



To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 6, 2022

File: RZ 21-931122

Re: **Application by 0923745 BC Ltd. for Rezoning at 6071 Azure Road from the “Low Density Townhouses (RTL1)” Zone to the “Low to Mid Rise Apartment (ZLR45) – Thompson” Zone**

Staff Recommendation

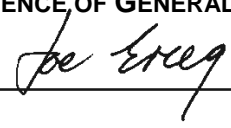
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 10407, to change the designation of 6071 Azure Road from "Neighbourhood Residential" to "Apartment Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.
2. That Bylaw 10407, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program.
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans.is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 10407, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of School District No. 38 (Richmond) for comment and response by October 17, 2022.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10406 to create the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, and to rezone 6071 Azure Road from the "Low Density Townhouses (RTL1)" zone to the "Low to Mid Rise Apartment (ZLR45) - Thompson" zone, be introduced and given first reading.



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

WC:sb
Att. 8

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

Staff Report

Origin

0923745 BC Ltd. has applied to the City of Richmond for permission to rezone the site at 6071 Azure Road (Attachment 1) from the “Low Density Townhouses (RTL1)” zone to a new “Low to Mid Rise Apartment (ZLR45) – Thompson” site specific zone to permit the development of a residential rental tenure low-rise and mid-rise development. The subject site is located adjacent to City Centre in the Thompson planning area.

An amendment to the City’s Official Community Plan (OCP) is associated with the rezoning application to change the designation of the subject site from "Neighbourhood Residential" to "Apartment Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map).

The applicant is a company incorporated in BC under the number BC0923745 and is the owner of the subject property. The directors of the company are Yiwei Xuan, Hanping Xuan and Minrong Zhang. The application was submitted by director Yiwei Xuan.

Key components of the proposal (Attachments 2, 3 & 4) include:

- Redevelopment of an existing rental residential site with 330 new residential rental units including 50 Low-End Market Rental (LEMR) units, 110 moderate income rental units and 170 market rental units.
- Two four-storey apartment buildings located at the west and south edges of the subject site and one six-storey apartment building located in the northeast corner of the subject site. All three buildings are located over a single level parking structure.
- A total floor area of approximately 24,355 m² (262,156 ft²) comprised of:
 - Approximately 4,385 m² (47,196 ft²) of LEMR housing units clustered together in a single building.
 - Approximately 5,941 m² (63,951 ft²) of moderate income rental housing units provided over two buildings.
 - Approximately 11,581 m² (124,653 ft²) of market rental housing units provided over two buildings.
- Additional approximately 606 m² (6,518 ft²) indoor amenity space provided over the three buildings.

Road and engineering improvement works will be secured through the City’s standard Servicing Agreement processes prior to final adoption of the rezoning bylaw. The works include Westminster Highway widening, Azure Road traffic calming, frontage improvements, sanitary sewer upgrades, and utility connections.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

On the subject site, there are currently eight older two-storey, multiple-family buildings, containing a total of 50 existing market rental townhouse units. The site's existing zoning was recently amended by Council to restrict residential use to rental tenure only in keeping with the City's objectives to better protect existing rental properties.

Surrounding Development

To the North: Across Westminster Highway, in the Oval Neighbourhood (City Centre) is the WorkSafe BC complex and a warehousing complex. The WorkSafe BC site is designated in the CCAP for high-rise residential, commercial, mixed-use and institutional development (Urban Core T6 (45m) and Institution). The warehousing is located in an area designated in the CCAP for low-rise residential and limited commercial development (General Urban T4 (15m)).

To the South: Across Azure Road, are single-family dwellings, Brighthouse Neighbourhood School City Park, and further to the south, Samuel Brighthouse Elementary School.

To the East: Across Azure Boulevard, is a three-storey rental apartment complex. The site is designated in the OCP for multi-family apartment development (Apartment Residential).

To the West: Along the west edge of the site, are five adjacent single-family dwellings fronting onto Azure Road and Camsell Crescent.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) City of Richmond 2041 OCP Land Use Map is proposed to be amended to change the designation of the site from "Neighbourhood Residential" to "Apartment Residential". The OCP rental housing policies support site specific density increases for developments that provide affordable and market rental housing to address community need. The proposal complies with the market rental housing policies as the project is 100% rental housing with rental units supporting three distinct levels of affordability. Further details on the proposed OCP amendment are provided in the analysis section.

Existing Rental Housing Units

The site currently contains 50 rental townhouse units. The OCP requires existing rental housing development units be replaced at a 1:1 ratio with new affordable housing LEMR units. The proposal complies with the OCP as these existing rental units will be replaced with 50 LEMR units.

Tenant Relocation Plan

In compliance with OCP policy, the developer has provided a tenant relocation plan (Attachment 5), which will be secured through registration of a legal agreement on Title prior to final adoption of the rezoning bylaw to ensure that the proposed tenant relocation plan will be implemented prior to any demolition construction activity occurs on-site. Key components of the tenant relocation plan include:

- Providing tenants with a minimum of four months' notice to end the tenancy.
- Offering tenants the option of renting a replacement LEMR unit.
- Offering tenants who have resided in the existing development longer than one year, the choice of four months' free rent or lump sum equivalent, exceeding the OCP policy requirement of three months' free rent or lump sum equivalent.
- An acknowledgement that some tenants may require additional assistance throughout the relocation process, and a commitment to work with all tenants and their representatives in striving to meet tenant relocation needs.
- There are six units tenanted by clients of Vancouver Coastal Health and six LEMR units will continue to be offered to Vancouver Coastal Health for occupation with their clients when LEMR unit construction is completed.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in an area impacted by aircraft noise (Area 3) and registration of an aircraft noise sensitive use legal agreement on Title is required prior to final adoption of the rezoning bylaw. The purpose of the legal agreement is to ensure that the building design satisfies CMHC guidelines for interior noise levels and ASHRAE standards for interior thermal comfort, and potential purchasers are made aware of potential noise conditions.

As part of the required Development Permit application process, the developer will be required to provide confirmation from a qualified acoustic professional that the proposed development is designed in compliance with the ANSD standards.

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

Rezoning signage has been installed along all road frontages of the subject property.

Public correspondence received regarding the rezoning application along with a location map is included in (Attachment 6). The correspondence includes 27 items of correspondence (including 22 form letters) from:

- 12 lots/households in the immediate area surrounding the subject site.
- One lot/household outside of the immediate area surrounding the subject site.
- One unknown address.

The public correspondence regarding the subject rezoning application includes the following concerns:

- The provision of pedestrian and cycling connections.

The proposal will provide bike lane improvements along the site's Westminster Highway, and pedestrian frontage improvements along all three of the site's road frontages.

- The provision of a varied building height skyline.

The proposal includes four and six storey buildings, which will introduce a varied roofline on the subject site and in the neighbourhood and provides for building height stepping down to interface with adjacent single-family neighbourhood.

- The provision of parking and concerns related to existing on-street parking, traffic congestion and safety.

The development proposal accommodates the needs for on-site resident and visitor parking identified by the consultant transportation engineer in a parking study submitted in support of the development and includes the provision of Transportation Demand Management (TDM) measures to enhance use of transit, bicycle and car-share alternate modes of transportation. Further details on the TDM strategy for the development are provided in the Transportation and Site Access section of this report.

Traffic Bylaw 5870 restricts on-street parking to no more than three hours between 8:00 am and 6:00 pm (residents parking in front of their home excluded). Should there be an issue, residents may contact Community Bylaws with concerns for enforcement of the bylaw.

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.

OCP Consultation Summary

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10407, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to require further consultation with the Board of Education of School District No. 38 (Richmond), and no other external stakeholders. In response to a preliminary referral, School District staff advised that the School District has no objections to the land use change. Attachment 7 includes a summary of consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The developer has applied to rezone the subject site to permit the construction of a three-building, four to six-storey apartment development comprising 330 rental housing units (including 50 LEMR units (replacement of existing units), 110 moderate income rental units, and 170 market rental units). The proposal is consistent with OCP policy encouraging rental housing development and requires an OCP amendment to accommodate apartment development.

1. Proposed OCP Amendment

As noted above, an amendment to the City of Richmond 2041 OCP Land Use Map is proposed to change the designation of the site from “Neighbourhood Residential” to “Apartment Residential”.

The proposed development includes a density bonus to accommodate rental housing. The OCP allows for consideration of additional density on a site-specific basis for the provision of rental housing that responds to community need. The proposed development responds to this by providing rental units at three distinct levels of affordability with LEMR units, moderate income rental units, and market rental units.

By permitting a higher density form of development in this location, a larger number of rental housing units can be provided at the edge of the City Centre in close proximity to transit and services. The development has been designed to fit within the existing site context with the taller portion of the development located at the intersection of Westminster Highway and Azure Boulevard, Azure Road providing a separation between the proposed development and single-family lots and the neighbourhood park to the south, and the retention of the existing trees along the west edge of the subject site providing a vegetated buffer to the single-family lots to the west. Opportunities for additional landscaping along the West property line will be reviewed through the required Development Permit process. For these reasons staff support the proposed amendment.

2. Housing Type and Tenure

a) Dwelling Unit Mix: The OCP encourages multiple residential development to provide at least 40% of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 54% family friendly units.

b) LEMR Housing:

The developer proposes to design and construct 50 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising 4,384.65 m² (47,196 ft²) of habitable space. In compliance with the City's rental replacement policy, the 50 LEMR units are proposed to replace the existing 50 market rental units located on the subject site, with the same mix of unit types as the existing market rental units (e.g., 4 one-bedroom units, 14 two-bedroom units, 29 three-bedroom units, and 3 four-bedroom units).

Unit Type	Affordable Housing Strategy Requirements (1) (2) (3)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811/month	\$34,650 or less	N/A	N/A
1-Bedroom	50 m ² (535 ft ²)	\$975/month	\$38,250 or less	8% (4 units)	100%
2-Bedroom	69 m ² (741 ft ²)	\$1,218/month	\$46,800 or less	28% (14 units)	100%
3-Bedroom	91 m ² (980 ft ²)	\$1,480/month	\$58,050 or less	58% (29 units)	100%
In Addition to Affordable Housing Strategy Requirements (2) (3)					
4-Bedroom	111 m ² (1,200 ft ²)	\$1,541/month	\$61,650 or less	6% (3 units)	100%
Total	N/A	N/A	N/A	100% (50 units) 4,384 m² (47,196 ft²)	100%

(1) Values adopted by Council on July 24, 2017. May be adjusted in accordance with the Housing Agreement.

(2) The number of units and unit mix will be confirmed to the satisfaction of the City through the DP process, provided that at least 50 LEMR units are provided. .

(3) The proposed unit mix includes 4-bedroom units to replace existing rental units on the subject site. The site specific criteria for 4-bedroom units is based on the methodology applied to other unit types in the City's Affordable Housing Strategy.

The affordable housing units are proposed to be clustered along with some moderate income rental units in the proposed four-storey wood-frame building along the west edge of the subject site. The City's Affordable Housing Strategy supports LEMR units being clustered if the developer has partnered with a non-profit operator for the management of the units. Based on City consultation with non-profit housing providers, they typically prefer clustered units due to the operational efficiencies provided.

The developer is in ongoing discussion with potential non-profit operators and has agreed to secure an agreement with a non-profit housing provider to manage the development's required LEMR units prior to adoption of the rezoning bylaw. More information regarding this arrangement will be provided at Development Permit stage.

In order to promote the development of more family-friendly housing options in Richmond, the Affordable Housing Strategy requires at least 20% of LEMR units to be provided with two or more bedrooms, and encourages that percentage to be increased to 60%. The proposed development exceeds this target, with 92% of LEMR units having two, three and four bedrooms. In proposing to construct 100% of the LEMR units with Basic Universal

Housing features, the proposal also exceeds the target established in the Affordable Housing Strategy of securing 85% of all LEMR units with Basic Universal Housing features.

c) Moderate Income Rental Housing:

The developer proposes to design and construct 110 moderate income rental units, to a turnkey level of finish, at the developer's sole cost, comprising 5,941 m² (63,951 ft²) of habitable space. The developer intends to manage these units, which will have restrictions to secure rental rates and household income restrictions targeted at the median income levels in the lower mainland, based on BC Housing's Housing Income Limits (HILS).

The moderate income rental units are proposed to be provided in the proposed four-storey wood-frame building along the west edge of the subject site, and in the proposed six-storey wood-frame building along the east edge of the subject site.

Unit Type	Min. Unit Area (3)	Max. Rent Charge (1)	Max. Household Income (1)(2)	Unit Mix (3)
Studio	37 m ² (400 ft ²)	\$1,437/month	\$57,500 or less	22% (24 units)
1-Bedroom	47 m ² (508 ft ²)	\$1,437/month	\$57,500 or less	57% (63 units)
2-Bedroom	69 m ² (745 ft ²)	\$1,725/month	\$69,000 or less	18% (20 units)
3-Bedroom	90 m ² (976 ft ²)	\$2,000/month	\$80,000 or less	3% (3 units)
4-Bedroom	N/A	N/A	N/A	None
Total	N/A	Varies	Varies	100% (110 units) 5,941 m² (63,951 ft²)

(1) May be adjusted in according with the Moderate Income Housing Agreement.

(2) Based on BC Housing's Housing Income Limits (HILs). The maximum monthly rents may be adjusted in accordance with the Moderate Income Housing Agreement.

(3) Unit area and unit mix in the above table may be adjusted through the Development Permit Process provided that at least 110 moderate income rental units are provided.

d) Market Rental Housing

The developer proposes to design and construct 170 market rental units, to a turnkey level of finish, at the developer's sole cost, comprising 11,581 m² (124,653 ft²) of habitable space. The developer intends to manage these units, which will have no restriction on tenant incomes and the ability for the units have prevailing market rent charge rates.

The market rental units are proposed to be provided in the proposed six-storey wood-frame building along the east edge of the subject site, and in the proposed four-storey wood-frame building along the south edge of the subject site.

Unit Type	Min. Unit Area (1)	Number of Units (1)	% of Units (1)
Studio	36 m ² (395 ft ²)	4	2%
1-Bedroom	47 m ² (508 ft ²)	56	33%
2-Bedroom	67 m ² (725 ft ²)	88	52%
3-Bedroom	78 m ² (846 ft ²)	22	13%
4-Bedroom	N/A	N/A	N/A
Total	N/A	170 units	100%

(1) Unit area and unit mix in the above table may be adjusted through the Development Permit Process.

- e) General Housing Requirements: Prior to final adoption of the rezoning bylaw, registration of Housing Agreements and Market Rental Agreement, and Housing Covenants on Title is required to secure the following in perpetuity for the LEMR units, moderate income rental units, and market rental units:
- LEMR units are required achieve occupancy prior to any other buildings or uses in the proposed development.
 - Residential use is restricted to residential rental tenure.
 - Age-related occupancy restrictions are prohibited.
 - Single ownership of the LEMR units is maintained (within a single airspace parcel or strata lot). This also applies to the moderate income rental units in each building, and the market rental units in each building.
 - Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.
- f) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:
- Barrier-free lobbies, common areas, and amenity spaces.
 - Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
 - 15% Basic Universal Housing (BUH) units (i.e., 50 of 330 units), including 100% of LEMR units (i.e., 50 units). Opportunities for additional BUH units will be reviewed at the Development Permit application stage.

3. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., replacement rental housing and rental housing), the developer has requested that the subject site be rezoned to a new site specific zone, "Low to Mid-Rise Apartment (ZLR45) – Thompson", which includes:

- Maximum density: 2.1 FAR calculated against the net site area. This includes density bonus related to the provision of LEMR units, moderate income rental units, and market rental units. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: townhouse, apartment and related land uses.
- Residential rental tenure restriction relating to the provision of 330 rental units (e.g., 50 LEMR units, 110 moderate income rental units and 170 market rental units).

- Maximum building height: 25 m (82 ft.).
- Maximum lot coverage and minimum setbacks in keeping with other multiple family zones, and site specific parking requirements as discussed in the Transportation and Site Access section of this report.

4. Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is step 4, or step 3 with the provision of a low carbon building energy system. The architect has provided a letter confirming the project is being designed to achieve step 3 with the provision of a privately owned low carbon building energy system on the site. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

5. Transportation and Site Access

The proposed development provides for transportation improvements and related features, all at the developer's sole cost, to be secured through a combination of road dedication and legal agreements registered on Title, to the satisfaction of the Director of Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 8).

Staff support the developer's proposal, which is consistent with City objectives and includes:

- i) Widening and frontage improvements along Westminster Highway to accommodate road, off-street bike path, sidewalk, and related upgrades, together with a bus landing pad. This includes 1.9m of road dedication along Westminster Highway.
- ii) Frontage improvements along Azure Boulevard and Azure Road to accommodate boulevard and sidewalk upgrades.
- iii) The implementation of traffic calming improvements (e.g., curb extensions and a traffic circle) at the Azure Boulevard and Azure Road intersection.
- iv) The implementation of pedestrian safety improvements (e.g., special crosswalk) at the Westminster Highway and Azure Boulevard intersection, subject to detailed technical review as part of the Servicing Agreement process.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to Azure Boulevard.

The City's market rental housing policy indicates that the City will consider parking reductions for rental housing projects. The site specific ZLR45 zone includes site specific required resident parking space rates of 0.6 parking spaces per LEMR unit, 0.6 parking spaces per moderate income rental unit, and 0.72 parking spaces per market rental unit, and 0.16 parking spaces per dwelling for visitor parking. These parking rates are consistent with other comparable developments in the Metro Vancouver region and were also validated through a Transportation

Impact Assessment, which was reviewed and accepted by the City and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process:

- Transit Pass Program: monthly bus pass (two-zone) will be offered to 100% of the rental housing units (330 units) for a period of one year and secured with a letter of credit in the amount of \$55,000 and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of two spaces for each rental housing unit and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Providing two car-share parking spaces (equipped with quick charge 240V electric vehicle charging stations).
- Accommodating electrical charging for 100% of resident parking spaces and 10% of resident class 1 secure bicycle storage spaces.

6. Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to: road widening, bike path, bus landing pad, pedestrian safety improvements and frontage improvements along Westminster Highway; frontage improvements along Azure Boulevard; traffic calming and frontage improvements along Azure Road; sanitary sewer infrastructure and upgrades; and City utilities connections as set out in the attached Rezoning Considerations (Attachment 8). Development Cost Charge (DCC) credits will be applicable to works identified on the City's DCC Program (e.g., part of the required works along Westminster Highway).

7. Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies 48 bylaw-sized trees on the subject site, 33 trees on neighbouring properties to the west and 16 trees that are jointly owned with neighbouring properties to the west, assesses tree condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 4).

Staff are supportive of the developer's proposal, which includes, among other things:

- i) The protection of all trees on the neighbouring properties to the west is required, including 33 trees located on the neighbouring adjacent properties to the west and 16 trees along the shared property line that are jointly owned with the neighbouring adjacent properties.
- ii) The retention of three existing bylaw-size trees on the subject site along the west property line (secured with \$35,000 tree survival security).

Retention of these trees, together with the protection of the neighbouring and jointly owned trees along the west property line provides a significant buffer to the single-family lots to the west.

- iii) Removal of the 45 existing bylaw-size trees on the subject site. The trees proposed for removal includes one dead tree, three trees in poor condition and six trees in declining condition. Extensive investigation was undertaken to see if the healthy trees, especially those along the perimeter of the site could be retained. Due to the need to accommodate the required parking for the development, it was not possible to retain any additional trees. The planting of 90 replacement trees (2:1 ratio) will be secured through the Development Permit application. Replacement trees should be accommodated on the site, but if some trees are not able to be accommodated on site, a voluntary contribution of \$750 would be required for each replacement tree that is not able to be accommodated onsite. Tree removal is proposed to occur after public hearing to allow for site preloading.

The developer is required to complete the following to ensure protection of trees to be retained:

- Prior to final adoption of the rezoning bylaw, submission of a contract with a Certified Arborist for the supervision of all works conducted in close proximity to trees to be protected, monitoring during construction, any needed tree protection measures and a post construction impact assessment report.
- Prior to commencing any works on-site, installation of tree protection fencing around all trees to be retained, which is to be installed in accordance with Tree Protection Information Bulletin Tree-03 and maintained until construction and landscaping on-site is completed.

8. Built Form and Architectural Character

The developer proposes to construct a low-rise and mid-rise residential rental development fronting Westminster Highway, Azure Boulevard and Azure Road, across the street from Brighthouse Neighbourhood Park (Attachment 1). The proposed development is consistent with City policy for the provision of land dedication to facilitate required transportation improvements. The proposed form of development is four-storey and six-storey apartment buildings over a shared single-level parking structure.

Development Permit approval, to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items:

- a) Public Open Space: Opportunities to contribute towards a pedestrian oriented public realm.
- b) Residential Streetscape: Opportunities to enhance individual building identity, skyline, massing, articulation, and streetscape visual interest through design differentiation between buildings. Opportunities to incorporate colour in building design and to provide an enhanced interface with fronting pedestrian sidewalks.

- c) **Common Amenity Spaces:** The proposal includes 605 m² of shared indoor amenity space and 2,427 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 2) by 101% for indoor amenity space (Min. 300 m²) and 22% for outdoor amenity space (Min. 1,980 m²). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- d) **Accessibility:** Design and distribution of Basic Universal Housing units and common spaces, and opportunities to provide Basic Universal Housing units in all affordability levels.
- e) **Sustainability:** Opportunities to enhance building performance in coordination with architectural expression.
- f) **Crime Prevention through Environmental Design (CPTED):** Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- g) **Parking, Loading & Waste Management:** The development proposal is consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

9. Existing Legal Encumbrances

There are existing City utilities statutory right of way (SRW) along all edges of the subject site.

The existing City utilities statutory right of way (SRW) along the entire east edge of the subject site does not contain City utilities and may be discharged (portion of utilities SRW charge number A13275 regarding plan 26276).

The existing 6m wide City utilities statutory right-of-way (SRW) along the south edge of the subject site contains sanitary sewer connection for the existing development and may be discharged after the sanitary sewer is removed (utilities SRW charge number RD159355 regarding plan 64282).

The existing 6m wide City utilities statutory right-of-way (SRW) along the west edge of the site contains sanitary sewer infrastructure. The northern portion of this sanitary sewer will be abandoned after the required Servicing Agreement works are constructed, and the SRW in this area may be discharged after the sanitary sewer is removed (portion of utilities SRW charge number A13275 regarding plan 26276).

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

0923745 BC Ltd. has applied to the City of Richmond to create a new site specific zone, “Low to Mid Rise Apartment (ZLR45) – Thompson” and to rezone the subject site at 6071 Azure Road to the new zone, to permit the development of a residential rental tenure low-rise and mid-rise development containing 330 dwellings (including 50 LEMR units, 110 moderate income rental units, and 170 market rental units). The proposal includes a site specific OCP amendment to change the designation of the subject site from “Neighbourhood Residential” to “Apartment Residential”, to provide affordable and rental housing. Off-site works, including utility upgrades, road widening and frontage improvements, will be subject to the City’s standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer’s proposal shows it to be considered and consistent with the City’s OCP policy objectives regarding rental replacement and rental housing development.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10407 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10406, be introduced and given first readings.



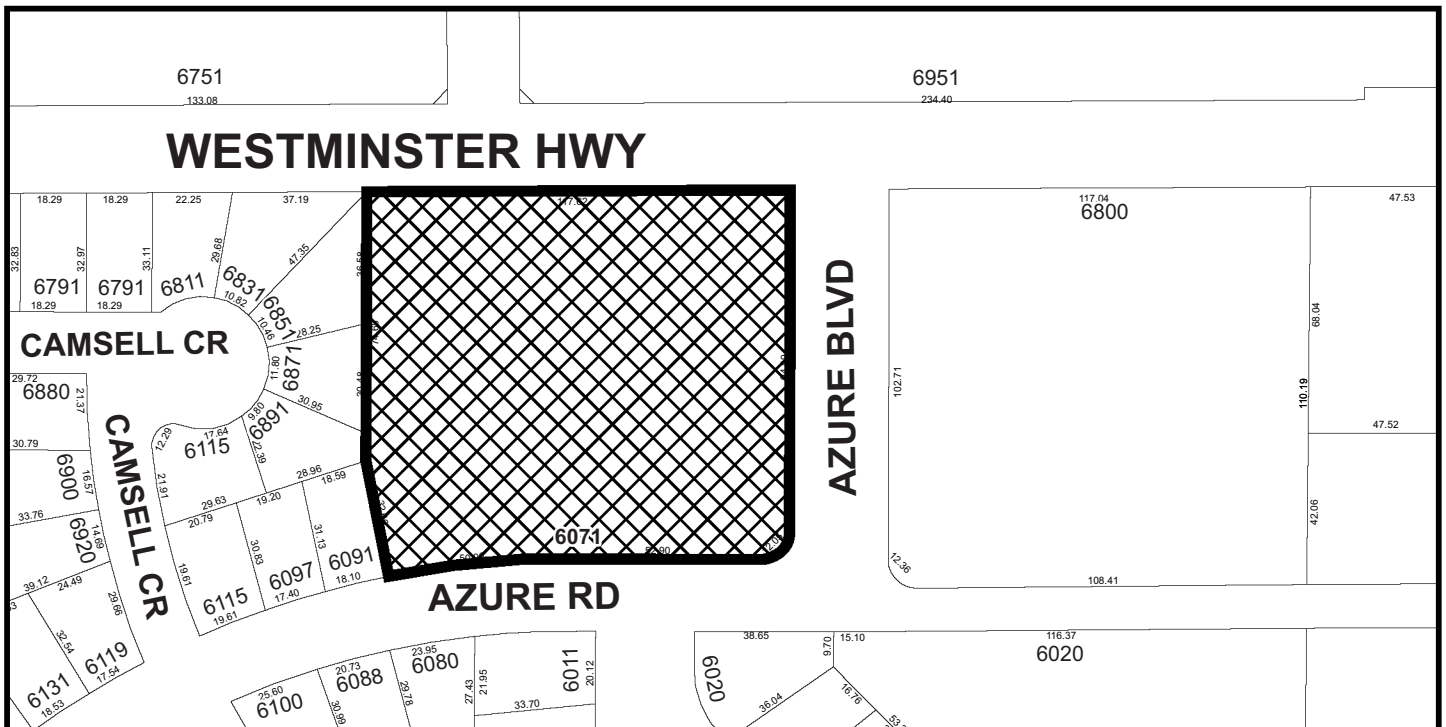
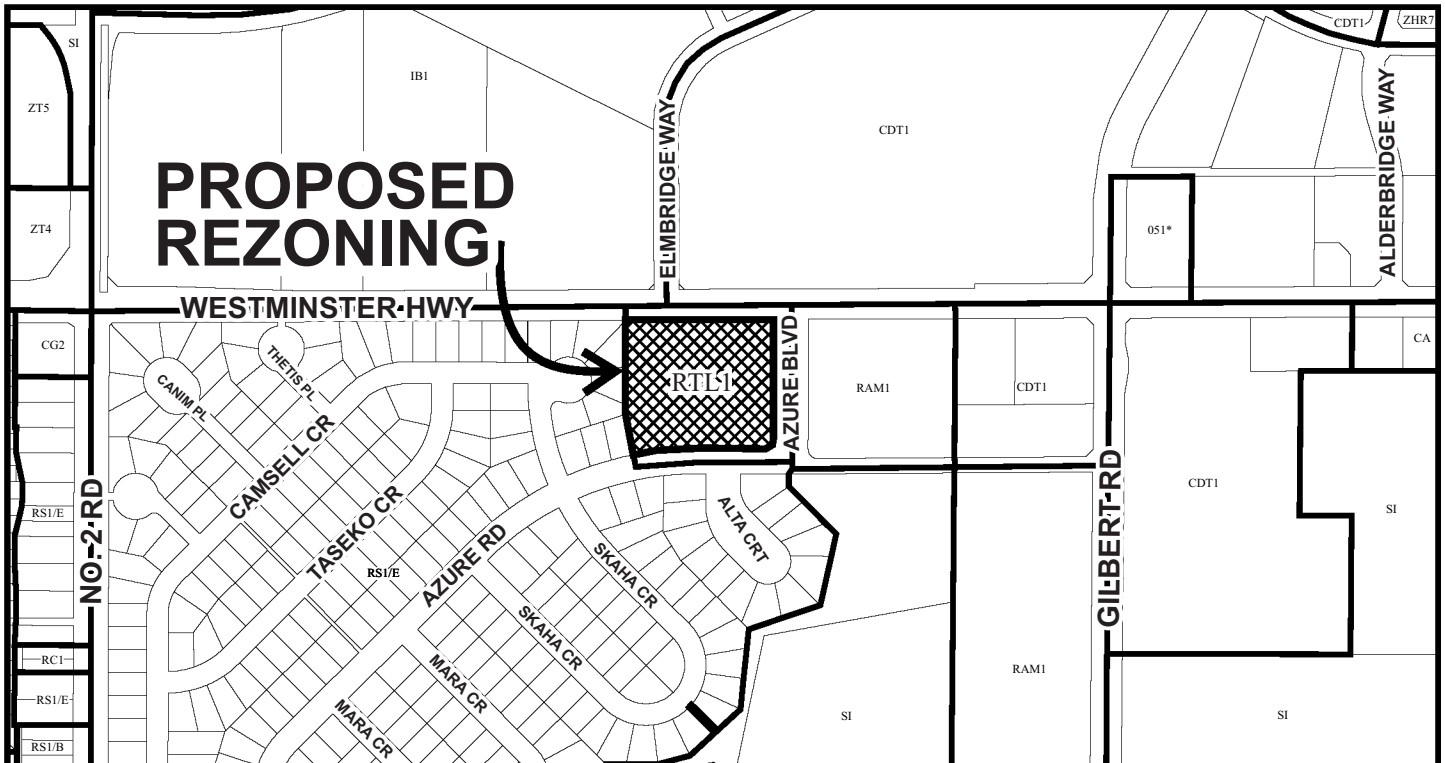
Sara Badyal,
Planner 3
(604-276-4282)

SB:js

- Att: 1: Location Map and Aerial Photo
2: Development Application Data Sheet
3: Conceptual Development Plans
4: Tree Management Plan
5: Tenant Relocation Plan
6: Public Correspondence
7: OCP Consultation Policy & Summary of Consultation with Key Stakeholders
8: Rezoning Considerations



City of Richmond





City of
Richmond



RZ 21-931122

PLN - 47

Original Date: 06/07/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-931122		Attachment 2	
Address	6071 Azure Road		
Applicant	0923745 BC Ltd.		
Owner	0923745 BC Ltd.		
Planning Area(s)	Thompson		
	Existing		Proposed
Site Area	12, 005 m²	11,772 m²	
Land Uses	Multiple Family Residential	Multiple Family Residential	
OCP Designation	Neighbourhood Residential	Apartment Residential	
Zoning	Low Density Townhouses (RTL1)	Low to Mid Rise Apartment (ZLR45) – Thompson	
Number of Units:	50 market rental units	50 LEMR units 110 moderate income rental units 170 market rental units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 2.1 (24,721 m²)	2.07 (24,355 m²)	None permitted
Lot Coverage	Max. 90%	50%	None
Setback – Public Road	Min. 4.5 m	4.5 m	None
Setback – Interior Side Yard	Min 4.5 m	4.5 m to 7 m	None
Building Height	Max. 25 m	25 m	None
Lot Size	10,000 m² Width: 80 m Depth: 100 m	11,772 m² Width: 93 m Depth: 117 m	None
Parking Space rates	With TDMs LEMR: 0.6 per dwelling Moderate Income Rental: 0.6 per dwelling Market Rental: 0.72 per dwelling Visitor 0.16 per dwelling, including 2 car-share spaces	With TDMs LEMR: 0.6 per dwelling Moderate Income Rental: 0.6 per dwelling Market Rental: 0.72 per dwelling Visitor 0.16 per dwelling, including 2 car-share spaces	None
Accessible Parking Spaces	Min. 2%	2%	None
Small Car Parking Spaces	Max. 50%	50%	None
Tandem Parking Spaces	Not Permitted	None	None
Loading Spaces	2 medium	2 medium	None
Bicycle Storage	Class 1: 1.25 per dwelling Class 2: 0.2 per dwelling	Class 1: 2.0 per dwelling (TDM) Class 2: 0.2 per dwelling	None
EV (Energized) Car Charging	100% resident parking spaces 100% car share parking spaces	100% resident parking spaces 100% car share parking spaces	None
Amenity Space – Indoor	Min. 300 m²	605 m² To be confirmed through DP	None
Amenity Space – Outdoor	Min. 1,980 m²	2,427 m²	None

RESIDENTIAL PROJECT

6071 AZURE ROAD

REZONING/IOCP AMENDMENT APPLICATION

PROJECT SITE INFORMATION

CIVIC ADDRESS
6071 AZURE ROAD, RICHMOND, BC, V7C 2P3

LEGAL DESCRIPTION
LOT 582 SEC 7 BLK 4N RG 6W PL NWP28611 LOT 582, BLOCK 4N, PLAN NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

SITE AREA
12,005 SQ.M

LAND USE
MULTI-FAMILY RESIDENTIAL

CURRENT ZONING
RTL1 - LOW DENSITY TOWNHOUSES

DRAWING LIST

ARCHITECTURAL

- A1 COVER PAGE
- A2 PROJECT STATISTICS
- A3 POLICY RATIONALE
- A2.1 EXISTING SITE PLAN
- A2.2 EXISTING STREETScape
- A2.3 BUILDING DESIGNATION
- A3.1 PROPOSED SITE PLAN
- A3.2 PARKING LEVEL PLAN
- A3.3 MAIN FLOOR PLAN
- A3.4 2ND FLOOR PLAN
- A3.5 3RD FLOOR PLAN
- A3.6 4TH FLOOR PLAN
- A3.7 5TH FLOOR PLAN
- A3.8 6TH FLOOR PLAN
- A3.9 ROOF PLAN
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS
- A4.3 SECTIONS
- A4.4 SECTIONS
- A5.1 3D VIEWS
- A5.2 3D VIEWS

LANDSCAPE

TO FOLLOW

AUG 02, 2022
ISSUED FOR: REZONING



Conceptual Only
Design Development
required through separate
required Development
Permit application

PROJECT TEAM

OWNER
DORVILLE REALTY LTD.
#163 - 11782 HAMMERSMITH WAY
RICHMOND, BC V7A 5E2

CONTACT:
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ANDY.XUAN@DHT.CA

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11	JAN 17, 2022	REZONING RESUBMIT APPLICATION
10	MAY 16, 2022	REZONING RESUBMIT APPLICATION
9	APRIL 16, 2022	REZONING RESUBMIT APPLICATION
8	MAY 16, 2022	REZONING RESUBMIT APPLICATION
7	MAY 16, 2022	REZONING RESUBMIT APPLICATION
6	DEC 23, 2021	REZONING RESUBMIT APPLICATION
5	NOV 16, 2021	DESIGN REVISION
4	OCT 26, 2021	DRAWING REVISION
3	JAN 11, 2021	DRAWING REVISION
2	NOV 16, 2019	
1	JAN 16, 2019	

REVISION

PROJECT
6071 AZURE ROAD
RICHMOND, BC

DRAWING TITLE

COVER PAGE

JOB NO.
DRAWN KN
DATE
SCALE
CHECKED JN
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Attachment 3

A1.0

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PROJECT STATISTICS

FAR	
AREA CALCULATIONS	
GROSS SITE AREA	12,005 m2 (129,221 sqft)
DEDICATION	
NET SITE AREA	11,773 m2 (126,724 sqft)
FAR	2.07
SITE COVERAGE	48.97%
AVERAGE FINISHED GRADE	1.23M

BUILDING AREA CALCULATION

LEVEL	BUILDING A				BUILDING B				BUILDING C			
	LEMR Units	HLS Units	Common Area	Amenity Floor	Area Included From FSR	Area Excluded From FSR	Market Rental Floor Area	Common Area Floor Area	Area Included From FSR	Area Excluded From FSR	Amenity Floor	Area Included From FSR
PARKING	0			480			0				716	
LEVEL 1	7,314	3,599	3,317	14,231	1,155	256	14,047	4,592	4,162	22,801	1,560	17,237
LEVEL 2	12,790	1,157	1,090	15,036		474	10,103	12,378	1,979	24,460		18,765
LEVEL 3	13,546	400	1,090	15,036		474	11,280	11,200	1,979	24,460		18,765
LEVEL 4	13,546	400	1,090	15,036		474	11,280	11,200	1,979	24,460		18,765
LEVEL 5	-	-	-	-	-	0	5,776	9,512	1,264	16,552	-	723
LEVEL 6	-	-	-	-	-	0	5,776	9,512	1,264	16,552	-	723
Total	47,196	5,556	6,586	59,338	1,634	1,677	58,262	58,395	12,627	129,285	2,277	73,534

RESIDENTIAL UNIT TYPES CALCULATION

LEMR		HLS		Market Rental		TOTAL
STUDIO	0	0%	24	4	2%	330
1 BEDROOM	4	8%	63	56	33%	123
2 BEDROOM	14	28%	20	88	52%	122
3 BEDROOM	29	58%	3	22	13%	54
4 BEDROOM	3	6%	0	0		3
BUN Unit	50	100%	110			100%

AMENITY SPACE CALCULATIONS

AREA REQUIRED (Sq.ft.)		AREA PROVIDED (Sq.ft.)
INDOOR	21.3 sq.ft. per Unit	6,519
OUTDOOR	6 sq.m/64 sq.ft. per Unit	26,132

PARKING PROVISION

TOTAL UNIT		PARKING REQUIRED		NOTE
BYLAWS	0.72 PER UNIT	123		
MARKET RENTAL	0.72 PER UNIT	46		
HLS UNITS	0.65 PER UNIT	50		
LEMR UNITS	0.65 PER UNIT	50		
VISITOR	0.16 PER UNIT	330		
TOTAL		272		
		6 HC PARKING		
		136 SMALL CAR		
		(2% ACCESSIBLE STALLS)		
		(50% SMALL CAR STALLS)		

BICYCLE PARKING PROVISION

TOTAL UNIT		PARKING REQUIRED		TOTAL PROVIDED
BYLAWS				663
CLASS 1	2 PER UNIT	660		(216 VERTICAL = 32.5%)
CLASS2	0.2 PER UNIT	66		66

FSR CALCULATION

Rental Type		Total Floor Area		FSR
LEMR Units	47,196	63,951	0.50	
Market Rental Common Area	124,653	26,356	0.21	
Total		262,156	2.07	

UNIT COUNT

BUILDING A - LEMR+HLS		1BR		2BR		3BR		4BR		Total	
Level 1	2	6	2	5	0	15					
Level 2	1	0	5	8	1	15					
Level 3	1	0	5	8	1	15					
Level 4	1	0	5	8	1	15					
Total	5	6	17	29	3	60					
Percentage	8%	10%	28%	48%	5%	100%					

BUILDING B - HLS+MARKET RENTAL

Studio		1BR		2BR		3BR		4BR		Total	
Level 1	2	12	6	6	0	26					
Level 2	5	13	13	3	0	34					
Level 3	5	13	13	3	0	34					
Level 4	5	13	13	3	0	34					
Level 5	3	11	6	3	0	23					
Level 6	3	11	6	3	0	23					
Total	23	73	57	21	0	174					
Percentage	13%	42%	33%	12%	0%	100%					

BUILDING C - MARKET RENTAL

Studio		1BR		2BR		3BR		4BR		Total	
Level 1	0	11	9	1	0	21					
Level 2	0	11	13	1	0	25					
Level 3	0	11	13	1	0	25					
Level 4	0	11	13	1	0	25					
Total	0	44	48	4	0	96					
Percentage	0%	46%	50%	4%	0%	100%					

(DEDUCTED AREA INCLUDES EXIT STAIR SHAFTS, ELEVATION SHAFT ELECTRICAL AND MECHANICAL SHAFT FROM LEVEL 2 AND UP, AND ELECTRICAL ROOM ON THE 1ST FLOOR)

RESIDENTIAL UNIT CALCULATION

BUILDING A		BUILDING B		BUILDING C	
LEVEL					
PARKING					
LEVEL 1	15	26	21		
LEVEL 2	15	34	25		
LEVEL 3	15	34	25		
LEVEL 4	15	34	25		
LEVEL 5	-	23	-		
LEVEL 6	-	23	-		
SUBTOTAL	60	174	96		
NET TOTAL		330			

MULTI-FAMILY WASTE ROOM INFORMATION TABLE

SIZE	1450 sq.ft (135 sq.m)
LOCATION	PARKADE LEVEL AT GRADE
ACCESS INFORMATION	OPEN TO RESIDENTS 24/7
NUMBER OF UNITS	330
WASTE SERVICES PROVIDED	
STORAGE ARE REQUIRED FOR ONE	NUMBER OF BINS
RESIDENTIAL MIXED CONTAINERS	14
RESIDENTIAL REFRIGERABLE BEVERAGE CONTAINERS	7
RESIDENTIAL MIXED PAPER	10
RESIDENTIAL GLASS	2
YARD TRIMMINGS	13
RESIDENTIAL CORRUGATED	1
RESIDENTIAL GARBAGE	7
TOTAL	53
SPACE ALLOCATION FOR STORAGE FACILITY NEEDED:	122.15m2
	1334.81m2

LOADING PROVISION

REQUIRED	1
PROVIDED	2



11	JULY 07, 2022	RENEWING RESUBMIT APPLICATION
10	MAY 18, 2022	RENEWING RESUBMIT APPLICATION
9	APRIL 28, 2022	RENEWING RESUBMIT APPLICATION
8	APRIL 08, 2022	RENEWING RESUBMIT APPLICATION
7	MAR 31, 2022	RENEWING RESUBMIT APPLICATION
6	DEC 23, 2021	RENEWING APPLICATION
5	NOV 16, 2021	DESIGN REVIEWED
4	OCT 29, 2021	DESIGNING BEGINNING
3	JAN 18, 2020	
2	NOV 28, 2019	
1	JULY 05, 2019	

**6071 AZURE ROAD
RICHMOND, BC**

EXISTING STREETSCAPE

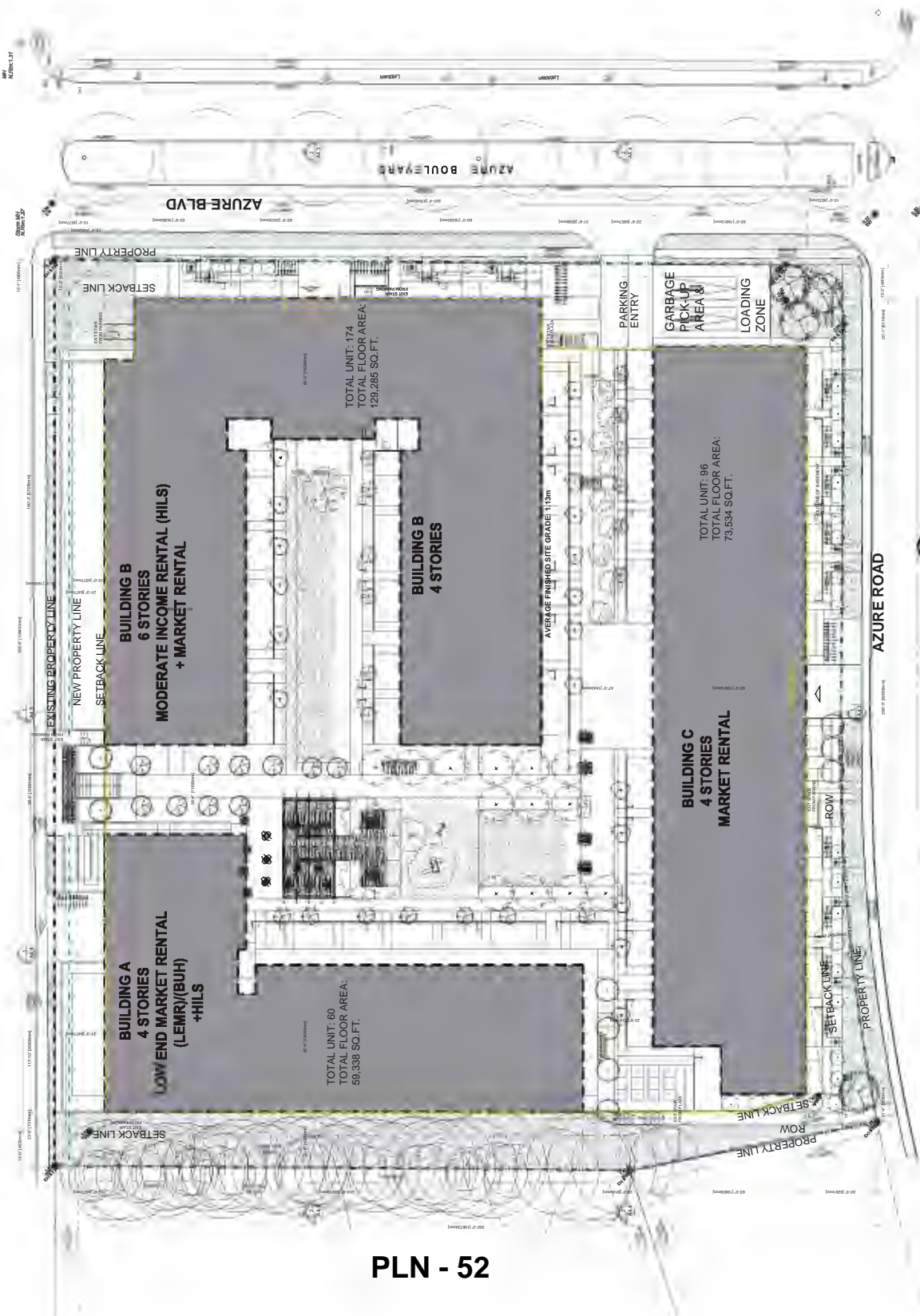
JOB NO.	
DRAWN	
DATE	
SCALE	
CHECKED	
DRAWING NO.	

A2.2

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WESTMINSTER HWY



PLN - 52

1 SITE PLAN
SCALE: 1"=20'-0"

AZURE ROAD

SITE PLAN

6071 AZURE ROAD
RICHMOND, BC

DRAWING TITLE

Q18 NO.

KN

SCALE

2

DRAWING NO.

A3.1

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11	JULY 07, 2022	RENEWING RESIDENT APPLICATION
10	MAY 18, 2022	RENEWING RESIDENT APPLICATION
9	APRIL 26, 2022	RENEWING RESIDENT APPLICATION
8	APRIL 26, 2022	RENEWING RESIDENT APPLICATION
7	MARCH 21, 2022	RENEWING RESIDENT APPLICATION
6	DEC 21, 2021	RENEWING APPLICATION
5	MAY 16, 2021	RENEWING RESIDENT
4	OCT 07, 2021	RENEWING RESIDENT
3	JUN 16, 2020	RENEWING RESIDENT
2	MAY 26, 2019	RENEWING RESIDENT
1	NOV 08, 2018	RENEWING RESIDENT

PROJECT
6071 AZURE ROAD
RICHMOND, BC

DATE

PARKING LEVEL PLAN

JOB NO.	
DRAWN	
DATE	
SCALE	
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AZURE BLVD

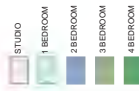
1 PARKING PLAN
SCALE: 1/16"=1'-0"

PLN - 53



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LEGEND



11	JAN 17, 2022	REVISION SUMMARY APPLICATION
10	MAY 11, 2021	REVISION SUMMARY APPLICATION
9	JAN 18, 2021	REVISION SUMMARY APPLICATION
8	MAY 17, 2020	REVISION SUMMARY APPLICATION
7	MAY 17, 2020	REVISION SUMMARY APPLICATION
6	DEC 23, 2019	REVISION SUMMARY APPLICATION
5	NOV 11, 2019	DESIGN PROVISION
4	OCT 16, 2019	DESIGN PROVISION
3	JAN 11, 2019	DESIGN PROVISION
2	NOV 16, 2018	DESIGN PROVISION
1	JAN 16, 2018	DESIGN PROVISION

6071 AZURE ROAD
RICHMOND, BC

MAINPLAZA FLOOR PLAN

A3.3

1 MAIN FLOOR PLAN
SCALE: 1/16"=1'-0"





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LEGEND

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

[illegible]

6071 AZURE ROAD
RICHMOND, BC

Endnotes

2ND FLOOR PLAN

A3.4

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1 2ND-4TH FLOOR PLAN
- SCALE: 1/16"=1'-0"





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LEGEND

STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
--------	-----------	-----------	-----------	-----------

11	JAN 17, 2022	REVISION: REVISION 11
10	MAY 11, 2021	REVISION: REVISION 10
9	JAN 17, 2021	REVISION: REVISION 9
8	JAN 17, 2021	REVISION: REVISION 8
7	JAN 17, 2021	REVISION: REVISION 7
6	JAN 17, 2021	REVISION: REVISION 6
5	JAN 17, 2021	REVISION: REVISION 5
4	JAN 17, 2021	REVISION: REVISION 4
3	JAN 17, 2021	REVISION: REVISION 3
2	JAN 17, 2021	REVISION: REVISION 2
1	JAN 17, 2021	REVISION: REVISION 1

6071 AZURE ROAD
 RICHMOND, BC

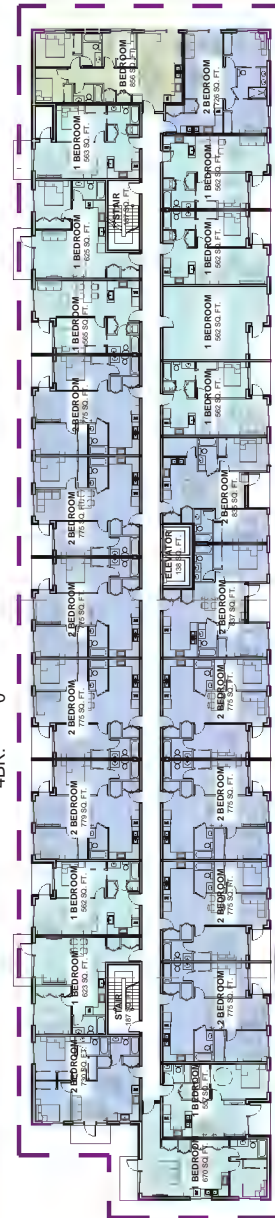
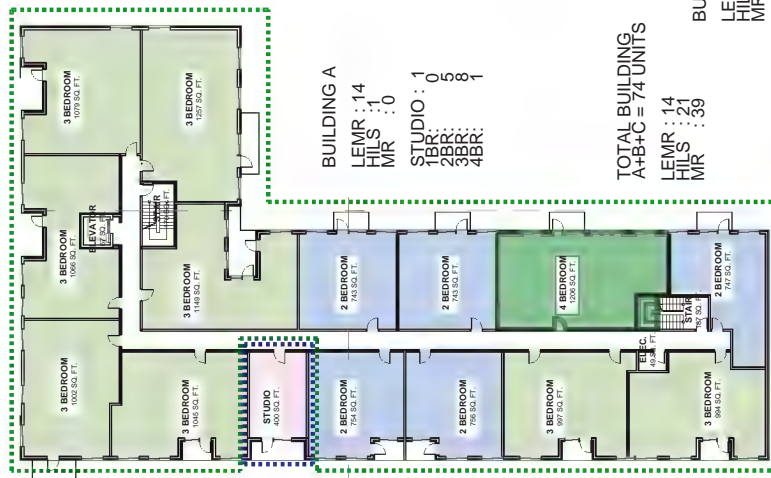
3RD FLOOR PLAN

3RD FLOOR PLAN

DATE: 1/17/2022
 SCALE: 1/16"=1'-0"
 DRAWN BY: JN
 CHECKED BY: JN

A3.5

1 2ND-4TH FLOOR PLAN
 SCALE: 1/16"=1'-0"



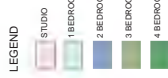
BUILDING C FLOOR AREA
 20104 SQ. FT.

BUILDING A FLOOR AREA
PLN - 56



HNP A

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LEGEND

STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
4 BEDROOM

LEMR UNITS AREA
HILS UNITS AREA
MARKET RENTAL
UNITS AREA



STUDIO
1 BEDROOM
2 BEDROOM
3 BEDROOM
4 BEDROOM

6071 AZURE ROAD
RICHMOND, BC

STATION TITLE

4TH FLOOR PLAN

DATE
SCALE
SHEET NO.
J N
SHEET NO.

A3.6

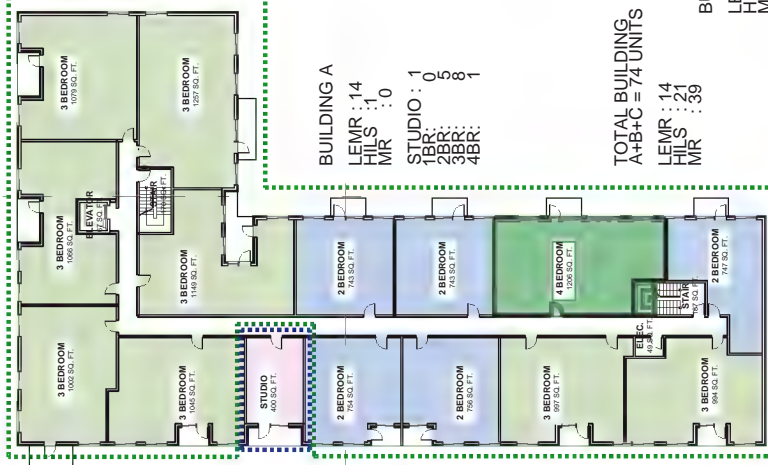
1 2ND-4TH FLOOR PLAN

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



BUILDING B FLOOR AREA
28030 SQ. FT.

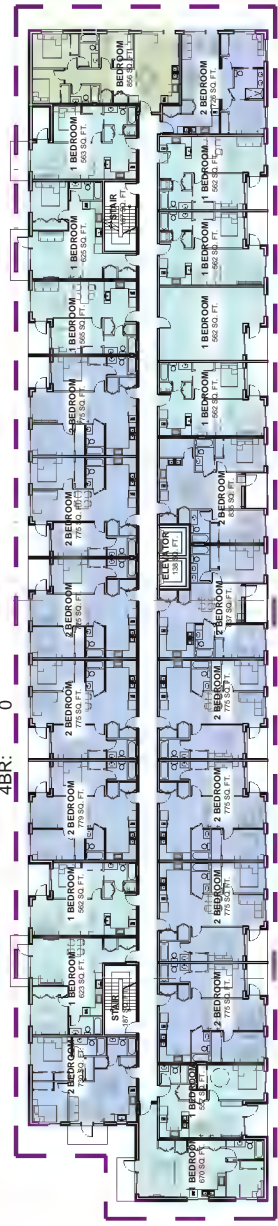
BUILDING B
LEMR : 0
HILS : 20
MR : 14
STUDIO : 5
1BR : 13
2BR : 13
3BR : 3
4BR : 0



BUILDING A
LEMR : 14
HILS : 1
MR : 0
STUDIO : 1
1BR : 13
2BR : 5
3BR : 8
4BR : 1

TOTAL BUILDING
A+B+C = 74 UNITS

BUILDING C
LEMR : 14
HILS : 21
MR : 59



BUILDING C FLOOR AREA
20104 SQ. FT.

BUILDING C
LEMR : 0
HILS : 13
MR : 0
STUDIO : 0
1BR : 13
2BR : 13
3BR : 3
4BR : 0






BUILDING A FLOOR AREA
PLN - 57

1 2ND-4TH FLOOR PLAN

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



LEGEND

	STUDIO
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM
	4 BEDROOM

11	JAN 17, 2022	REZONING SUBMIT APPLICATION
10	MAY 11, 2021	REZONING SUBMIT APPLICATION
9	JAN 18, 2021	REZONING SUBMIT APPLICATION
8	MAY 19, 2020	REZONING SUBMIT APPLICATION
7	MAY 19, 2020	REZONING SUBMIT APPLICATION
6	OCT 23, 2019	REZONING SUBMIT APPLICATION
5	NOV 11, 2019	DESIGN REVIEW
4	OCT 16, 2019	DESIGN REVIEW
3	JAN 11, 2019	DESIGN REVIEW
2	MAY 18, 2018	DESIGN REVIEW
1	JAN 15, 2017	DESIGN REVIEW

**6071 AZURE ROAD
 RICHMOND, BC**

5TH FLOOR PLAN

DR NO.	
DATE	KN
SCALE	
PROJECT	J N
REVISION NO.	

A3.7

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1 5TH PLAN
 SCALE: 1/16"=1'-0"



- LEGEND
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - 4 BEDROOM

11	JAN 17, 2022	REZONING SUBMIT APPLICATION
10	MAY 11, 2022	REZONING SUBMIT APPLICATION
9	JAN 18, 2022	REZONING SUBMIT APPLICATION
8	MAY 19, 2022	REZONING SUBMIT APPLICATION
7	MAY 19, 2022	REZONING SUBMIT APPLICATION
6	OCT 23, 2021	REZONING SUBMIT APPLICATION
5	NOV 11, 2021	DESIGN REVIEW
4	OCT 16, 2021	DESIGN REVIEW
3	JAN 11, 2022	DESIGN REVIEW
2	MAY 18, 2018	DESIGN REVIEW
1	JAN 15, 2017	DESIGN REVIEW

6071 AZURE ROAD
 RICHMOND, BC

6TH FLOOR PLAN

DR NO.	KN
DATE	KN
SCALE	J N
PROJECT	J N
REVISION NO.	

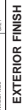
A3.8

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PLN - 60



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1 NORTH ELEVATION
SCALE: 1/16"=1'-0"

PLN - 61

REVISIONS		
NO.	DESCRIPTION	DATE
1	1.000 2D PLAN SETBACK LINE	2017
2	1.000 2D PLAN SETBACK LINE	2017
3	1.000 2D PLAN SETBACK LINE	2017
4	1.000 2D PLAN SETBACK LINE	2017
5	1.000 2D PLAN SETBACK LINE	2017
6	1.000 2D PLAN SETBACK LINE	2017
7	1.000 2D PLAN SETBACK LINE	2017
8	1.000 2D PLAN SETBACK LINE	2017
9	1.000 2D PLAN SETBACK LINE	2017
10	1.000 2D PLAN SETBACK LINE	2017
11	1.000 2D PLAN SETBACK LINE	2017

EXTERIOR FINISH

REVISIONS		
NO.	DESCRIPTION	DATE
1	1.000 2D PLAN SETBACK LINE	2017
2	1.000 2D PLAN SETBACK LINE	2017
3	1.000 2D PLAN SETBACK LINE	2017
4	1.000 2D PLAN SETBACK LINE	2017
5	1.000 2D PLAN SETBACK LINE	2017
6	1.000 2D PLAN SETBACK LINE	2017
7	1.000 2D PLAN SETBACK LINE	2017
8	1.000 2D PLAN SETBACK LINE	2017
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10	1.000 2D PLAN SETBACK LINE	2017
11	1.000 2D PLAN SETBACK LINE	2017



2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

6074 AZURE ROAD
RICHMOND, BC

CONTRACT TITLE

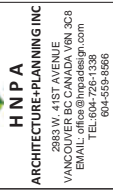
NORTH-SOUTH ELEV.

JOB NO.	
DRAWN	KN
DATE	
SCALE	
CHECKED	J N

CONTRACT NO.

A4.2

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11	JULY 07, 2022	REDWARDS RESUBMIT APPLICATION
10	NOV 11, 2022	REDWARDS RESUBMIT APPLICATION
9	APR 08, 2022	REDWARDS RESUBMIT APPLICATION
8	APR 08, 2022	REDWARDS RESUBMIT APPLICATION
7	MAY 21, 2020	REDWARDS RESUBMIT APPLICATION
6	NOV 02, 2021	REDWARDS APPLICATION
5	NOV 11, 2021	REDWARDS REVISION
4	OCT 01, 2021	REDWARDS REVISION
3	JAN 11, 2021	REDWARDS REVISION
2	NOV 28, 2018	REDWARDS REVISION
1	JULY 08, 2018	REDWARDS APPLICATION

DRAWING TITLE

JOB NO.
DRAWN
KN
DATE
SCALE
CHECKED
J N

A4.3

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PLN - 62

[illegible]

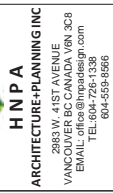
DRAWING TITLE

JOB NO.	
DRAWN	KN
DATE	
SCALE	
CHECKED	JN

A4.4

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**PLN - 63**

[illegible]

PROJECT

6071 AZURE ROAD
RICHMOND, BC

DRAWING TITLE

3D VIEWS

JOB NO.	
DRAWN	KN
DATE	
SCALE	
CHECKED	J N

DRAWING NO.	
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A5.1

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[illegible]

PROJECT

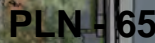
6071 AZURE ROAD
RICHMOND, BC

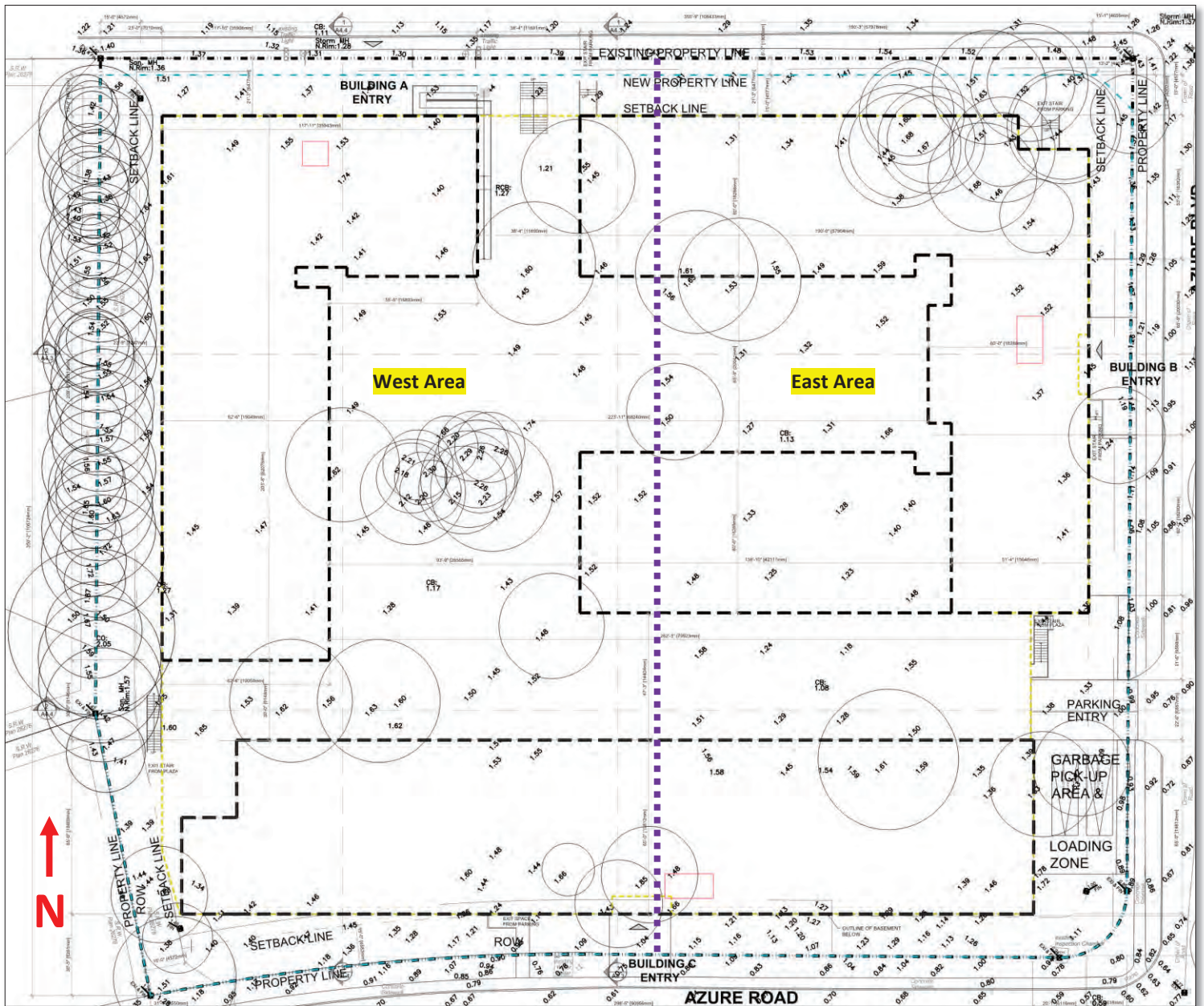
3D VIEWS

JOB NO.	
DRAWN	KN
DATE	
SCALE	
CHECKED	J N

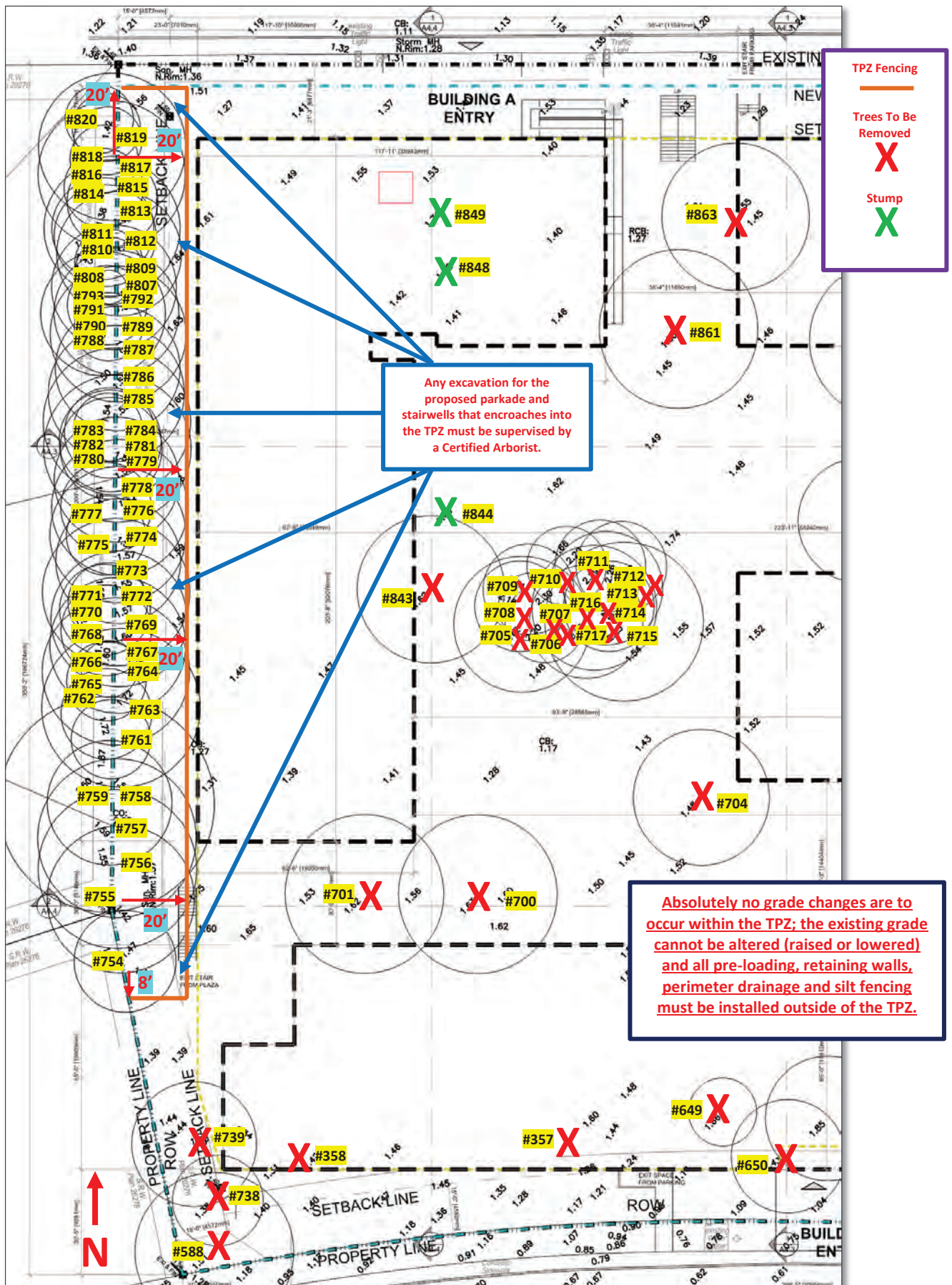
A5.2

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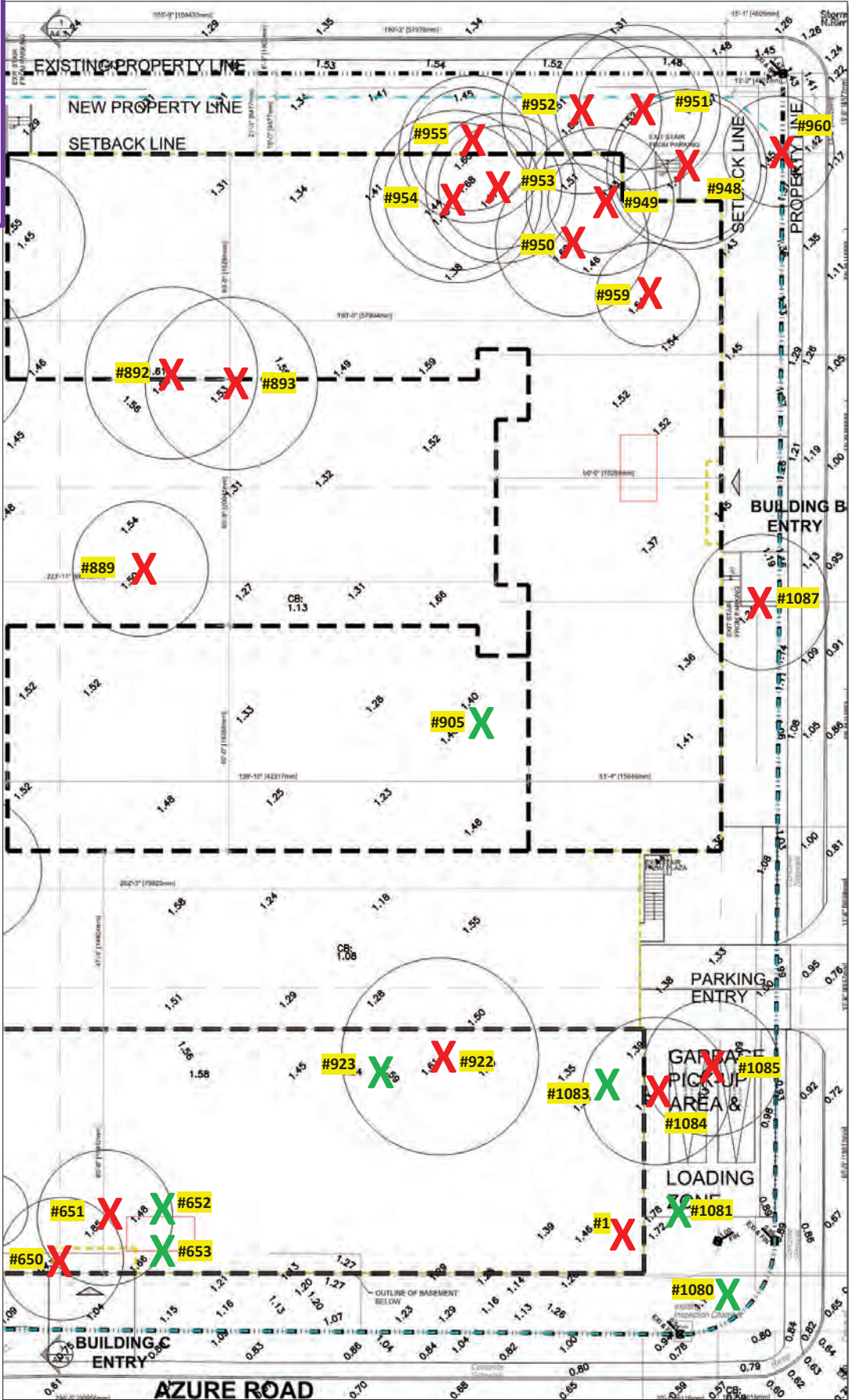




Site Plan – Not to Scale



TPZ Fencing
Trees To Be Removed
Stump



East Area Tree Retention & Removal Plan, Scale 1" = 40'


PLAN-68

(D) Tenant Relocation Plan

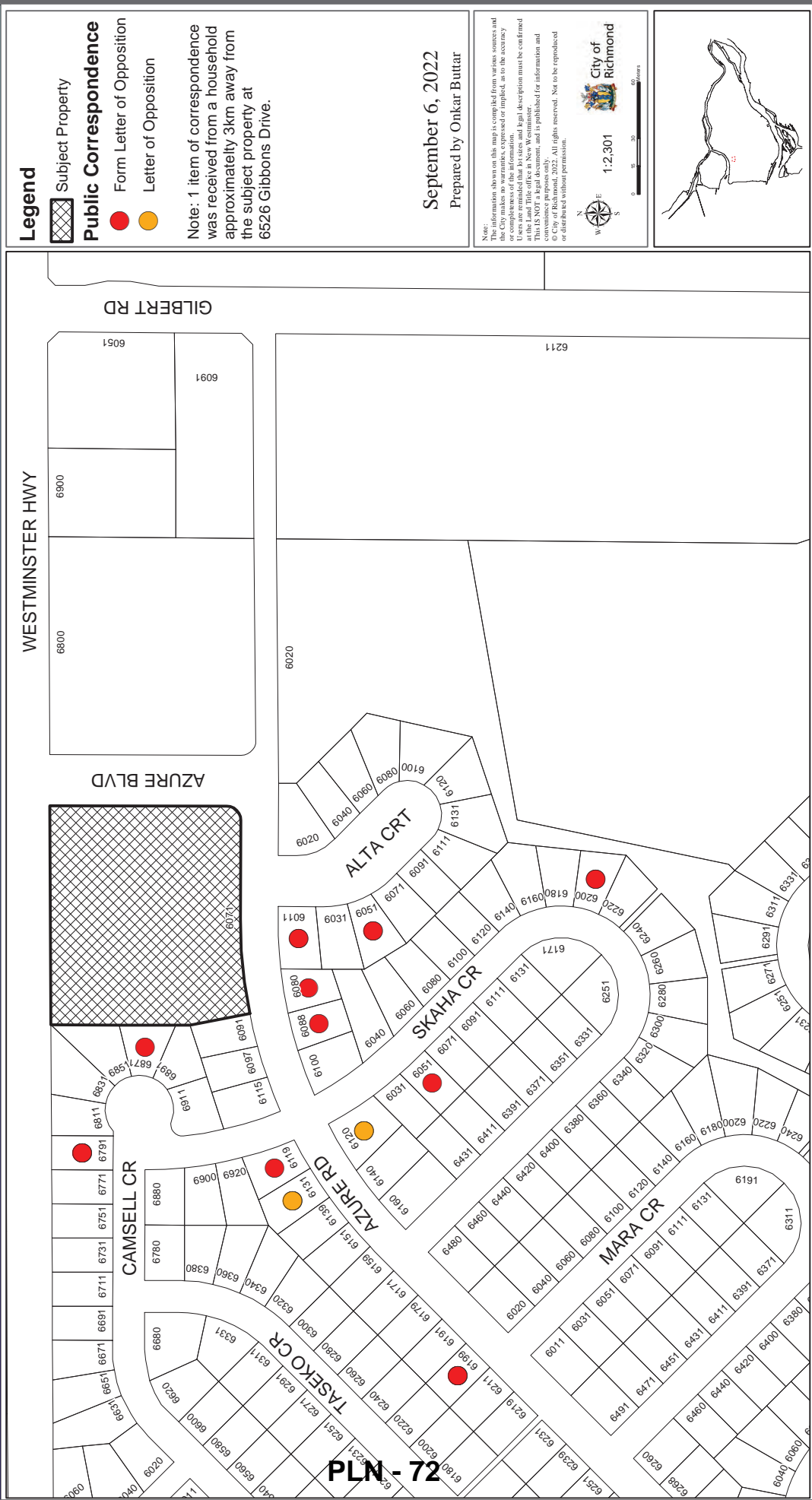
	For Applicant to Complete	For City Staff to complete
Tenant Relocation Plan Requirements	<p align="center">Tenant Relocation Plan</p> <p align="center"><i>(To be completed by the applicant with development application submission)</i></p>	Assessment of Completeness
	<p>Date: July 20, 2022</p>	
<p>Notification:</p> <ul style="list-style-type: none"> A minimum 4 months' notice to end tenancy 	<ul style="list-style-type: none"> 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) understands the requirement that tenants will receive an end-of-tenancy notice that provides a four-month period for tenants to vacate their units. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will follow the requirements of the provincial Residential Tenancies Act relating to notification and will provide an end-of-tenancy notification to all tenants through using the completed #RTB-29 form issued by the Government of B.C., which includes all four pages and a printed copy of the City of Richmond's Tenant Protection and Relocation Assistance due to Redevelopment bulletin. In addition to the delivery of printed and completed #RTB-29 forms to each tenant, 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will post the notices with the property manager or tenant relocation coordinator's contact information in the common areas notifying current tenants that the end-of-tenancy notices will have been delivered. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) anticipates the end-of-tenancy notices will be provided to current tenants after receiving Richmond City Council approval of Development Permit issuance. In addition to providing end-of-tenancy notification, 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will communicate with all tenants and their representatives on an ongoing basis and provide updated information as the redevelopment application progresses, through use of mailed letters, notices posted in common areas, and through organizing group meetings with tenants. 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Right of First Refusal:</p> <ul style="list-style-type: none"> Offer to return to the building, with rent rates set at low-end market rental (LEMR) rates 	<ul style="list-style-type: none"> 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) confirms that all current tenants will receive written offers to return to the new replacement rental units at rates established by the City of Richmond's Low End Market Rental program, and that tenants will receive offers to return to units with the same number of bedrooms as their current units. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will follow-up with all tenants and their representatives by phone and in writing regarding the written offer previously made to return to the replacement units. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), Mary Zhang (Property Manager) will provide City of Richmond staff with a copy of the written offer made to tenants to return to replacement units and will update City of Richmond staff on the number of offers that have been accepted and declined. The 0923745 BC Ltd. will set up a website to show each type of unit's lay out. The website will collect potential tenants' information. Around 6 to 8 months before the new building occupied, the existing tenants will get notice by email or phone, so they have first right to return to the building 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

y

	<p>with rent rates set at low-end market rental (LEMR), then others will choose after them.</p> <ul style="list-style-type: none"> 0923745 BC Ltd. agrees to provide an equivalent amount of replacement rental housing for Vancouver Coastal Health clients on a right-of-first-refusal basis, and will work with Vancouver Coastal Health representatives and their clients throughout the tenant relocation process. 	
<p>Compensation: (Only required for tenants with tenancy of 1+ years)</p> <ul style="list-style-type: none"> 3 months' free rent or lump sum equivalent 	<ul style="list-style-type: none"> At the time tenants are provided with notices of end-of-tenancy 0923745 BC Ltd. will provide cash compensation to displaced tenants who have resided at 6071 Azure Rd, Richmond, for more than one year, and who choose to receive lump sum four months equivalent of their rent payments before they are moving out or pay nothing for four months. 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Relocation Assistance: (Only required for tenants with tenancy of 1+ years)</p> <ul style="list-style-type: none"> Accommodation must meet the tenant's needs Accommodation should be located in Richmond or in another location at the tenant's discretion Rents at the new location should not exceed average area rents for Richmond <p>Relocation assistance may range from providing the tenant with a list of suitable housing options to hiring someone to assist the tenant with finding an appropriate housing option. The level of relocation assistance required will vary depending on the tenant's needs, resources and abilities. Some tenants may face additional barriers to relocation (e.g. language, digital access/literacy, challenges with navigating the transition) and may require additional assistance.</p>	<ul style="list-style-type: none"> 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will be responsible for providing all displaced tenants with relocation assistance, including: <ul style="list-style-type: none"> working with current tenants and their representatives to assess their relocation needs and striving to meet them; identifying vacant rental units renting for no more than median rent levels in Richmond or other locations specified by tenants, which have the same number of bedrooms as the current tenants' existing rental units, or less, if preferred by the tenant; arranging viewings for current tenants; and following up with current tenants who have not secured accommodation as the tenant relocation process progresses. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will be responsible for having multiple one on one conversations with all tenants and/or their representatives about what kind of assistance they require for relocation. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) are committed to establishing an ongoing working relationship with all tenants and their representatives for the purposes of providing relocation assistance. These conversations are anticipated to commence within one week of receiving Richmond City Council approval of Development Permit issuance, or earlier if requested by current tenant. 0923745 BC Ltd. understands that some tenants, including seniors and individuals with disabilities, may require more relocation assistance than others, and will strive to meet the relocation needs of all current tenants. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator) and Mary Zhang (Property Manager) will work with tenants and their representatives to assist with relocation. 0923745 BC Ltd. will provide moving assistance for seniors and individuals with disabilities. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator) and Mary Zhang (Property Manager) will help them to arranging a moving company. 0923745 BC Ltd. has agreement with REMI Realty Inc., which manage over 300 units in Richmond, that the tenants at 6071 Azure Rd, Richmond have the priority to be relocated to REMI's vacancy units. 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>Communication with Tenants:</p> <ul style="list-style-type: none"> Have you communicated with tenants regarding the development application? How will you be communicating with tenants throughout the development application process? What methods will be used to communicate with tenants who may face barriers to accessing this information to information regarding your development permit application (e.g. digital access/ literacy, language)? <p>Please ensure all correspondence with current tenants are included as <i>Appendix B</i>.</p>	<ul style="list-style-type: none"> 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will communicate with all tenants and their representatives on an ongoing basis and provide updated information as the redevelopment application progresses, through use of mailed letters, notices posted in common areas, and group meetings with tenants, in addition to any electronic notifications provided, such as through e-mail. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will provide City of Richmond staff with copies of the informational notices at the same time they are provided to tenants. 0923745 BC Ltd, Wayne Cau (Tenant relocation coordinator), and Mary Zhang (Property Manager) will provide tenants with individual written notices, and post written notices in common areas as the redevelopment progresses, including at the following development stages: <ol style="list-style-type: none"> When the rezoning application is submitted to the city When the rezoning application is being considered at Public Hearing When the development permit application is submitted to the city When the development permit application is being considered by the Development Permit Panel 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Reporting</p> <p>The City of Richmond requires that the applicant report on progress made implementing the Tenant Relocation Plan.</p>	<ul style="list-style-type: none"> 0923745 BC Ltd. will provide City of Richmond staff with a progress update via e-mail one month into the four-month notice-to-vacate period, or earlier if appropriate, that summarizes progress made to date on relocation, including the number of tenants assisted, and any challenges encountered in the implementation of the Tenant Relocation Plan and efforts made to mitigate challenges. 0923745 BC Ltd. will provide City of Richmond staff with a final update via e-mail once the Tenant Relocation Plan has been fully implemented that summarizes the implementation of the Tenant Relocation Plan and its results. 	<p>Has the applicant demonstrated sufficient planning for the Tenant Relocation Plan requirement?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Applicant Signature and Date</p>	 <p style="text-align: right;">July 20, 2022</p>	

RZ 21-931122 Public Correspondence



From: Paul Dylla <pkdylla@telus.net> **Sent:** February 17, 2022 4:27 PM

To whom it may concern,

Please consider how to open the land covered by this application to pedestrian and cycling traffic.

Two areas that can be improved in the planning process in Richmond are:

1. Ensuring that developments don't impede pedestrian and cycling traffic. Many large developments in the city act like barriers, blocking off any means to quickly walk from one point to another through the development. Try to walk from Best Buy in Lansdowne Mall to the BC Liquor store on Ackroyd. There is no way to do that other than going down Cooney Rd or No. 3 Rd. The City of Surrey years ago implemented a policy to break up large blocks during rezoning to introduce additional streets and walkways. Portland, Oregon, has 75m blocks, whereas downtown Richmond clocks in at 200m. It is no wonder that Portland is so much more pedestrian friendly than our predominantly car-centric city.
2. This may not be a concern for this development, but Richmond has no skyline. Looking south from the Arthur Laing bridge, all you see what appears to be a jumble of equal height recent development buildings. As Richmond is flat, we don't benefit from trees breaking up the skyline as in Vancouver.

We can do better in developing our city and making it attractive and liveable.

Regards,

Paul Dylla
6526 Gibbons Dr
Richmond
604 275 8160

From: David Wang <davidwang5148@hotmail.com>
Sent: March 28, 2022 1:44 PM
To: DevApps <DevApps@richmond.ca>
Subject: Opposition to Rezoning Application #21-931122

Yong Le Wang
6120 Azure Road
Richmond, BC
V7C 2P1

March 28, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

To Whom It May Concern:

Re: Opposition to Rezoning Application #21-931122

I am writing to express my strong opposition to rezoning application #21-931122 to rezone 6071 Azure Road from RTL 1 Low Density Town Houses to a Site Specific zone to permit the construction of 274 affordable and market rental units in two four (4) storey buildings.

All single family home owners and residents in the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent neighborhoods are completely opposed to this rezoning application.

There are already traffic problems and safety issues with hundreds of cars parked along 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent every day during weekdays. In addition, many current townhome residents at and visitors to 6071 Azure Road park their cars along above mentioned streets and then walk back to the townhomes.

As shown in the attached photos, the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent have become a parking lot. At any given time of workdays, there are three cars parked right in front of my front lawn and two cars parked on the left side of my house. My house is literally surrounded by cars parked here all day! This is totally unacceptable!

With the proposed 274 units in two 4-storey buildings, the traffic and parking problems will get even worse. The increased density will have tremendous negative impact on these surrounding neighbourhoods. The proposed rezoning will further jeopardize the quiet enjoyments of the single family home owners and residents in the affected areas.

Single house property values will go down significantly without any doubt if the proposed rezoning application is approved and the 4-storey buildings and 274 units are built. This rezoning application is inequitable to the surrounding single family home owners. The current landlord of 6071 Azure Road will benefit from increased rental incomes at the expense of the decreased home values of these surrounding single family homes!

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.

Best regards,
Yong Le Wang



From: KONGLING MEN <konglingmen@gmail.com>
Sent: March 28, 2022 12:58 PM
To: DevApps <DevApps@richmond.ca>
Subject: Opposition to Rezoning Application #21-931122

KONGLING MEN
6120 Azure Road
Richmond, BC
V7C 2P1

March 28, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Thank you for your continued service and support of our communities.

PLN - 76

Best regards,
Kongling Men



Fenghui Wang
6120 Azure Road
Richmond, BC
V7C 2P1

March 28, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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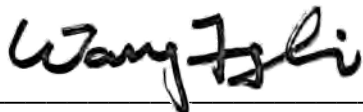
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Thank you for your continued service and support of our communities.

Best regards,

A handwritten signature in black ink, appearing to read 'Wang Fenghui', written in a cursive style.

Fenghui Wang



Sam Wang
6120 Azure Road
Richmond, BC
V7C 2P1

March 28, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Thank you for your continued service and support of our communities.

Best regards,



Sam Wang, MBA, CPA, CGA



Jialing Fan
6131 Azure Road
Richmond, BC
V7C 2N8

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Re: Opposition to Rezoning Application #21-931122

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Thank you for your continued service and support of our communities.

Best regards,

Anne

Jan Xu
6131 Azure Road
Richmond, BC
V7C 2N8

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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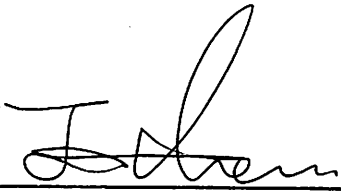
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Thank you for your continued service and support of our communities.

Best regards,



A handwritten signature, likely "John", is written in black ink. The signature is stylized with a large, looped 'J' and a cursive 'ohn'. It is positioned above a solid horizontal line that serves as a baseline for the signature.

From: Xu Jonathan <xujun0102@hotmail.com>
Sent: March 29, 2022 8:15 PM
To: DevApps <DevApps@richmond.ca>
Subject: Opposition Letter for Rezoning Application #21-931122

Hello Officer,

Here is the opposition letters from 6131 Azure Road, Richmond. Since the whole community is being worse after the homeless apartment came out near us. We don't want to make it worse anymore.

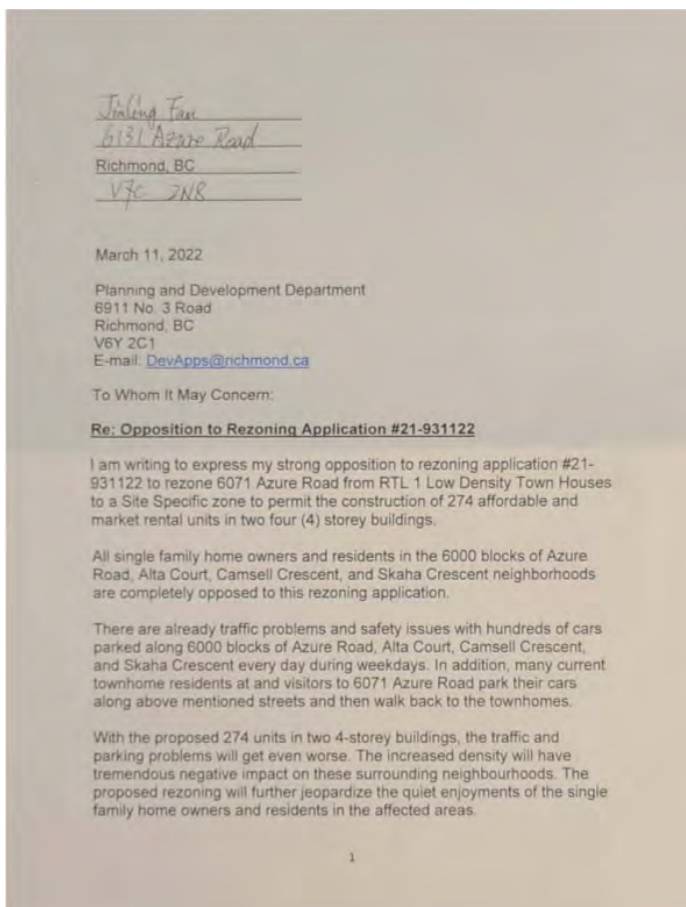
We are living in here for couple years. We met the drug user naked and lied down in front of our house. I tried to called 911. The RCMP said he did not attack me and then transfered me to ambulance center. And the ambulance center asked me to come out from my house to ask the person if he want to suicide or any uncomfortable. It was really ridiculous that they just ask people to approach a potential danger without safety.

If the city cannot do anything to improve these issues, the only way we can do is to prevent those potential out of our community.

We do not want our kids living under any danger. That is why I have to say no for this Rezoning Application.

Thanks for understanding. Have a good day.

Regards,
Jun Xu and Jialing Fan



Single house property values will go down significantly without any doubt if the proposed rezoning application is approved and the 4-storey buildings and 274 units are built. This rezoning application is inequitable to the surrounding single family home owners. The current landlord of 6071 Azure Road will benefit from increased rental incomes at the expense of the decreased home values of these surrounding single family homes!

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many of the owners in the affected neighbourhoods. A public hearing shall be arranged so the neighbourhood single family home owners and residents can speak out their apposition to this rezoning application.

Thank you for your continued service and support of our communities.

Best regards,

Aime

Jin Xu
6071 Azure Road
Richmond, BC
V6X 2N8

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2G1
E-mail: DevApps@richmond.ca

To Whom It May Concern:

Re: Opposition to Rezoning Application #21-931122

I am writing to express my strong opposition to rezoning application #21-931122 to rezone 6071 Azure Road from RTL 1 Low Density Town Houses to a Site Specific zone to permit the construction of 274 affordable and market rental units in two four (4) storey buildings.

All single family home owners and residents in the 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent neighborhoods are completely opposed to this rezoning application.

There are already traffic problems and safety issues with hundreds of cars parked along 6000 blocks of Azure Road, Alta Court, Camsell Crescent, and Skaha Crescent every day during weekdays. In addition, many current townhome residents at and visitors to 6071 Azure Road park their cars along above mentioned streets and then walk back to the townhomes.

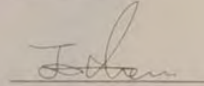
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Thank you for your continued service and support of our communities.

Best regards,

A handwritten signature in cursive script, appearing to read "John", is written over a horizontal line.

From: Xu Jonathan <xujun0102@hotmail.com>
Sent: April 4, 2022 3:28 PM
To: Badyal,Sara <SBadyal@richmond.ca>
Subject: RE: 6071 Azure - Rezoning application RZ 21-931122

Hello Sara,

I totally understand the demand of affordable renting spaces in Richmond. Why not choose some other place that comes with lower property value and additional cost? Which it will also decrease the operating cost, and have a more affordable price. Moreover, for this project's location, there is a primary school just across the street. How to make sure the safety of those kids in the school?

I never argue about the street parking space always full during the weekday daytime. I do not think it is a problem for people from Hospital to use the free street parking instead of the pay parking. What I only care is the security in this community. I was supporting the homeless apartment. I think it is a good way to decrease the crimes in Richmond. However, what do we received after? If the city cannot control it, please do not do it.

Please have a serious concern about the issue that I talked about. Just do something to make it better.

Have a nice day.

Regards,
Jun

发件人:
发送时间: 2022年3月31日
收件人:
主题: 6071 Azure - Rezoning application RZ 21-931122

Badyal, Sara
17:24
'xujun0102@hotmail.com'

Hello Jun Xu and Jialing Fan,

Thank you for your correspondence and attached letters, which I also received in the mail today. Public input is encouraged and may be provided to the City through the application review process by letter, email, the City's website. Your correspondence will be included in the development application file and will be included in the future rezoning staff report.

0923745 BC LTD applied to the City of Richmond to rezone 6071 Azure Road from RTL1 Low Density Town Houses to a Site Specific zone and amend the Official Community Plan is also required to permit apartment housing. The proposal contains 100% rental housing.

The status of the application is that technical details of the application are currently being reviewed by staff and the applicant.

Staff anticipate that the proposed rental development would fit into the neighbourhood similar to any other multi-family development. There is a need for development to replace the existing rental housing on the site. There is also need for more rental housing in Richmond for individuals and families with a variety of income levels.

Regarding your email below, statistics suggest that homelessness is increasing in Richmond. Accordingly, City staff continue to work in partnership to monitor the potential impacts of

homelessness on neighbourhoods and to work with senior levels of government to plan for new initiatives that can address homelessness in the community.

If you continue to have concerns about trespassing or other incidents in your neighbourhood, please contact the Richmond RCMP at 911 for emergency situations or 604-278-1212 for non-emergency incidents.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 3

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

People | Excellence | Leadership | Team | Innovation

JENNIFER & MARTIN YUEN
6871 CAMSELL CRESCENT

Richmond, BC

V7C 2M9

March 11, 2022

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

E-mail: DevApps@richmond.ca

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Best regards,

Green Wards

6199 Azure

Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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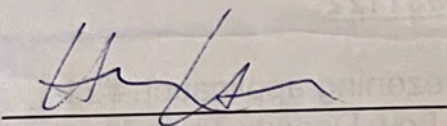
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Thank you for your continued service and support of our communities.

Best regards,

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6199 Azure

Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
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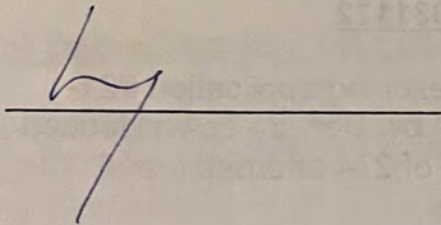
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Thank you for your continued service and support of our communities.

Best regards,

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6088 AZURE RD

HILLI MA

Richmond, BC

V7C 2P4

March 11, 2022

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

E-mail: DevApps@richmond.ca

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Best regards,

Hui MA

6011 ALTA COURT

Richmond, BC

V7C 4A2

March 11, 2022

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

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Best regards,

Qiaoling Wang

6011 ALTA COURT

Richmond, BC

V7C 4A2

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Best regards,

Ryan Liu

~~Shao~~ Shuo yi zhu
6080 Azure Rd.
Richmond, BC
V7C 2P4

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Best regards,

Zhu Shuo Yi

From: yimao li
Sent: April 9, 2022 11:31 AM
To: DevApps
Subject: Objection

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Best regards,

Chuanjiu Ide

From: yimao li
Sent: April 9, 2022 11:35 AM
To: DevApps
Subject: Neighbours objection

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
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Best regards,

Xin Yi Xi

APR 13 2022

6051 ALTA COURT
Richmond, BC
V7C4A2

March 11, 2022

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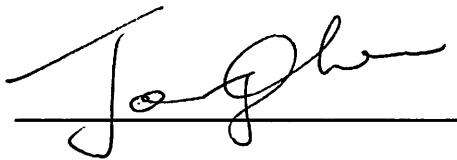
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Best regards,

A handwritten signature in black ink, appearing to be "J. J. J. J. J.", written over a horizontal line.

APR 13 2022

BEATRICE YEUNG
6119 AZURE RD
Richmond, BC V7C 2N8

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Best regards,

S. B. B. Yeung

APR 13 2022

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Richmond, BC
V7C 4A2

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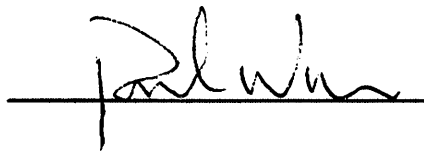
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Thank you for your continued service and support of our communities.

Best regards,

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[FROM 6200 SKAHA CRES]

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

APR 19 2022

March 11, 2022

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

E-mail: DevApps@richmond.ca

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Thank you for your continued service and support of our communities.

Best regards,

Chunmaji Ide

APR 19 2022

6199 AZURE Rd.

Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Best regards,



APR 19 2022

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Richmond, BC

March 11, 2022

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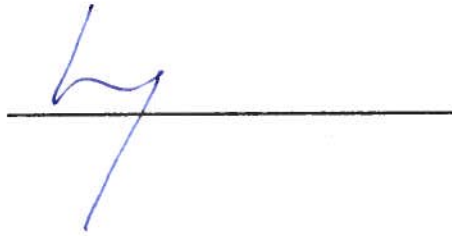
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Best regards,

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[FROM 6200 SKAHA CRES]

Planning and Development Department
6911 NO. 3 Road
Richmond, BC
V6Y 2C1

APR 19 2022

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
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Best regards,

Xin Yi Xi

Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
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V6Y 2C1
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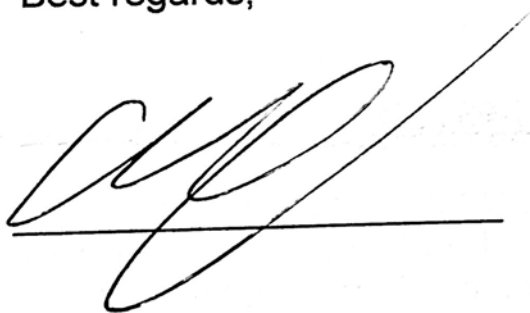
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Owner

6791-CAMSELL.CRS

Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
E-mail: DevApps@richmond.ca

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Best regards,



60791 Camsell cres

Richmond, BC

V7C 2M9

March 11, 2022

Planning and Development Department

6911 No. 3 Road

Richmond, BC

V6Y 2C1

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6791 Camsell

Cres

Richmond, BC

V7C 2M9

March 11, 2022

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6791 CAMSELL
CREST

Richmond, BC

V7C 2M9

March 11, 2022

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Best regards,



POSTMARKED
MAY 13, 2022

May Wai
6051 - SKAHA Cres
Richmond, BC

March 11, 2022

Planning and Development Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1
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Best regards,

May Wai

Steven Lee

Amy Lee

Peter Lee

Rezoning Application

Application No. RZ 21-931122

6071 Azure Road

The City of Richmond has received an application to rezone 6071 Azure road to a site-specific zone to permit the construction to 274 affordable and market rental units in three four (4) storey buildings with access from Azure Road.

Applicant: HNPA Architecture and Planning Inc.
Contact: 604-726-1338

richmond.ca



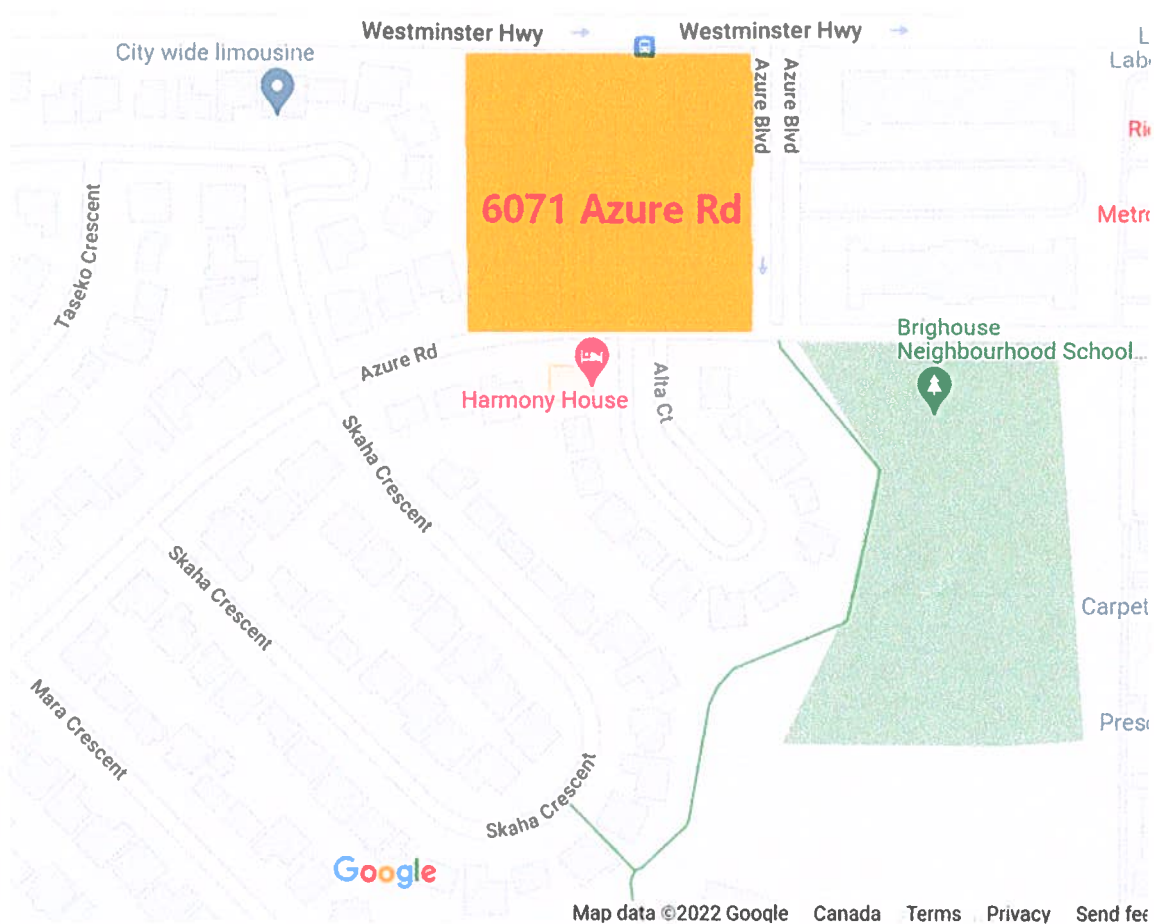


Public Input:
 Input on the application may be received throughout the process up to and including the Public Hearing.

Project milestones

Application Received: August 3, 2021	Full Year
Staff Review	
Public Hearing: TBD	Full Year

For more information please contact:
 Planning and Development Department
 Richmond City Hall
 8911 No. 3 Road
 604-276-4395
DevApps@richmond.ca



OCP Consultation Summary

Staff have reviewed the proposed OCP amendment, with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy 5043 requirements and determined that OCP Amendment Bylaw 10407 should be referred to the Board of Education of School District No. 38 (Richmond) for comment and response by October 17, 2022. A copy of this staff report, noting the aforesaid changes in the proposed number of multiple-family housing units, will be included in the correspondence to the School District.

Stakeholder	Referral Comment
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendment will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendment does not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSO) Policy.
Agricultural Land Commission (ALC)	No referral necessary because the Agricultural Land Reserve is not affected.
Board of Education of School District No. 38 (Richmond)	<p>Referral necessary because the proposed amendment results in more than 150 additional multiple-family housing units.</p> <p>In response to the referral, School District staff advised that the School District has no objections to the proposed land use change.</p> <p>When this application was originally referred to the School District, staff indicated that there were 327 multiple-family housing units. Since that time and during the process of the rezoning review, the proposed number of residential units has changed and is currently 330 multiple-family housing units.</p> <p>In order to ensure that the School District is provided with the opportunity to provide any additional comments, referral is recommended for comment and response by October 17, 2022. A copy of this staff report, noting the aforesaid changes in the proposed number of multiple-family housing units, will be included in the correspondence to the School District.</p>
Vancouver Coastal Health Authority	<p>No referral necessary because Vancouver Coastal Health Authority (VCH) facilities are not affected.</p> <p>Staff have been in discussions with VCH staff regarding the application and its impacts on clients supported by VCH.</p> <p>Staff will continue to coordinate with VCH staff regarding the Tenant Relocation Plan process.</p>
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed development at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.



Address: 6071 Azure Road

File No.: RZ 21-931122

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10406, the developer is required to complete the following:

1. (OCP Amendment Bylaw) Final Adoption of OCP Amendment Bylaw 10407.
2. (Road Dedication) Land dedication to accommodate required road cross-section, including a bus landing pad and transition works, and visibility at corners. Subject to applicant providing a road functional plan and detailed design drawings to the satisfaction of the Director of Transportation, it is estimated that the following land dedication is required:
 - a) Westminster Highway: Approximately 1.9m wide strip of land along entire frontage, widening to 2.4 m wide for the 9m long bus landing pad location, and minimum 5:1 tapered transition on both sides.
 - b) Corner Cuts: 4m x 4m corner cuts (if necessary) at:
 - i) Westminster Highway and Azure Boulevard intersection, measured from new property lines.
 - j) Azure Road and Azure Boulevard intersection, measured from existing property lines.
3. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. (Tree Survival Security) Enter into a legal agreement and submission of a Tree Survival Security to the City in the amount of \$35,000 for the 3 existing trees (tag #754, 755 and 763) to be retained along the west property line. The security is to be released 90% upon project completion inspection confirming tree survival and 10% after one year maintenance period inspection confirming tree survival.
6. (Floodplain) Registration of a flood indemnity covenant on title.
7. (Aircraft Noise) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise 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.
8. (Large Loading Truck Restriction) Registration of a restrictive covenant on title, securing the owner's commitment to ensure that the maximum truck size for any truck servicing the site is a medium size truck (e.g. SU9). (Note: No WB-17 size trucks are permitted.)
9. (Parking Reduction Strategy) Registration of legal agreement on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation-related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:
 - a) All residential parking spaces are unassigned and assignment is managed by the property manager.

- b) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit*:
- i) “Class 1” bicycle storage: provided at an increased rate of 2.0 spaces per dwelling unit,
 - ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
 - iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
 - iv) “No development” shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City’s requirements.
 - vi) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
- c) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:
- i) Provide one year of two-zone monthly transit passes for 100% of the dwelling units (330 units).
 - ii) Enter into a security agreement and submission of a Letter of Credit in the amount of \$55,000. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 330 units have utilized the one year 2-zone pass.
 - iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of “subscribed” users to the program, until full unit count is exhausted over a period of one year;
 - iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City’s discretion.
 - v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy agreements and any rental materials.
- d) Car Share Parking: Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
- i) a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner’s cost, to be:
 - (1) co-located and located on the ground level of the parkade;
 - (2) provided with satisfactory pedestrian access;
 - (3) designed to be safe, convenient and universally-accessible;
 - (4) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit* and Servicing Agreement* processes;
 - (5) each provided with one EV quick-charge (240 volt) charging station for it’s exclusive use;
 - (6) accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;

- (7) accessible to all intended users as follows:
 - general public – 365 days a year for a time period equalling the lengthiest combination of standard business hours and the standard operating hours of local rapid transit; and
 - car share operator personnel and members – 365 days a year for a 24 hours per day (e.g. code entry);
 - (8) identify the car share stalls in the Development Permit plans;
 - (9) identify the car share stalls in the Building Permit plans; and
 - (10) prior to building inspection permitting occupancy , provide wayfinding and stall identification signage for the car share stalls, to the satisfaction of the Director of Transportation;
 - ii) terms of agreement between the owner and the car share operator which shall include:
 - (1) a minimum contractual period for the provision of car share services of three years from the first date of building occupancy; and
 - (2) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
 - iii) supporting submissions provided to the City (Transportation Department) as follows:
 - (1) prior to the Public Hearing, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - (2) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - (3) prior to building inspection permitting occupancy , a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - iv) granting of a Public Right of Passage Statutory Right of Way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
 - v) in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.
10. (Tenant Relocation Plan) Registration of a legal agreement(s) regarding the developer's commitment to implement the proposed Tenant Relocation Plan. Language should be included in the legal document to confirm adherence to the Tenant Relocation Plan prior to any demolition construction activity on site.
11. (Low-End Market Rental Housing) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.
- a) The required minimum floor area of the affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 4,384 m² (47,196 ft²), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 50 affordable housing units to replace the 50 existing rental units on the subject site.
 - b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development).
 - c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.

d) The developer shall, as generally indicated in the table below:

- i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
- ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

Unit Type	Affordable Housing Strategy Requirements (1) (2) (3)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811/month	\$34,650 or less	N/A	N/A
1-Bedroom	50 m ² (535 ft ²)	\$975/month	\$38,250 or less	8% (4 units)	100%
2-Bedroom	69 m ² (741 ft ²)	\$1,218/month	\$46,800 or less	28% (14 units)	100%
3-Bedroom	91 m ² (980 ft ²)	\$1,480/month	\$58,050 or less	58% (29 units)	100%
In Addition to Affordable Housing Strategy Requirements (2) (3)					
4-Bedroom	111 m ² (1,200 ft ²)	\$1,541/month	\$61,650 or less	6% (3 units)	100%
Total	N/A	N/A	N/A	100% (50 units) 4,384 m² (47,196 ft²)	100%

(1) Values adopted by Council on July 24, 2017. May be adjusted periodically, as provided for under City policy.

(2) Project Targets may be revised through an approved Development Permit* process provided that at least 50 LEMR units are provided.

(3) The proposed unit mix includes 4-Bedroom units to replace existing rental units on the subject site. The site specific criteria for 4-bedroom units is based on the methodology used for the criteria of other unit types in the City's Affordable Housing Strategy.

e) Single ownership is required for the affordable housing units (single owner for all affordable housing units).

The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are generally encouraged unless a non-profit operator (that requires a clustered unit arrangement) is involved with a development.

NOTE: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units. To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g., parking and Class 1 bike storage). Prior to Development Permit* approval, the applicant is requested to submit, for consideration by the City, a memorandum of understanding with a non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement

- f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces provided for residents of the building and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
- g) On-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
- h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
- i) "No development" shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City's satisfaction:

- i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
- ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and
- iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
- j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
- k) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.

12. (Moderate Income Rental Housing) The City’s acceptance of the developer’s offer to voluntarily contribute moderate income rental housing, in the form of moderate income rental units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of a Housing Affordability Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Affordability Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development. The terms of the Housing Affordability Agreement and Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the moderate income rental units shall be equal to a combined habitable floor area of at least 5,941 m² (63,951 ft²), excluding standard Floor Area Ratio (FAR) exemptions, for the provision of 110 moderate income rental units.
- b) All moderate income rental units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) on a building-by-building basis.
- c) The imposition of any place age-based restrictions on occupants of any moderate income rental unit is prohibited.
- d) The developer shall, as generally indicated in the table below:
 - i) Ensure that the rental rates, and occupant income restrictions for the moderate income rental units are in accordance with the Housing Income Limits (HILs) rates and guidelines, unless otherwise agreed to by the Director of Development; and
 - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Max. Rent Charge(1)	Max. Household Income (1)(2)	Unit Mix (3)
Studio	\$1,437/month	\$57,500 or less	22% (24 units)
1-Bedroom	\$1,437/month	\$57,500 or less	57% (63 units)
2-Bedroom	\$1,725/month	\$69,000 or less	18% (20 units)
3-Bedroom	\$2,000/month	\$80,000 or less	3% (3 units)
4-Bedroom	N/A	N/A	None
Total	Varies	Varies	100% (110 units) 5,941 m² (63,951 ft²)

(1) May be adjusted periodically subject to the Housing Affordability Agreement and compliance with the *Residential Tenancy Act*.

(2) Maximum household income as per BC Housing 2021 Housing Income Limits (HILs) values and may be adjusted periodically subject to the Housing Affordability Agreement.

(3) Unit mix in the above table may be adjusted through the Development Permit Process provided that at least 110 moderate income rental units are provided.

- e) Occupants of the moderate income rental units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces provided for residents of the building and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
 - f) On-site parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of moderate income rental units as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the moderate income rental unit tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
 - g) The moderate income rental units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director of Development.
 - h) “No development” shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City’s satisfaction:
 - i) Designs the lot to provide for the moderate income rental units and ancillary spaces and uses;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the moderate income rental units and ancillary spaces and uses as per the approved Development Permit*; and
 - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design and/or construction of the moderate income rental units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
 - i) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required moderate income rental units and ancillary spaces and uses to the satisfaction of the City.
 - j) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required moderate income rental units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
13. (Market Rental Housing) Entering into the City’s standard Market Rental Agreement and registration of a Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
- a) All market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) on a building-by-building basis.
 - b) The imposition of any place age-based restrictions on occupants of any market rental housing unit is prohibited.
 - c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
 - i) All indoor amenity spaces and outdoor amenity spaces provided for residents of the building as per OCP, City Centre Area Plan, and Development Permit* requirements.
 - ii) All parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit*.

- d) The terms of the market rental agreement shall indicate that they apply in perpetuity, that no more than prevailing market rent will be charged, and provide for the following Unit Mix or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Number of Units (1)	% of Units (1)
Studio	4	2%
1-Bedroom	56	33%
2-Bedroom	88	52%
3-Bedroom	22	13%
4-Bedroom	N/A	N/A
Total	170 units	100%

(1) Unit mix in the above table may be adjusted through the Development Permit Process.

- e) “No development” shall be permitted, restricting Development Permit* issuance for a building, in whole or in part, until the developer:
- i) Designs the lot to provide for the market rental housing units and ancillary spaces;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit*.
- f) No Building Permit* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
- g) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
14. Discharge of the portion of existing utilities statutory right of way (SRW) along the entire east property line of the subject site (portion of utilities SRW charge number A13275 regarding plan 26276 located along entire east property line).
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement* for the design and construction of road network and servicing improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

A. Transportation Works:

Applicant will be required to complete the following frontage improvements:

- a) Frontage works:
- i) Along the Westminster Highway frontage, provide the following cross-section (from north to south):
 - Maintain the existing yellow dividing lane for westbound traffic
 - 6.5m wide driving surface for two eastbound lanes
 - 0.15m wide curb/gutter
 - 1.5m wide boulevard
 - 2m wide off-road bicycle path
 - 1m wide buffer complete with pedestrian lighting
 - 2m wide sidewalk

Minimum 20 to 1 taper is to be used to transition of the above cross-section to existing outside the development frontage.

Note: At the existing bus stop location, south of the proposed curb/gutter, provide a 3m x 9m bus landing pad, followed by a 2m wide off-road pathway and a 2m wide sidewalk.

- ii) Along the Azure Boulevard frontage, provide the following x-section (from east to west):
 - Maintain existing 0.15m wide curb/gutter
 - 1.5m wide boulevard

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- 2m wide sidewalk
- iii) Along the Azure Road frontage, provide the following x-section (from south to north):
 - Maintain existing 0.15m wide curb/gutter
 - 1.5m wide boulevard
 - 2m wide sidewalk
- iv) Intersection improvements:
 - Azure Boulevard/Azure Road- provide curb extensions on the west side of the intersection and a traffic circle. Exact configuration to be confirmed through the SA process.
 - Azure Boulevard/Westminster Highway- City's expectation is that a special crosswalk with downward lighting and associated equipment will be required, subject to staff's review of the warrant analysis to be provided by the owner's transportation engineer.

B. Water Works:

- a) Using the OCP Model, there is 444.0 L/s of water available at a 20 psi residual at the Azure Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Install a new water service connection at the south side of the property, complete with water meter and meter box as per standard City specifications
 - ii) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - iii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iv) If required due to boulevard space constraints, provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Right-of-way dimensions to be finalized during the servicing agreement process.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

C. Storm Sewer Works:

- j) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Locate and decommission the existing storm sewer service connection(s).
 - iii) Install a new storm sewer service connection complete with IC along the Azure Boulevard frontage of the lot.
- k) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

D. Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Install new sanitary sewers and manholes along Westminster Highway to convey sewage from SMH23 to the existing sanitary sewer at the intersection of Westminster Highway and Elmbridge Way. The size of the sanitary sewers are to be confirmed through the servicing agreement design.
 - iii) Remove, cut and cap approximately 62m of the existing sanitary sewer along the west property line of the site between SMH23 and SIC6263. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
 - iv) Maintain a 3.0m by 3.0m wide SRW at SMH23.

- v) Install a new sanitary sewer service connection complete with IC on the Westminster Highway frontage of the site.
- vi) Maintain the existing SRW between SIC6263 and SMH27.
- vii) Decommission the existing sanitary sewer service connection near the west property line of the site.
- viii) Replace the existing sanitary sewer along the west property line of the site, between SMH25 and SMH27, with a 200mm PVC sanitary sewer.
- ix) Remove the existing sanitary sewer, manhole and service connection along the south property line of the site between SMH26 and SMH27. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- x) Maintain a 3.0m by 3.0m wide SRW at SMH27.
- xi) Remove the existing sanitary sewer, manhole and service connection along the north property line of the site between SMH23 and SMH22. This section of sanitary sewer is contained within an existing City utilities SRW and may be discharged after removal of the sanitary sewer.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
- c) At the City's cost, the Developer will:
 - i) Subject to funding approval, re-line the sanitary sewer crossing Azure Road between SMH27 and SMH42. The proposed methodology for re-lining the sewer will be reviewed through the Servicing Agreement design.

E. Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - ii) Review street lighting levels along all site frontages, and upgrade as required.

F. General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvement as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil

preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.

- v) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) 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.
- viii) If required, submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- xi) 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.
- xii) The existing SRW along the east property line of the site may be discharged.
- xiii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- xiv) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the service connection and watercourse crossing design processes.

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

1. (Replacement Trees) Incorporation of 90 replacement trees in the Development Permit* plans to replace the removal of 45 trees under 0.78cm DBH, or a combination of the provision of replacement trees onsite and City's acceptance of the developer's offer to voluntarily contribute to the City's Tree Compensation Fund for each replacement tree not able to be accommodated onsite.
2. (Aircraft Noise) Complete acoustical and thermal 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

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

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. 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.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. 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

Initial: _____

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 copy onfile]

Signed

Date



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10407 (RZ 21-931122)
6071 Azure Road**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “Apartment Residential”.

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10407**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by SB
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10406 (RZ 21-931122)
6071 Azure Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“18.45 Low to Mid Rise Apartment (ZLR45) – Thompson

18.45.1 Purpose

The **zone** accommodates low and mid rise **residential rental tenure apartment housing** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, moderate income rental units, and market rental units**.

18.45.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.45.3 Secondary Uses

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

18.45.4 Permitted Density

1. The maximum **floor area ratio** is 0.6 together with an additional:
 - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

2. Notwithstanding Section 18.45.4.1, the reference to “0.6” is increased to a higher **floor area ratio** of “2.1”, provided that:
 - a) the **owner** provides no less than 50 **affordable housing units** on the **site**, having a combined **floor area** of at least 4,384 m², excluding the **building** area of **moderate income rental units** and **market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) the **owner** provides no less than 110 **moderate income rental units** on the **site**, having a combined **floor area** of at least 5,941 m², excluding the **building** area of **affordable housing units** and **market rental units**;
 - d) the **owner** enters into a **moderate income rental housing agreement** with respect to the **moderate income rental units** and registers the **moderate income rental housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - e) the **owner** provides 170 **market rental units** on the **site**, excluding the **building** area of **affordable housing units** and **moderate income rental units**;
 - f) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot** and files a notice in the Land Title Office;

18.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

18.45.6 Permitted Yards & Setbacks

1. The minimum **setback** from a **road** is 6.0 m, but may be reduced to 4.5 m where a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum **interior side yard** is 4.5 m.

18.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

18.45.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 100.0 m.
3. The minimum **lot area** requirement is 10,000.0 m².

18.45.9 Landscaping & Screening

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

18.45.10 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, EXCEPT that:
 - a) the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:
 - i) for **affordable housing unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - ii) for **moderate income rental unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - iii) for **market rental unit** residents: 0.72 **parking spaces** per **dwelling unit**;
 - iv) for visitor **parking**: 0.16 **parking spaces** per **dwelling unit**.

18.45.11 Residential Rental Tenure

1. For the purposes of this zone, the following definitions apply:
 - a) **moderate income rental unit** means a **dwelling unit** that is subject to a **housing affordability agreement**.
 - b) **moderate income rental housing agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate income housing based on their **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit** to **residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.
2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.45.12 Other Regulations

1. 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 **“LOW TO MID RISE APARTMENT (ZLR45) – THOMPSON”**.

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10406”**.

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OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor 