



To: Planning Committee **Date:** April 7, 2010
From: Brian J. Jackson, MCIP **File:** RZ 08-410730
 Director of Development
Re: **Application by Kasian Architecture Interior Design and Planning Ltd. for Rezoning at 7820 Williams Road, City's lane land, 10020 and 10060 Dunoon Drive from Community Commercial (CC) and Pub & Sales (CP2) to Commercial Mixed Use (ZMU19) – Broadmoor**

Staff Recommendation

That Bylaw No. 8580, to:

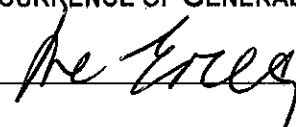
- create “Commercial Mixed Use (ZMU19) – Broadmoor”;
- amend Section 5.15.1 (Affordable Housing) to include the “ZMU19” zone and the density bonusing sum of “\$4.00”;
- amend Section 5.16.1 (Child Care) to include the “ZMU19” zone and the density bonusing sum of “\$1.00”;
- amend Section 5.16.2 (Community Amenities) to include the “ZMU19” zone and the density bonusing sum of “\$0.75”; and
- rezone 7820 Williams Road, City’s surplus lane land, 10020 and 10060 Dunoon Drive from “Community Commercial (CC)” and “Pub & Sales (CP2)” to “Commercial Mixed Use (ZMU19) – Broadmoor” in order to construct a five-storey mixed use commercial and residential building fronting onto Williams Road and Dunoon Drive;

be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development

SB:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond for permission to rezone 7820 Williams, 10020 and 10060 Dunoon Drive, and the associated surplus City lane land (**Attachment 1**) from “Community Commercial (CC)” and “Pub & Sales (CP2)” to “Commercial Mixed Use (ZMU19) – Broadmoor” in order to construct a five-storey mixed use commercial and residential building on the western portion of the subject site (**Attachment 2**). The western portion of the subject site will be redeveloped while maintaining the existing commercial building on the eastern portion of the subject site, which contains commercial units, a neighbourhood pub and an associated liquor store.

The proposed redevelopment includes access through the site for the neighbouring grocery store loading bay, and therefore the City lane is no longer required. The City’s surplus lane land may be sold to the developer at fair market value through a separate purchase and sale agreement. The primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of works including, but not limited to: frontage improvements along Williams Road and Dunoon Drive, and infrastructure works including storm sewer upgrade, and sanitary sewer relocation and upgrade.

The need for frontage improvements along No. 3 Road through a separate Servicing Agreement will be reviewed through the development application process for future site redevelopment.

Background

The subject consolidated site is one of several properties at the intersection of No. 3 Road and Williams Road that, together, are designated as a Neighbourhood Service Centre in the Official Community Plan (OCP) (**Attachment 3**). A separate staff report will be presented to Planning Committee regarding a Master Plan and OCP amendment to guide the envisioned redevelopment of the Broadmoor Neighbourhood Service Centre, which sets the framework for the subject rezoning application. The proposed development and rezoning are consistent with the proposed Master Plan and OCP amendment. Accordingly, adoption of the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment is a condition of rezoning.

The subject consolidated Broadmoor planning area site currently contains the existing Broadmoor Shopping Centre lot, a rear City lane connecting to Williams Road, two (2) lots fronting onto Dunoon Drive, an existing non-conforming duplex fronting onto Dunoon Drive, and surface parking areas throughout. The existing City lane provides access to/from Williams Road for the development properties and a grocery store loading bay on the neighbouring commercial property to the south, which will no longer be required with the redevelopment, and proposed cross-access for the neighbouring grocery store loading bay.

The Broadmoor Shopping Centre is an older one-storey 3,930 m² (42,307 ft²) commercial development with a long history and several expansions and changes over its long history. It includes commercial units set back from No. 3 Road in two (2) wings (the east and west wings), storefronts facing the neighbouring Richlea Shopping Centre to the south, and surface parking areas wrapping around the corner gas station. The existing shopping centre backs onto a City lane and includes two (2) Dunoon Drive properties across the lane (10020 and 10060 Dunoon Drive), which are required to be used for parking.

The proposed redevelopment is limited to the western portion of the site. There is a Development Permit application (DP 07-378677) associated with the subject rezoning application to construct a new five-storey mixed use commercial and residential building on the western portion of the subject consolidated site.

A Development Permit (DP 09-464198) was recently approved by Council for exterior renovations to the existing building's east wing and improvements to the surface parking area fronting onto No. 3 Road. The intention of the works was to update the look of the east wing and adjacent parking area, which are proposed to be retained.

A previous rezoning application (RZ 06-340370) to remove the existing pub land use was withdrawn and the pub continues to operate in the same premises under a new lease.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

Surrounding Development

The existing development surrounding the subject consolidated site is described as follows:

- To the northeast, is an existing gas station with convenience store fronting onto Williams Road and No. 3 Road, zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area";
- To the north, across Williams Road, is an existing 29-unit, two-storey townhouse development fronting onto Williams Road and No. 3 Road, zoned "Low Density Townhouses (RTL1)";
- To the east, across No. 3 Road, is an existing three-unit commercial property and a 100-unit, three-storey apartment building fronting onto both Williams Road and No. 3 Road, zoned "Local Commercial (CL)" and "Medium Density Low Rise Apartments (RAM1)" respectively. There is also an existing approximately 308-unit, three-storey apartment complex fronting onto both No. 3 Road and Ryan Road, zoned "Low Density Low Rise Apartments (RAL1)";
- To the south, is an existing commercial property with one-storey and two-storey buildings, zoned "Land Use Contract 022"; and
- To the west, across Dunoon Drive, are single-family lots fronting onto Williams Road, Nevis Drive, Dunoon Drive, and Petts Road, zoned "Coach House (ZS12)," "Single Detached (RS1E)," and "Single Detached (RS1C)."

Related Policies & Studies

Official Community Plan

The proposed development is located in the Broadmoor Planning Area. The proposed land use complies with the “Neighbourhood Service Centre” land use designation on the generalized and specific land use maps attachments to Schedule 1.

The OCP allows for the development proposals residential component. The OCP definition of “Neighbourhood Service Centre” is “Those areas of the City which are intended to accommodate the shopping, personal service, business, entertainment, recreational, and community facility and service needs of area residents, and may include residential uses.”

Broadmoor Neighbourhood Service Centre Master Plan

The subject consolidated site is one of several properties at the intersection of No. 3 Road and Williams Road that, together, are designated as a Neighbourhood Service Centre in the Official Community Plan (OCP). A separate staff report has been prepared for consideration by Planning Committee regarding a Master Plan and OCP amendment to guide the envisioned redevelopment of the Broadmoor Neighbourhood Service Centre, and which sets the framework for the subject rezoning application. Accordingly, adoption of the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment is a condition of rezoning.

Flood Plain Designation and Protection Bylaw No. 8204

The proposal complies with the bylaw. The subject site is located in “Area A”, which by exemption allows for a lower minimum flood construction level of 0.3 m above the highest crown of the adjacent public road.

In compliance with the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment, the development includes a higher minimum habitable floor elevation (minimum 2.9 m GSC) for the residential townhouse units along Dunoon Drive.

A flood plain indemnity covenant was registered on Title to the lands through the recently approved Development Permit (DP 09-464198).

The landscape design and grade transition details will be refined as part of the separate required Development Permit application

Affordable Housing Strategy

The proposed mixed use development includes 64 residential dwelling units and complies with the City’s Affordable Housing Strategy. The Strategy does not require residential developments with less than 80 dwelling units to provide Affordable Housing on-site. Accordingly, a cash contribution towards the City’s Affordable Housing Strategy in the amount of \$4.00 per buildable square foot of residential land use is a requirement of the rezoning (e.g. \$267,763).

Public Input

Development signs have been posted on-site as public notification of the intent to rezone this consolidated site.

The developer conducted public consultation regarding the rezoning application from October 2008 to January 2009 through: telephone interviews, mailed letters, community stakeholder meetings, talking to adjacent single-family neighbours, and a public open house on January 21, 2009.

Public letters have been received, including concerns about and support for the rezoning. Letters of support for the redevelopment were received, including a 24-signature petition of support including acceptance of a limited increase in truck traffic along Dunoon. The petition included a covering letter of support from the co-chair of the Maple Lane elementary school Parent Advisory Committee. A public letter from a neighbouring single-family home resident was received, expressing concerns regarding [staff comments have been added in '*bold italics*']:

- compliance with the OCP Development Permit Guidelines – *The development proposal will comply, as required, with the OCP Development Permit Guidelines. The required Development Permit will include design refinement and compliance with the OCP will be confirmed in the Development Permit staff report;*
- potential vehicle shortcutting through the neighbourhood – *staff consider the potential for shortcutting low as: the Dunoon Drive access is not visible from or close to No. 3 Road or Williams Road mall accesses, the Dunoon Drive access is not aligned with either Nevis Drive or Petts Road, and there are no traffic signals to avoid between No. 3 Road and Gilbert Road;*
- ability of Dunoon Drive to accommodate truck turning and weight – *this will be confirmed through the required Servicing Agreement, which includes improvements along Dunoon Drive;*
- Undesirable truck noise and vibration – *the main proposed truck access to the development is Williams Road. The Dunoon Drive access is proposed for residents and a limited number of delivery trucks for the existing grocery store only;*
- relationship of proposed development to neighbouring homes – *the development proposal includes ground-oriented townhouses and setback upper level apartments along Dunoon Drive to provide a sensitive residential interface with existing residential development along this internal subdivision road;*
- adequate provision of resident & visitor parking – *The developer is required to provide commercial and residential parking in accordance with the Zoning bylaw 8500. The details will be confirmed through the required Development Permit;* and
- design of Dunoon Drive intersection and mall access – *The Dunoon Drive and Williams Road intersection will be improved with the installation of a special pedestrian crosswalk to improve pedestrian safety. The developer has agreed to contribute \$26,000 toward the improvement as a requirement of rezoning. The locations for the vehicle accesses to Williams Road and Dunoon Drive have been reviewed by Transportation staff. The design will be reviewed by staff as part of the required Development Permit and Servicing Agreement.*

The public correspondence submitted to the City, and a copy of the Public Consultation Report, which also includes public feedback, have been compiled into a binder. Copies of the binder have been placed in the Councillor's lounge for City Council reference and also at the City Hall information desk for public viewing.

In addition to public consultation regarding the rezoning, the developer conducted separate public consultation regarding a Master Plan to guide future redevelopment of the Broadmoor Neighbourhood Service, including a public open house in September 2009 (see Broadmoor Neighbourhood Service Centre Master Plan section above).

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plans are attached for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement, and Building Permit.

Analysis

The site proposal consists of a five-storey mixed use development with commercial retail space fronting onto the internal surface parking area and Williams Road, two-storey townhouses fronting onto Dunoon Drive, and residential parking and apartments above.

In addition, closure and purchase of the City lane, development property consolidation, and road dedication are requirements of rezoning.

Land Use

The subject consolidated site is located in the Broadmoor planning area OCP designated Neighbourhood Service Centre. The proposal is consistent with the objectives of the Official Community Plan and the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment.

The proposed five-storey building includes a commercial edge to the existing commercial mall with commercial retail space fronting onto the internal surface parking area and the local arterial Williams Road. A lower two-storey townhouse edge is provided along Dunoon Avenue, acting as a transition buffer between the commercial land use and adjacent single-family internal subdivision area. Residential apartments are provided in the upper floors, increasing the density and providing housing alternatives in place of the existing single-storey commercial mall and older existing non-conforming duplex.

The existing one-storey east wing commercial building is proposed to be redeveloped at a future date through a separate rezoning application and will complete the No. 3 Road edge of the subject site.

Commercial Mixed Use (ZMU19) – Broadmoor

“Commercial Mixed Use (ZMU19) – Broadmoor” site specific zoning district was created specifically for the proposed development on the western portion of the subject site. The zone has been tailored to ensure ground-oriented commercial space with a residential buffer along the Dunoon Drive residential side street interface. The site specific zone allows medium density mixed use commercial and residential development with density bonusing provisions for affordable housing, child care, and City beautification. The density bonusing provision for affordable housing complies with the City’s Affordable Housing Strategy. The development proposal complies with the permitted density and takes advantage of the density bonusing provisions.

The eastern portion of the site, fronting onto No. 3 Road, contains an existing building with commercial, neighbourhood pub and associated private liquor store uses. The owner intends to maintain the existing building into the medium term future. The proposed Broadmoor Neighbourhood Service Centre Master Plan, proposed OCP amendment and staff identify that this portion of the site has redevelopment potential, but a separate rezoning application will be required to increase the permitted density and facilitate future redevelopment.

Child Care

The applicant has agreed to contribute to the City’s Child Care Fund in the amount of \$1.00 per buildable square foot of the proposed mixed use commercial and residential building (e.g. \$88,783) in accordance with the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment. This contribution will be provided prior to rezoning adoption.

City Beautification

The applicant has agreed to contribute towards City beautification works in the amount of \$0.75 per buildable square foot of the proposed mixed use commercial and residential building (e.g. \$66,588) in accordance with the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment. This contribution will be provided prior to rezoning adoption.

Community Planning

The applicant has agreed to voluntarily contribute towards Community Planning Costs in the amount of \$0.25 per buildable square foot of the proposed mixed use commercial and residential building (e.g. \$22,196) in accordance with the proposed Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment. Staff recommend that this contribution be credited to the developer for the subject rezoning, as the developer has spent more than \$170,000 for planning services in preparing the Broadmoor Neighbourhood Service Centre Master Plan to guide redevelopment.

Public Art

The applicant has agreed to participate in the City's Public Art Program. The provision of Public Art on-site will be investigated and confirmed through the separate Development Permit process prior to rezoning adoption. The applicant will contribute \$0.60 per buildable square foot of the proposed mixed use building (e.g. \$53,270) prior to rezoning adoption. The funds will either be deposited into the City's Public Art Program Fund, or used for the installation of Public Art on the subject site through the City's Public Art Program.

Tree Management and Site Vegetation

There are existing bylaw size trees on the subject site, in the front yard of 10060/80 Dunoon Drive. The health and viability of retaining these streetscape trees will be reviewed as part of the required Development Permit. Existing mature hedging along Dunoon Drive and Williams Road has been a security concern for the neighbourhood in the past and will be removed as part of the proposed redevelopment.

The applicant is proposing to include the planting of new trees in the commercial surface parking area as well as along Dunoon Drive and Williams Road frontages. The landscape design will be refined as part of the required Development Permit process.

Amenity Space

The provision of on-site indoor amenity space is proposed and will be investigated in detail through the separate Development Permit process. The applicant is required to provide on-site indoor amenity space (minimum of 100 m²), or they can elect to instead pay cash-in-lieu in accordance with the OCP and Council Policy (e.g. \$134,000.00 for 64 dwelling units).

The provision of on-site outdoor amenity space is proposed at the roof level and will be investigated in detail through the separate Development Permit process. The applicant is required to provide on-site outdoor amenity space for the shared use of the residents (minimum of 6 m² per unit or 384 m² for 64 units).

Residential Accessibility

The applicant has been asked to provide convertible residential dwelling units that are designed with conversion for universal accessibility in mind. The number of units, conversion floor plan and conversion details will be reviewed as part of the required Development Permit application.

Details of opportunities for providing enhanced accessibility and aging in place will also be reviewed at the Development Permit application stage.

Transportation

- Pedestrian routes through the site are provided to No. 3 Road and Williams Road.
- Vehicular access will be from No. 3 Road, Williams Road, and Dunoon Drive.

- Registration of a legal agreement on Title is a requirement of rezoning to secure access for the existing grocery store loading bay on the adjacent property at 10151 No. 3 Road. Delivery truck access is needed from Dunoon Drive to the existing loading bay and out to Williams Road (i.e. one-way system for trucks). This agreement may be removed, if/when the grocery site redevelops with commercial traffic (including all servicing trucks) access to the site via the arterial roads and not via Dunoon Drive.
- Road closure and purchase of the City's surplus lane land is a requirement of Rezoning. The existing rear lane provides access to the subject commercial mall and the loading bay of the grocery store on the adjacent property at 10151 No. 3 Road. With the registration of the legal agreement to provide access for the grocery store loading bay, the City lane is no longer required and may be included in the subject rezoning proposal.
- Registration of a temporary legal agreement is a requirement of Rezoning to provide access over the City's surplus lane land to/from the grocery store loading bay. This agreement may be removed when the alternate access from Dunoon Drive to Williams Road is constructed and operational.
- The applicant will design and construct frontage improvements along Dunoon Drive and Williams Road through a Servicing Agreement required prior to future Building Permit issuance.
- Contribution of \$26,000 for a special pedestrian crossing upgrade at the intersection of Dunoon Drive and Williams Road is a requirement of rezoning.
- The proposal includes a 4 m x 4 m corner cut road dedication at the intersection of Dunoon Drive and Williams Road as a requirement of rezoning.
- Provisions for bicycles, parking, and loading for both the residential dwelling units and commercial space will be refined as part of the required Development Permit and is required to comply with Zoning Bylaw 8500.
- Through the separate required Development Permit application process, the applicant and the City's transportation staff are investigating the opportunity of up to 10% relaxation of parking requirements with the provision of appropriate Traffic Demand Measures (TDMs), in accordance with Zoning Bylaw 8500.

Servicing Capacity

The applicant has submitted engineering capacity analyses for the storm and sanitary sewer systems, which identify upgrades to both systems and relocation of a portion of the sanitary sewer system that is located in the City lane and between the two (2) Dunoon properties. The upgrades and relocation will be designed and constructed through a separate Servicing Agreement, which is a requirement of rezoning.

- Storm Sewer upgrade, as identified in the submitted capacity analyses includes:
 - Upgrade approximately 97 m of existing Dunoon Drive storm sewer from 525 mm to 1050 mm diameter, complete with manhole relocation (upgrade from manhole MH3121 to MH2860 and relocate manhole MH3121 to the south property line).

- Upgrade approximately 86 m of existing Williams Road storm sewer from 600 mm to 1200 mm diameter, complete with manhole relocation (upgrade from manhole MH2860 to MH2863 and relocate manhole MH2863 to the east property line).
- Sanitary sewer upgrade and relocation, as identified in the submitted capacity analyses includes:
 - Upgrade approximately 57 m of existing Williams Road sanitary sewer from 150 mm to the City's minimum size of 200 mm diameter, as per City standards (from IC located 60 m west of No. 3 Road to manhole MH 906).
 - Upgrade approximately 50 m of existing Dunoon Drive sanitary sewer from 150 mm to the City's minimum size of 200 mm diameter, as per City standards (from MH 908 to proposed manhole MH #2 at the site's south property line).
 - Relocate existing sanitary sewer from the City lane (between manholes SMH906, SMH908, and SMH911) out to Williams Road and Dunoon Drive, including:
 - Registration of a temporary 6 m wide Standard Right-of-Way (SRW) over the existing sanitary sewer between manholes SMH906, SMH908, and SMH911. The SRW is required prior to lane purchase and is to be discharged upon completion of the sanitary sewer relocation out to Dunoon Drive and Williams Road.
 - Removal of the existing north-south aligned 150 mm diameter sanitary sewer within the lane and the east-west aligned 150 mm sanitary sewer within a Right-of-Way (ROW). The SRW is to be discharged upon completion of the sanitary sewer relocation out to Dunoon Drive and Williams Road.
 - Installation of a 200 mm sanitary sewer across the Dunoon Drive and Williams Road frontages to maintain service to 7980 Williams Road (from existing MH 906 to proposed manhole MH #1 and MH 908).
 - Installation of a 200 mm diameter sanitary sewer on-site and out to Dunoon Drive to maintain service to 10151 No. 3 Road (from existing MH 911 to proposed manhole MH #2), complete with registration of a SRW (6 m minimum width).

Legal Documents and Rights-of-Way Discharges

- The two (2) Dunoon Drive properties (10020 and 10060 Dunoon Drive) are encumbered by a restrictive covenant requiring that they be used solely for parking for the subject commercial property. Discharge of the covenant is a condition of rezoning.
- The two (2) Dunoon Drive properties (10020 and 10060 Dunoon Drive) are encumbered by a SRW over the existing sanitary sewer. The SRW is to be discharged upon completion of the sanitary sewer relocation off-site and out to Dunoon Drive and Williams Road.
- Registration of a temporary Right-of-Way over the existing sanitary sewer in the City lane is a requirement of rezoning and prior to the transfer of the City lane land. This Right-of-Way can be discharged upon completion of the sanitary sewer relocation out to Dunoon Drive and Williams Road.

- Registration of a temporary Right-of-Way over the existing City lane for any third party utilities that service other properties is a requirement of rezoning and prior to the transfer of the City lane land. This Right-of-Way can be discharged upon completion of the relocation of these utilities.
- Registration of a temporary legal agreement over the City's surplus lane land for access to/from the grocery store loading bay is a requirement of Rezoning. This agreement may be removed when the alternate access from Dunoon Drive to Williams Road is constructed and operational.

Design Review and Future Development Permit Application Considerations

A Development Permit Application for the proposed mixed use development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

The applicant has developed a preliminary design for this site (**Attachment 2**). The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character.
- Response to Advisory Design Panel and staff design refinement comments.
- Detailed review of landscaping design, including appropriate pedestrian and bicycle routes through the site, the relationship of units to grade, grade transitions, and retaining walls.
- Provision, programming and relationship of residential indoor and outdoor amenity spaces.
- Detailed review of opportunities to accommodate a resident in a wheelchair, unit conversion, and/or aging in place. Aging in place measures include providing blocking in bathroom walls for future installation of grab rails.
- Detailed review of parking and loading areas, in accordance with the Richmond Zoning Bylaw, Section 7. In accordance with the bylaw, the applicant, their transportation engineer, and the City's transportation staff are investigating the opportunity of up to 10% relaxation of parking requirements with the provision of appropriate Traffic Demand Measures (TDMs).
- Detailed review of commercial and residential garbage and recycling collection facilities.
- Detailed review of implications of strata-titling residential and commercial units.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines).

Sustainability

The proposed accompanying OCP Amendment includes new objectives related to individual projects' abilities to be more sustainable than current mixed-use projects. The applicant has committed to demonstrate through its Development Permits their conformance with these policies.

Financial Impact

The applicant is providing contributions towards:

- Affordable housing in the amount of \$4.00 per buildable square foot of residential floor area (e.g. \$267,763).
- Child care in the amount of \$1.00 per buildable square foot of the proposed mixed use building (e.g. \$88,783).
- City beautification works in the amount of \$0.75 per buildable square foot of the proposed mixed use building (e.g. \$66,588).
- Community planning costs in the amount of \$0.25 per buildable square foot of the proposed mixed use building (e.g. \$22,196). Staff recommend that this contribution be credited, as the developer has spent more than \$170,000 for Planning Services in preparing the Broadmoor Neighbourhood Service Centre Master Plan.
- Special pedestrian crossing upgrade at the intersection of Dunoon Drive and Williams Road in the amount of \$26,000.
- Public Art in the amount of \$0.60 per buildable square foot of the proposed mixed use building (e.g. \$53,270), or provision of Public Art on-site through the City's Public Art Program. The developer is investigating the opportunity to provide Public Art on-site.

The provision of on-site indoor amenity space (minimum of 100 m²) is proposed through the separate Development Permit application, however the developer may elect to instead pay cash-in-lieu in accordance with the OCP and Council Policy (e.g. \$134,000.00 for 64 dwelling units).

The subject rezoning application includes the purchase of the City's surplus lane land at fair market value through a separate purchase and sale agreement. The primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Conclusion

The subject proposal is in conformance with City-wide, and proposed Broadmoor OCP Neighbourhood Service Centre objectives for development and population growth. The proposal to develop a mixed use commercial and residential building is consistent with the proposed OCP objectives of land use, density, amenity contributions, and City transportation and servicing infrastructure.

The project will provide needed commercial services, new residential units, community amenities (e.g. contributions for affordable housing, child care, City beautification works, community planning, and public art). The project will be an attractive addition to the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.

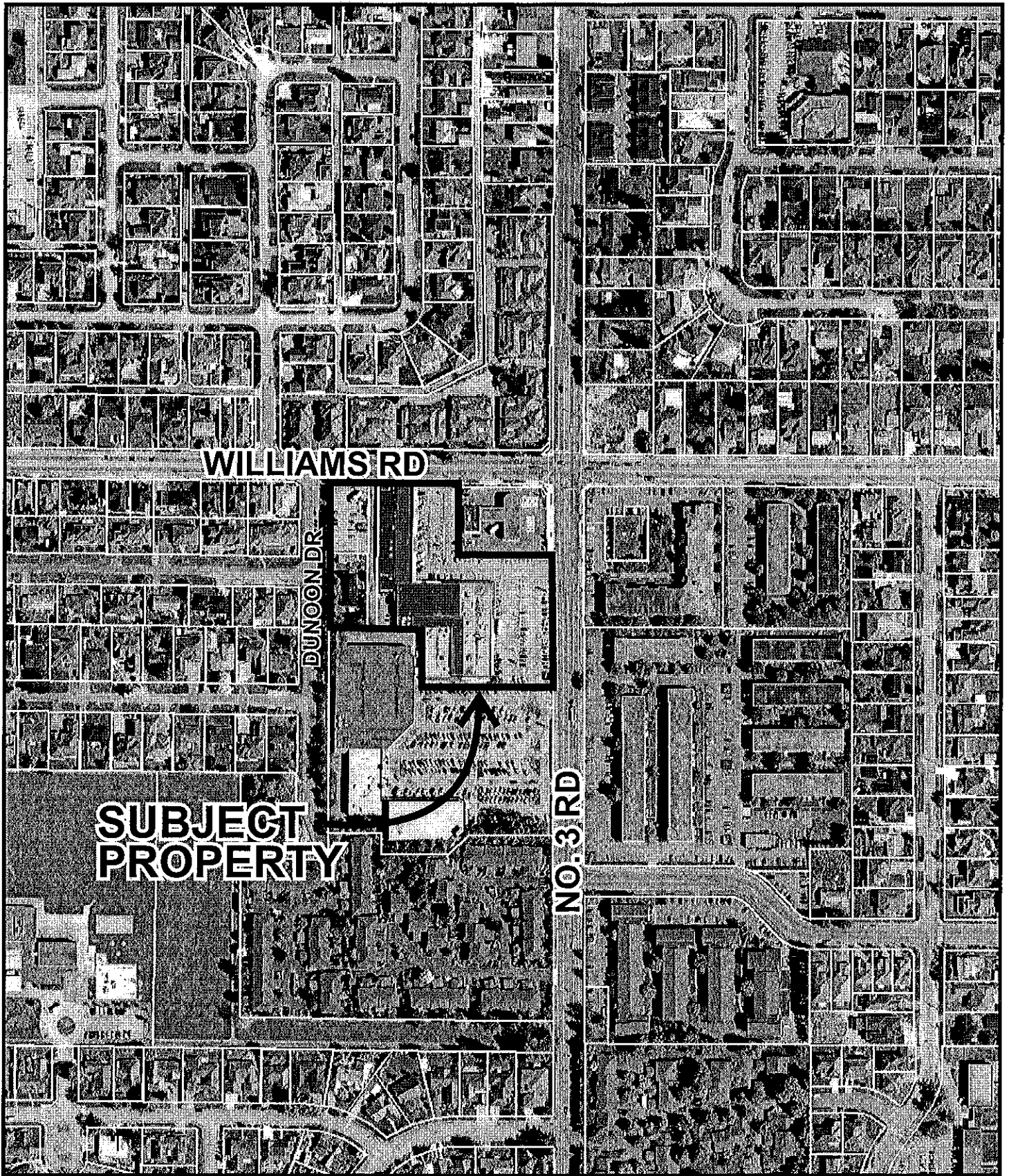


Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(Local 4282)

SB:blg

- Attachment 1: Location Map & Site Context – GIS 2007 aerial photo
- Attachment 2: Conceptual Development Drawings
- Attachment 3: Broadmoor Neighbourhood Service Centre Site Context
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations

Note that public correspondence and the developer's public consultation report (including public feedback) have been compiled. Binders are available in the Councillor's lounge for City Council reference and at the City Hall information desk for public viewing.



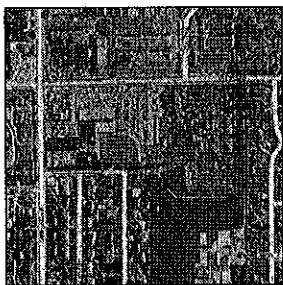
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Original Date: 02/29/08

Amended Date:

Note: Dimensions are in METRES

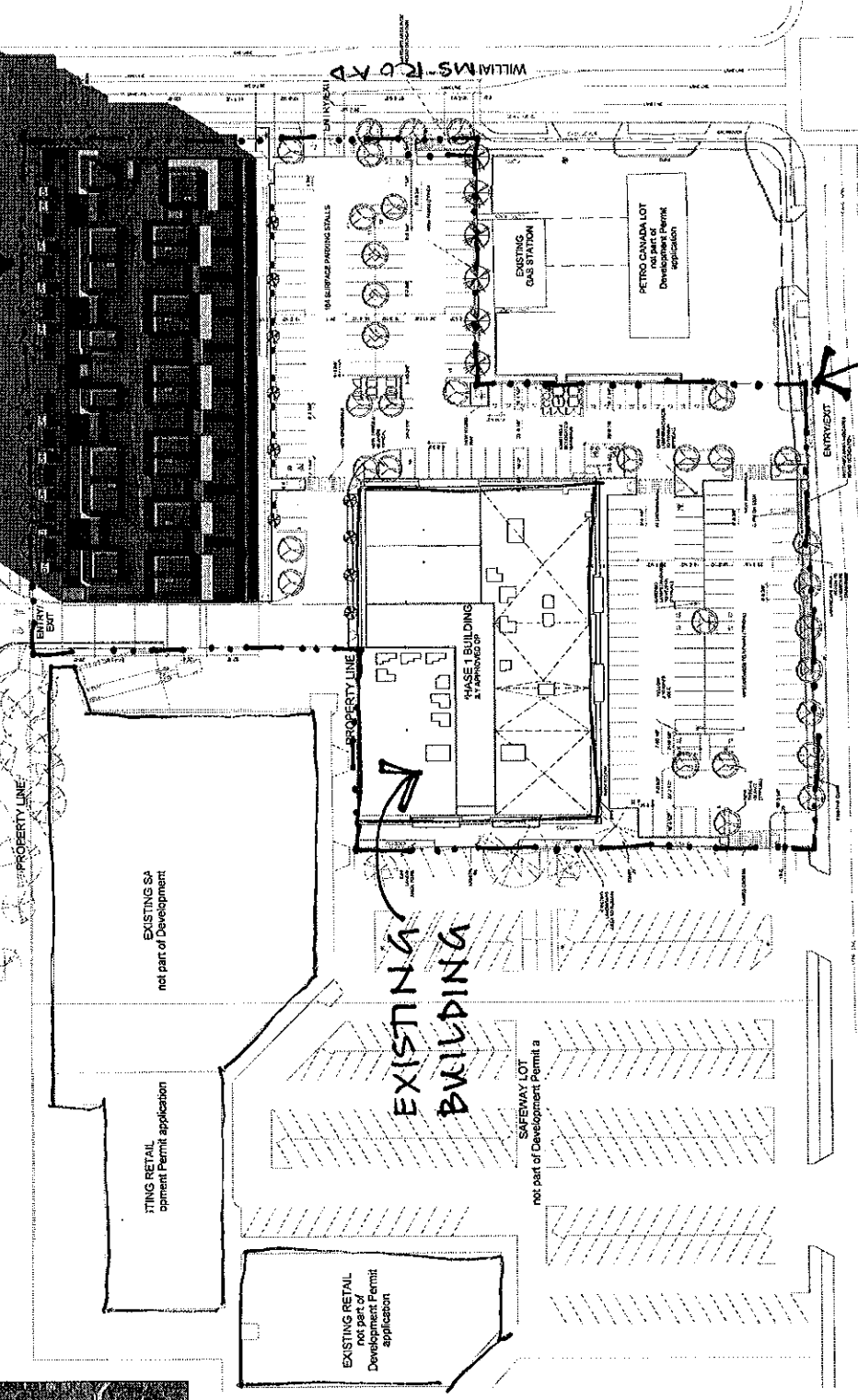
PROPOSED BUILDING



AERIAL VIEW

DUNOON DRIVE

PETTS ROAD



EXISTING BUILDING

SUBJECT PROPERTY

NG-9 ROAD



1 Site/Context Plan

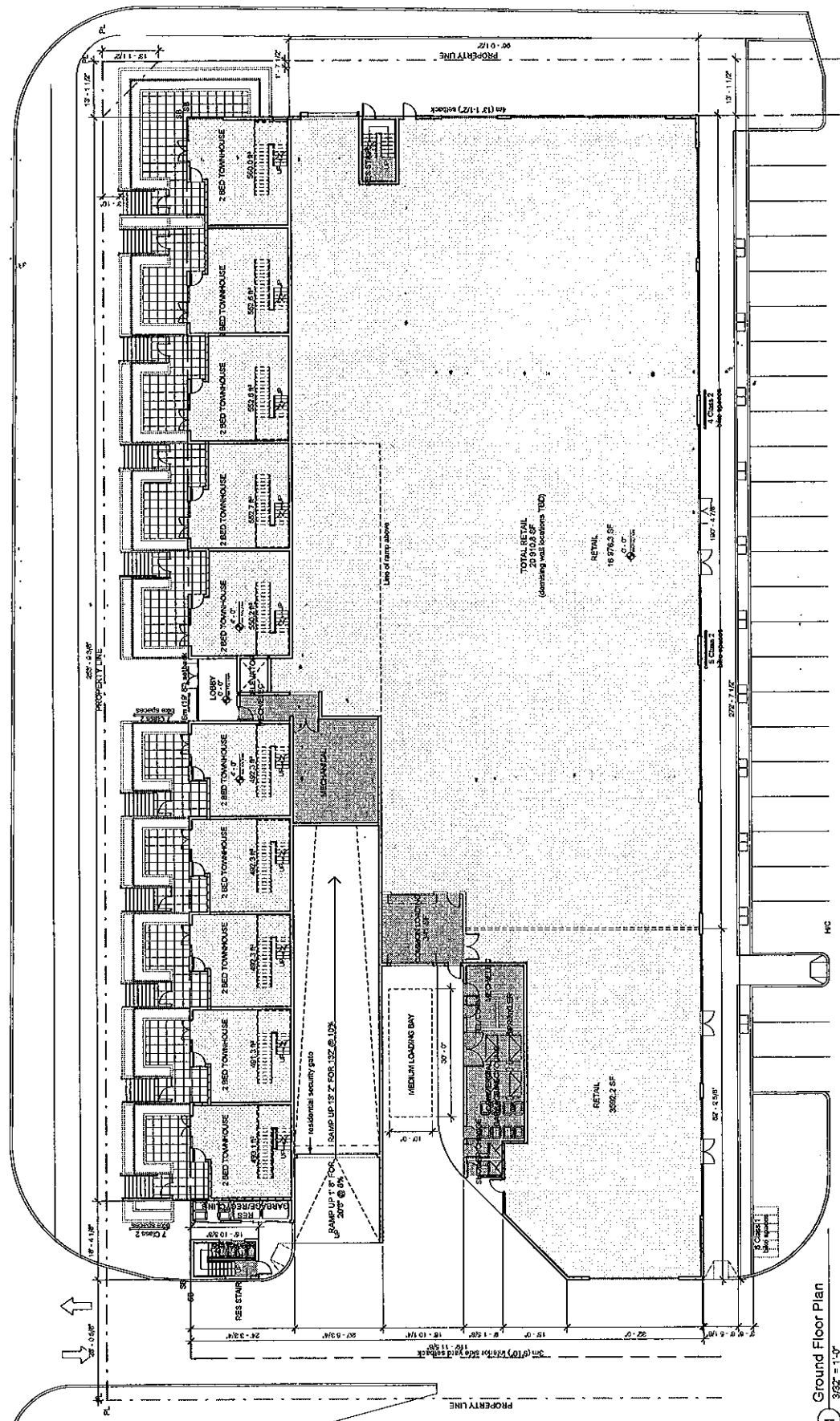
PRELIMINARY CONCEPT FOR REFERENCE ONLY

RE-ISSUED FOR DEVELOPMENT PERMIT

Site/Context Plan
Broadmoor Mall-Phase 2
Broadmoor Mall

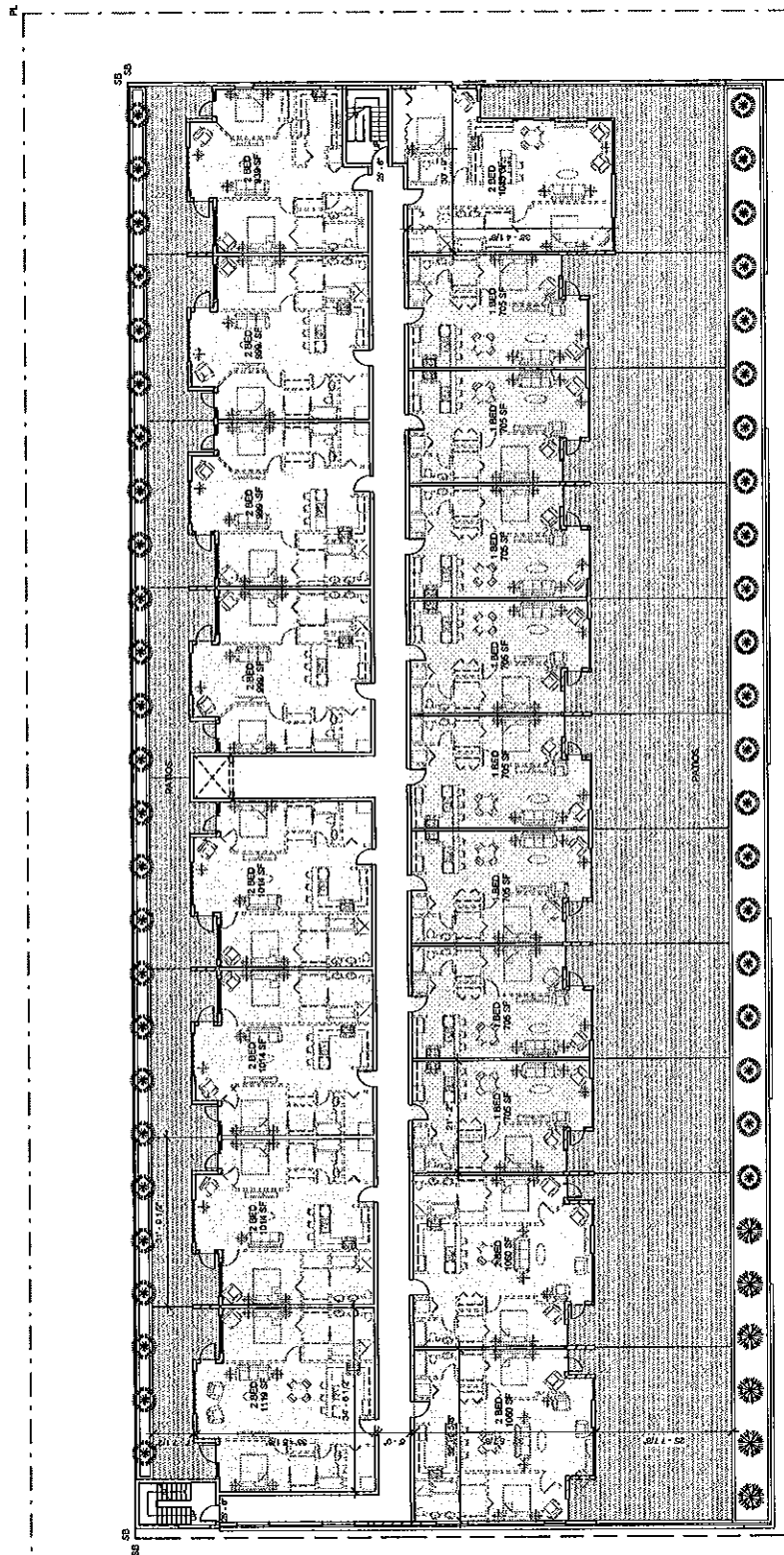
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1 Ground Floor Plan
3/8/02 = 11'-0"





1 Third Level Floor Plan
332' x 110'

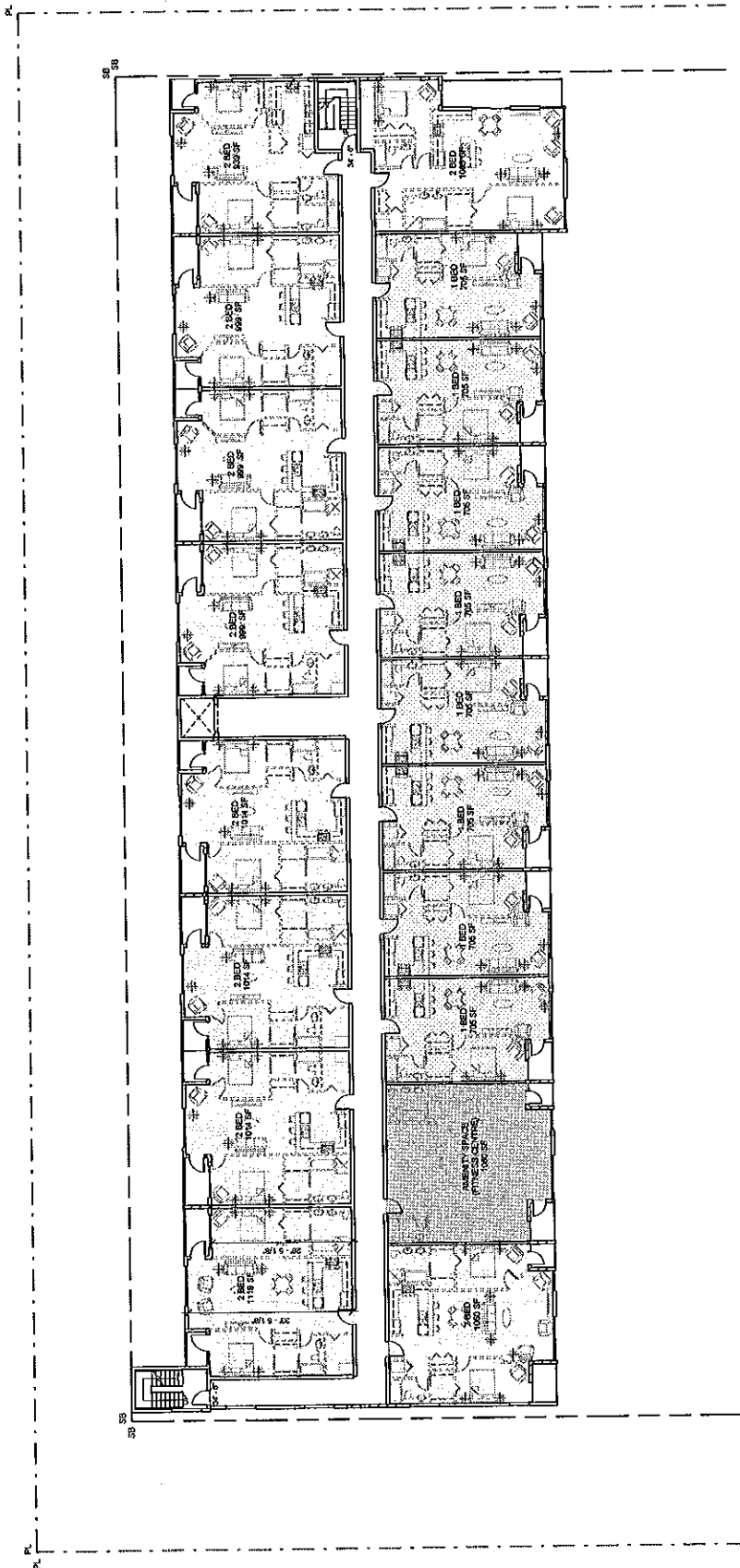


RE-ISSUED FOR DEVELOPMENT PERMIT

Third Level Floor Plan
Broadmoor Mall-Phase 2
Broadmoor Mall

DP-03
03/24/10
4235





1 Fourth Level Floor Plan
3/27 = 1'-0"



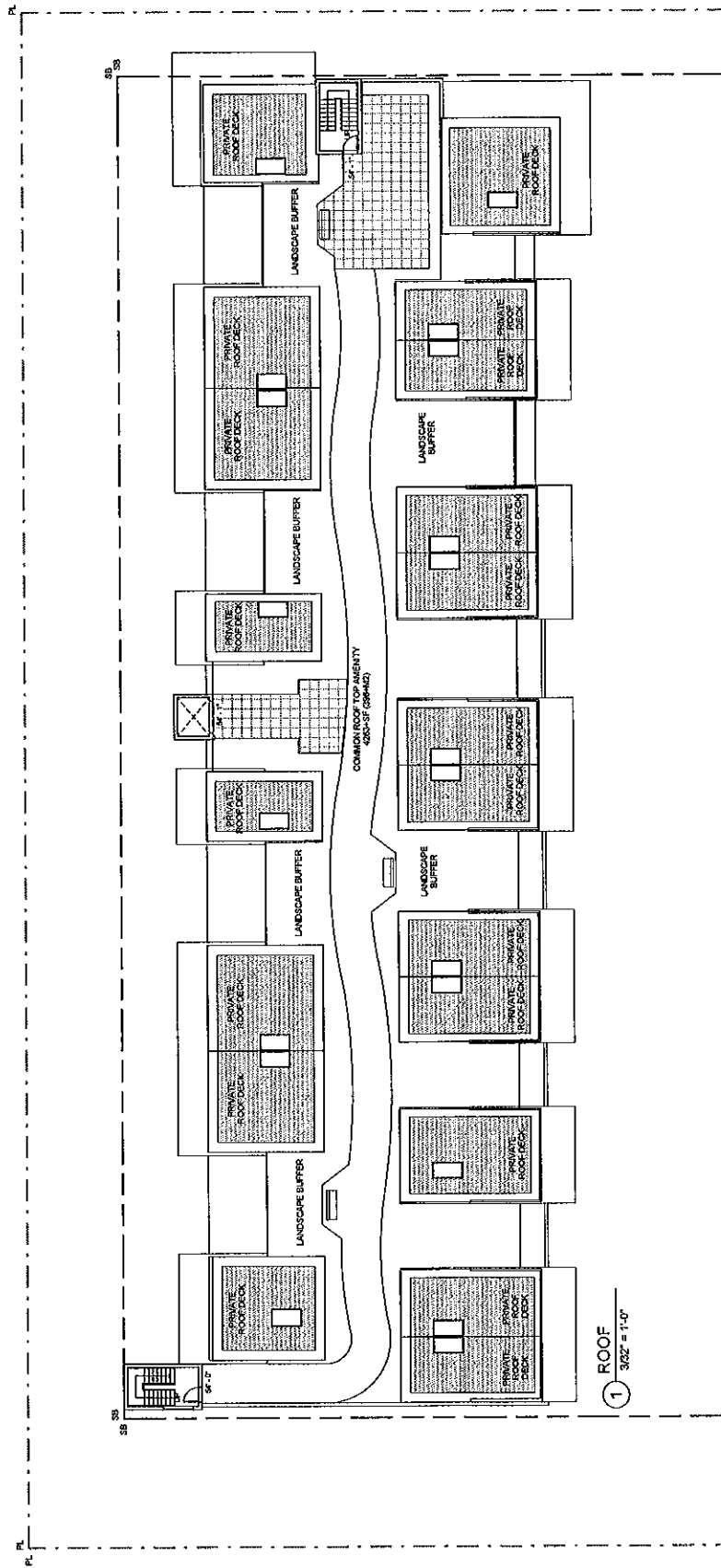
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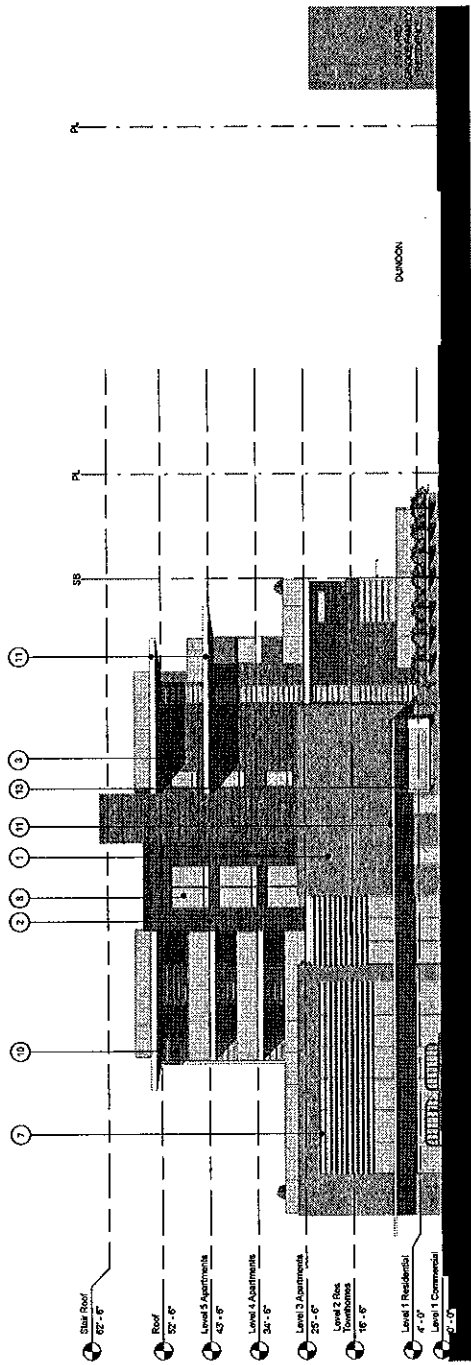
Fourth Level Floor Plan
Broadmoor Mall-Phase 2
Broadmoor Mall

RE-ISSUED FOR DEVELOPMENT PERMIT

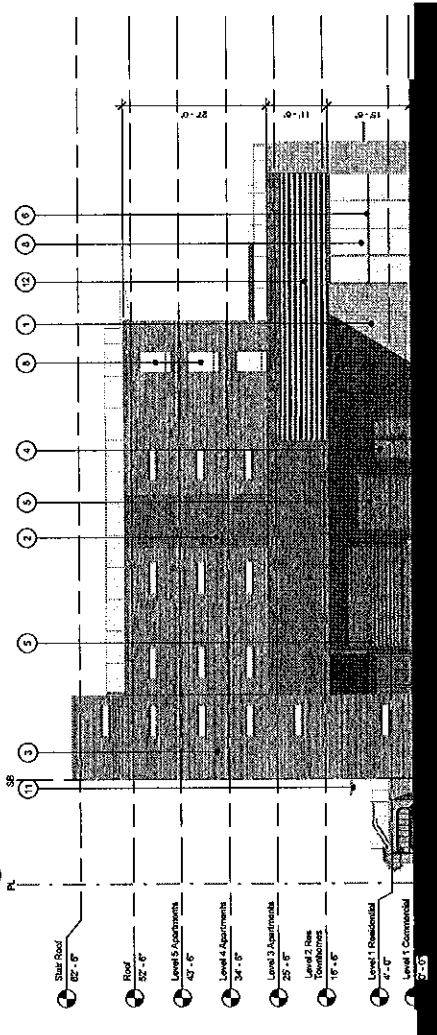


5/24/10 10:00 AM 10/23/10 10:00 AM 10/23/10 10:00 AM





1 North Elevation
3/32" = 1'-0"



2 South Elevation
3/32" = 1'-0"

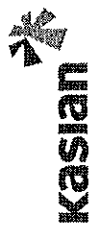
MATERIAL LEGEND

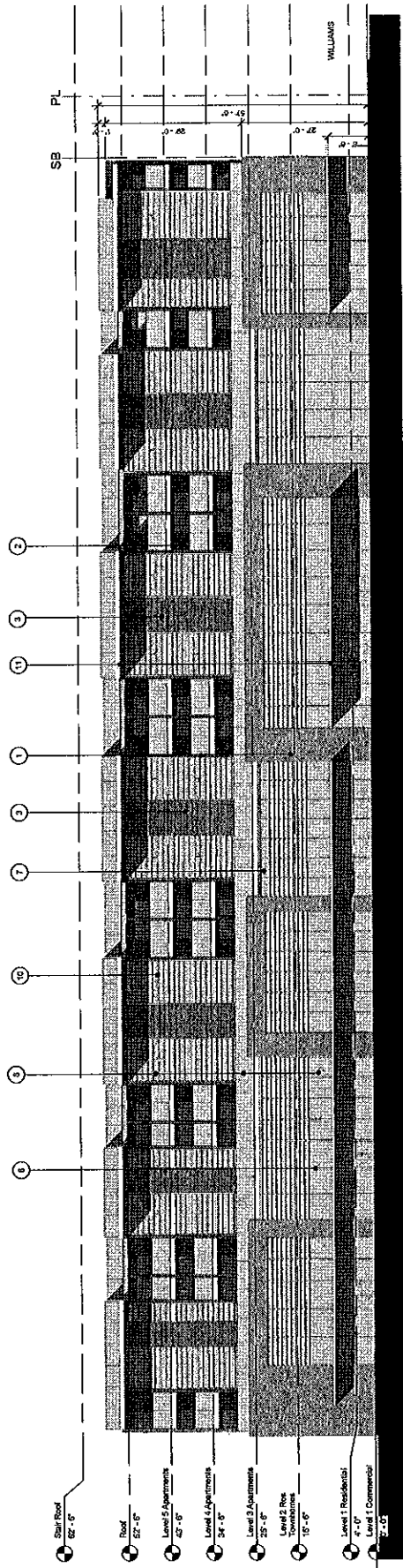
- 1 BRICK
- 2 HORIZONTAL WOOD SIDING
- 3 WOOD SHINGLES
- 4 METAL DOOR-PAINTED
- 5 OVERHEAD DOOR-PAINTED
- 6 ALUMINUM FRAME CURTAIN WALL
- 7 SPANDREL GLAZING
- 8 CLEAR GLAZING
- 9 TRANSLUCENT GLAZING
- 10 ALUMINUM WINDOW FRAME
- 11 METAL CANOPY/CORNICE
- 12 METAL LOUVER
- 13 DISPLAY BOX
- 14 SIGNAGE-LOCATION TBD

RE-ISSUED FOR DEVELOPMENT PERMIT

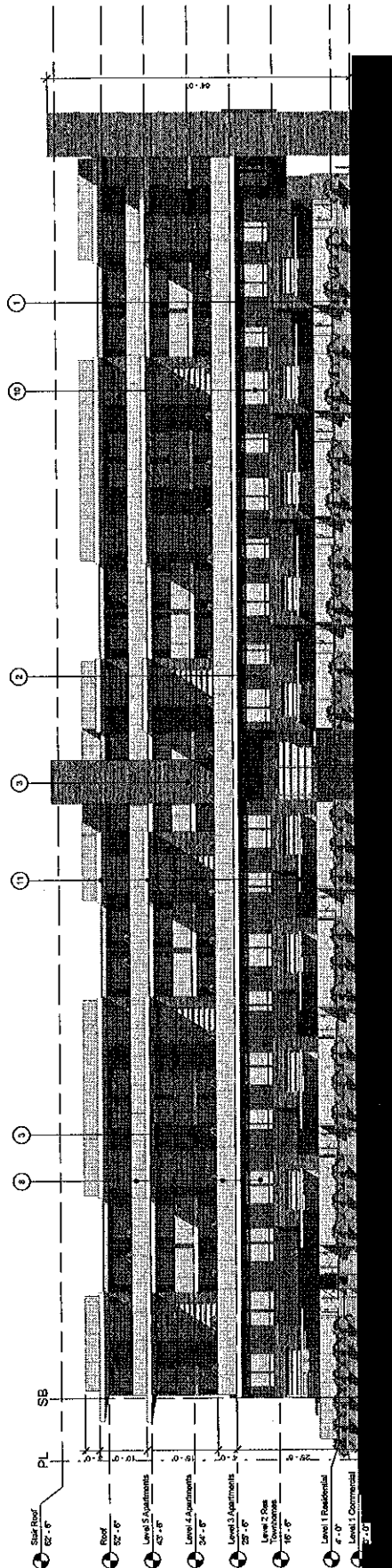
North/South Elevations
Broadmoor Mall-Phase 2
Broadmoor Mall

DP-07
03/22/10
4235





1 East Elevation
3/627 = 1'-0"

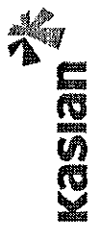


2 West Elevation
3/627 = 1'-0"

- MATERIAL LEGEND**
- 1 BRICK
 - 2 HORIZONTAL WOOD SIDING
 - 3 WOOD SHINGLES
 - 4 METAL DOOR-PAINTED
 - 5 OVERHEAD DOOR-PAINTED
 - 6 ALUMINUM FRAME CURTAIN WALL
 - 7 SPANDREL GLAZING
 - 8 CLEAR GLAZING
 - 9 TRANSLUCENT GLAZING
 - 10 ALUMINUM WINDOW FRAME
 - 11 METAL CANOPY/CORNICE
 - 12 METAL LOUVER
 - 13 DISPLAY BOX
 - 14 SIGNAGE-LOCATION TBD

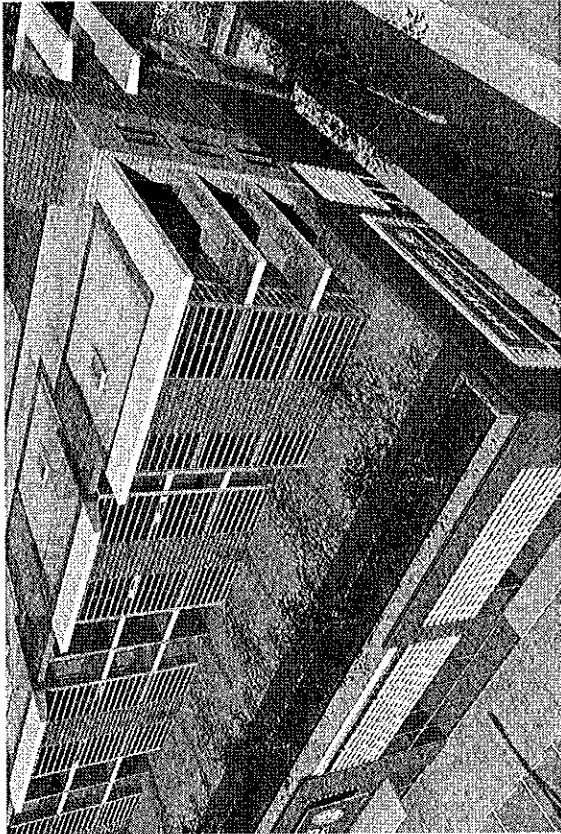
East/West Elevations
Broadmoor Mall-Phase 2
Broadmoor Mall

DP-08
03/22/10
4235

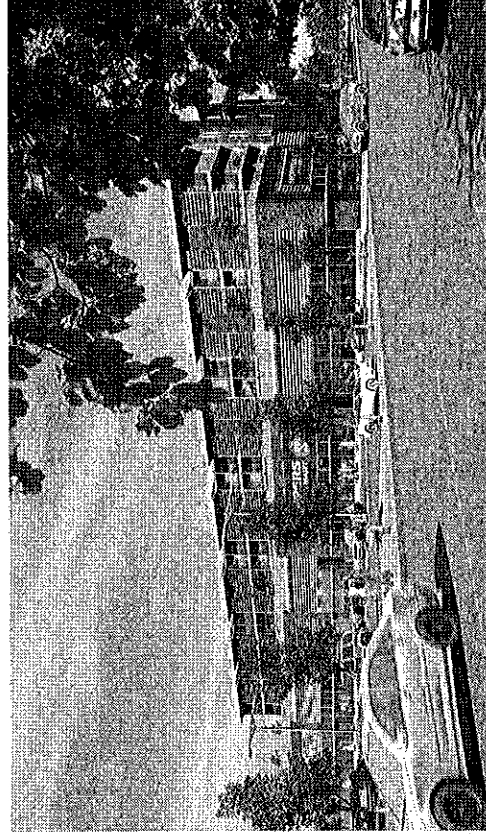


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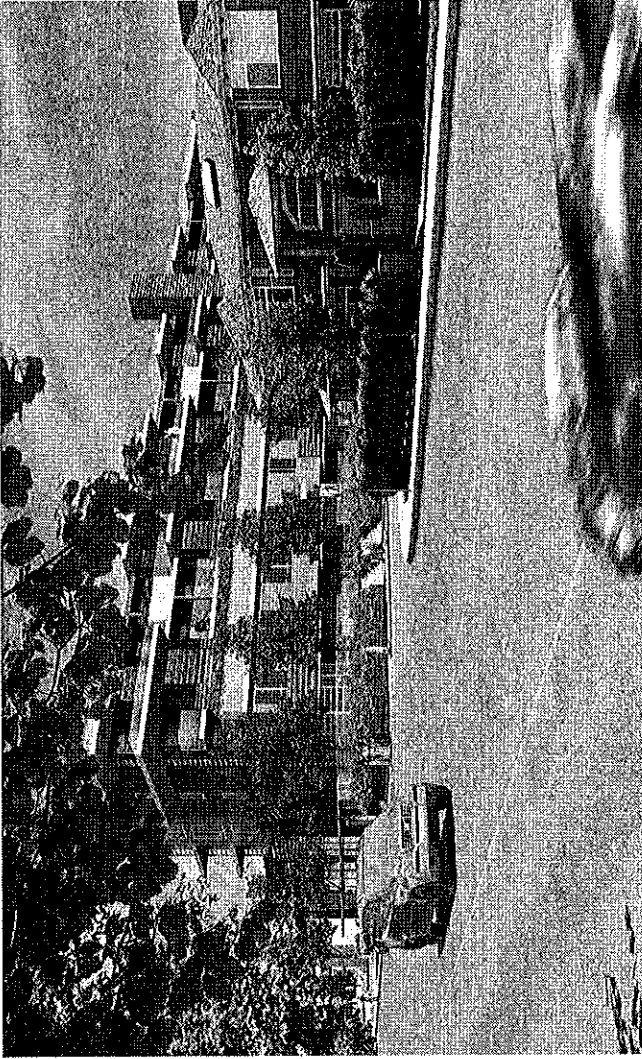




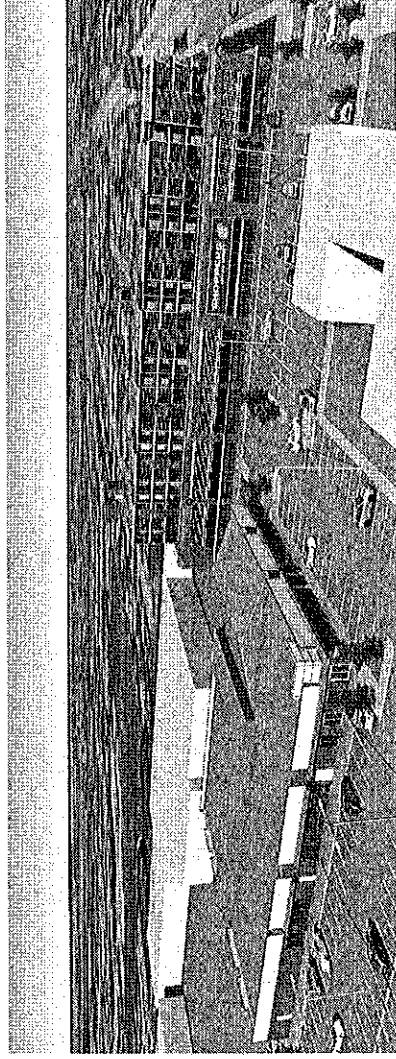
Detail of Outdoor Private Space - New Mixed-Use Building



Residential Perspective - New Mixed-Use Building
Williams view looking West



Residential Perspective - New Mixed-Use Building
Williams at Dumoon view looking South east



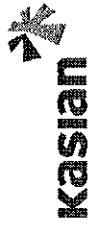
Overall Perspective - New Mixed-Use Building



RE-ISSUED FOR DEVELOPMENT PERMIT

Renderings
Broadmoor Mall-Phase 2
Broadmoor Mall

DP-09
03/24/10
4235



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NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	08/11/11	DMG
2	REVISED PER COMMENTS	08/11/11	DMG
3	REVISED PER COMMENTS	08/11/11	DMG
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50	REVISED PER COMMENTS	08/11/11	DMG

KASIAN ARCHITECTS

DMG
Landscape architects

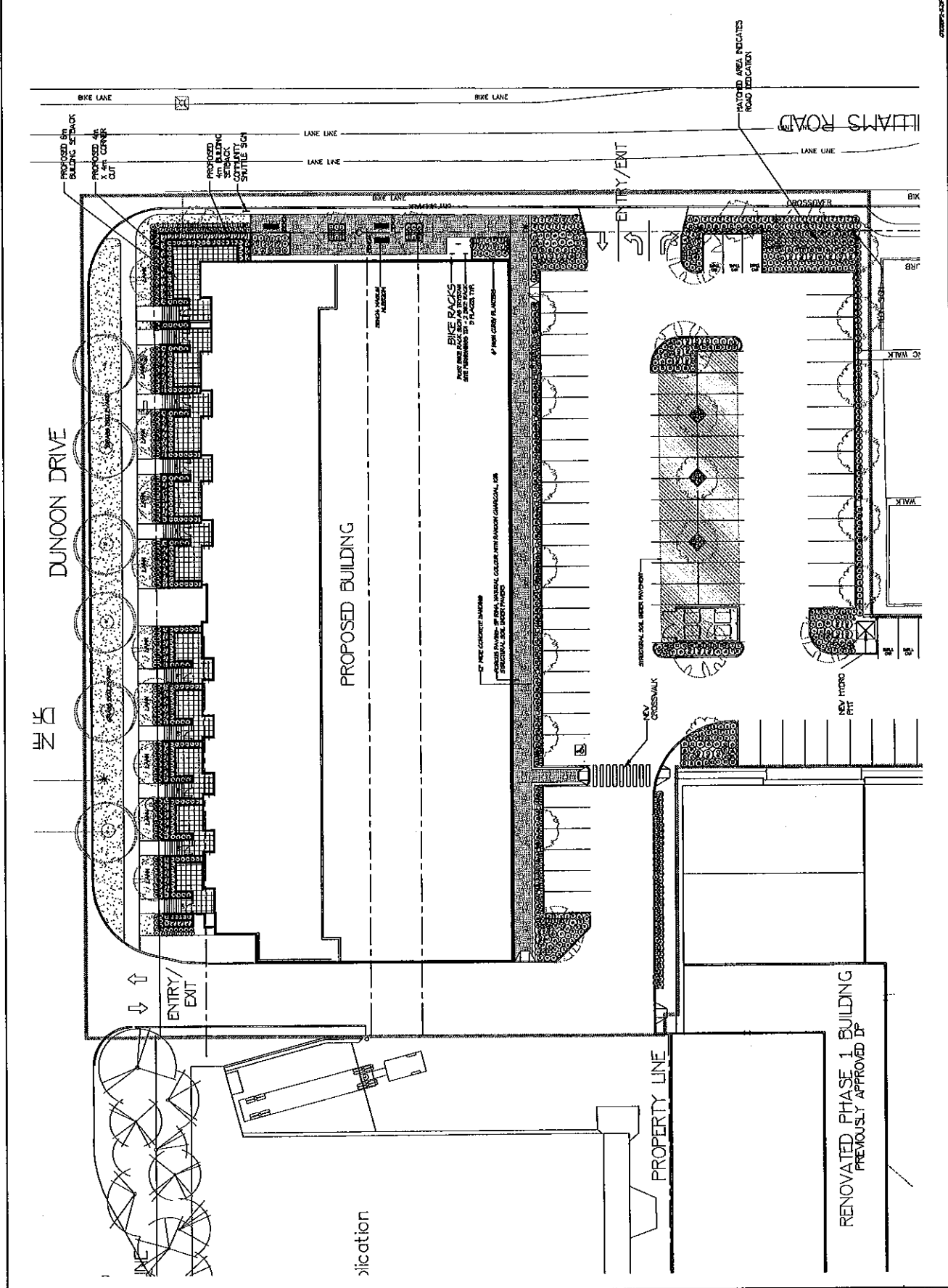
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11111 15th Avenue, Suite 100
Denver, Colorado 80232
Phone: 303.733.1111
Fax: 303.733.1112
www.dmgarch.com

BROADMOOR SHOPPING MALL
PHASE 2

PROJECT TITLE
GROUND LEVEL SHRUB PLAN

DATE: 08/11/11
SCALE: 1/8" = 1'-0"
DRAWN BY: JPC
CHECKED BY: JPC
DATE: 08/11/11
DMG PROJECT NUMBER: 07-0655

L2



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NO.	DATE	REVISION/DESCRIPTION	BY
1	07/11/07	ISSUED FOR PERMITS	DM
2	07/11/07	REVISED FOR CONSTRUCTION	DM
3	07/11/07	REVISED FOR CONSTRUCTION	DM
4	07/11/07	REVISED FOR CONSTRUCTION	DM
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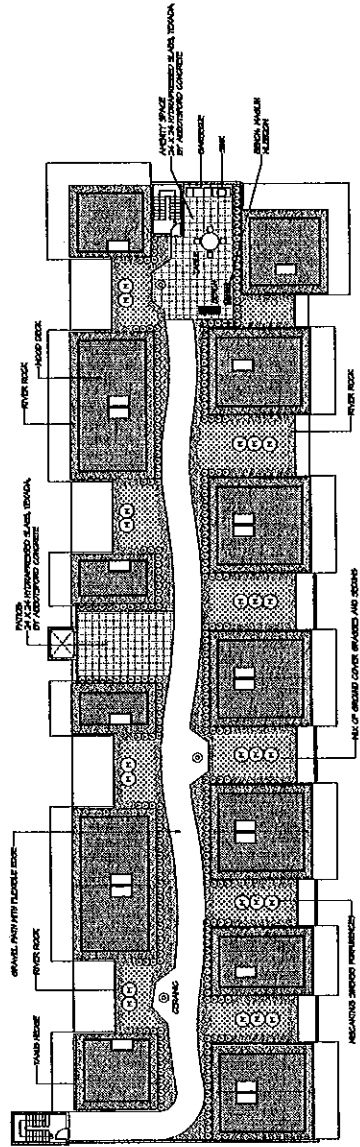
KASIAN ARCHITECTS

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 DMG Architecture
 111 N. LaSalle Street, Suite 1100
 Chicago, Illinois 60602
 Tel: (312) 467-1100
 Fax: (312) 467-1101
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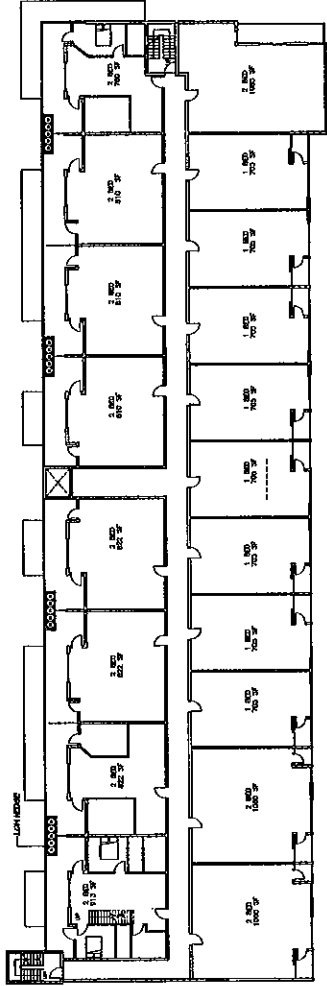
BROADMOOR SHOPPING MALL
 PHASE 2

PROJECT TITLE:
LEVEL 3, 5 & ROOF
SHRUB PLAN

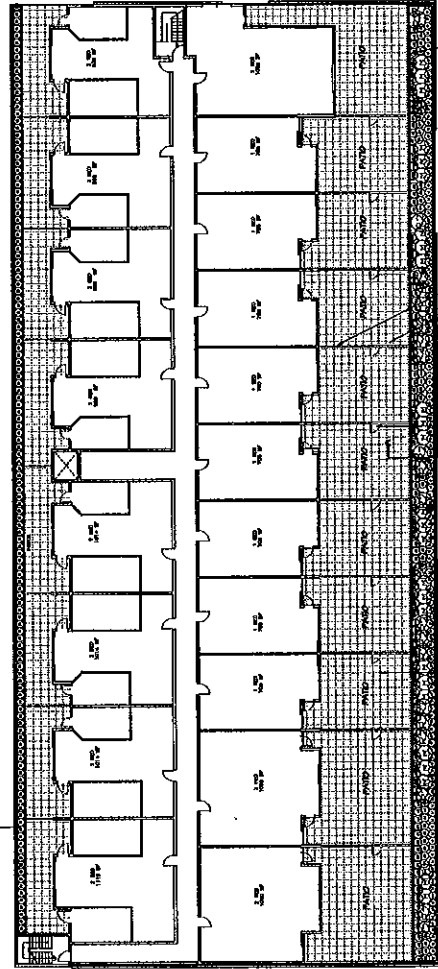
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SCALE: 1/4" = 1'-0"	L3
DESIGNER: DM	
CHECKER: DM	
DATE: 07/11/07	
DATE: 07/11/07	



ROOF

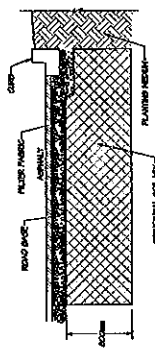


LEVEL 5



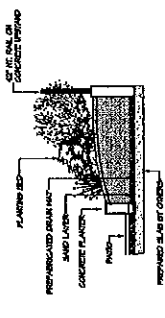
LEVEL 3

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NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES AT CONSTRUCTION PRIOR TO CONSTRUCTION.
INSTALL FILTER FABRIC AS PER MANUFACTURER'S SPECIFICATIONS.

SECTION THROUGH STRUCTURAL SOIL
(PARKING ISLAND)



SECTION A-A
SCALE: 1/4\"/>

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	10/10/07
2	ISSUE FOR CONSTRUCTION	10/10/07
3	ISSUE FOR CONSTRUCTION	10/10/07
4	ISSUE FOR CONSTRUCTION	10/10/07
5	ISSUE FOR CONSTRUCTION	10/10/07
6	ISSUE FOR CONSTRUCTION	10/10/07
7	ISSUE FOR CONSTRUCTION	10/10/07
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10	ISSUE FOR CONSTRUCTION	10/10/07

DATE: 10/10/07

KASBAN ARCHITECTS

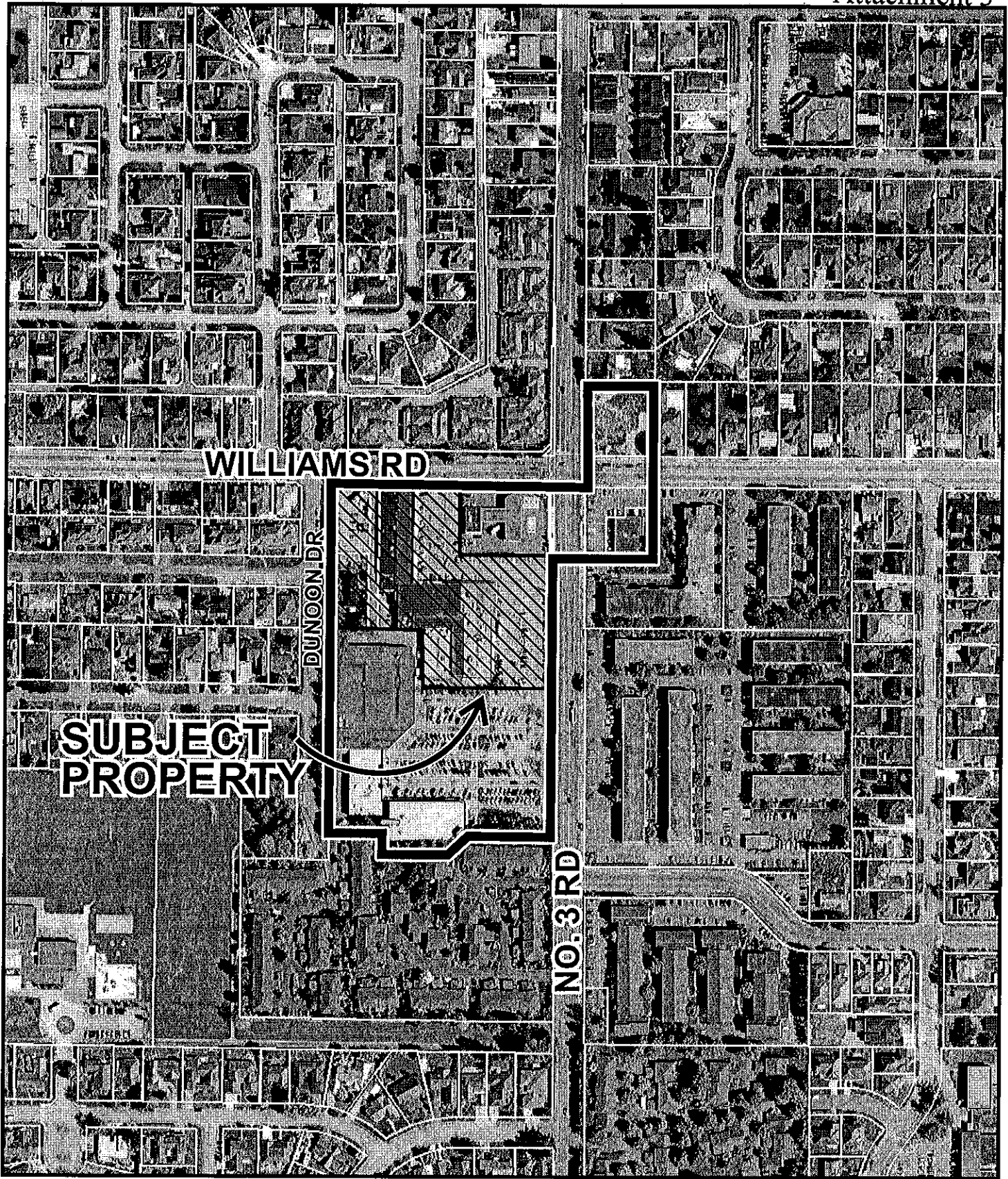
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A Division of
DMG ARCHITECTS, INC.
1100 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA 22304
TEL: (703) 836-1100
WWW.DMGARCHITECTS.COM

PROJECT:
BROADMOOR SHOPPING MALL
PHASE 2

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 10/10/07	DRAWING NUMBER: L4
SCALE: AS SHOWN	
DRAWN BY: JAC	
CHECKED BY: JAC	
DATE: 10/10/07	

02-CASE



Broadmoor Neighbourhood Service
Centre Site Context Map
RZ 08-410730

Original Date: 02/29/08

Amended Date: 01/18/10

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 08-410730

Attachment 4

Address: 7820 Williams, City's surplus lane land, 10020 and 10060 Dunoon Drive

Applicant: Kasian Architecture Interior Design and Planning Ltd.

Owner: First Capital (Broadmoor Mall) Corporation

Planning Area(s): Broadmoor

	Existing		Proposed	
Site Size (approx.):	7820 Williams Road	11,269 m ²	Land consolidation	14,164.1 m ²
	10020 Dunoon Drive	1,113 m ²	Road dedication:	
	10060 Dunoon Drive	1,202 m ²	Williams Road	- 22 m ²
	City lane	580.1 m ²	Corner cut	- 8 m ²
	Total (approx.)	14,164.1 m ²	Total (approx.)	14,134.1 m ²
Land Uses:	Commercial & existing non-conforming two-family residential		Mixed use commercial and residential	
OCP Designation:	Neighbourhood Service Centre		Remains same as existing	
Zoning:	Community Commercial (CC) & Pub & Sales (CP2)		Commercial Mixed Use (ZMU19) – Broadmoor	
Number of Units:	Phase 1: 12 Commercial units, Pub & liquor store (approx. 2,635 m ²) West wing: 9 CRU (approx. 1,974 m ²) Existing non-conforming duplex		Phase 1: remains the same Phase 2: 2 CRU (approx. 1,942 m ²), 10 Townhouses & 54 Apartments (approx. 6,173.5 m ² & 64 dwelling units)	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio: Residential	Max. 0.44		0.44	None permitted
Commercial	Max. 0.33		0.33	
Total	Max. 0.77		0.77	
Lot Coverage – Building:	Max. 40%		37.2%	None
Lot Size:	Min. 14,000 m ²		Approx. 14,134 m ²	None
Setback: No. 3 Road	Min. 3 m		37.6 m	None
Williams Road	Min. 4 m		4 m	
Dunoon Drive	Min. 6 m		6 m	
Interior Side Yards	N/A		0 m to 8 m	
Building Height:	20 m		19.8 m	None
Off-street Parking Spaces:	With TDMs		With TDMs	None
Commercial	173		184	
Resident	87		87	
Residential Visitor	(use Commercial)		(use Commercial)	
Accessible	(6)		(6)	
Total	261		271	
Tandem Parking Spaces:	Permitted when assigned to a single residential unit		38 spaces (for 19 units)	None
Amenity Space – Indoor:	Min. 100 m ²		100 m ² Min. or \$134,000	None
Amenity Space – Outdoor:	Min. 384 m ² (6 m ² /DU)		384 m ² Min.	None

Rezoning Considerations
7820 Williams, City's lane land, 10020 and 10060 Dunoon Drive
RZ 08-410730

Prior to final adoption of Zoning Amendment Bylaw 8580, the developer is required to complete the following:

1. Adoption of the Broadmoor Neighbourhood Service Centre Master Plan and OCP amendment Bylaw 8579.
2. Acquisition of the City's surplus lane allowance, including:
 - a. Council approval of the road closure. The developer shall be required to enter into a purchase and sale agreement with the City (at market value) for the purchase of the Land, which is to be based on primary business terms to be approved by Council. The primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.
 - b. Registration of temporary Rights-of-Way over the existing City lane, prior to the transfer of City's surplus lane allowance land to the developer, for any third party utilities that service any properties other than the subject development site. These Rights-of-Way can be discharged upon completion of the relocation of these utilities.

All costs will be borne by the developer (e.g. appraisal, transfer of the Land, design, construction, third party utilities, temporary and permanent Rights-of-Way).

3. Consolidation of all the lots into one (1) development parcel, including the City's lane land.
4. Road dedication of 2 m wide strip along Williams Road frontage within 70 m of No. 3 Road.
5. Road dedication of a 4 m by 4 m corner cut at Dunoon Drive and Williams Road.
6. Registration of a legal agreement on Title of the lands allowing access to/from the neighbouring property to the south at 10151 No. 3 Road for delivery truck access to the existing loading bay of the neighbouring retail grocery store. This agreement may be removed when the neighbouring site redevelops with commercial traffic (including all servicing trucks) access to the site via the arterial roads.
7. Registration of a temporary legal agreement on Title of the lands over the existing City lane allowing access to/from the neighbouring property to the south at 10151 No. 3 Road for delivery truck access to the existing loading bay. This agreement may be removed when the alternate access described in item #6 above is constructed and operational.
8. Discharge restrictive covenant registered on Title to the 10020 and 10060 Dunoon Drive properties requiring that they be used solely for parking for the subject commercial property (Covenant AE11710).

9. Receipt of the Broadmoor Community Amenity Contribution, in accordance with the Broadmoor Neighbourhood Service Centre Master Plan, including:
 - a. Payment to the City's Child Care Fund (e.g. through density bonusing) in the amount of \$1.00 per buildable square foot of the proposed mixed use building (e.g. \$88,783);
 - b. Payment for City beautification works (e.g. through density bonusing) in the amount of \$0.75 per buildable square foot of the proposed mixed use building (e.g. \$66,588); and
 - c. City acceptance of the developer's voluntarily contribution for Community Planning Costs in the amount of \$0.25 per buildable square foot of the proposed mixed use building (e.g. \$22,196). Staff recommend that this contribution be credited, as the developer has spent more than \$170,000 for Planning Services in preparing the Broadmoor Neighbourhood Service Centre Master Plan.
10. Payment to the City's Affordable Housing Strategy (e.g. through density bonusing) in the amount of \$4.00 per buildable square foot of residential floor area (e.g. \$267,763).
11. Payment in the amount of \$26,000 toward a special pedestrian crossing upgrade at the intersection of Dunoon Drive and Williams Road.
12. City acceptance of the developer's voluntarily contribution to the City's Public Art Program Fund in the amount of \$0.60 per buildable square foot of the proposed mixed use building (e.g. \$53,270), or provision of Public Art on-site through the City's Public Art Program.
13. Payment in-lieu of on-site amenity space (e.g. \$134,000.00 for 64 dwelling units) or provision of indoor amenity space (Minimum 100 m²) through the required Development Permit*, in accordance with the OCP.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement*:

Design and construction of works, including but limited to:

 - a. Williams Road frontage improvements: new 1.5 m wide sidewalk at property line, grass boulevard with street trees between sidewalk and existing road curb, a single wheelchair ramp is required at Williams Road and Dunoon Drive intersection, and modify street lighting and conduit as necessary (light levels, spacing, location, and conduit lowering).
 - b. Dunoon Drive frontage improvements: new 1.5 m wide sidewalk at property line, 1.5 m wide grass boulevard with street trees, new road curb (0.15 m wide), widen road pavement to 11.2 m for a minimum of 30 m from Williams Road, and modify street lighting and conduit as necessary (light levels, spacing, location, and conduit lowering). All road widening work should be on the east side of Dunoon Drive (maintain the existing curb on the west side). The Enter/Exit points to the development site should be let-down driveways, no curb returns are allowed.

- c. Storm Sewer upgrade (design for the following to include necessary calculations):
 - i. Upgrade approximately 97 m of existing Dunoon Drive storm sewer from 525 mm to 1050 mm diameter, complete with manhole relocation (upgrade from manhole MH3121 to MH2860 and relocate manhole MH3121 to the south property line).
 - ii. Upgrade approximately 86 m of existing Williams Road storm sewer from 600 mm to 1200 mm diameter, complete with manhole relocation (upgrade from manhole MH2860 to MH2863 and relocate manhole MH2863 to the east property line).
- d. Sanitary Sewer upgrade and relocation (design for the following to include necessary calculations):
 - i. Upgrade approximately 57 m of existing Williams Road sanitary sewer from 150 mm to the City's minimum size of 200 mm diameter, as per City standards (from IC located 60 meters west of No. 3 Road to manhole MH 906).
 - ii. Upgrade approximately 50 m of existing Dunoon Drive sanitary sewer from 150 mm to the City's minimum size of 200 mm diameter, as per City standards (from MH 908 to proposed manhole MH #2 at the site's south property line).
 - iii. Removal of the existing north-south aligned 150 mm diameter sanitary sewer within the lane and the east-west aligned 150 mm sanitary sewer within a Right-of-Way. The SRW may be discharged upon completion of the sanitary sewer relocation out to Dunoon Drive and Williams Road.
 - iv. Installation of a 200 mm sanitary sewer across the Dunoon Drive and Williams Road frontages to maintain service to 7980 Williams Road (from existing MH 906 to proposed manhole MH #1 and MH 908).
 - v. Installation of a 200 mm diameter sanitary sewer on-site and out to Dunoon Drive to maintain service to 10151 No. 3 Road (from existing MH 911 to proposed manhole MH #2), complete with registration of a SRW (6 m minimum width) as noted below.

Registration of Rights-of-Way:

- e. Registration of a temporary 6 m wide Right-of-Way over the existing sanitary sewer in the City's lane (between manholes SMH906 and SMH911). The Right-of-Way is required prior to City's lane land acquisition and is to be discharged prior to Building Permit* issuance upon completion of the sanitary sewer relocation out to Dunoon Drive and Williams Road, as noted above.
- f. Registration of a 6 m wide Right-of-Way over the proposed relocated on-site sanitary sewer to maintain service to 10151 No. 3 Road out to manhole MH 911, as noted above.

All costs will be borne by the developer (e.g. design, construction, temporary and permanent Rights-of-Way).

Prior to future Development Permit* issuance, the developer is required to complete the following:

- Provision of a Letter-of-Credit for landscaping in an amount identified by a registered Landscape Architect in a sealed estimate for the proposed landscaping works (materials and installation).
- Registration of a legal agreement on title ensuring that where two (2) parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

- Finalization of off-street parking provision to the satisfaction of the Director of Transportation, including appropriate Traffic Demand Measures (TDMs) as permitted in Zoning Bylaw 8500.

Prior to future Building Permit* issuance, the developer is required to complete the following:

- Completion of sanitary sewer relocation work out to Dunoon Drive and Williams Road through the required Servicing Agreement*, as noted above.
- Discharge of the temporary Right-of-Way over the existing sanitary sewer in the City's lane land (upon completion of sanitary sewer relocation, as noted above).
- Discharge of the Right-of-Way over the existing sanitary sewer from Dunoon Drive to the City's lane land (upon completion of sanitary sewer relocation, as noted above).
- Discharge of any third party easements or Rights-of-Way over the subject development site in the vicinity of any proposed building or structure, through the appropriate process.
- Incorporation of measures for aging in place for all units including lever-type handles and wall blocking in all washrooms to facilitate future potential installation of grab bars/handrails.
- Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow.
- The applicant is required to obtain a Building Permit* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- Submission of a construction traffic and parking management plan* to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8580 (RZ 08-410730)
7820 WILLIAMS ROAD, SURPLUS CITY LANE,
10020 AND 10060 DUNOON DRIVE**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - i. Inserting the following into the table contained in Section 5.15.1, after ZR7:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$4.00"

- ii. Inserting the following into the table contained in Section 5.16.1, after RCL3:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$1.00"

- iii. Inserting the following into the table contained in Section 5.16.2, after RCL3:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$0.75"

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

"20.19 Commercial Mixed Use (ZMU19) – Broadmoor

20.19.1 Purpose

The **zone** provides for a mixed use shopping centre with a wide range of **commercial** and residential **uses** with a **density bonus** for affordable housing, **child care** and community amenity contributions.

20.19.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery

20.19.3.A Secondary Uses

- home business
- boarding and lodging

- **health service, minor**
- **housing, apartment**
- **housing, town**
- **library and exhibit**
- **neighbourhood public house**
- **office**
- **recreation, indoor**
- **recycling depot**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail liquor 1**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.19.4 Permitted Density

1. The maximum **floor area ratio** is 0.50, provided that:
 - a) the maximum **floor area ratio** used for **town housing** and **apartment housing** is 0.16, together with an additional:
 - i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Notwithstanding Section 20.19.4.1, the reference to the maximum **floor area ratio** of “0.50” is increased to “0.77” and the reference to the maximum **floor area ratio** used for **town housing** and **apartment housing** of “0.16” is increased to “0.44” if:
 - a) for rezoning applications involving residential **uses**:
 - i) on **lots** with 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU19 zone, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
 - ii) on **lots** involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - A. provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **floor area ratio** used for residential **use**; and

- B. has entered into a **housing agreement** for the **affordable housing units** with the **City** and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the Land Title Office.
- b) for rezoning applications involving mixed **uses**:
- i) the **owner** pays into the **child care reserve fund** the sum specified in Section 5.16.1 of this bylaw for the mixed **use density**; and
 - ii) the **owner** pays into alternative funds for a community amenity (e.g. City beautification works) the sum specified in Section 5.16.2 of this bylaw for the mixed **use density**.

20.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

20.19.6 Yards & Setbacks

1. The minimum public **road setbacks** are:
 - a) 6.0 m to Dunoon Drive;
 - b) 4.0 m to Williams Road; and
 - c) 3.0 m to No. 3 Road.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

20.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m, except that:
 - a) **buildings** or portions thereof within 7.5 m of Dunoon Drive shall not exceed 2 **storeys**.
2. The maximum height for **accessory buildings** and **accessory structures** is 5.0 m

20.19.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 14,000 m².

20.19.9 Landscaping & Screening

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

20.19.10 On-site Parking & Loading

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

20.19.11 Other Regulations

1. Signage shall be in compliance with Sign Bylaw No. 5560, as amended, except that:
 - a) for projecting signs and canopy signs the maximum **height** shall not exceed the first habitable **storey** of the **building**;
 - b) no free-standing **commercial** signs are permitted within 7.5 m of Dunoon Drive; and
 - c) no **building-mounted commercial** signs are permitted on a **building** face visible from Dunoon Drive.
2. Non-residential **uses** are not permitted within 12 m of Dunoon Drive.
3. Residential **uses** shall not be located, in whole or in part, on the **first storey** of a **building** (excluding **building** entrance lobbies), except within 20 m of Dunoon Drive.
4. **Apartment housing** must be located on the second or upper floors of the **building**.
5. The non-residential **uses** listed in Section 20.19.2 are permitted, provided that:
 - a) these **uses** are located, in whole or in part, on the **first storey** or second **storey** of a **building**;
 - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
 - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 2,111 m² unless otherwise specified by the definition of the permitted **use**.
6. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one **lot** and the **lot** must have a minimum **lot area** of 2,400 m²; and
 - b) 300 seats and a **gross floor area** of 700 m².
7. 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 **COMMERCIAL MIXED USE (ZMU19) – BROADMOOR:**

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8580"

- 3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8580"**.

FIRST READING

APR 26 2010

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

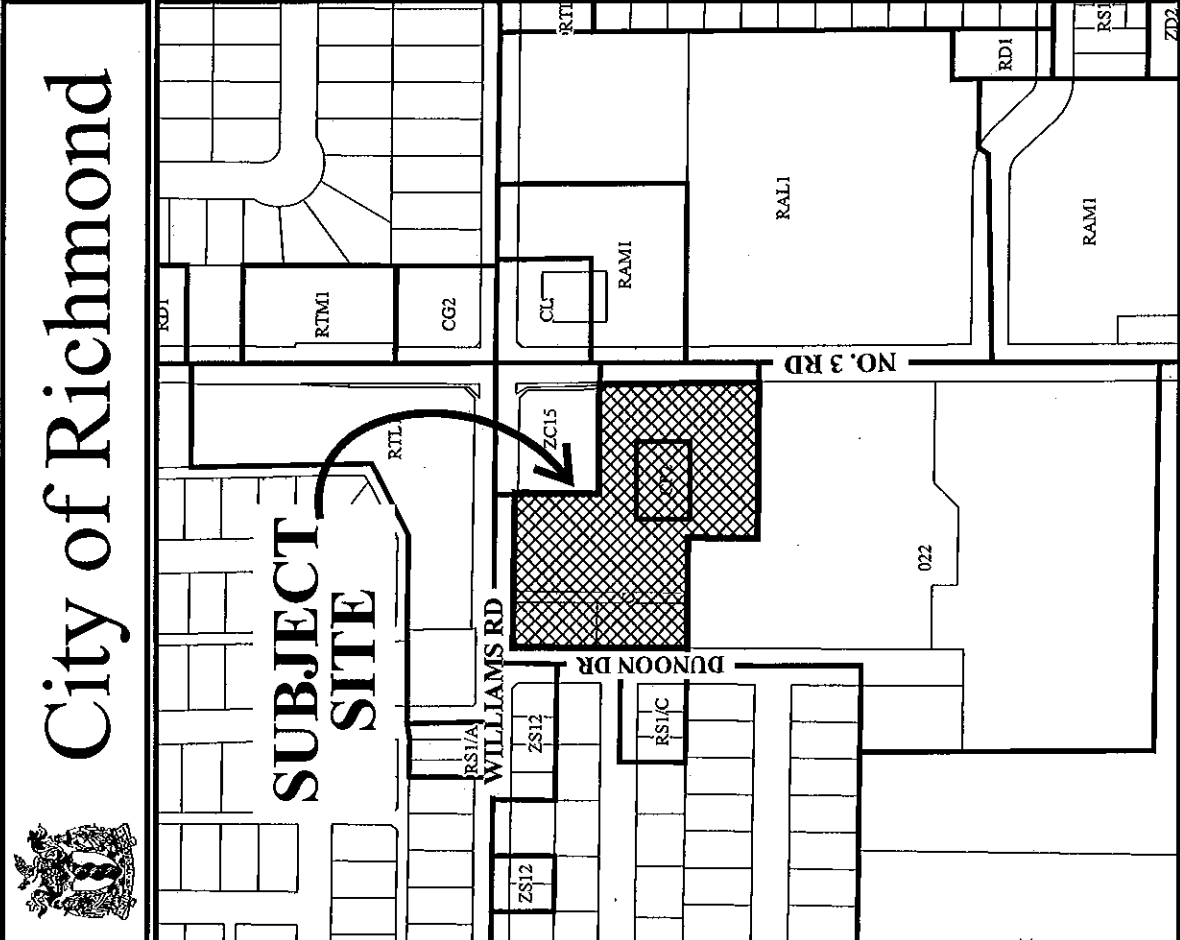
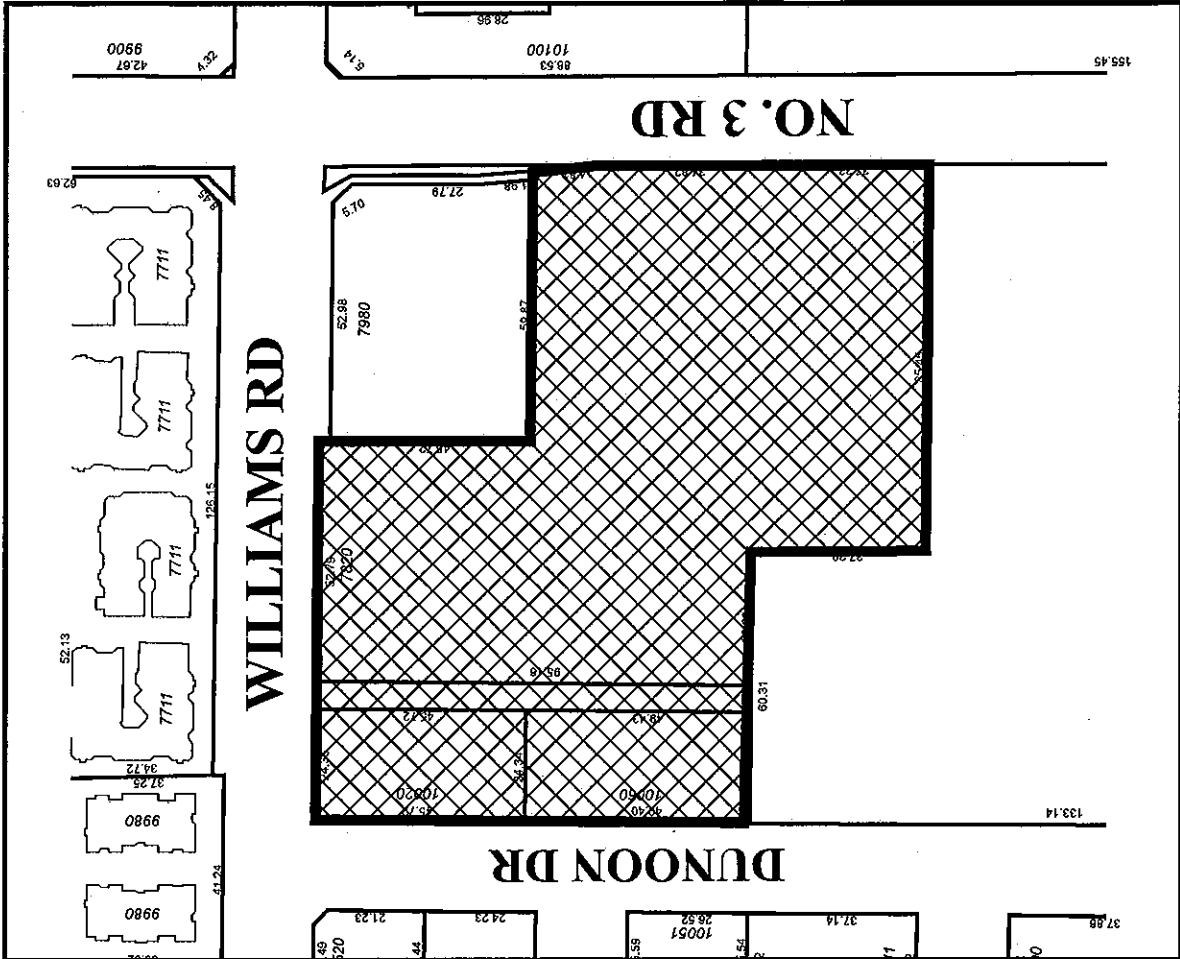
OTHER REQUIREMENTS SATISFIED

ADOPTED



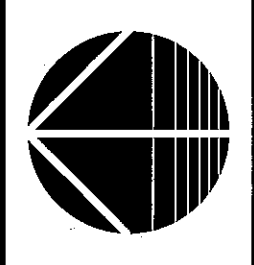
MAYOR

CORPORATE OFFICER



Original Date: 03/05/08
 Revision Date: 01/18/10
 Note: Dimensions are in METRES

RZ 08-410730



City of Richmond

SUBJECT SITE