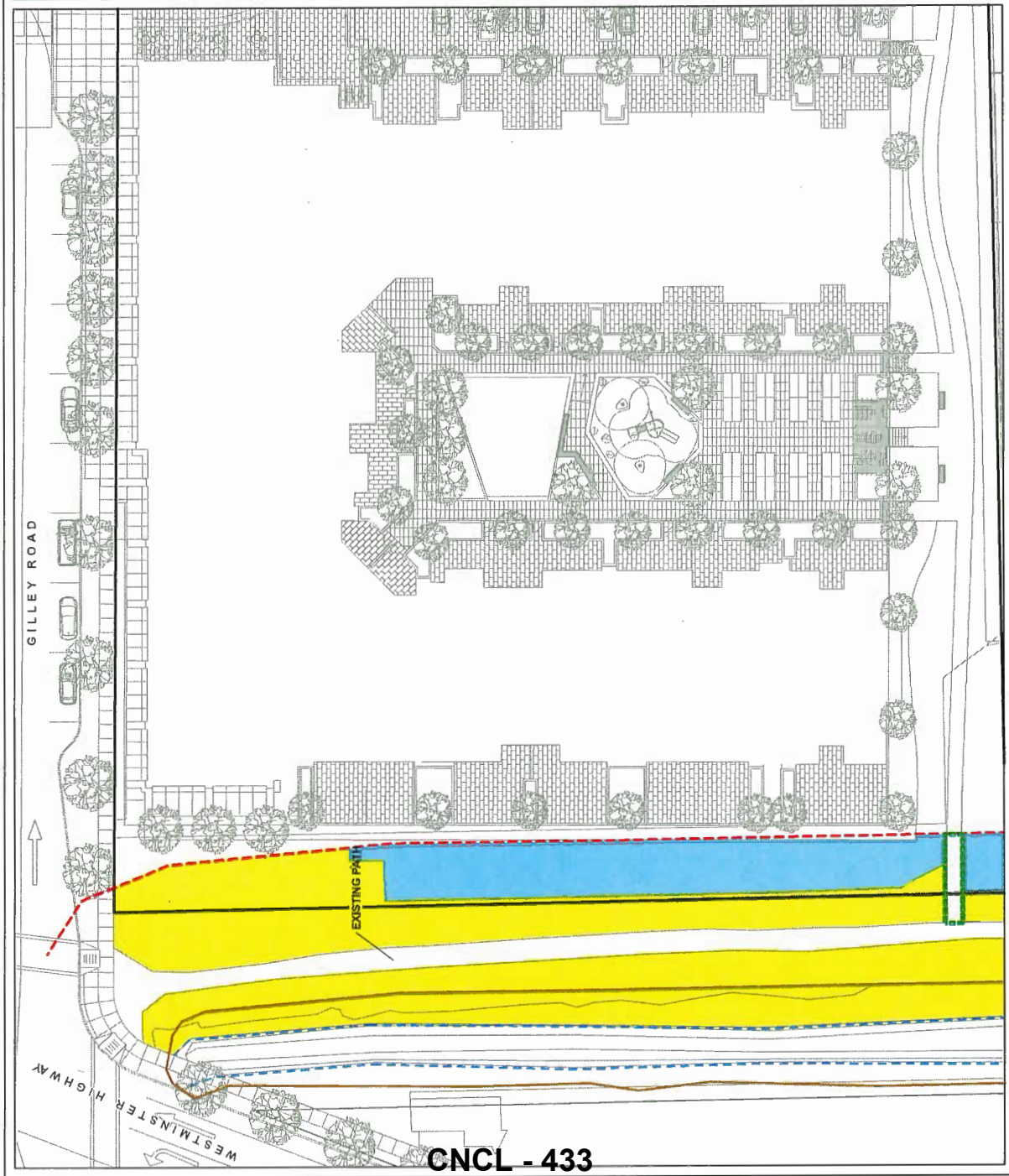
Parcel from Open DataBC
 Ortho from ESRI Base Imagery
 NAD 1983 UTM Zone 10N
 Approx. Scale
 1:400

SITE PLAN AND RMA BOUNDARY

HAMILTON LANDS - PARCEL 1

ORIS DEVELOPMENT

File No.: 020-33-01 Date: MAY 2018
 Drawn By: DPL
 FIGURE 1
 Original of color



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Address: 23200 Gilley Road (Parcel 1 - Hamilton Village)

File No.: RZ16-754305

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9764, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. **Road Dedication:** Approximately 568 ft² (52.8m²) of road dedication along the part of the Smith Drive frontage as generally shown on the in Appendix A is to be included within a registered plan of subdivision.
3. **On-Site Trees:** Submission of a landscape plan for the Development Permit that includes at least 78 replacement trees based on a ratio of at least 2:1 to compensate for the 39 on-site trees to be removed as described in the project arborist report prepared by Radix Tree & Landscape Consulting Inc. dated April 2, 2018. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. Provision of a voluntary contribution of \$500 per replacement tree to the City's tree compensation fund if there are less than 78 replacement trees included within the Development Permit.
4. **Hedge & Trees on Southerly Property Line:** Adherence to Appendix "D" of the above-noted arborist report that provides a prescription for protection of the cedar hedge and twelve (13) Black Pine trees (nos. 808 to 820) near the south property line; and submission of tree survival security to the City in the amount of \$30,000 to be held for a term of three (3) years after completion of the landscaping under the Development Permit.
5. **Off-Site City Trees:** City acceptance of the developer's offer to voluntarily contribute \$18,200 to the City's Tree Compensation Fund for the planting of replacement trees elsewhere within the City (for the 14 trees proposed to be removed from City property on Gilley Ave), and the seven (7) trees within the Smith Drive road allowance are to be moved to another location by the City Arborist or by a tree moving company to another location within the Hamilton Area as chosen by City Parks, at the developer's cost with a security for the cost of moving the trees to be provided to the satisfaction of the City prior to rezoning adoption .
6. **Queen Canal Riparian Management Area (RMA):**
The developer is required to address the Riparian Management Area (RMA) for the Queen Canal as generally provided in the report by Pottinger Gaherty, Environmental Consultants Ltd. (the "QEP") under File No. 0220-33.01, dated February 15, 2018 (called the "Stage 1 RMA Report") and prepare a follow-up report for the Development Permit and Servicing Agreement respectively for the on-site and off-site portions of the RMA (called the "Stage 2 RMA Report") to:
 - a) Include a notation that the City and QEP are to be consulted to ensure any changes to the plans should be documented in as-built plans.
 - b) Remove 'Riparian Management Area Encroachment' and refer to as existing path.
 - c) Confirm that the existing tree in the south-west corner of the property will not be impacted by the proposed City storm pipe work.
 - d) Provide more information on irrigation and the known source of water, or confirm that planting will occur to limit the need to irrigation.
 - e) State the year one monitoring report is to be completed following a full year of growth. Please define the plant success rate.
 - f) Incorporate the City's Riparian Coastal Seedmix as part of the restoration plan.
 - g) Provide separate planting plans and cost estimates for the on-site portion of the RMA for the Development Permit and the off-site portion of the RMA in the Queen Canal Corridor.
 - h) Provision of separate estimates for the value of the on-site and off-site portions of the works/plantings.
7. **Queen Canal RMA Covenant and SRW:** Registration of a legal agreement with covenant and statutory right-of-way provisions for the purposes of planting and maintaining the on-site portion of the RMA extending 15m (48 ft.) eastward from the east top of bank of the Queen Canal as generally shown on Appendix A to be confirmed by the QEP and BCLS surveyor. The agreement will p

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- a) Owner to complete all works and plantings;
 - b) Owner maintenance of works and plantings;
 - c) Owner liability for works and plantings;
 - d) Provision of a five (5) year maintenance period with 75% of the security being released one (1) year after completion and the remainder released at five (5) years after completion of the works/plantings to the satisfaction of the City; and
 - d) Ability of the City to enter into the area to undertake and/or maintain works and plantings if required.
8. **City Pathway to McColl Crescent SRW:** Registration of a 6.0 m wide statutory right-of-way to accommodate a landscaped pathway connection as shown generally on Appendix C to the satisfaction of the Senior Manager, Parks. The statutory right-of-way will provide for:
- a) Owner construction of all works;
 - b) Public pedestrian and bicycle access at all times;
 - c) City maintenance of works; and
 - d) City liability for works.
9. **Private South Pathway SRW:** Registration of a 1.5 m wide right-of-way over the on-site pathway to be designed through the Development Permit process as shown generally on Appendix C to the satisfaction of the Director of Development. The statutory right-of-way will provide for:
- a) Owner construction of all works;
 - b) Public pedestrian and bicycle access;
 - c) Owner maintenance of works; and
 - d) Owner liability for works.
10. **Mixed Use Building Noise Covenant:** Registration of a covenant on title that identifies the building as a mixed-use building and that it be designed and constructed in a manner that mitigates potential noise from commercial uses 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.
11. **Neighbourhood Public House Use Covenant:** Register a restrictive covenant on the title that restricts this use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building.
12. **Flood Construction Level:** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
13. The submission and processing of a **Development Permit*** completed to a level deemed acceptable by the Director of Development.
14. **Area Plan Amenity Community Contribution:** City acceptance of the developer’s offer to voluntarily provide a contribution of \$49.50 per square meter (\$4.60 per square foot) of total buildable residential floor area to the Hamilton Area Plan Capital Reserve Fund. (Approximately \$1,008,550 to be confirmed by the final DP Plans).
15. **Housing Agreement:** Registration of the City’s standard Housing Agreement to secure a total 15 affordable housing (AH) units, the combined habitable floor area of which shall comprise at least 5% of each building’s total residential building area within the development (e.g. AH floor area of 381.6 m² (4,108 ft²) in Building A and AH floor area of 457.3 m² (4,922 ft²) in Building B). Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in per ~~CNCL~~ **435** and provide for the following:

Initial: _____

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
1 Bed	7	50 m ² (535 ft ²)	\$975	\$38,250 or less
2 Bed	8	69 m ² (741 ft ²)	\$1,218	\$46,800 or less

** May be adjusted periodically as provided for under adopted City policy.

All AH units are to be dispersed through the development and be Basic Universal Accessible Units (BUH) in accordance with the provisions of Zoning Bylaw 8500. The developer is encouraged to seek non-profit management for an affordable housing contribution of this scale, particularly if the three (3) affordable housing units secured from the adjacent Parcel 2 development (RZ 14-660663) are proposed to be moved to the subject Parcel 1 development with Council approval. In such case that a non-profit manager is secured through the Housing Agreement, the City would consider clustering of the affordable housing units.

16. **Public Art:** City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot of residential floor area and \$0.45 per buildable square foot of commercial floor area under the proposed zoning to the City's public art fund, or provide a security for the design and installation of public art based on the same valuation in accordance with the City's Public Art Policy with a Public Art Plan prepared by a qualified public art consultant for review by staff, the Public Art Advisory Committee and Council. (Approximately \$198,062 to be confirmed by the final DP Plans).
17. **Tandem Parking:** Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
18. **Commercial & Visitor Parking / Loading Non-Assignment Covenant:** Registration of a covenant that ensures that the shared visitor and commercial parking spaces and loading spaces (including all spaces within the surface parking lot) are not assigned to any specific residential unit / commercial unit nor be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.
19. **Servicing Agreement:** Enter into a Servicing Agreement and to be registered on title and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation, streetscape, Queen Canal works described in Appendix C along with any necessary statutory right of ways and any easements that are required to be registered on title for such servicing works.
20. **LEED Silver:** Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit(s) confirming that the buildings have been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.
21. **Ensure that the Construction, Phasing and Interim Design Measures** in the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement included within Appendix D.

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

1. **Acoustical Report:** Complete an acoustical and mechanical reports 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

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2. **Accessible Housing Measures:** Include notations on the Development Permit Plans stating that 135 of the units will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include Ageing-In-Place elements as provided within the Official Community Plan Bylaw 9000.
3. **Waste Management Plan:** An overlay plan is to be prepared to the satisfaction of the City based on the current published Waste Management Plan Guidelines.
4. **Riparian Management Area (RMA):** The developer is required to include the on-site portion of the RMA planting and monitoring plans in the Stage 2 RMA Report within the Development Permit for this project to the satisfaction of the Director of Development.
5. **On-Site Parking & Pedestrian Elements:** Within the Development Permit plans, the surface parking spaces are to be made easily accessible to the residents and residential visitors with appropriate wayfinding signage; the vehicular access driveway from Gilley Road should be clearly delineated with visual cues in order to signal shared use to pedestrians and avoid potential conflicts; and opportunities should be explored to delineate the Private South Pathway SRW by means of tree planting along its north edge.

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

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

Note:

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

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

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

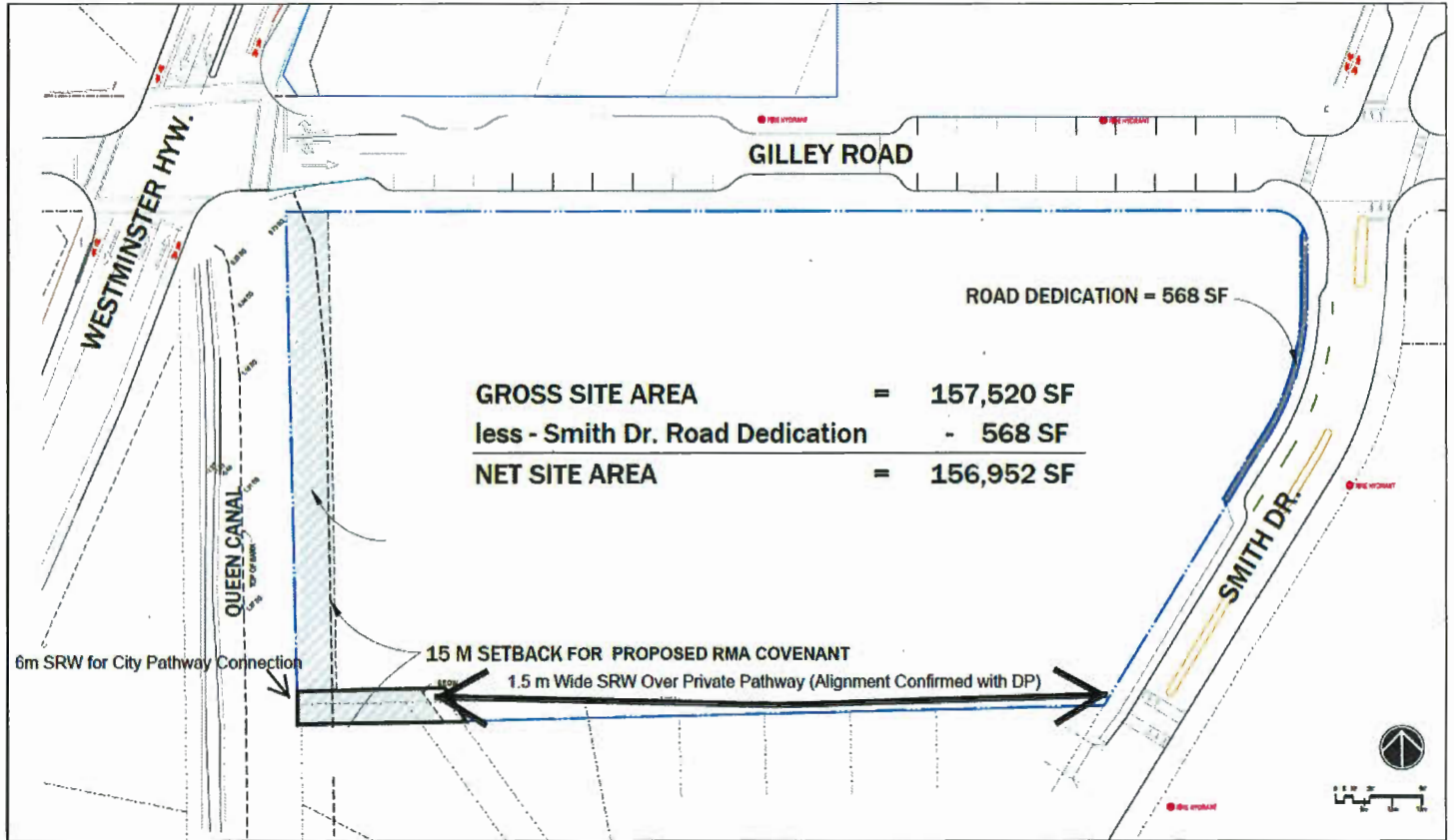
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, 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

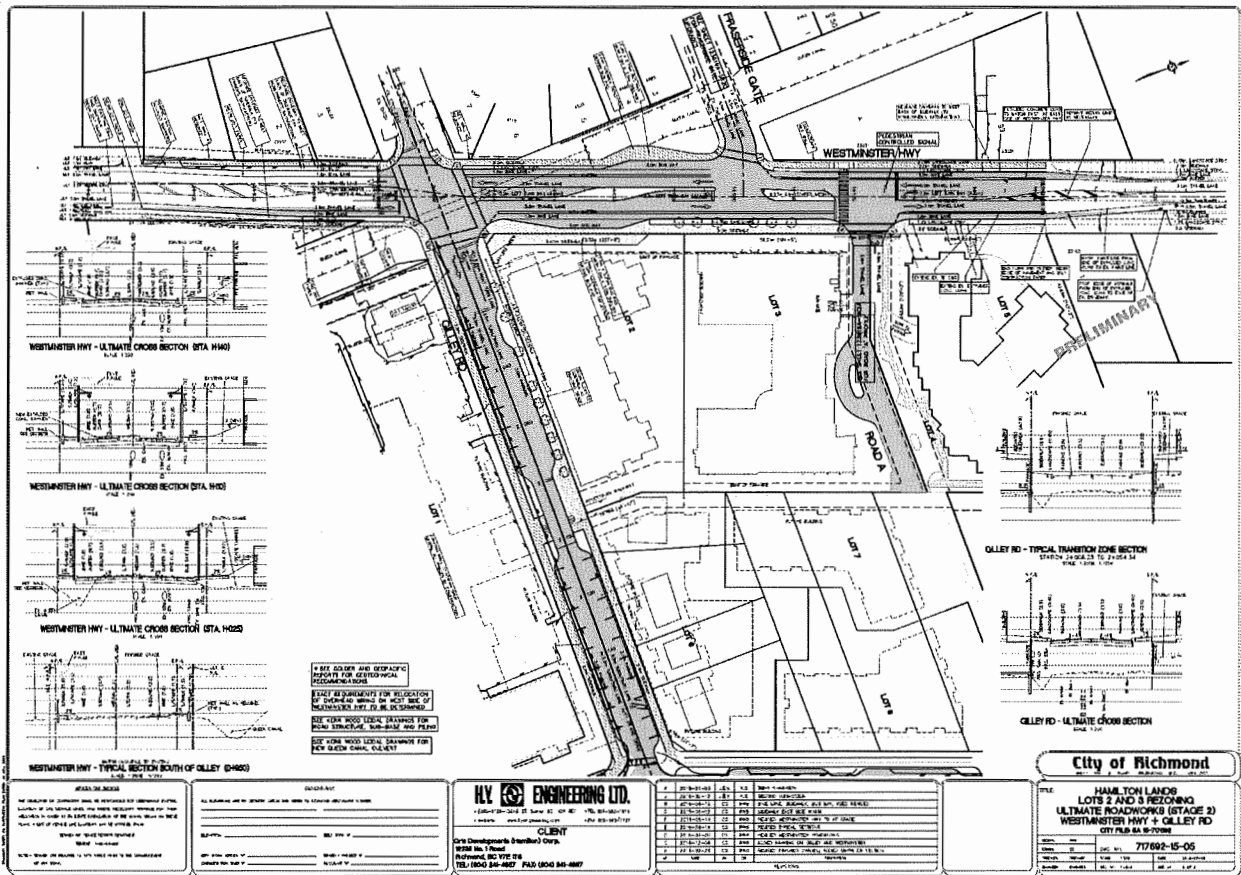
APPENDIX A ROAD DEDICATION & SRW PLAN



CNCL - 439

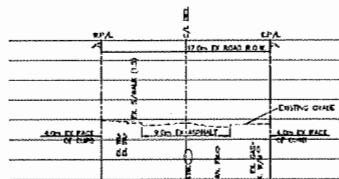
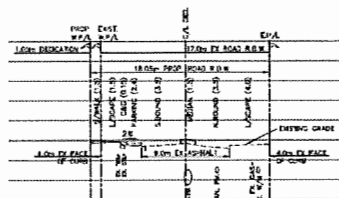
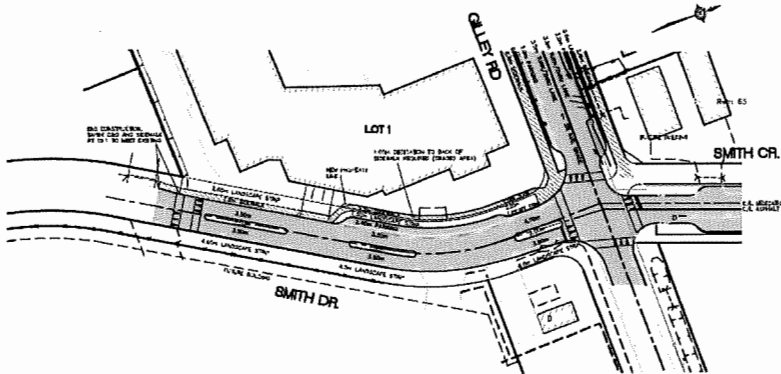
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APPENDIX B PRELIMINARY ROAD FUNCTIONAL PLANS



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<p>BOOKMARK</p> <p>ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED</p> <p>DATE: _____ FILE NO: _____</p> <p>BY: _____ CHECKED BY: _____</p> <p>DESIGNED BY: _____ APPROVED BY: _____</p>	<p>H.V. ENGINEERING LTD.</p> <p>1000-1000-1000 St. Johns St. N.W. 107 TEL: 604-273-1010</p> <p>1000 St. Johns St. N.W. TEL: 604-273-1010</p> <p>CLIENT</p> <p>21st Developments (Hamilton) Corp.</p> <p>1000 No. 1 Road</p> <p>Richmond, BC V6E 1T6</p> <p>TEL: (604) 273-1010 FAX: (604) 273-1010</p>	<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>11/17/17</td> <td>CS</td> <td>REVISED SEWERAGE LOCATIONS PER DRAIN CONVEYERS</td> </tr> <tr> <td>2</td> <td>11/07/17</td> <td>CS</td> <td>REVISED ROAD DESIGN</td> </tr> <tr> <td>3</td> <td>04/10/17</td> <td>CS</td> <td>REVISED</td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1	11/17/17	CS	REVISED SEWERAGE LOCATIONS PER DRAIN CONVEYERS	2	11/07/17	CS	REVISED ROAD DESIGN	3	04/10/17	CS	REVISED	<p>City of Richmond</p> <p>8111 12th St. Richmond, B.C. V6V 2S1</p> <p>TITLE</p> <p>HAMILTON LANDS PARCEL 1 REZONING PROPOSED ROADWORKS SMITH RD CITY FILE #</p> <p>123619D-6K1</p> <p>DATE: _____ SCALE: 1:20.0m DATE: 11/17/17</p> <p>DESIGNED BY: _____ CHECKED BY: _____</p> <p>APPROVED BY: _____ DATE: _____</p>
NO.	DATE	BY	DESCRIPTION																
1	11/17/17	CS	REVISED SEWERAGE LOCATIONS PER DRAIN CONVEYERS																
2	11/07/17	CS	REVISED ROAD DESIGN																
3	04/10/17	CS	REVISED																

APPENDIX C
SERVICING AGREEMENT REQUIREMENTS

A servicing agreement is required to design and construct the servicing works, including but not limited to the following:

1. Engineering Requirements

• **Water Works:**

- a. Using the Existing Condition Model, with the pipe upgrades identified below, there is 236 L/s of water available at a 20 psi residual at the Gilley Road frontage, and 227 L/s of water available at a 20 psi residual at the Smith Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and based on building permit stage building designs.
 - Upgrade approximately 115 m of existing 150 mm water main along the Smith Crescent frontage to 300 mm.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for commercial land use.
 - Obtain approval from Richmond Fire Rescue for all fire hydrant installations, relocations, and removals.
 - Install a new water service connection off of the proposed water main in Smith Drive. Meter to be located onsite (i.e. in a mechanical room).
- c. At Developer's cost, the City is to:
 - Cut and cap the existing water service connection at main.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

• **Storm Sewer Works:**

- a. The Developer is required to:
 - Extend the storm sewer built by SA 15-717692 on the south side of Gilley Road at the intersection of Gilley Road and Smith Drive to a new manhole at the centerline of Smith Drive. Should this development precede SA 15-717692, the storm sewer in Gilley Road shall be constructed by RZ 16-754305 as described in the "Gilley Road Raising" section.
 - Install approximately 125 m of new 600 mm storm sewer along Smith Drive from the new manhole at the intersection of Gilley Road and Smith Drive to STMH133, complete with catch basins and manholes. No service connections are permitted to connect to this main.
 - Remove approximately 40 m of existing 375 mm storm sewer along Smith Drive from manhole STMH133 to STMH134.
 - Install a new storm service connection, complete with inspection chamber, off of the proposed storm sewer in Gilley Road described in the "Gilley Road Raising" section.
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- b. At Developer's cost, the City is to:
 - Cut and cap all existing storm service connections to the development site and remove inspection chambers.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

• **Sanitary Sewer Works:**

- a. The Developer is required to: **CNCL - 442**

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- Install a new sanitary service connection to serve the proposed development off of the proposed sanitary sewer to be installed via SA 15-717692 near the northeast corner of the development site, complete with inspection chamber. Should the servicing agreement for this development precede SA 15-717692, the portion of the sanitary sewer to be installed by SA 15-717692 that is required to serve 23200 Gilley Road shall be installed by RZ 16-754305 instead.

b. At Developer's cost, the City is to:

- Cut and cap existing service connection at manhole.
- Complete all tie-ins for the proposed works to existing City infrastructure.

- **Frontage Improvements:**

a. The Developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead lines and poles along the Gilley Road frontage from Westminster Highway to Smith Drive. All aboveground structures required to facilitate the proposed undergrounding, even if not directly serving the subject site, shall be located onsite within private property.
 - To relocate the existing above ground kiosks and transformers located along the Smith Drive frontage into the ultimate location within the development site. The new locations should be coordinated early to avoid future conflicts with the building design, delays, or other expenses for the Developer.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 1.0 x 1.0 m
 - Traffic signal UPS – 2.0 x 1.5 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- Provide street lighting along all road frontages according to the following street light types:
 - a) City Streets
 - a. Gilley Road (South side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire and 1 pedestrian luminaire, EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation.
 - iii. Pedestrian lighting, alternating @ back of curb: Type 8 (LED) including 1 pedestrian luminaire, EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation.
 - b. Smith Drive (Both sides of street):
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire and 1 pedestrian luminaire, EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation.
 - iii. Pedestrian lighting, alternating @ back of curb: Type 8 (LED) including 1 pedestrian luminaire, EXCLUDING any banner arms, duplex receptacles, flower basket holders, or irrigation.

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- b) Queen Canal Corridor
 - a. Not Applicable

- **Gilley Road Raising:**

- a. The related development to the north, Oris Parcel 2 & 3 (RZ14-660662 & RZ 14-660663), is currently undergoing a proposal to raise Gilley Road using piled concrete foundations. If the servicing agreement works associated with RZ14-660662 & RZ 14-660663 does not proceed, RZ 16-754305 shall be required to raise Gilley Road from Westminster Highway to Smith Drive instead. This will require the relocation of City and other utilities in ways generally, but not limited to, those described below, at the developers cost. All works and agreements will be to the satisfaction of the Director of Engineering.
- b. If the servicing agreement works associated with RZ14-660662 & RZ 14-660663 does not precede RZ 16-754305, the Developer is required to:
 - Relocate approximately 270 m of 300 mm diameter water main along Gilley Road to accommodate road raising that would otherwise compromise the City's ability to access and maintain this asset. The works shall be in conformance with the requirements identified by the City during the review of SA 15-717692.
 - Relocate the City's 150mm diameter and 200mm diameter forcemains located along Gilley Road to accommodate road raising between Westminster Hwy and Smith Crescent that would otherwise compromise the City's ability to access and maintain these assets. The works shall be in conformance with the requirements identified by the City during the review of SA 15-717692.
 - Install works to protect and facilitate the maintenance of Metro Vancouver's 1m diameter forcemain, pump station and related infrastructure located within or adjacent to Gilley Road. The works shall be in conformance with the agreements and requirements identified during the review of SA 15-717692.
 - Construct new storm sewers along the newly raised Gilley Road complete with tie-ins to the Queens Canal culvert and to the existing and proposed storm sewers at the intersection of Gilley Road and Smith Drive. The works shall be in conformance with the requirements identified by the City during the review of SA 15-717692.

- **General Items:**

- a. The Developer is required to:
 - Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations. The report shall assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas, and provide recommendations for the design and protection of adjacent City utilities and service connections.
 - Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Not encroach into rights-of-ways with proposed trees, retaining walls, non-removable fences, or other non-removable structures.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

2. Transportation Requirements:

1. The Developer is responsible for the design and construction of the road infrastructure works. Works to include, but not limited to, providing the general road cross-sections described below as well as works shown in the Preliminary Road Functional Plans (Appendix B above):

- a) Upgrade of Westminster Highway to the ultimate standards at the Gilley Road intersection, including all tie-ins to existing, including but not limited to a new northbound and southbound left-turn lane (or a landscaped raised median outside the left-turn lane area north of the intersection), road widening on the northwest and southeast corners of the intersection, provision of on-street bike lanes, new curb and gutter, new sidewalk and off-road multi-use pathway (north of the intersection).
- b) Upgrade of Gilley Road, from Westminster Highway to Smith Cr. to the ultimate standards, including but not limited to road widening along the south side (to provide two-way traffic and parking on both sides), new curb and gutter, boulevard and sidewalk, etc.
- c) Smith Dr. along the entire development frontage, provide a new 1.5m wide treed boulevard, a new 1.5m wide sidewalk, on-street parking along the west side, and traffic calming elements including raised medians, curb extensions, enhanced pedestrian crossing at the existing crosswalk on Smith Cr. near the southern limit of the development frontage.
- d) As necessary, upgrade of the existing traffic signal at Gilley Road/Westminster Highway to accommodate above noted intersection upgrade.

2. Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>>)

Note:

The above as well as the preliminary road functional plan are to describe the general scope of the frontage works required but are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more info is provided.

3. Parks Requirements:

Queen Canal Linear Park Corridor:

The Servicing Agreement is to include landscape plans for the City-owned Queen Canal portion of the RMA:

1. Adjacent to this site is a section of the Queen's Canal Recreational Trail. The trail runs from the south end of Smith Drive north to River Road, and connects pedestrians and cyclists to the northern section of the East Richmond Recreational Trails and the North Arm of the Fraser River. This opportunity should be used to improve the condition of the trail and surrounding riparian habitat.
2. The pathway along Queen's Canal should be resurfaced with crushed stone suited to wheelchair and bicycle accessibility. Width to match existing – approx. 3 metres. This work should include the installation of an edger on both sides of the pathway.
3. The Queen Canal Corridor RMA adjacent to the Parcel 1 development site should be remediated and replanted per recommendations in PGL report dated February 15, 2018 (Stage 1 RMA Report) with the changes included in the RMA Rezoning Consideration No. 4 discussed above (Stage 2 RMA Report).
4. First and foremost, the RMA along the Queen's Canal will serve as an ecological corridor. This could be further enhanced by a planted edge along the west side of the Parcel 1 development site between the property line and SROW. Opportunities should be explored to introduce native shrubs, grasses, and groundcover to complement RMA planting. Plants with shallow/non-aggressive root systems should be chosen to avoid conflicts with need to occasionally access to the water main below for maintenance and/or replacement.
5. Connection required via a new 6m wide Public Rights of Passage SROW between Queen Canal pathway and the existing dedicated pathway leading to McColl Cres. in the adjacent single family neighbourhood. The paving surface for new on-site portion of the walkway (within the SROW) should be suited to wheelchair accessibility and create smooth transitions between pathways. A wheelchair/bicycle let-down is to be installed on the existing off-site pathway at its entrance to McColl Cres.

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6. With the focus on habitat value and ecological quality, lighting will not be required within the Queen Canal RMA.

Streetscapes:

1. The Servicing Agreement is to include a landscape plan with street trees and landscaping within the Gilley Road, Smith Drive and Westminster Highway frontage works, and be coordinated with the RMA plantings, to the satisfaction of staff.
2. The streetscape planting along Gilley Road should reflect treatment on north side of street, including, but not limited to, plant species and the provision of a continuous soil volume for street trees.
3. The vehicular access driveway from Gilley Road should be clearly delineated with visual cues in order to signal shared use to pedestrians and avoid potential conflicts.

APPENDIX D

Hamilton Area Plan

Appendix 1

Construction, Phasing and Interim Design Measures

Transitions to Existing Grade: Temporary and Permanent

The following need to be addressed where a new development is elevated above existing grades:

- address grade changes;
- address horizontal transitions;
- address half road requirements;
- maintain road access to adjacent properties as required;
- maintain satisfactory operation of Westminster Highway;
- design services and buildings to accommodate anticipated settlement and satisfactory long-term performance of structures and pavement;
- address drainage onto adjacent properties.

Servicing and Phasing

Mitigation of development impacts will be required wherever possible to the satisfaction of all governing agencies. Geotechnical and civil engineering reports are to be submitted to address; but are not limited to:

- site preparation and preload;
- protection of existing services;
- drainage management;
- maintaining services and access to neighbouring properties;
- long-term performance of roads and utilities; predicted settlement and a long-term maintenance program;
- preparing a construction staging and phasing plan outlining acceptable methodology for construction of all utilities (new and existing); road works; and neighbourhood accessibility;
- addressing all other mitigation for short and long-term impacts as may be required by the City of Richmond, the applicant's geotechnical and/or civil engineer, and any such other governing agencies having jurisdiction;
- liaison with utility providers such as Metro Vancouver, Fortis Gas, and BC Hydro;
- addressing drainage onto adjacent properties with regards to flooding and functioning of septic systems;
- addressing sanitary servicing in a manner that provides sanitary service to adjacent existing residential properties when necessary.

Underground Utilities

Over time, public and private utilities such as hydro, telephone, cable and gas, will be located underground in road or other rights-of-way in the Hamilton Area. At grade works such as kiosks, manholes, etc. should be located to minimize impact to open space and the public realm (e.g., sidewalks, greenways, etc.). Where it is not feasible to relocate overhead services to underground at the time of development, then the developer should provide works to facilitate future undergrounding such as pre-ducting.

Retaining Walls

The following retaining methods will be deployed:

- short-term temporary retaining walls (retention of pre-load) to be lock block;
- long-term temporary retaining walls to meet aesthetic requirements particularly adjacent to existing residential properties;
- permanent retaining wall types to be chosen to meet aesthetic requirements to accommodate long-term anticipated settlement.

Flood Protection and Mitigation

Flood construction levels and building setbacks from dikes must meet the City's Flood Plain Designation and Protection Bylaw 8204.

Dike upgrades must meet current City standards that include provisions for future dike raising.

Dikes upgrades must be approved under the Dike Maintenance Act by the Provincial Inspector of Dikes (Ministry of Forests, Lands and Natural Resource Operations). Refer to the 2041 OCP Development Permit Area Guidelines for further requirements.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9764 (RZ 16-754305)
23200 Gilley Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.35 Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)

20.35.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **commercial uses** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s affordable housing and **community amenity space** objectives.

20.35.2 PERMITTED USES

- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **library and exhibit**
- **neighbourhood public house**
- **office**
- **restaurant**
- **retail, convenience**
- **service, business support**
- **service, financial**
- **recreation, indoor**
- **recycling drop-off**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

- **studio**
- **veterinary service**

20.35.3 SECONDARY USES

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.35.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with a maximum additional 0.10 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.35.4.1, the reference to “0.40” is increased to a higher **density** of “1.5”, if at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZMU35 zone**, the **owner**:
 - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) by the owner:
 - i) agrees to construct on the **lot**, to the satisfaction of the City, **affordable housing units** with a combined **habitable space** of at least five (5%) percent of the total residential **floor area**; and
 - ii) has entered into a **housing agreement** with respect to the **affordable housing units** and registered the **housing agreement against** the title to the **lot**, and files a notice in the Land Title Office.

20.35.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** is 55% for **buildings**.

20.35.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 1.5 m from Gilley Road (north);
 - b) 3.0 m from Smith Drive (east);
 - c) 6.0 m from the west **property line**; and
 - d) 6.0 m from the south **property line**.

2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.35.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m, except for localized architectural raised roof elements that may extend to a maximum **height** of 20.0 m if included in a Development Permit approved by the **City**.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.35.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 80.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 12,000 m².

20.35.9 LANDSCAPING AND SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.35.10 ON-SITE PARKING AND LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.35.11 OTHER REGULATIONS

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.35.2 must be located on the **first storey** of the **building**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

- 2. 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 **“Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)”**:

P.I.D. 006-722-911

Lot 1 Section 1 Block 4 North Range 4 West New Westminster District Plan 73888

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9764”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

