



**To:** Planning Committee

**Date:** February 20, 2024

**From:** Wayne Craig  
Director, Development

**File:** ZT 23-026738

**Re:** Application by HGL Investments Ltd for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor uses to the Second and Third floor at 4940 No. 3 Road.

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road be introduced and given first reading.

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

WC:ac  
Att. 5

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 

## Staff Report

### Origin

HGL Investments Ltd. (Directors: C. Howe, Lincoln Leong, Winston Leong, Nelson Leong) has applied to the City of Richmond for permission to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road. The subject site is currently occupied by a three-storey commercial and office building. A map and aerial photograph showing the location of the subject site is included in Attachment 1.

### Background

The site is subject to “Land Use Contract (LUC 040)”, which is set to automatically expire on June 30, 2024. The site was rezoned in 2017 to establish underlying zoning with the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 on October 16, 2017. This established the “Auto-Oriented Commercial (ZC40) – No 3 Rd (City Centre)” zone which permits Education, Commercial and Health Service, Minor uses on the ground floor in keeping with LUC 040. The proposed zoning text amendment outlined in this report would allow the Education, Commercial and Health Service, Minor uses be permitted on the second and third storeys of the building. The applicant is only looking to amend the zoning as they do not anticipate securing Education, Commercial and Health Service, Minor tenants prior to the expiration of LUC 040 on June 30, 2024.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Alexandra Street, Commercial buildings on properties zoned "Auto-Oriented Commercial (CA)".

To the South: Across Alderbridge Way, Lansdowne Mall site zoned "Auto-Oriented Commercial (CA)". Current rezoning (RZ 23-011557) and Development Permit Application (DP 23-011558) for Phase 1A of a multi-phased redevelopment.

To the East: Across Hazelbridge Way, a commercial building on a property governed by Land Use Contract 079, with an underlying zoning designation of Restaurant Commercial (ZC42) – Alderbridge Way (City Centre).

To the West: Across No. 3 Road, commercial buildings on a lot zoned "Auto-Oriented Commercial (CA)" with an application in circulation for Development Permit (DP 23-011292) to facilitate minor alterations to a commercial building on site.

### Existing Site Context

There is an existing three-storey commercial retail/office building surrounded by parking on the site.

### **Related Policies & Studies**

#### Official Community Plan/ City Centre Area Plan

The subject property is designated as “Commercial (COM)” in the Official Community Plan (OCP) and the City Centre Area Plan designation for the subject site is "Urban Centre T5 (25m)" and "Urban Centre T5 (35m)". The zoning text amendment is consistent with these designations and the Aberdeen Village (2031) Land Use Map (Attachment 3).

### **Public Consultation**

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

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

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the *City's Zoning Bylaw 8500*.

### **Analysis**

#### Transportation and Site Access

Vehicular access to the subject site is provided via all four fronting roads including No. 3 Road, Alderbridge Way, Alexandra Road and Hazelbridge Way. Ongoing access in this manner is acceptable to the City's Transportation department. A Traffic Study was conducted by Bunt & Associated Engineering Ltd. to understand existing parking facilities in relation to forecasted demand and subsequently reviewed by the City's Transportation department. Transportation confirmed they have no concerns.

Pedestrian improvements to enhance safety and internal circulation on the site have been included in the proposal. Pedestrian connectivity between the existing on-site sidewalks and city sidewalks will be enhanced at three locations as shown on the landscape plan. Two new connection points will be provided to Alexandra Road to the north and one to Hazelbridge Way to the east (Attachment 4). The latter involves removal of one parking stall which is supported by the information provided and subsequent review by Transportation staff.

### Landscaping and Tree Protection

The existing landscaping on the site is in compliance with Richmond's Zoning Bylaw 8500. The applicant has agreed to enhance the existing landscaping buffer along Alderbridge Way as a condition of approval (Attachment 4). This includes the removal of overgrown shrubs and replacement with low evergreen ground cover and a mix of low maintenance, broadleaf evergreen and native shrubs. All existing trees will be retained through these works.

To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to final rezoning approval.

The removal and replacement of landscaping materials, as well as the installation of porous pavers, will necessitate works in close proximity to existing trees. The applicant has submitted a Certified Arborist Report to confirm the landscaping improvements, as well as the enhanced pedestrian connections, will not negatively impact the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$5000.00 Tree Survival Security for one tree to be retained.
- Prior to commencing landscaping works on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Sustainability

The applicant has agreed to install four EV charging units to Level 2 Charging as a sustainability improvement for this application. The EV charging units for the commercial development will be secured by legal agreement registered on Title prior to rezoning bylaw adoption.

### Site Servicing

There are no site servicing concerns and no frontage improvements are required for this property at this time given the limited scope of the application.

In the future, road dedication, frontage improvements and other site securing requirements will be required where the property is redeveloping, in accordance with the City Centre Area Plan.



**Financial Impact or Economic Impact**

None.

**Conclusion**

The purpose of this Zoning Text Amendment application is to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10535 be introduced and given first reading.



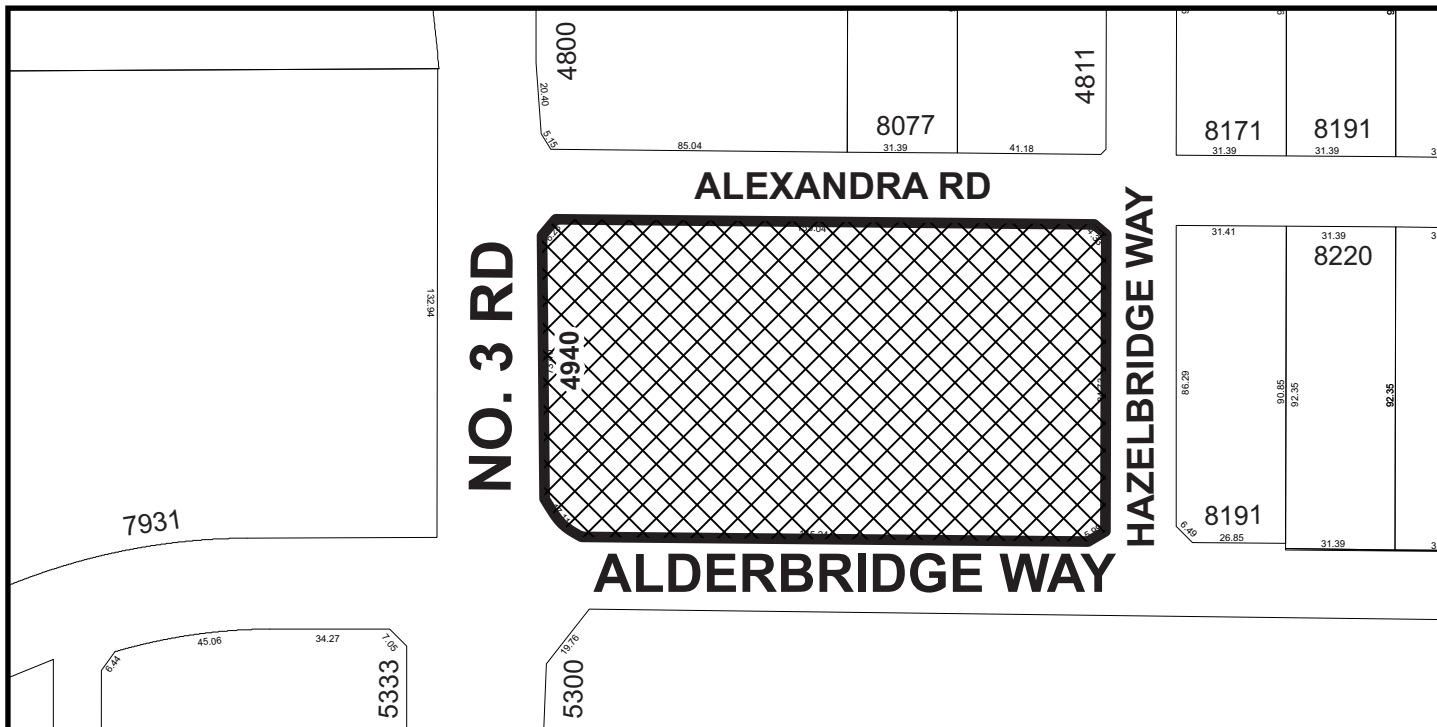
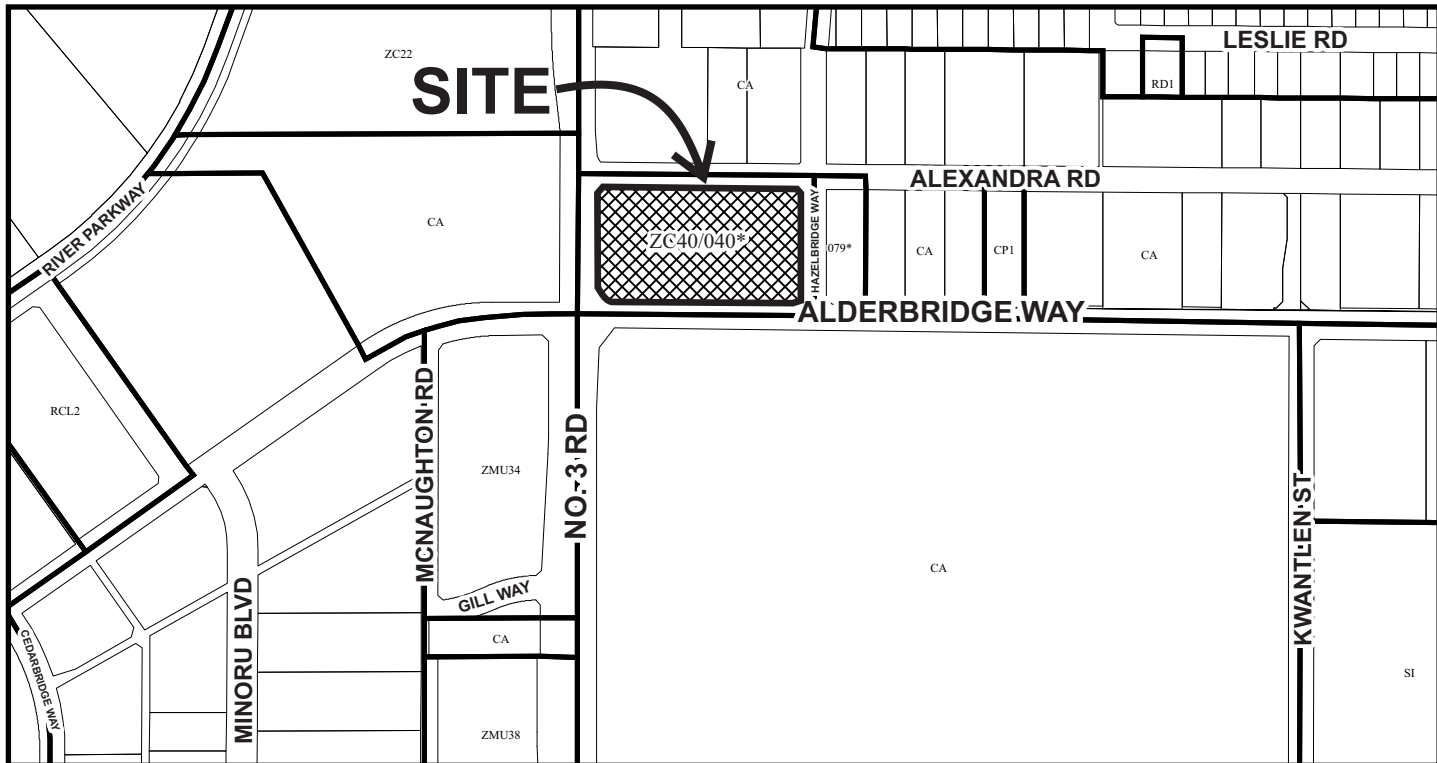
Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:he

- Att.   1: Location Map & Aerial Photo  
      2: Development Application Data Sheet  
      3: Aberdeen Village (2031) Land Use Map  
      4: Landscape Plan  
      5: Rezoning Considerations



# City of Richmond



	<h2>ZT 23-026738</h2>	<p>Original Date: 09/07/23</p>
	<p>PLN - 14</p>	<p>Revision Date: 02/15/24</p>
		<p>Note: Dimensions are in METRES</p>



**ZT 23-026738**

**Attachment 2**

Address: 4940 No. 3 Road

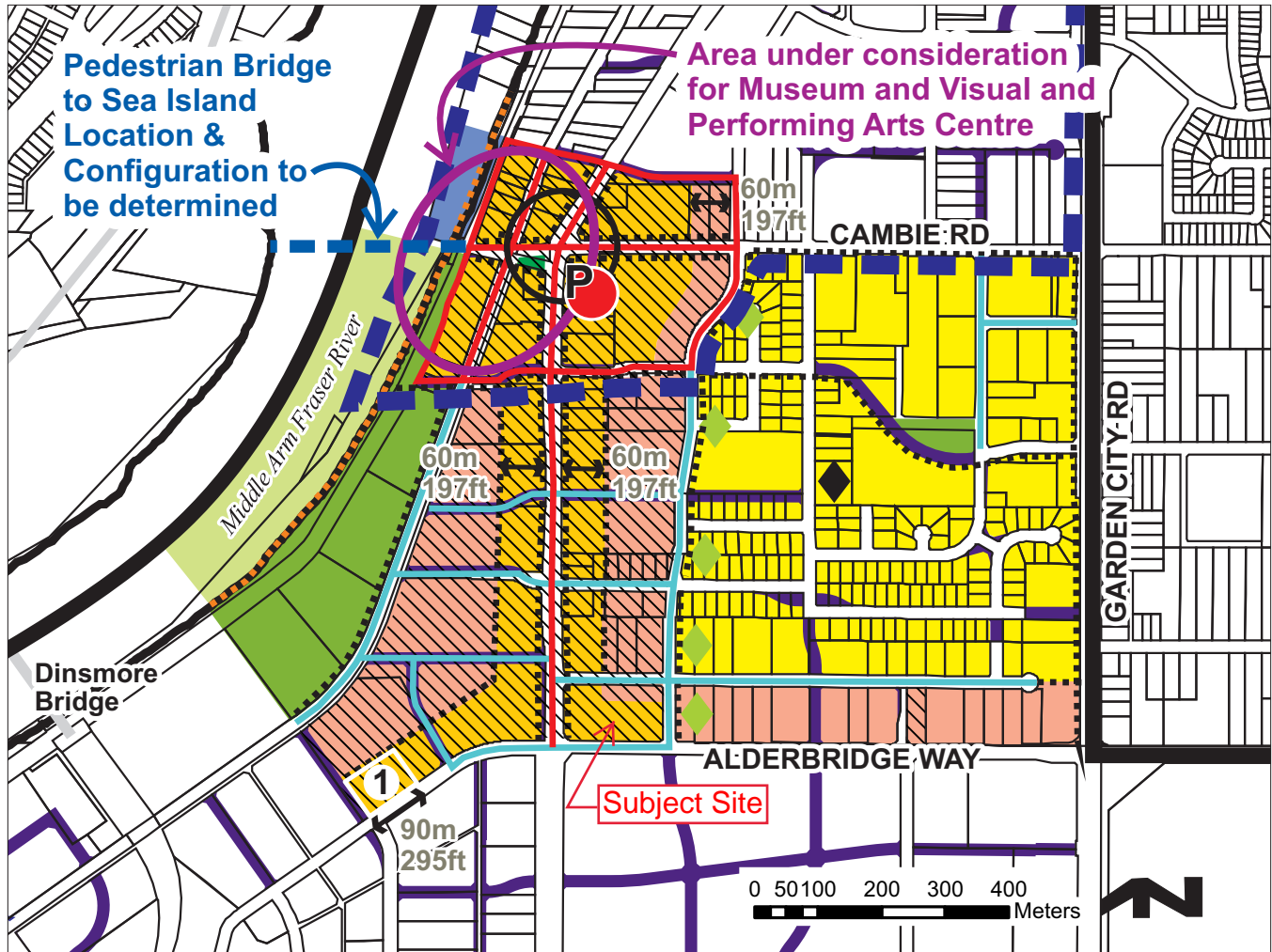
Applicant: HGL Investments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
<b>Owner:</b>	H G L Investments Ltd	No Change
<b>Site Size (m<sup>2</sup>):</b>	14, 578 m <sup>2</sup>	No Change
<b>OCP Designation:</b>	Commercial, Mixed Use	No Change
<b>Area Plan Designation:</b>	Urban Centre T5	No Change
<b>Zoning:</b>	Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)	No Change
<b>Education, Commercial and Health Service, Minor uses</b>	Permitted on first storey	To be permitted on second and third storey, in addition to the first storey.

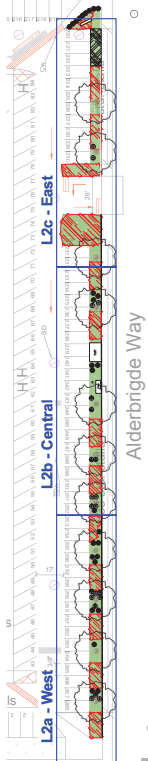
# Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020  
2019/05/21

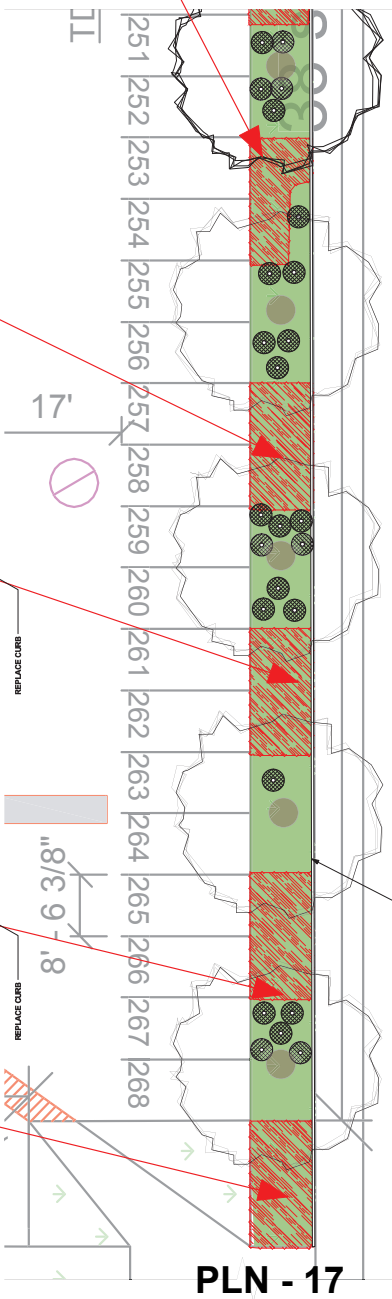


	General Urban T4 (25m)		Non-Motorized Boating & Recreation Water Area		Proposed Streets
	Urban Centre T5 (35m)		Marina (Residential Prohibited)		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	Urban Centre T5 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
<b>Location where site specific maximum building heights apply:</b>		Institution			Richmond Arts District
	(33m)		Pedestrian Linkages		Canada Line Station
	Park		Waterfront Dyke Trail		Transit Plaza
	Park-Configuration & location to be determined				Village Centre: No.3 Road & Cambie Road Intersection

Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

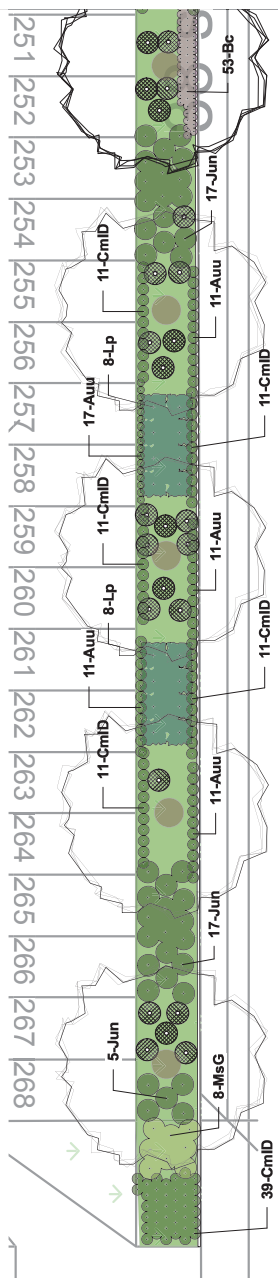


1



2

**Landscape Demolition and Retained Plant Plan West**  
Scale: 1/8" = 1'-0"



4

**Landscape Planting Plan West**  
Scale: 1/8" = 1'-0"



ID	Latin Name	Common Name	Quantity	Scheduling Status
1	SHRUBS			
10	ADONIS	ADONIS	15E	15E
11	ADONIS	ADONIS	15E	15E
12	ADONIS	ADONIS	15E	15E
13	ADONIS	ADONIS	15E	15E
14	ADONIS	ADONIS	15E	15E
15	ADONIS	ADONIS	15E	15E
16	ADONIS	ADONIS	15E	15E
17	ADONIS	ADONIS	15E	15E
18	ADONIS	ADONIS	15E	15E
19	ADONIS	ADONIS	15E	15E
20	ADONIS	ADONIS	15E	15E
21	ADONIS	ADONIS	15E	15E
22	ADONIS	ADONIS	15E	15E
23	ADONIS	ADONIS	15E	15E
24	ADONIS	ADONIS	15E	15E
25	ADONIS	ADONIS	15E	15E
26	ADONIS	ADONIS	15E	15E
27	ADONIS	ADONIS	15E	15E
28	ADONIS	ADONIS	15E	15E
29	ADONIS	ADONIS	15E	15E
30	ADONIS	ADONIS	15E	15E
31	ADONIS	ADONIS	15E	15E
32	ADONIS	ADONIS	15E	15E
33	ADONIS	ADONIS	15E	15E
34	ADONIS	ADONIS	15E	15E
35	ADONIS	ADONIS	15E	15E
36	ADONIS	ADONIS	15E	15E
37	ADONIS	ADONIS	15E	15E
38	ADONIS	ADONIS	15E	15E
39	ADONIS	ADONIS	15E	15E
40	ADONIS	ADONIS	15E	15E

2024-02-30	Issue for Planning Amendment
2024-02-08	Issue for review
2024-02-02	Draft Renovation Concept
2024-02-02	Draft Renovation Concept
	Issue Notes



**Prospect & Refugia**  
LANDSCAPE ARCHITECTS  
4025 South Prairie Avenue, DC 19133  
(610) 391-0000 | prospectrefugia.com  
Renee M. Jones, LEED AP, AIA, ASLA, FASLA  
Renee M. Jones, LEED AP, AIA, ASLA, FASLA

**4940 No 3 Rd Landscape Reno for R2 amendment**

Project Name: 4940 No 3 Rd Landscape Reno for R2 amendment  
Project Number: XXX  
Project Location: Alderbridge Way  
Project Manager: AS  
Date: 2024-02-03  
Sheet No: L1a





REPLACE EXISTING CURB

RETAIN EXISTING

REMOVE EXISTING

Plant Name	Quantity	Schedule #	Notes
Alder	1	1	EXISTING
Basswood	2	2	EXISTING
Birch	3	3	EXISTING
Bur Oak	4	4	EXISTING
Chestnut	5	5	EXISTING
Hickory	6	6	EXISTING
Maple	7	7	EXISTING
Oak	8	8	EXISTING
Pine	9	9	EXISTING
Rose	10	10	EXISTING
Spruce	11	11	EXISTING
Taxus	12	12	EXISTING
Yew	13	13	EXISTING
Boxwood	14	14	EXISTING
Hydrangea	15	15	EXISTING
Rhododendron	16	16	EXISTING
Wisteria	17	17	EXISTING
Sumac	18	18	EXISTING
Wildflower	19	19	EXISTING
Groundcover	20	20	EXISTING



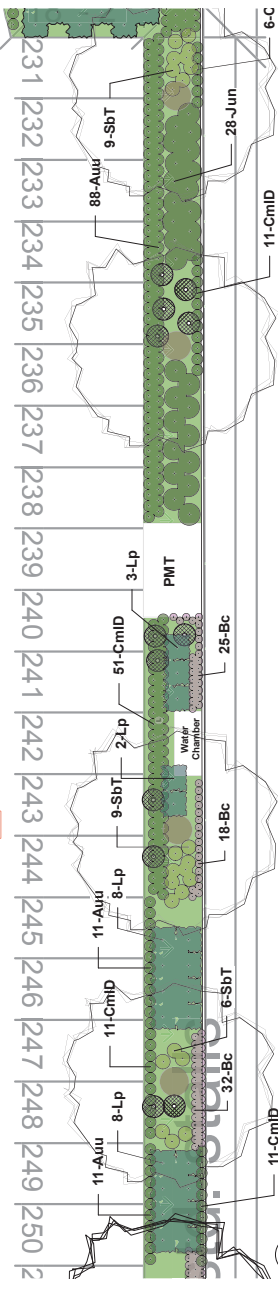
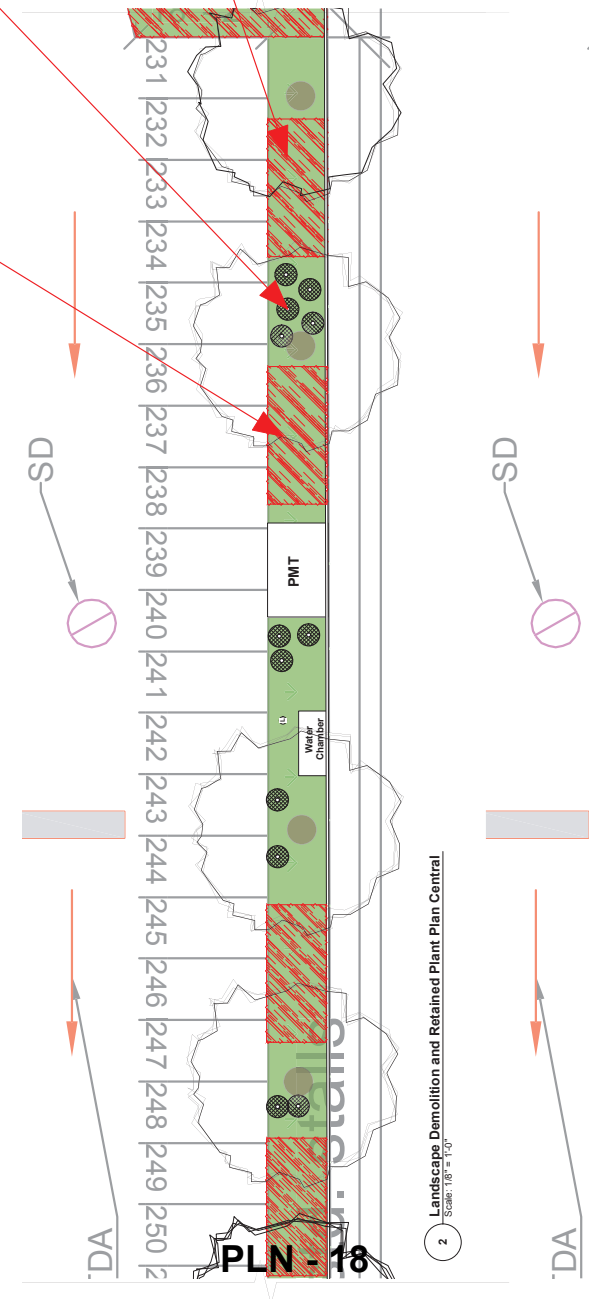
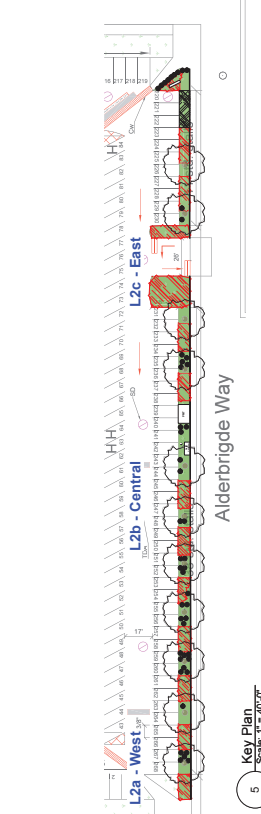
**Prospect & Refuge**  
 LANDSCAPE ARCHITECTS  
 4935 Slaters Point Ave, Mechanicsville, VA 23103  
 804.898.2000  
 landscape@prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ amendment

Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment  
 Project No: 2024-02-02  
 Date: 2024-02-02  
 Issue # Notes: Issue # Notes

Issue for Planning Amendment  
 Issue for Review  
 Detail Renovation Concept

Scale: AS Noted  
 L1b

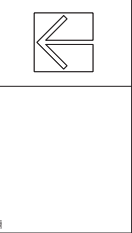


**LEGEND**

- Shrubs to be removed - ADD 7.5 mm topsoil and 7.5 mm composted bark mulch and regrade.
- Wood chipping pile to be placed and covered with 7.5 mm composted bark mulch.
- Existing 5" x 8" mesh - under 0.8m tall.
- Existing 5" x 8" mesh retained - topsoil and 7.5 mm composted bark mulch.
- Existing Tree
- New Zone Slopes
- New 1" x 4" kerfs to be placed along curb & retained pavers in harvest or equivalent.

**NOTE:** All new work and plantings to be done under the supervision of the project architect.

2024-02-20	Issue for Planning Amendment
2024-02-08	Issue for review
2024-02-02	Final Renovation Concept
Date	Issue Notes

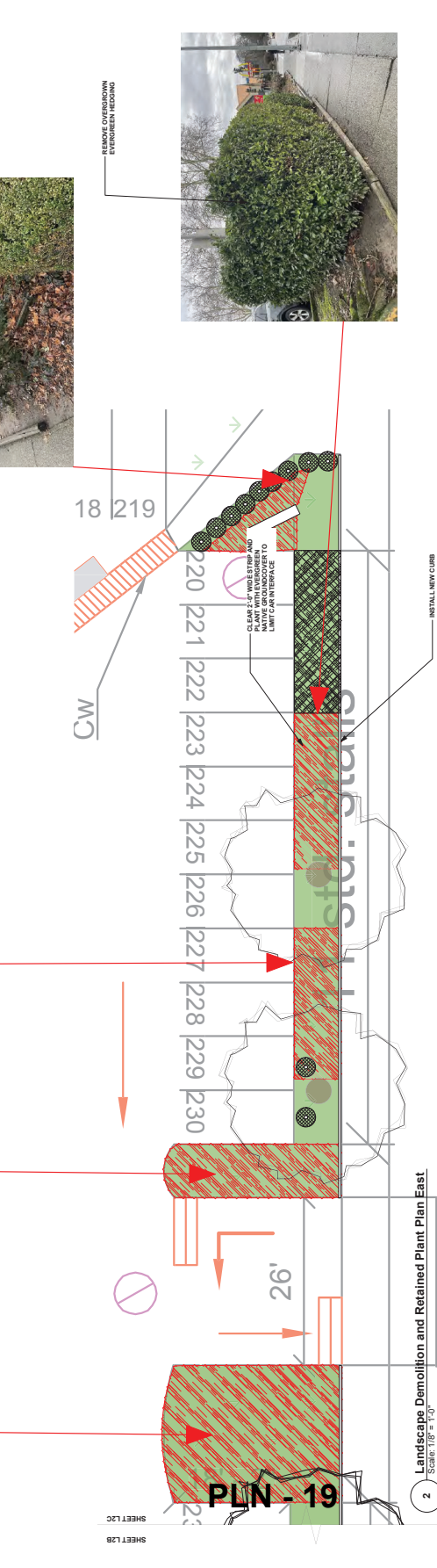
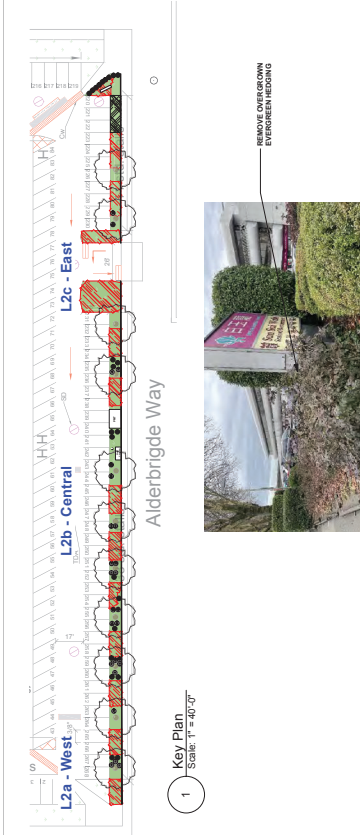


**Prospect & Refuge**  
 LANDSCAPE ARCHITECTS  
 4930 South First Avenue, Suite 100, Fort Collins, CO 80525  
 970.226.1111  
 www.prospectandrefuge.com

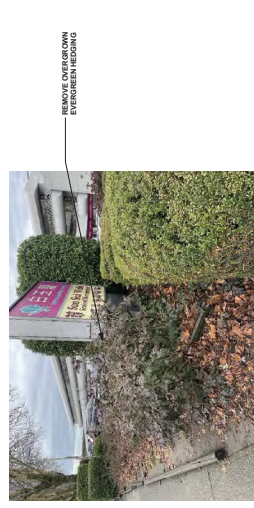
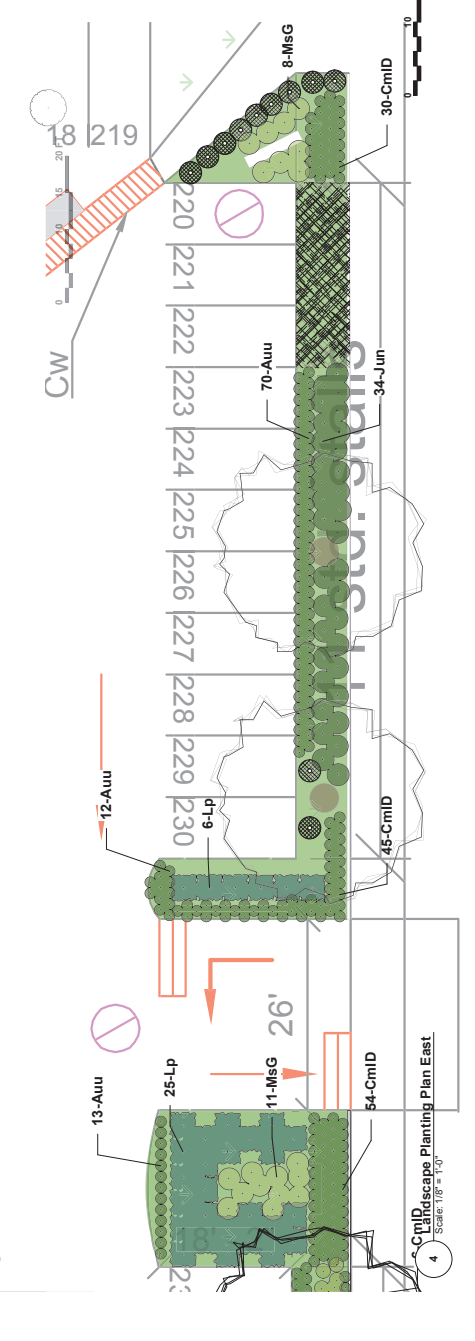
4940 No 3 Rd Landscape Reno for RZ amendment

Project No: 2128-013  
 Date: AS Noted  
 Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment  
 Revision: AS

**L1c**



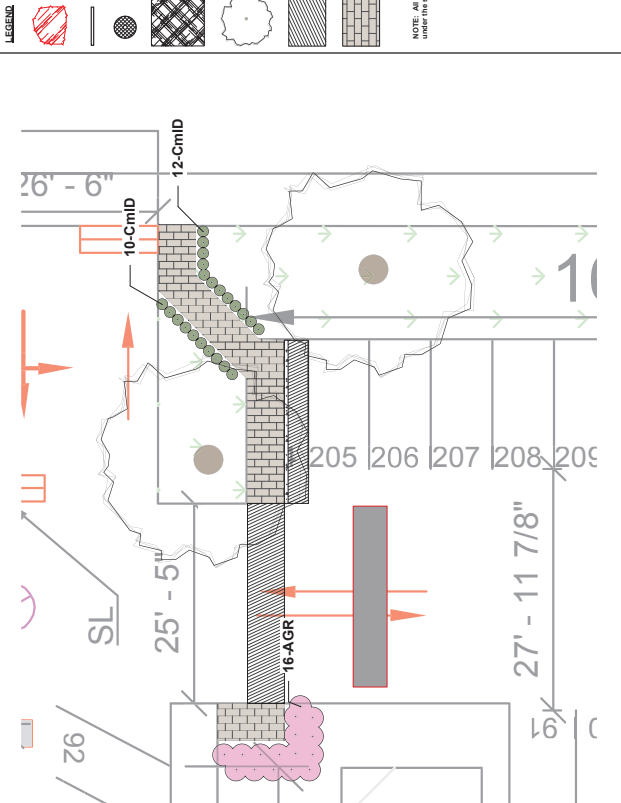
Plant Name	Quantity	Species	Plant Size
13-Auu	1	Autumn	12"
25-Lp	1	Large	25"
11-MsG	1	Medium	11"
54-CmID	1	Large	54"
12-Auu	1	Autumn	12"
6-Lp	1	Large	6"
200	1	Large	200"
201	1	Large	201"
202	1	Large	202"
203	1	Large	203"
204	1	Large	204"
205	1	Large	205"
206	1	Large	206"
207	1	Large	207"
208	1	Large	208"
209	1	Large	209"
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212	1	Large	212"
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223	1	Large	223"
224	1	Large	224"
225	1	Large	225"
226	1	Large	226"
227	1	Large	227"
228	1	Large	228"
229	1	Large	229"
230	1	Large	230"



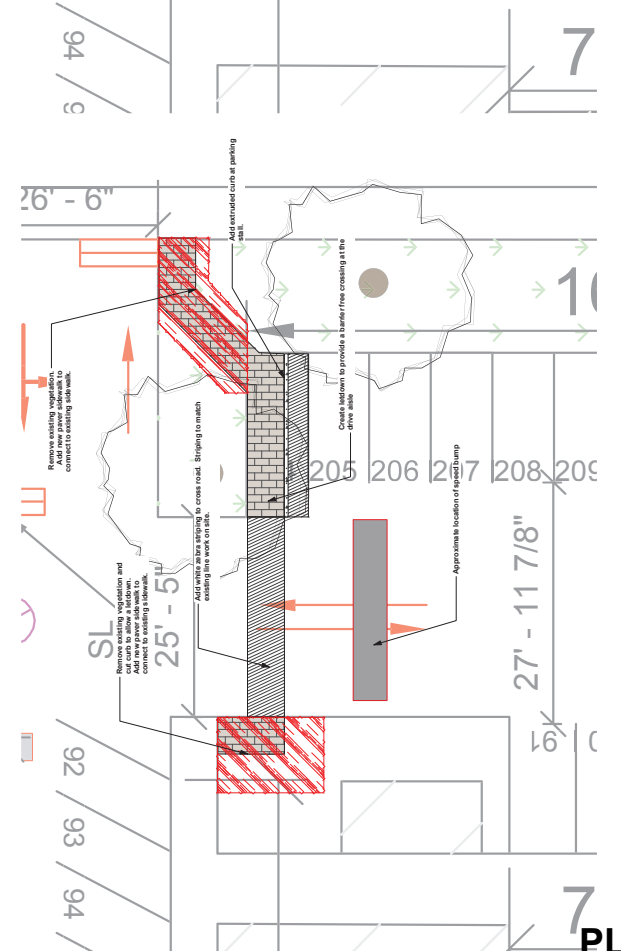
SHEET L2C

**PLN - 19**

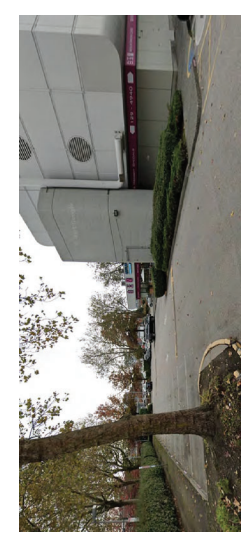
SHEET L2B



1 Hazelbridge Pedestrian Connection- Demo and Hardscape  
 Scale: Approx. 1/8"=1'



2 Hazelbridge Pedestrian Connection-Planting  
 Scale: Approx. 1/8"=1'



### LEGEND

- Shrubs to be removed - ADD 75 mm topsoil and 75 mm compacted base match current adjacent.
- Material stripping - to be removed - add new native plant material to edge.
- Existing shrub retained - under 6 dm tall.
- Existing shrubs to be removed - topsoil with 75 mm compacted base match.
- Existing Tree
- New Zone Striping
- New 1' x 4' white striping with grey hatched border of 1' wide in Harvest, or equivalent.

**NOTE:** All removal work activities to be done under the approval of the project architect.

2024-02-20 Issue for Planning Amendment  
 2024-02-09 Issue for review  
 2024-02-02 Draft Revision Concept  
 Date Issue Notes

↑

**Prospect & Refuge**  
 LANDSCAPE ARCHITECTS  
 4893 Spring Brook Avenue, Suite 100  
 Houston, Texas 77041  
 (713) 463-2222

4894 No 3 Rd Landscape Reno for RZ amendment

PROJECT TITLE: Hazelbridge Pedestrian Connection  
 SHEET NO: 2128-1-13  
 DATE: AS NOTED  
 DRAWN BY: AS  
 CHECKED BY: AS

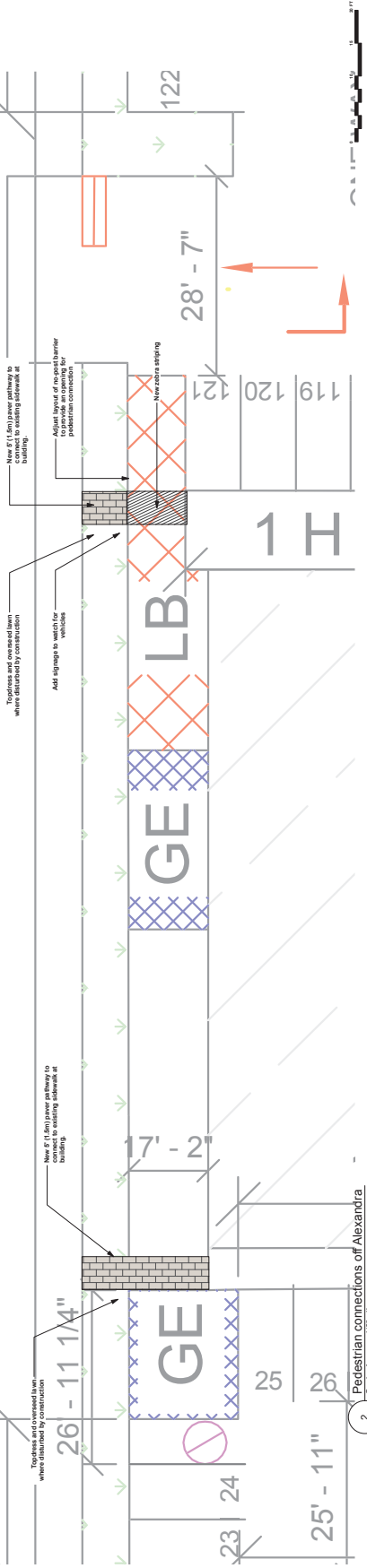
L1d

PLANT ITEM	SYM	COMMON NAME	QUANTITY	SCHEDULE	NOTES
1		BRICK PAVEMENT	1,100	4	CONC.
2		ASBESTOS (REMOVE)	1,100	4	CONC.
3		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
4		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
5		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
6		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
7		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
8		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
9		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
10		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
11		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
12		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
13		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
14		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
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44		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
45		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
46		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
47		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
48		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
49		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.
50		1.5' x 4' x 1.5' WHITE STRIPING	1,100	4	CONC.



# Alexandra

td. stalls



2 Pedestrian connections of Alexandra  
Scale: Approx. 1/8"=1'

**LEGEND**

- Shrub to be removed - JUDO 75 mm topsoil and 75 mm compost bed bark must be replaced.
- Wood Chalking (to be used as a guide for removal of existing edge).
- Existing shrub retained - under 6.0m tall.
- Existing shrubs to be removed - topsoil and 75 mm compost bed bark must be replaced.
- Existing Tree.
- New Zero Slopes.
- New 6" (1.5m) wide paving with 100mm (4") sub-base and 100mm (4") compacted sub-grade.

NOTE: All removal work activities to be done under the approval of the project architect.

PLN - 21



New 6" (1.5m) wide paving with 100mm (4") sub-base and 100mm (4") compacted sub-grade to building.



Cut or remove the Post-barrier to allow pedestrian connection.



Add signage if required for safety.

Add white zones adjacent to match existing on site.

Adjust layout of no post-barrier to allow pedestrian connection across loading zone.

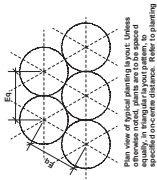
Date	2024-02-20	Issue for Planning Amendment
Date	2024-02-09	Issue for review
Date	2024-02-02	Issue for Review



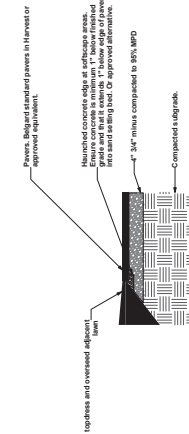
**Prospect & Refuge**  
LANDSCAPE ARCHITECTS  
4022 St. Johns Ave. Melbourne, VIC 3130  
Phone: 03 9594 1000  
Email: info@prospectandrefuge.com.au

4940 No 3 Rd Landscape Reno for RZ amendment

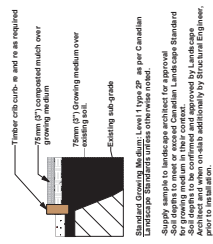
Project No.	2024-03	AS Noted
Project Name	4940 No 3 Rd	AS Noted
Scale	AS	L1e



**1 Shrub and Perennial Planting**  
Scale: 1/2" = 1'-0"



**2 Concrete Unit Pavers**  
Scale: 1/2" = 1'-0"



**3 Top Soil**  
Scale: 1/2" = 1'-0"

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Renovation Concept
	Issue Notes
<b>Prospect &amp; Refuge</b> LANDSCAPE ARCHITECTS 4025 S. Fraser Road, Vancouver, BC V6X 1Y3 Tel: 604.273.8888 www.prospectandrefuge.com	
<b>4940 No 3 Rd Landscape Reno for RZ amendment</b>	
Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment Project No: XXX Project Location: XXX	
<b>Landscape Details</b>	
Sheet No:	AS
Issue No:	AS No.001
Revision No:	L1f



City of  
Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4940 No. 3 Road

File No.: ZT 23-026738

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, the developer is required to complete the following:**

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,957.89 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any landscaping or construction activities occurring on-site.
3. Submission of a Tree Survival Security to the City in the amount of \$5000.00 for one tree to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City
4. 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. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 4 of the required parking spaces must be provided with Level 2 EV charging.
6. Receipt of a Letter-of-Credit for Electric Vehicle (EV) Charging Infrastructure in the amount of \$10,000.00. To accompany the EV charging security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.



Richmond Zoning Bylaw 8500
Amendment Bylaw 10535 (ZT 23-026738)
4940 No 3 Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.40 [Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)] by deleting Section 22.40.11.2 and replacing it with the following:

“2. Notwithstanding Section 22.40.11.1, the following permitted uses may be located on the second and third storeys, in addition to the first storey:

- a) education commercial
b) health service, minor
c) office”.

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10535”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER