



To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-013378

Re: **Application by Larco Investments Ltd. for a Zoning Text Amendment to the
"Light Industrial (IL)" Zone at 3240 No. 4 Road**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, for a Zoning Text Amendment to the "Light Industrial (IL)" zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m², be introduced and given first reading.

Wayne Craig
General Manager, Planning and Development

WC:ta

Att. 7

| |
|-------------------------------------------|
| REPORT CONCURRENCE |
| CONCURRENCE OF GENERAL MANAGER |

Staff Report

Origin

Larco Investments Ltd. has applied on behalf of the owner, Steveston Rental Properties Ltd. (Directors: Mansoor Lalji and Amin J. Lalji) to the City of Richmond for a Zoning Text Amendment to the “Light Industrial (IL)” zone to develop a commercial storage facility having a maximum Floor Area Ratio of 2.0 and to restrict the size of a residential security/operator unit to a maximum of 143.74 m². A location map and aerial photograph are provided in Attachment 1.

The proposed zoning text amendment would facilitate the development of a new 42,844.54 m² (461,174.83 ft²) four-storey industrial building on the subject property comprising of 42,700.80 m² (459,627.59 ft²) of commercial storage uses and a 143.74 m² (1,547.24 ft²) residential security/operator unit on the site. The applicant proposes to construct the building in two phases.

Findings of Fact

The subject property currently contains a commercial storage facility with a residential security/operator unit. The existing commercial storage facility contains seven individual structures which are currently in operation, and the existing residential security/operator unit is currently unoccupied.

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North and the East: Across Highway 99, is vacant land and ramp access to and from Highway 99 on property zoned for “School & Institutional Use (SI)”. To the north-east across Highway 99 and St. Edwards Drive is a hotel complex with restaurant and meeting facilities on a split zoned property zoned “Auto-Oriented Commercial (CA)” and “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/S)” with access from Kilby Drive, and an industrial building under construction on a property zoned “Light Industrial (IL)” at 3640 No. 4 Road which was the subject of a development permit (DP 20-899883) application issued on September 12, 2022 for two two-storey industrial buildings with vehicle access from No. 4 Road.

To the West: Across No. 4 Road, single-family dwellings on properties zoned “Small-Scale Multi-Unit Housing (RSM/M)” with vehicle access from Kilby Court.

Related Policies & Studies

Official Community Plan/ West Cambie Area Plan

The subject property is designated “Mixed Employment (MEMP)” in the 2041 Official Community Plan (OCP) and is located in the West Cambie Area. The West Cambie Area Plan’s Land Use Map designation for the subject property is “Commercial/Industrial” (Attachment 3). The proposed Zoning Text Amendment is consistent with the land use designations in both plans.

On February 16, 2021, as part of the Industrial Lands Intensification Initiative (ILII), Council adopted changes to the OCP and Zoning Bylaw 8500 to further encourage the intensification of industrial lands throughout Richmond. Part of the objectives of the ILII, allows for the consideration of increased density on industrial lands to support the development of multi-storey industrial buildings. The proposed Zoning Text Amendment provides for a multi-storey industrial building and a higher utilization of the land, consistent with the objectives of the ILII.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy “Area 3”. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP.

Prior to final adoption of the Amendment Bylaw, the applicant will be required to register an aircraft noise-sensitive use covenant on Title, acknowledging that the subject lands are located within an aircraft noise-sensitive area and that appropriate building design measures are incorporated into the residential security/operator to mitigate against aircraft noise.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the property, staff received one enquiry from the public about the proposed zoning text amendment application.

The enquiry was a phone call from an individual who claimed to be a lessee of one of the existing storage units on-site. The enquirer was concerned about the displacement of existing customers during the construction phase of the new facility.

The applicant has advised that they operate other storage facilities in the Greater Vancouver area. Existing tenants who are impacted by the construction will be offered options, along with incentives, to relocate to another storage facility. Incentives include free rent and subsidized moving costs.

On February 28, 2023, the applicant circulated a letter with information regarding their application to 23 residential properties in proximity to the proposed development. In response, one written submission was received. A summary of the responses received, together with a copy of the information circulated by the applicant and the written submission received are included in Attachment 4.

The written submission (Attachment 4) was received from an individual writing on behalf of the owner of 10351 Kilby Drive, concerned about the taxation of their property given that a portion of the site (10351 Kilby Drive), which is subject to an easement in favour of 3240 No. 4 Road, was being used by the commercial storage operator at 3240 No. 4 Road.

The enquirer was directed to contact BC Assessment Authority regarding any concerns on the property assessment. The property at 10351 Kilby Drive is zoned "Small Scale Multi-Unit Housing (RSM/L)" and is zoned for Residential use only. The applicant has not applied to rezone the portion of 10351 Kilby Drive subject to the easement, and the applicant has been informed that industrial use of 10351 Kilby Drive is prohibited. The proposed application does not include the use of the easement area and proposes landscaping and the installation of a new fence adjacent to 10351 Kilby Drive which will be further reviewed as part of the development permit application.

Should the Planning Committee endorse this application and Council grant first reading to the zoning text amendment 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

The applicant proposes to construct a new 42,844.54 m² (461,174.83 ft²) four-storey (17.88 m) industrial building on the subject property comprising of 42,700.80 m² (459,627.59 ft²) of commercial storage use and a 143.74 m² (1,547.24 ft²) residential security/operator unit on the site (Attachment 5).

The applicant proposes to construct the proposed building in two phases and to demolish the existing commercial storage structures as construction proceeds. The applicant has indicated that the phasing of the construction and demolition will allow the business to still be in operation, although at a reduced capacity, during the construction period.

At completion, the service operator (Maple Leaf Self Storage Inc.) plans to have four to six full time employees on site during operating hours.

Built Form and Architectural Character

The building has one main entrance fronting No. 4 Road in the south west corner of the building. The residential security/operator unit is to be located on the second floor right above the building entrance. There would be no direct access from the site to Highway 99. The building is proposed to be setback 18.04 m from No. 4 Road and 19.01 m away from the residential-zoned properties south of the site.

The west side façade is proposed to have roll up doors to provide access to individual storage units. Loading bays are proposed in the south portion of the site in proximity to the site entrance. The north-east portion of the building adjacent to Highway 99, is proposed to have a façade design with varying features and depth.

The proposal includes approximately 27.60 m² (297.20 ft²) of indoor amenity space for employees. An outdoor amenity space located in the front yard, approximately 20.40 m² (220.0 ft²) in area, would also be provided for the use of the employees. The outdoor amenity space is proposed to be in proximity to the building entrance and contains a seating area with a trellis.

Parking spaces are appropriately setback and are located in the front yard adjacent to No. 4 Road and the south yard adjacent to the industrial and residential properties.

Proposed Zoning Text Amendment

To facilitate the proposed development, an amendment to the Light Industrial (IL) zone is required to permit an increase in floor area ratio (FAR) on the subject property from 1.0 FAR to 2.0 FAR limited to commercial storage use and limit a security/operator unit of a maximum size of 143.74 m² (1,547.24 ft²) on the subject site.

Floor Area Ratio

The maximum permitted FAR for properties zoned “Light Industrial (IL)” is 1.0, except in the City Centre where the maximum floor area ratio is 1.2. The applicant proposes to construct a new 42,700.80 m² (459,627.59 ft²) four-storey (17.88 m) industrial building consisting of commercial storage uses with an FAR of 2.0.

Staff are supportive of the requested zoning text amendment as commercial storage is an existing permitted use within the “Light Industrial (IL)” zone and the additional density sought represents a higher utilization and intensification of the site.

The increased FAR aligns with the City’s objective for the intensification of industrial lands. This increased FAR is limited to commercial storage use on the subject site only and would not apply to other properties with the same zoning designation. In addition, the proposed ground floor height of 4.27 m is generally consistent with typical industrial floor heights and could be converted in the future for other industrial purposes.

Residential security/operator unit use:

The development includes a residential security/operator unit, which is a permitted secondary use in the “Light Industrial (IL)” zone. The proposed unit would be located on the second floor, close to the main building entrance and would have two bedrooms and a total floor area of 143.74 m² (1,547.24 ft²).

The applicant has indicated that the residential security/operator unit would provide accommodation for an onsite resident manager to address any after-hour security issues on the property.

Additionally, the applicant has stated that the proposed suite size is in range with that provided at their other storage facilities and it provides accommodation capable of housing on-site caretakers who may have families.

In order to clarify that only one suite is permitted and to establish a maximum suite size, the proposed bylaw would restrict the size of a suite on the subject site to a maximum size of 143.74 m² (1,547.24 ft²).

Prior to final adoption of the amendment bylaw, the applicant is required to:

- Register a legal agreement on Title for industrial developments within 30.0 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
- Register a covenant on Title that identifies the building as a mixed use building and requires the residential security/operator unit to be designed to achieve the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces.
- Register a legal agreement on Title prohibiting the stratification of the residential security/operator unit.

Existing Legal Encumbrances

There is an existing Statutory-Right-of-Way (SRW) [AD107777] for City utilities at the south-west corner of the subject site. This SRW has been identified to no longer be required, as service connection to the site is to be provided from the service connection within No. 4 Road. Prior to bylaw adoption the SRW is to be discharged from Title.

There is also a Covenant [BH194067] in favour of the City for the purpose of allowing the Registered Owner of the subject site erect a sign on the sidewalk portion of No. 4 Road at the entrance to the existing site. This signage is no longer required and any signage will be located on the subject site. Accordingly, prior to bylaw adoption the covenant is to be discharged from Title.

Transportation and Site Access

Vehicular access to the subject site would be provided via No. 4 Road at the south-west end of the property. The proposed access is acceptable to the City's Transportation Department and the Ministry of Transportation and Infrastructure (MoTI).

A Transportation Study was provided by the applicant and has also been reviewed and accepted by the City's Transportation Department and MoTI.

Preliminary Approval of the proposal has been provided by MoTI subject to the development being setback a minimum of 4.5 m from Highway 99 in compliance with the Province's highway setback regulations. This setback would be further reviewed and confirmed as part of the future development permit application.

Landscaping, Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 46 bylaw-sized trees on the subject property six trees on neighbouring properties. There are no bylaw-sized street trees on City property.

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

- Two trees located on site along the north-east property line, specifically tag# 6620 and 6622, are dead and should be removed and replaced.
- 22 trees located on site, specifically tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641 along the north and north-east property line are in moderate to good condition and should be retained and protected. Retained trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 13 trees located on site, specifically tag# 6607, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636 and 6637 along the north-east property line and in the eastern portion of the site are in moderate condition. The trees are however in conflict with the proposed retaining wall and the development footprint. As identified in the Arborist report, these trees are to be removed and replaced.
- Nine trees located on site along the front property line adjacent to No. 4 Road, specifically tag# 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649 and 6650 are identified in poor condition due to historic topping by BC Hydro for line clearance. These trees will also be impacted by the removal of the adjacent retaining wall. As identified in the Arborist report, these trees are to be removed and replaced.
- Six trees located off-site, specifically tag# Os1, Os2, Os3, Os4, Os5 and Os6 located on neighbouring properties to the south and south-east of the subject site are to be retained as per Arborist report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant intends to remove 24 on-site trees (tag# 6607, 6620, 6622, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649 and 6650).

The OCP requires a 2:1 replacement ratio for trees removed, this would therefore require a total of 48 replacement trees. The preliminary landscape plan provides for 103 trees on-site, which exceeds the 2:1 replacement requirement established in the OCP. The size and species of replacement trees and overall landscape design will be further reviewed through the required Development Permit application process.

The required replacement trees are to be of the following minimum sizes minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|-----------------------------------------------|----|-----------------------------------------------|
| 48 | 8.0 cm | | 4.0 m |

Tree Protection

22 trees (tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641) on the subject site and six trees (tag# Os1, Os2, Os3, Os4, Os5 and Os6) on neighbouring properties to the south and south-east of the subject site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). 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 amendment bylaw, a Tree Survival Security in the amount of \$5,120.00 for each retained tree with 20.0 cm DBH up to 30.0 cm DBH and \$10,240.00 for each retained tree with 31.0 cm DBH to 91.0 cm DBH is required to be submitted prior to final adoption of the amendment bylaw to ensure the protection of retained trees. The total value of the Tree Survival Security is \$215,040.00.
- Prior to final adoption of the amendment 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 tree 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 tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing building 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.

Public Art

In response to the City’s Public Art Program, prior to bylaw adoption the applicant will provide a voluntary cash contribution at a rate of \$0.30 per buildable square foot (2024 rate) to the City’s Public Art Reserve Fund; for a total amount of \$137,961.06.

Sustainability

The applicant has indicated that the development will comply with the City of Richmond Building Bylaw and BC Building Code (BCBC) 2024 via either the ASHRAE 90.1-2019 or NECB 2020 compliance pathway.

To meet the energy requirements, the applicant has agreed to provide the following sustainability features:

- High-performance building envelope
- Optimized glazing placement balancing daylight penetration and thermal comfort
- Energy-efficient lighting fixtures
- Energy-efficient mechanical system
- Low flow plumbing fixtures
- Incorporation of on-site renewables (i.e. solar photovoltaics)
- Outlets capable of providing Level 2 EV charging for a portion of the parking spaces

The proposed sustainability features will be further evaluated as part of the development permit and building permit review process.

Site Servicing and Frontage Improvements

Prior to zoning text amendment bylaw adoption, the Applicant is required to enter into a Servicing Agreement for the design and construction of the following, including but not limited to:

- Frontage Improvements along No. 4 Road
- Related water, storm sewer and sanitary sewer connections to the subject site, along with public and private utility improvements

Detailed site servicing and frontage improvement requirements are identified in Attachment 7.

Development Permit

Submission and processing of a Development Permit (DP) application, to a level deemed acceptable by the Director, Development, is required prior to final adoption of the zoning text amendment bylaw.

At DP stage, additional development design will be reviewed with respect to the following items:

- Design Guidelines: compliance with Development Permit Guidelines for industrial developments in the 2041 Official Community Plan (OCP).
- Demolition and Construction Phasing: the proposed building and use of the site during construction will be reviewed to ensure site planning is appropriate.

- Building Frontage: opportunities for visual interest through design development to improve the urban design of the building frontages.
- Residential Interface: refinement of the site plan and landscape plan to ensure all portions of the site interfacing with residential properties provide appropriate edge conditions.
- Lighting Plan and Shadow Study: lighting and shadowing to be further reviewed to minimise any negative impact to adjacent properties.
- Tree management and Landscaping: refinement of the landscape design and tree management scheme to ensure the protection and long-term health of retained trees. Planting of the required replacement trees will also be reviewed.
- Pedestrian Circulation: opportunities to enhance pedestrian circulation and accessibility throughout the site.
- Sustainability: consideration of measures to enhance the building's performance in coordination with its architectural expression, including the use of solar photovoltaics (PV) will be explored through the DP process.
- Crime Prevention through Environmental Design (CPTED): opportunities to incorporate CPTED measures to promote security and casual surveillance.
- Parking, Loading and Waste Management: further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

Additional areas for further design development may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

The Zoning Text Amendment 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

Larco Investments Ltd. has applied for a Zoning Text Amendment to the “Light Industrial (IL)” zone to permit a commercial storage facility having a maximum Floor Area Ratio of 2.0 and restricting the size of a residential security/operator unit to a maximum of 143.74 m²

The proposed zoning text amendment application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and West Cambie Area Plan.

The list of zoning text amendment considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10582 be introduced and given first reading.



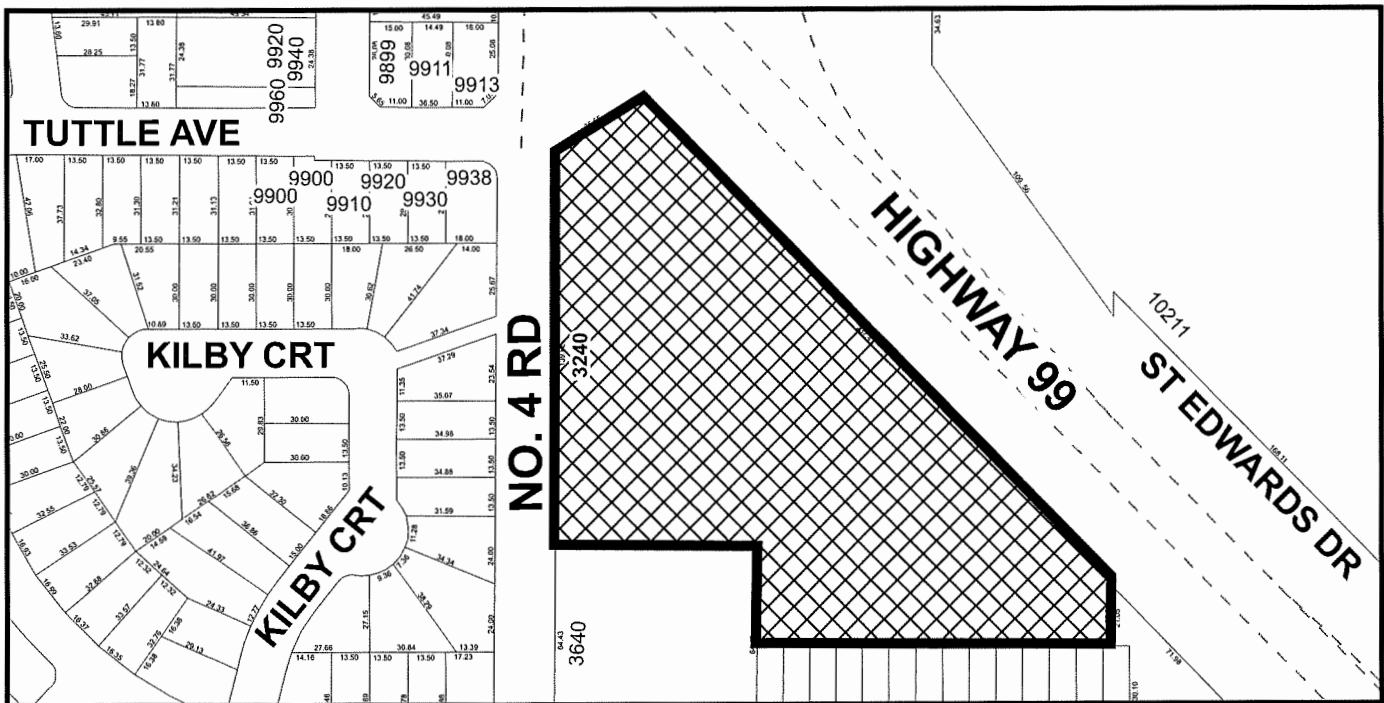
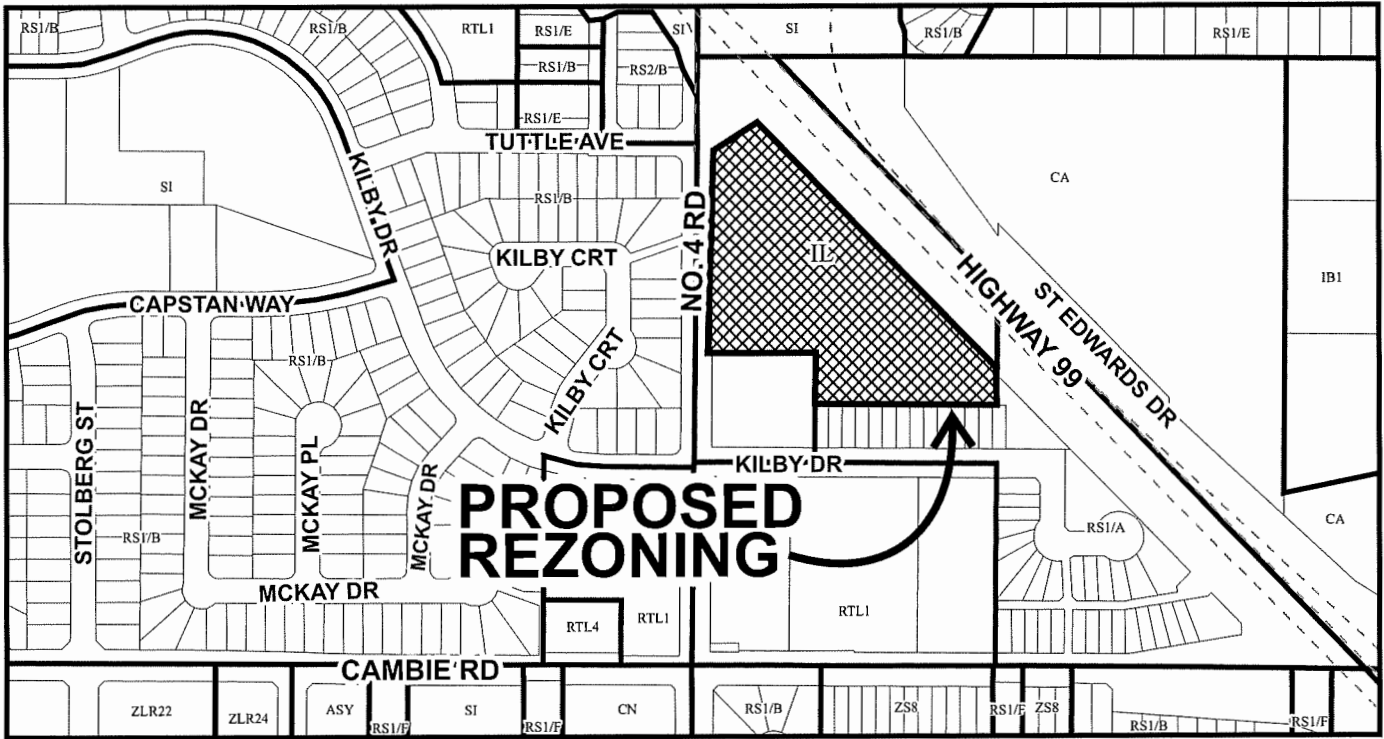
Tolu Alabi
Planner 2
(604-276-4092)

TA:he

- Att. 1: Location and Aerial Map
2: Development Application Data Sheet
3: West Cambie Area Plan
4: Public Consultation and Email Correspondence
5: Conceptual Development Plans
6: Tree Management Plan
7: Zoning Text Amendment Considerations



City of Richmond



RZ 22-013378

Original Date: 06/01/22

Revision Date: 06/06/22

Note: Dimensions are in METRES



City of Richmond



RZ 22-013378

Original Date: 06/01/22

Revision Date: 06/06/22

Note: Dimensions are in METRES



RZ 22-013378

Attachment 2

Address: 3240 No. 4 Road

Applicant: Larco Investments Ltd.

Owner: Steveston Rental Properties Ltd. (Directors: Mansoor Lalji and Amin J. Lalji)

Planning Area(s): West Cambie

Gross Floor Area: 43,560.97 m² Net Floor Area: 42,844.54 m²

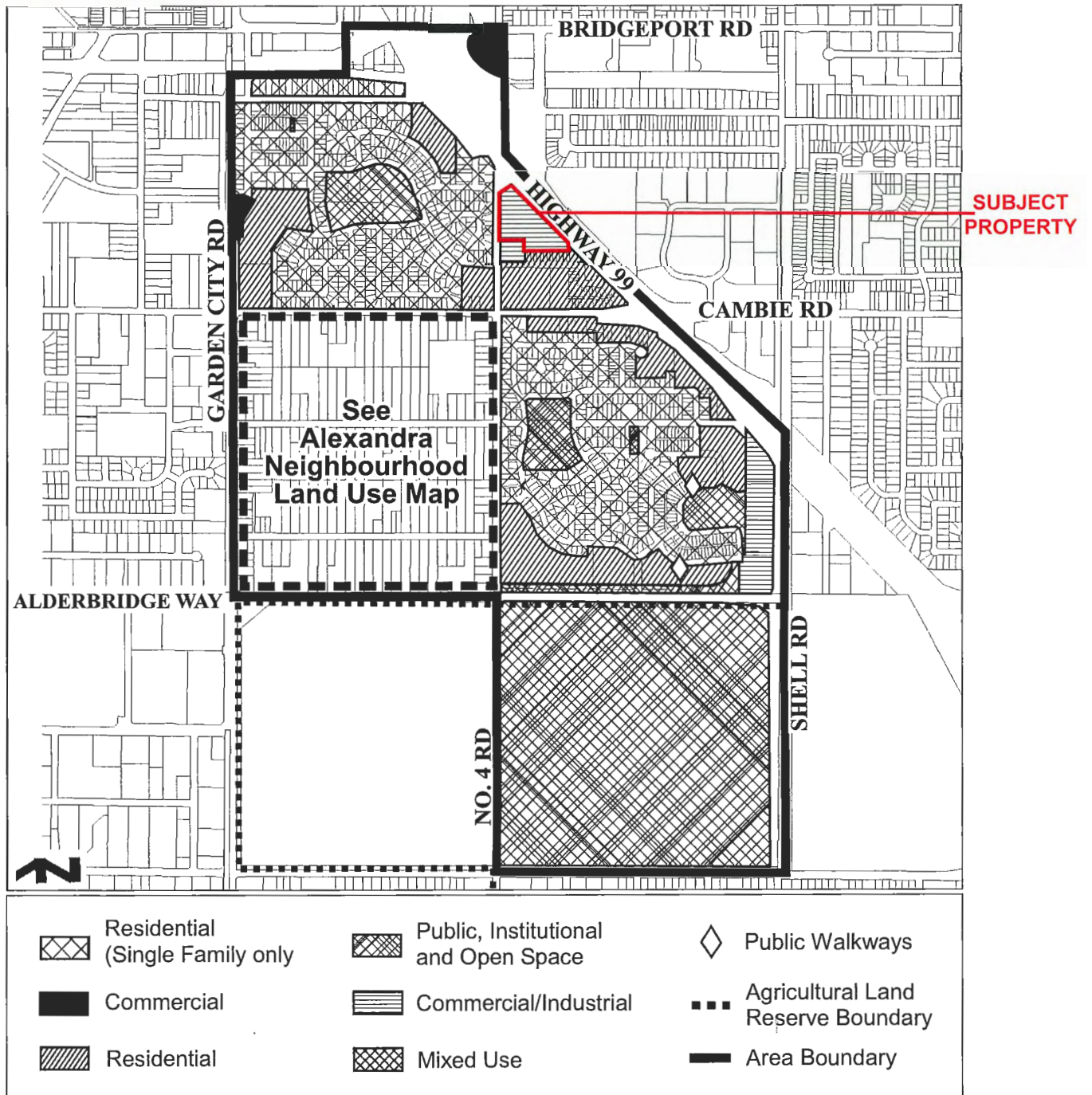
| | Existing | Proposed |
|------------------------------|-----------------------------------------------------------|--------------------------|
| Owner | Steveston Rental Properties Ltd | No Change |
| Site Size | 21,361.67 m ² | 21,361.67 m ² |
| Land Uses | Commercial Storage and Residential Security/Operator Unit | No Change |
| OCP Designation | Mixed Employment | No Change |
| Area Plan Designation | Commercial/Industrial | No Change |
| Zoning | Light Industrial (IL) | No Change |
| Number of Units | One (1) | No Change |

| | Bylaw Requirement | Proposed | Variance |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------|
| Floor Area Ratio | 2.0 | 2.0 | None Permitted |
| Buildable Floor Area* | Commercial Storage: 42,723.34 m ² Res. Security/Operator: 143.74 m ² | Commercial Storage: 42,700.80 m ² Res. Security/Operator: 143.74 m ² | None Permitted |
| Lot Coverage - Buildings | Max. 75.0 % | 59.14 % | None |
| Setbacks - Front Yard | Min. 3.0 m | 18.04 m | None |
| Setbacks - Exterior Side Yard | Min. 3.0 m | 3.00 m | None |
| Setbacks - Interior Side Yard | Min. 0.0 m | 19.01 m | None |
| Setbacks - Rear Yard | Min. 0.0 m | 5.33 m | None |
| Height | Max. 35.0 m | 17.88 m | None |
| On-site Parking Spaces – Commercial Storage | 91 | 95 | None |
| On-site Parking Spaces – Office | 6 | 6 | None |
| On-site Parking Spaces – Residential Security/Operator Unit | 2 | 2 | None |
| On-site Parking Spaces – Visitor Residential Security/Operator Unit | 1 | 1 | None |

| | Bylaw Requirement | Proposed | Variance |
|-------------------------------------|--------------------------|-----------------|-----------------|
| Off-street Parking Spaces – Total | 100 | 104 | None |
| On-site Parking Spaces – Accessible | 2 | 3 | None |
| Standard Parking Spaces | 50 | 96 | None |
| Tandem Parking Spaces | Not Permitted | None | None |
| Loading – Medium Size | 10 | 10 | None |
| Loading – Large Size | 9 | Shared Medium | None |
| Bicycle Parking – Class 1 | 3 | 4 | None |
| Bicycle Parking – Class 2 | 2 | 2 | None |

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Land Use Map



3240 No 4 Road (RZ 22-013378) – Public Consultation Summary

In response to request from City of Richmond rezoning planner, this is a summary of the public consultation completed and comments received for the subject rezoning proposal.

On Feb 28 2023, following erection of formal rezoning notification signage on the site as instructed, we mailed the attached letter to all neighbours highlighted in red in the image below (23 residences total). We received 1 response to this letter on April 12 2023 which has been provided to the Rezoning Planner by email. The neighbour's response did not indicate support or otherwise for the subject rezoning proposal but requested additional information about their own property which we could not answer as it was a city zoning question. We have received no other correspondence from the notified residences.



Please contact me if there are any questions about this public consultation summary.

Wendy LeBreton, Manager of Development
Larco Investments Ltd *on behalf of Maple Leaf Self Storage Inc*

Attachment: Neighbour Notification Letter

Maple Leaf Self Storage Inc.

17th Floor, 900 West Georgia Street, Vancouver, BC, Canada V6C 2W6 • (604) 926-9500 • Fax (604) 925-2739

February 28, 2023

Dear Neighbour:

On behalf of Maple Leaf Self Storage Inc I would like to let you know about our application to rezone the site at 3240 No. 4 Road, in Richmond B.C. This proposal will not change the current use on the site but rather modernize the design and operation of the self-storage facility. The proposal is to rezone from IL-Light Industrial to a site-specific zone with maximum Floor Area Ratio of 2.02. The maximum height is 12.6m at the closest point to your property and 17.7m further away from your home. I have included the site plan and a rendering of the proposal on the back of this letter. Please find more information about our business operations below and let me know if you have any questions about this application after you have read this letter.

As with our other stores, the Richmond store will contain a spacious business office which will employ 4-5 people. The office hours will typically be 8:30am to 6pm, Monday to Saturday and 10:00am to 5:00pm, Sundays. The facility hours will typically be 6:00am to 9:00pm every day.

The development will contain an onsite residence (“caretaker unit”) for the Store Manager, who will work at the store five days a week and will provide an additional level of security. The store manager will be able to quickly deal with any off-hours operational issues (i.e. gate and door malfunctions, elevator issues, etc.). We have also found that having an onsite manager acts as a deterrent to those considering criminal activity.

There will be two loading zones, with their own set of oversized elevators. This will facilitate better loading and unloading, and less congestion in the loading and staging areas. This is particularly important for our commercial users who value proximity to the loading areas and convenience. Vehicular traffic to the store is generally light. During the low season, it typically ranges from 3 to 6 vehicles per hour. During the high season, it typically ranges from 6 to 10 cars per hour mostly on weekends.

The commercial tenant base typically leases units year-round and have been known to rent units for years at a time. In fact, we are known for incubating small business tenants by providing their warehousing requirements as they grow and develop into stronger companies. Our personal user tenant base is typically comprised of those who are moving or downsizing, those who have insufficient space in their homes and those who are renovating or redecorating. Most of our commercial and personal users live within 0 – 15 km from our stores and cite the location and quality customer service as the reasons for becoming a tenant. Maple Leaf operates 11 facilities in Greater Vancouver and existing tenants who are impacted by the construction will be offered options, along with incentives, to relocate to another Maple Leaf facility. This has been done successfully in the past.

Please feel free to contact me any time with questions or comments about this rezoning application.

Thank you.

Yours truly,



Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd *on behalf of* Maple Leaf Self Storage Inc
604-925-8275
wlebreton@larco.ca

Maple Leaf Self Storage Inc.

17th Floor, 900 West Georgia Street, Vancouver, BC, Canada V6C 2W6 • (604) 926-9500 • Fax (604) 925-2739



cta
architecture
+ design ltd.



View from the South West

From: [Wendy LeBreton](#)
To: [Alabi,Tolu](#)
Cc: [Art Phillips](#)
Subject: RE: Preliminary Staff Comments Letter: 3240 No 4 Road (RZ 22-013378)
Date: April 12, 2023 2:15:47 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[Re Richmond Development.msg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Good afternoon Tolu,

As an update for you, thus far, I have received only 1 response to our neighbourhood notification letter. I have attached our correspondence to this email.

Kind regards,
Wendy

Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd
t: 604.925.8275 | c: 778.838.4903

Alabi, Tolu

From: Wendy LeBreton <wlebreton@larco.ca>
Sent: April 4, 2023 3:57 PM
To: Ashley Reddy
Subject: Re: Richmond Development

Hello Ashley

Thank you for your email. The agreement that came with the original purchase of the house/property was that the fence was to remain in place. I suggest you contact the City of Richmond if you would like to discuss this further.

Kind regards
Wendy

Wendy LeBreton, MES, MCIP, RPP
Manager of Development
Larco Investments Ltd
604-925-8275

On Apr 1, 2023, at 11:09 AM, Ashley Reddy <ashleyreddy31@gmail.com> wrote:

Hello,

Following up on my previous email as I have not heard from you.

Thank you.

On Tue, Mar 21, 2023, 7:23 PM Ashley Reddy <ashleyreddy31@gmail.com> wrote:
Hello Wendy,

This email is behalf of my mom Sureshla Devi who resides behind the Maple Leaf Storage in Richmond, BC.

With this new developmental plan and letter we received regarding the changes of Maple Leaf Storage, we would to know when we can re-fence and show to the City of Richmond that our property at 10351 Kilby Drive, Richmond BC is strictly residential and should not be classified as business as it shows under the property assessment since 2020 which I have been paying.

Please let me know.

Thank you,

Ashley Reddy
On behalf of Sureshla Devi

10351 Kilby Drive
Richmond, BC

PLN - 136

Alabi, Tolu

From: Ashley Reddy <ashleyreddy31@gmail.com>
Sent: April 19, 2023 8:06 PM
To: Alabi,Tolu
Subject: 10351 Kilby Drive
Attachments: Archived attachment list.txt

Quick Look

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

This email is on behalf of my mom Sureshla Devi. Owner of 10351 Kilby Drive. The issue is our property is being classified as business as well as residential since part our property is being used by the Maple Leaf Storage Company behind us. I am hoping you can help us. As my mom's property has been classified as business and has to pay taxes for something beyond her control. I will forward you other emails as well.

Please set up a time to meet with my mom directly at the number below.

Ashley.
On behalf of Sureshla Devi of 10351 Kilby drive.
Home - 604.278.6245

PHASE 1 - ZONING ANALYSIS

ZONING BY-LAW ANALYSIS (CITY OF RICHMOND)

1. ZONING: C-2
 2. SITE AREA: 2,318.17 m² (54,846 sq ft)
 3. SITE COVERAGE: 28.84% (2,318.17 m² / 8,041.17 m²)

| PHASE | FLOOR AREA | LEVEL | NAME | OCCUPANCY | FLOOR AREA | HEIGHT |
|---------|------------|--------------|--------|-----------|------------|--------|
| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | SECOND FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | THIRD FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | FOURTH FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| TOTAL | 9,272.68 | | | | 9,272.68 | 11.7 |

| PHASE | FLOOR AREA | LEVEL | NAME | OCCUPANCY | FLOOR AREA | HEIGHT |
|---------|------------|--------------|--------|-----------|------------|--------|
| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | SECOND FLOOR | OFFICE | D | 2,318.17 | 11.7 |
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| PHASE 1 | 2,318.17 | FOURTH FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| TOTAL | 9,272.68 | | | | 9,272.68 | 11.7 |

4. BUILDING HEIGHT: 11.7 m (38' 5")
 5. REQUIRED SETBACKS:
 FRONT: 1.5 m (5' 0")
 REAR: 1.5 m (5' 0")
 SIDE: 1.5 m (5' 0")
 CORNER: 1.5 m (5' 0")

6. LOCAL BY-LAW REQUIREMENTS:
 1. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 2. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 3. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 4. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 5. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 6. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 7. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 8. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 9. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.
 10. ALL BUILDINGS SHALL BE CONFORMANT WITH THE ZONING BY-LAW.

| PHASE | FLOOR AREA | LEVEL | NAME | OCCUPANCY | FLOOR AREA | HEIGHT |
|---------|------------|--------------|--------|-----------|------------|--------|
| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | SECOND FLOOR | OFFICE | D | 2,318.17 | 11.7 |
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| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| PHASE 1 | 2,318.17 | SECOND FLOOR | OFFICE | D | 2,318.17 | 11.7 |
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| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
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| PHASE 1 | 2,318.17 | MAIN FLOOR | OFFICE | D | 2,318.17 | 11.7 |
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| PHASE 1 | 2,318.17 | FOURTH FLOOR | OFFICE | D | 2,318.17 | 11.7 |
| TOTAL | 9,272.68 | | | | 9,272.68 | 11.7 |



1 | PHASE 1 - CONTEXT PLAN



cta
 architecture
 +
 design ltd.

2115
 A03 PHASE 1 - ZONING ANALYSIS

NO4 ROAD MLSS
 PROJECT ADDRESS
 3240 NO 4 ROAD, RICHMOND, BC

PROJECT NUMBER
 2022-02-2022-02





OVERALL - NORTH-EAST VIEW

PLN - 141

cta
architecture
+ design ltd.

2115
3240 NO 4 ROAD
RICHMOND, BC
V6X 2C4

NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC



2115

A04 PERSPECTIVES

DATE: 2023-08-15 10:00 AM
DRAWN BY: [unreadable]
CHECKED BY: [unreadable]
SCALE: 1:100



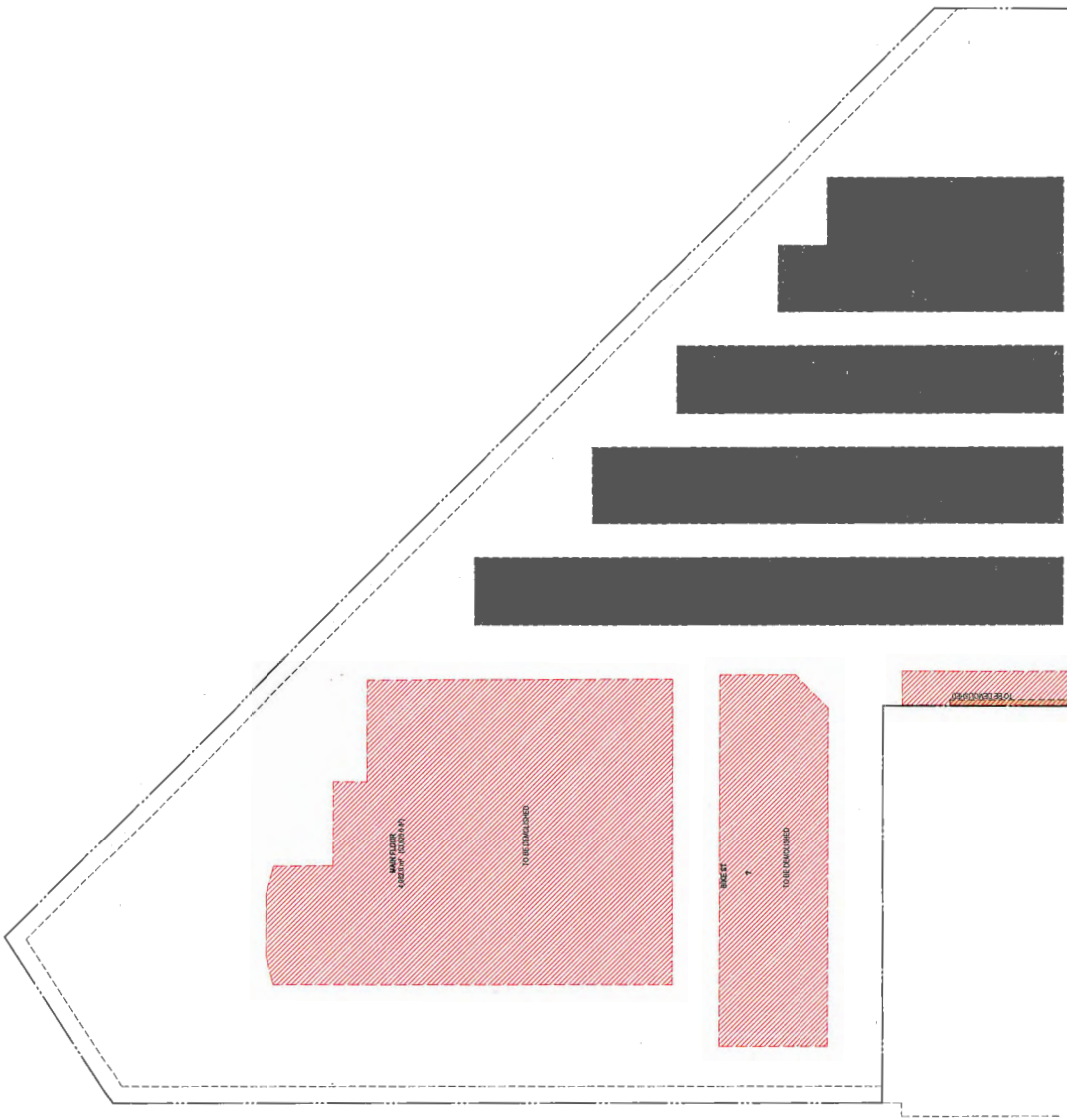
OVERALL - NORTH-WEST VIEW



OVERALL - SOUTH-WEST VIEW



NORTH - WEST VIEW



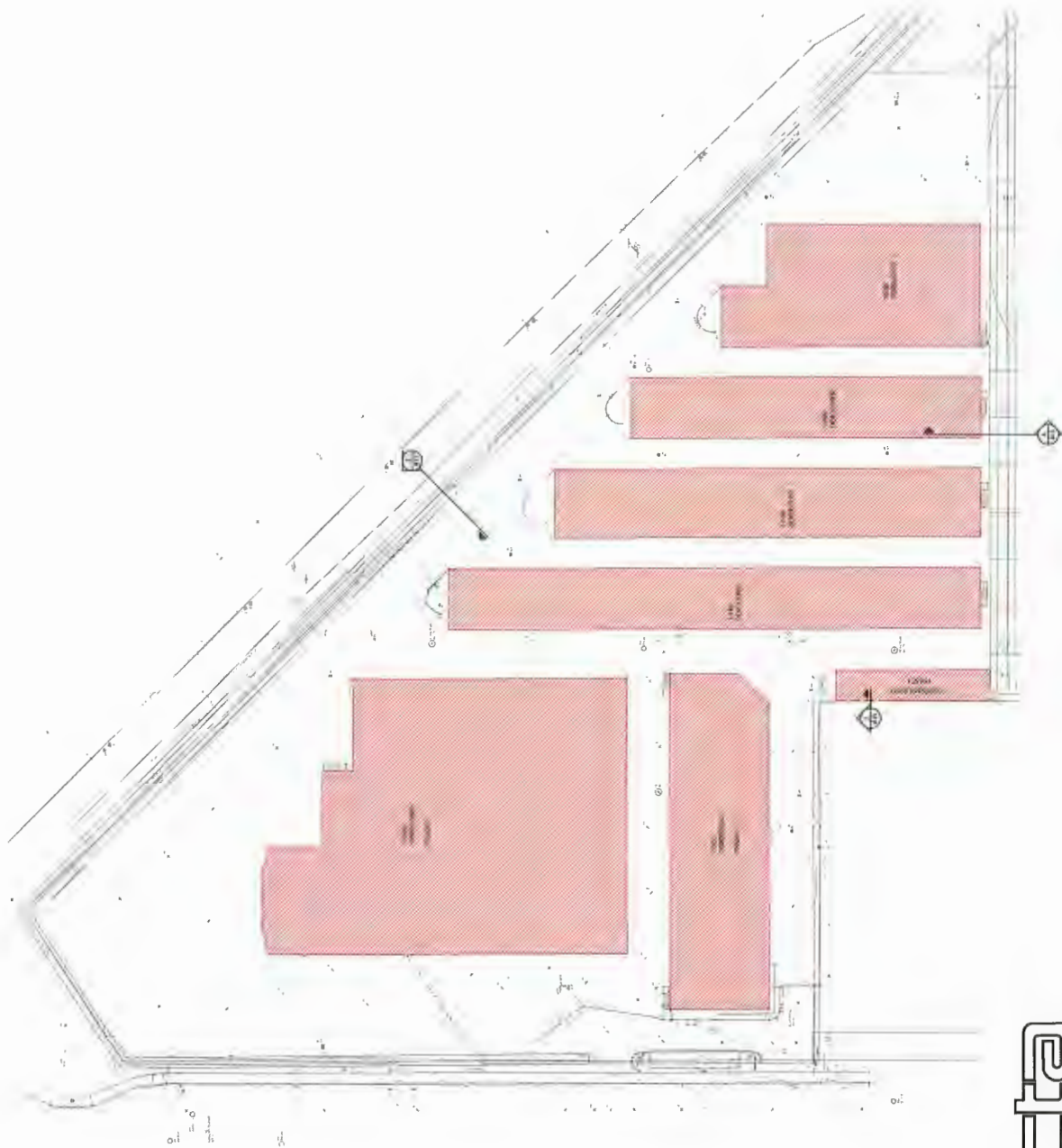
1 PHASE 1 - DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

2115 | A10 PHASE 1 - DEMOLITION PLAN

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC



PLN - 143



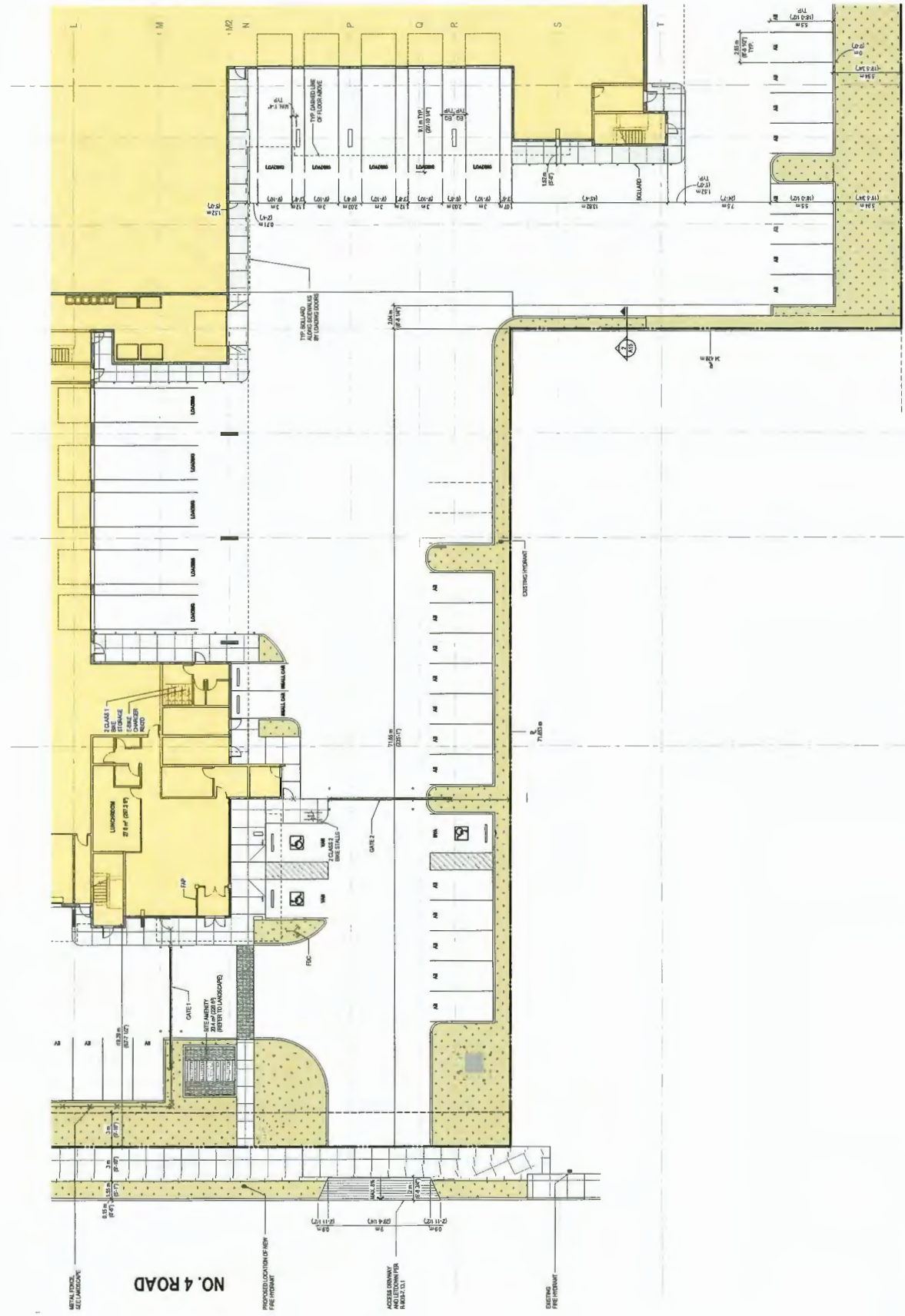
1 | DEMOLITION PLAN - OVERALL
SCALE: 1/8"

NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC



2115 | A11 DEMOLISH PLAN - OVERALL

PLN - 144



NO. 4 ROAD

cta
 architecture
 + design ltd.

3644, and 3646th Ave
 TEL: 604.273.2344
 1100-1100 W. 104th Ave. W.V.
 VANCOUVER, BC V6P 6G6

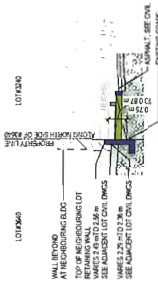
NO. 4 ROAD MLSS
 PROJECT ADDRESS
 3240 NO. 4 ROAD, RICHMOND, BC



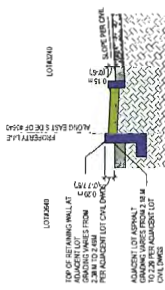
2115

A14 SITE PLAN - ENTRANCE
 ENLARGEMENT

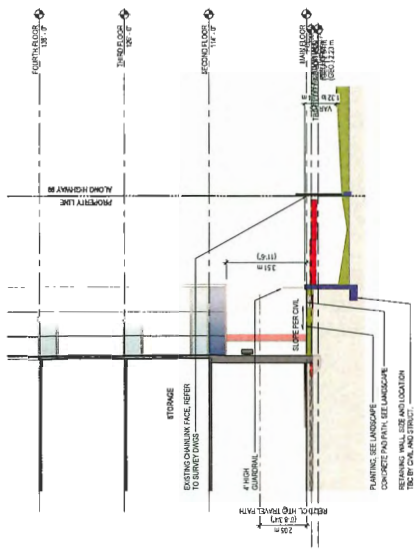
1 ENLARGED SITE PLAN @ LOADING DOCKS AND ACCESS DRIVEWAY
 SCALE: 1:100



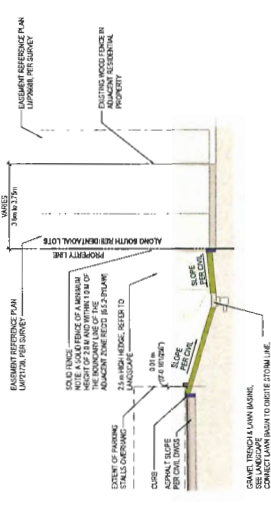
1 SITE SECTION - AT NORTH SIDE OF #3640
SCALE: 1/4" = 1'-0"



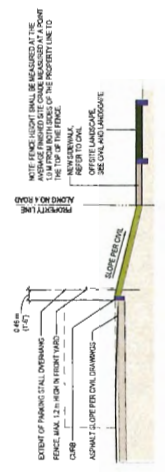
2 SITE SECTION - AT EAST SIDE OF #3640
SCALE: 1/4" = 1'-0"



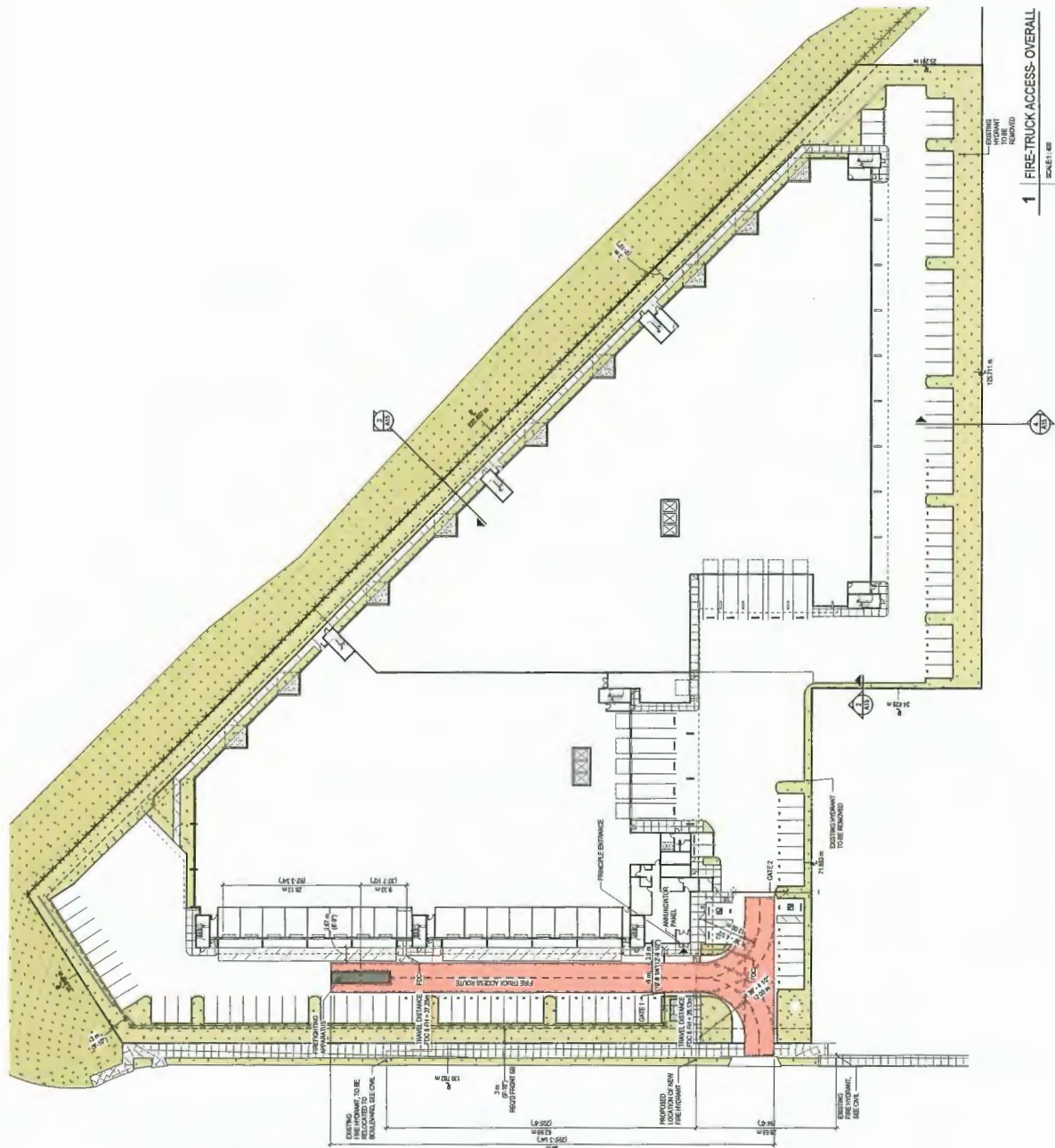
3 SITE SECTION - NORTH-EAST
SCALE: 1/4" = 1'-0"



4 SITE SECTION - SOUTH
SCALE: 1/4" = 1'-0"



5 SITE SECTION - WEST
SCALE: 1/4" = 1'-0"



INDICATES THE FIRE HYDRANT IS A PORTABLE FIRE HYDRANT. THE FIRE HYDRANT IS NOT TO BE CONSIDERED A PERMANENT FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PORTABLE FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PORTABLE FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PORTABLE FIRE HYDRANT.

INDICATES THE LOCATION OF A FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PERMANENT FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PERMANENT FIRE HYDRANT. THE FIRE HYDRANT IS TO BE CONSIDERED A PERMANENT FIRE HYDRANT.

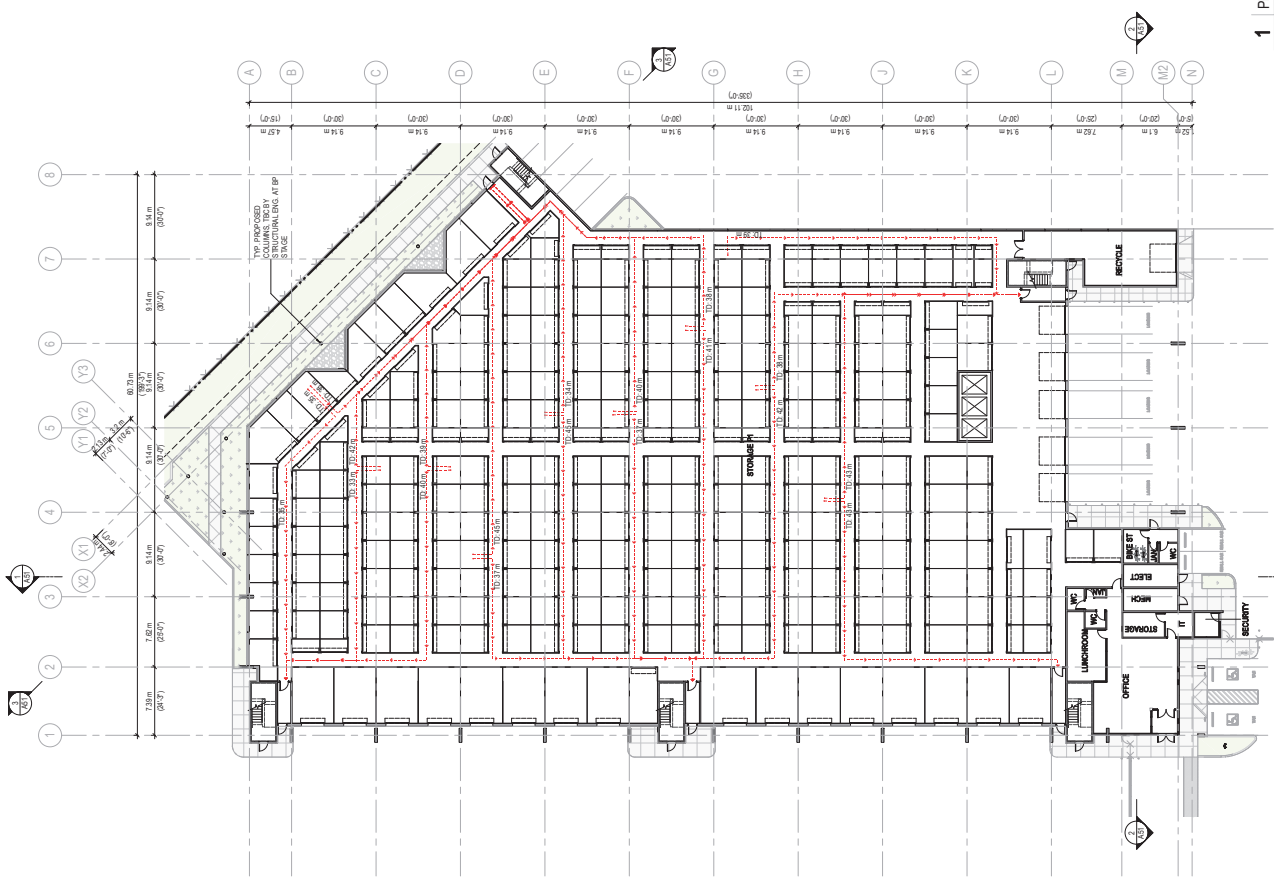
1 FIRE-TRUCK ACCESS-OVERALL
SCALE: 1/8" = 1'-0"

NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC

2115



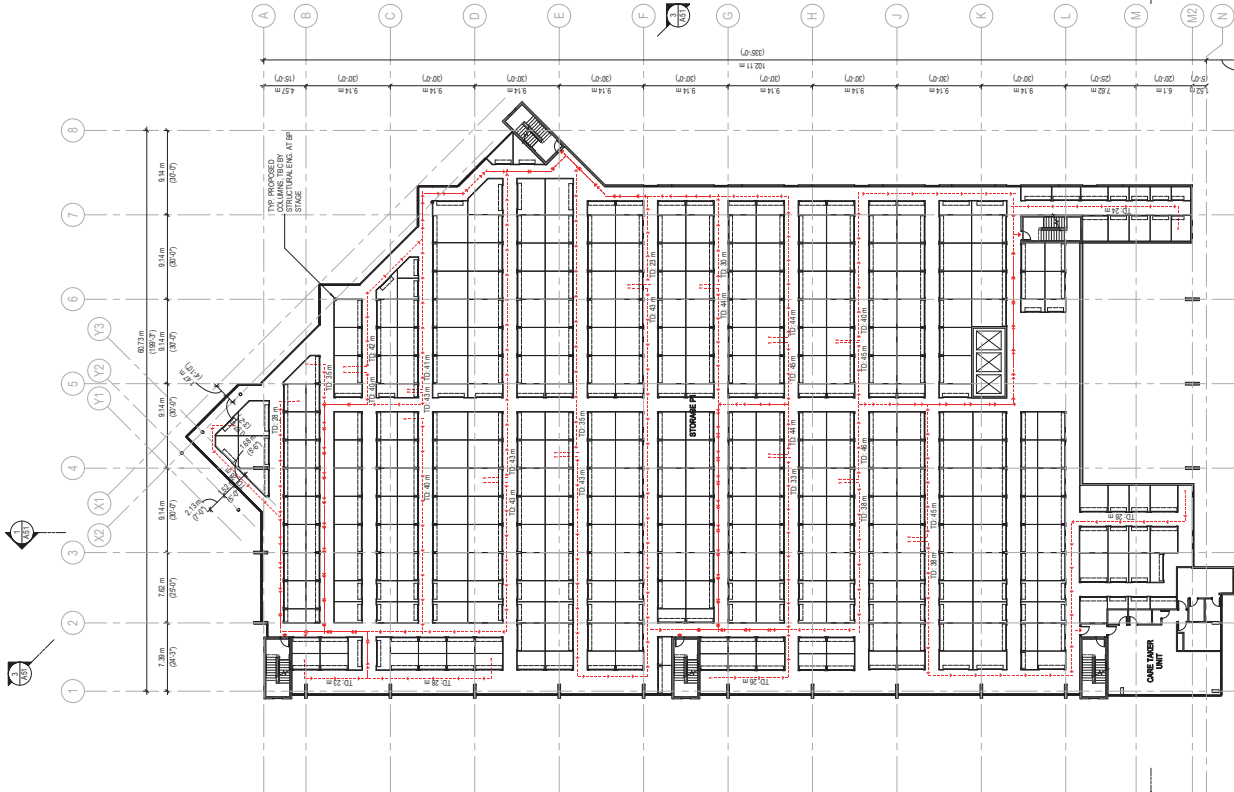
A17 FIRE DEPARTMENT ACCESS PLAN - OVERALL



1 | PHASE 1 - MAIN FLOOR PLAN
SCALE: 1:250

2115 | A21 PHASE 1 - MAIN FLOOR

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC



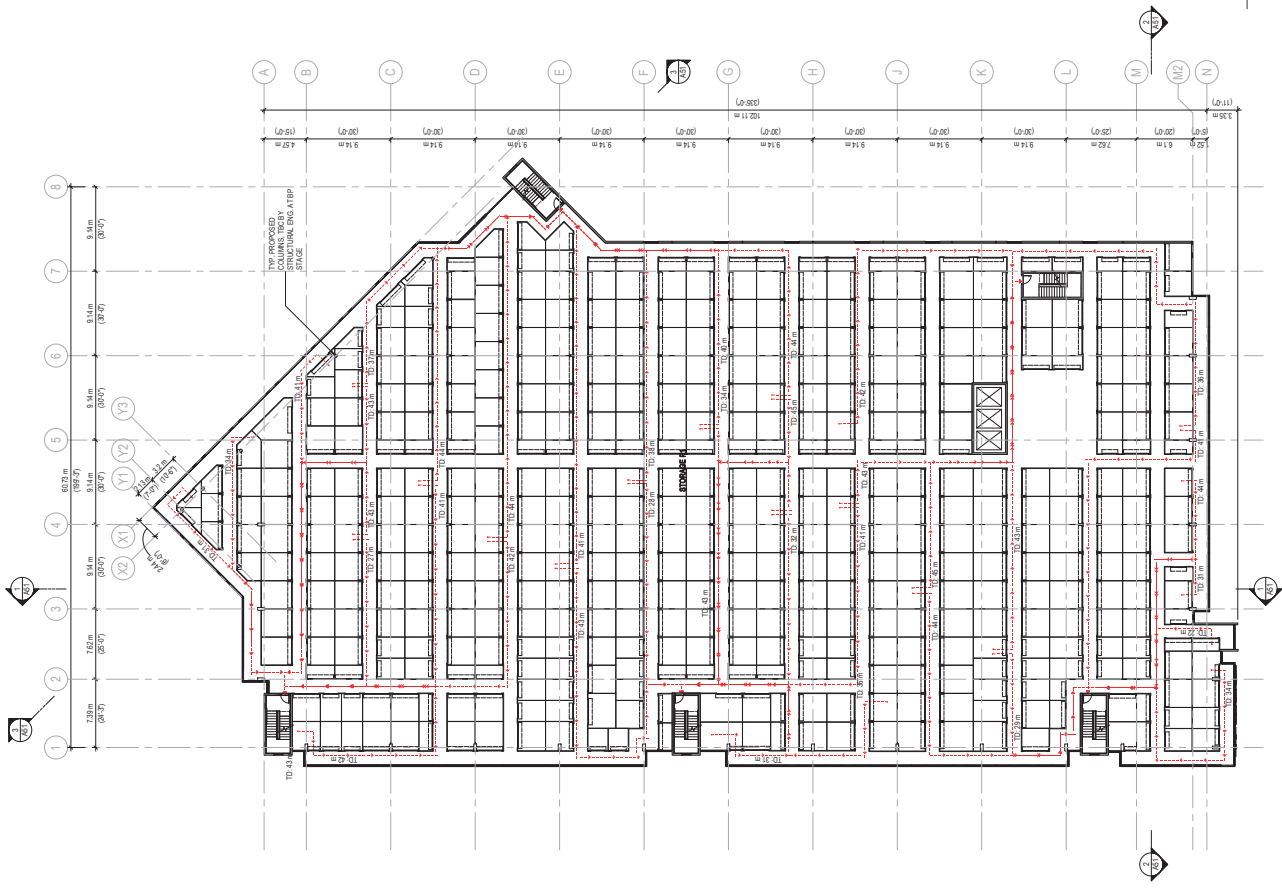
1 PHASE 1 - SECOND FLOOR PLAN
SCALE: 1/250

2115 | A22 PHASE 1 - SECOND FLOOR

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC



PROJECT NORTH



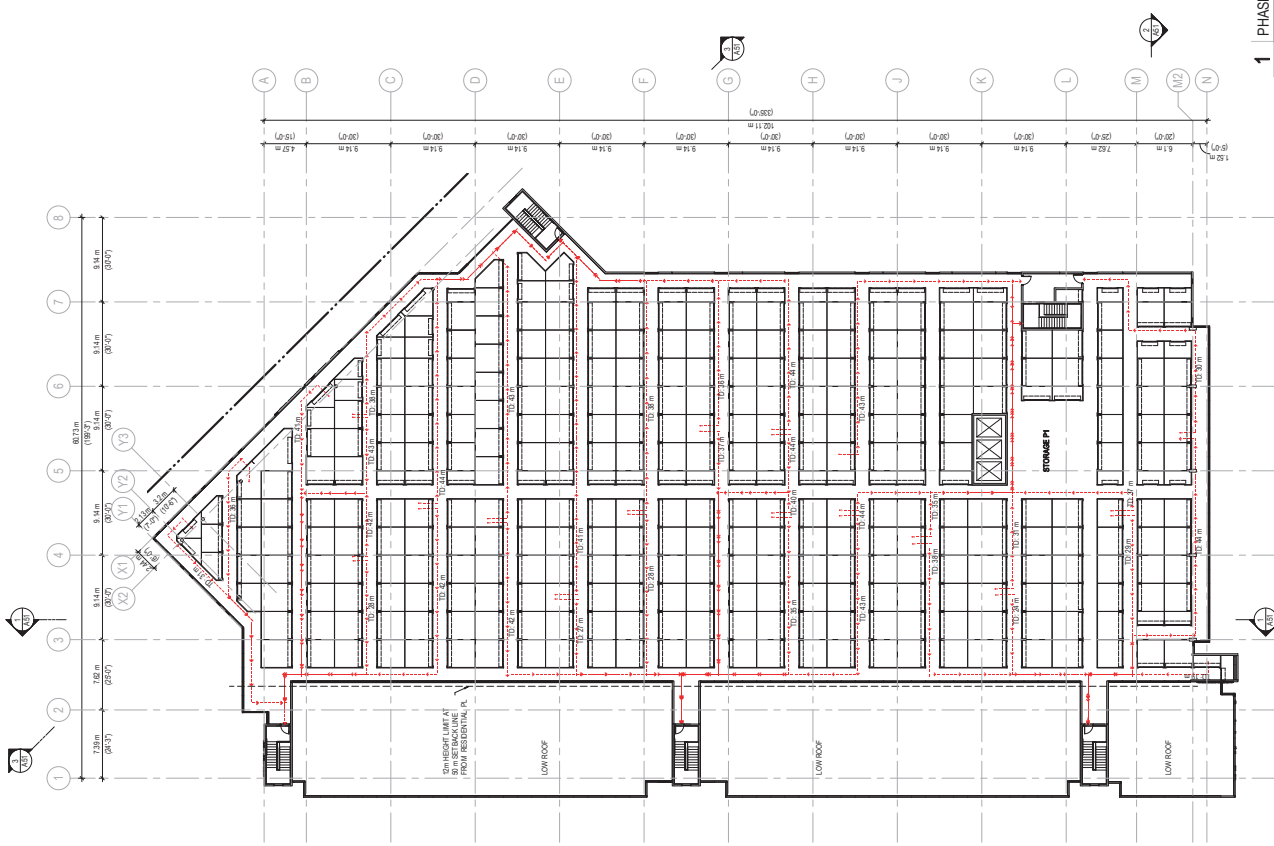
1 PHASE - THIRD FLOOR PLAN
SCALE: 1:250

2115 | A23 PHASE 1 - THIRD FLOOR

NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC
PROJECT NORTH

cda
architecture
+ design ltd.

100-1100 West Broadway
Vancouver, BC V6H 1G5
TEL: (604) 278-2500
WWW.CDAARCHITECTURE.COM
VANCOUVER, BC | VAN101

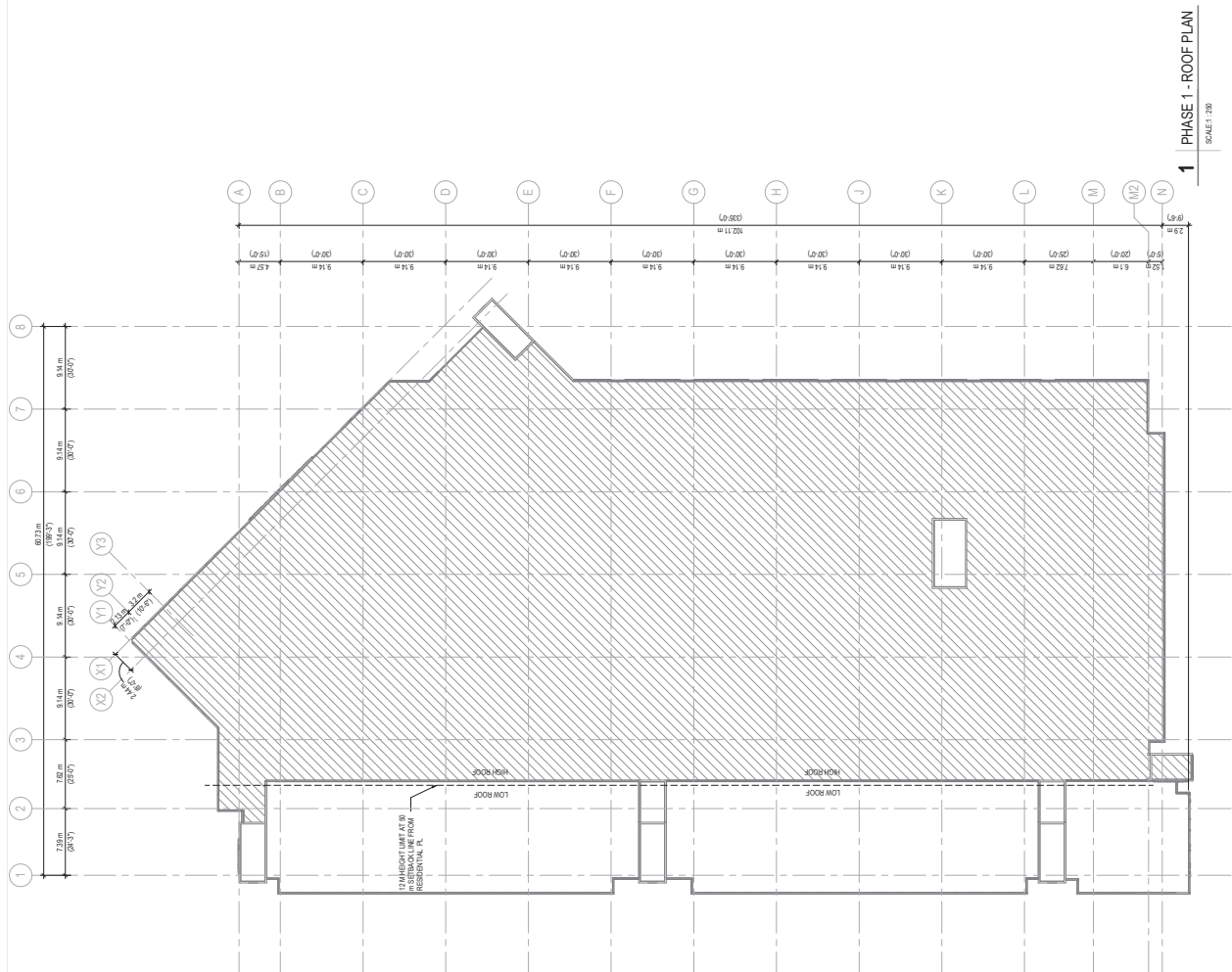


1 PHASE 1 - FOURTH FLOOR PLAN
SCALE: 2/32

2115 | A24 PHASE 1 - FOURTH FLOOR

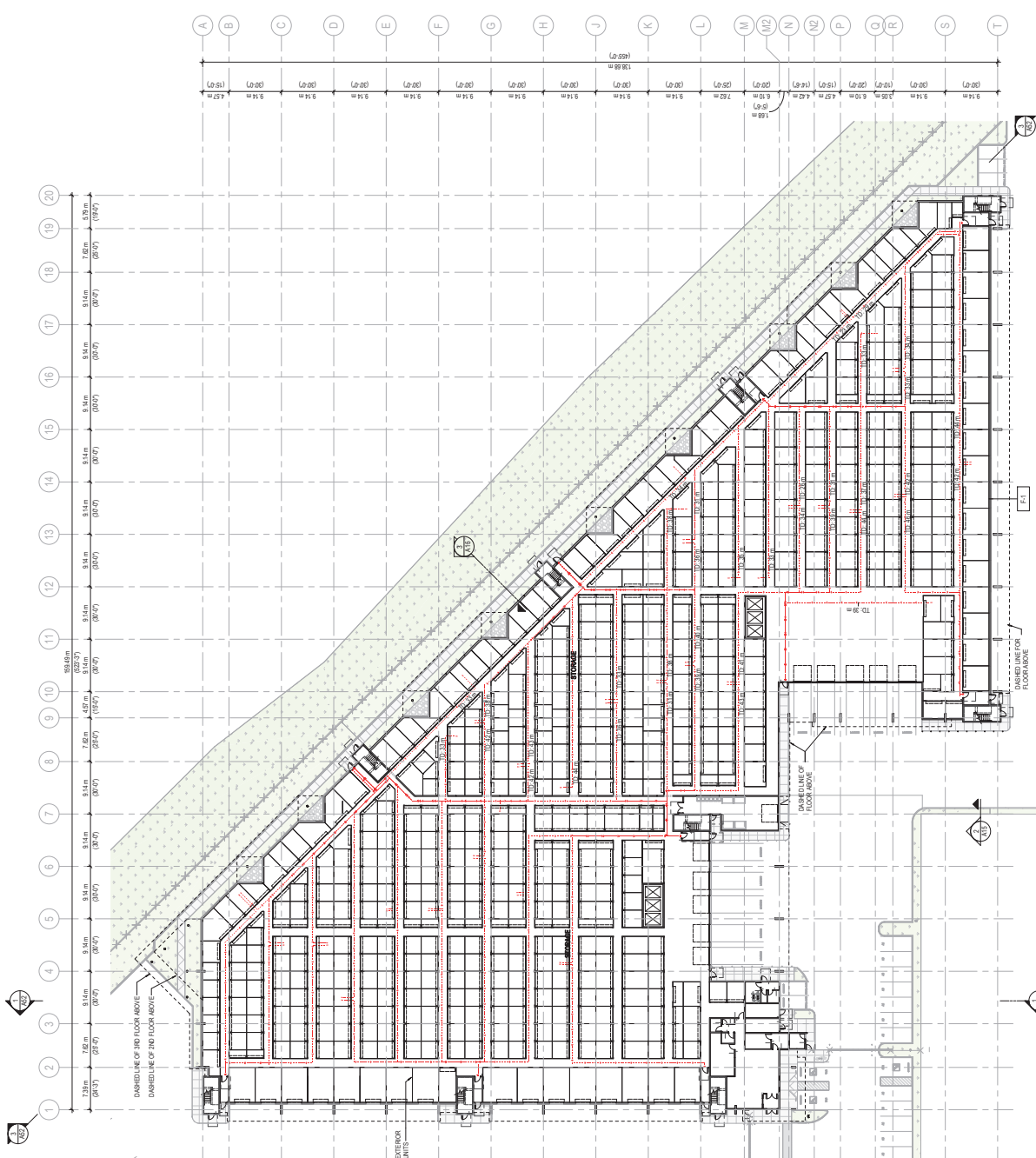
NO4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC
PROJECT NORTH

PLN - 155



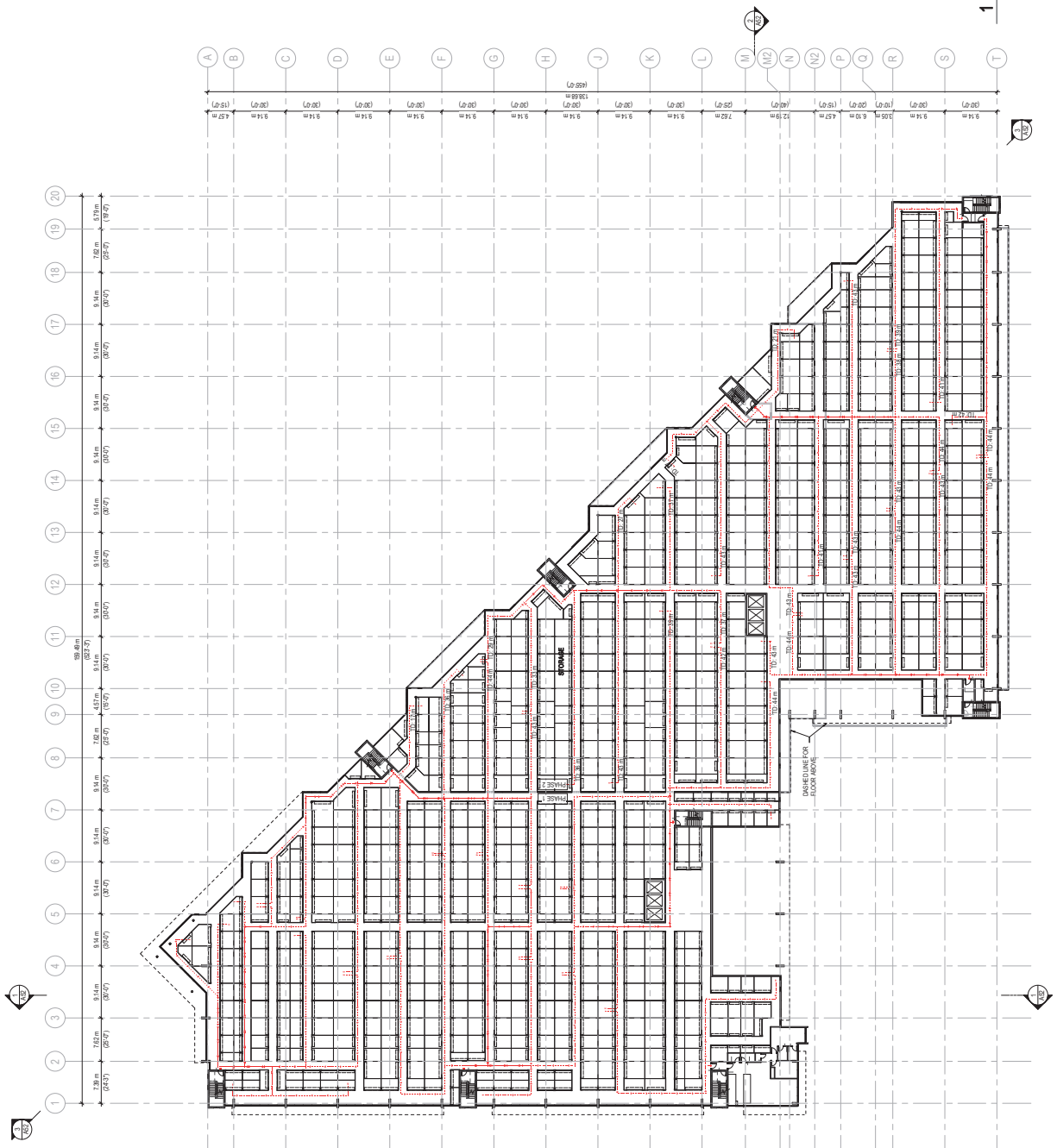
NO4 ROAD MLSS
 PROJECT ADDRESS
 3240 NO 4 ROAD, RICHMOND, BC

2115 | **A25 PHASE 1 - ROOF PLAN**



1 OVERALL MAIN FLOOR PLAN
SCALE: 1/320

PLN - 157

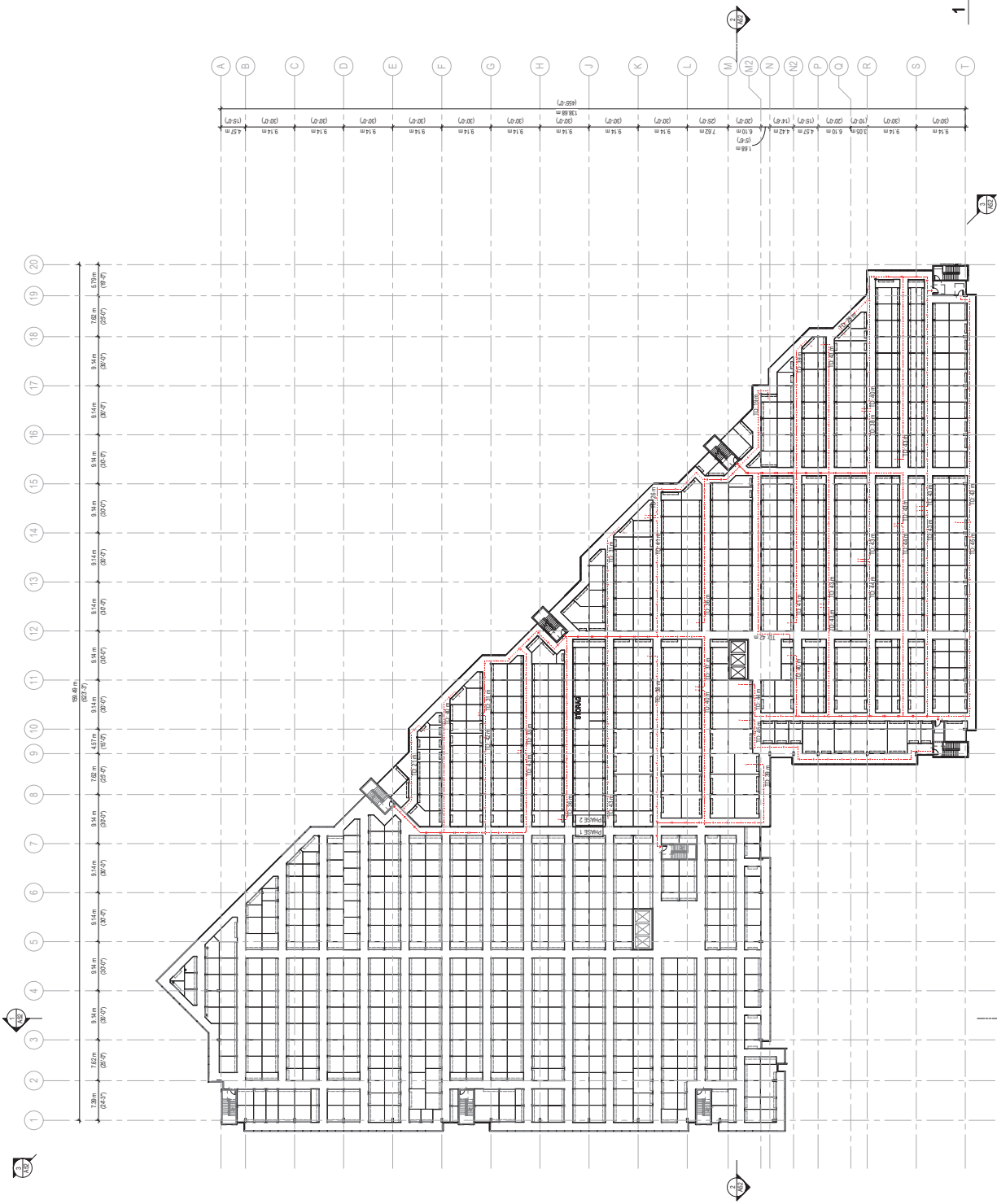


1 OVERALL SECOND FLOOR PLAN
SCALE: 1/320

PLN - 158

NO. 4 ROAD MLSS
PROJECT ADDRESS
3240 NO. 4 ROAD, RICHMOND, BC



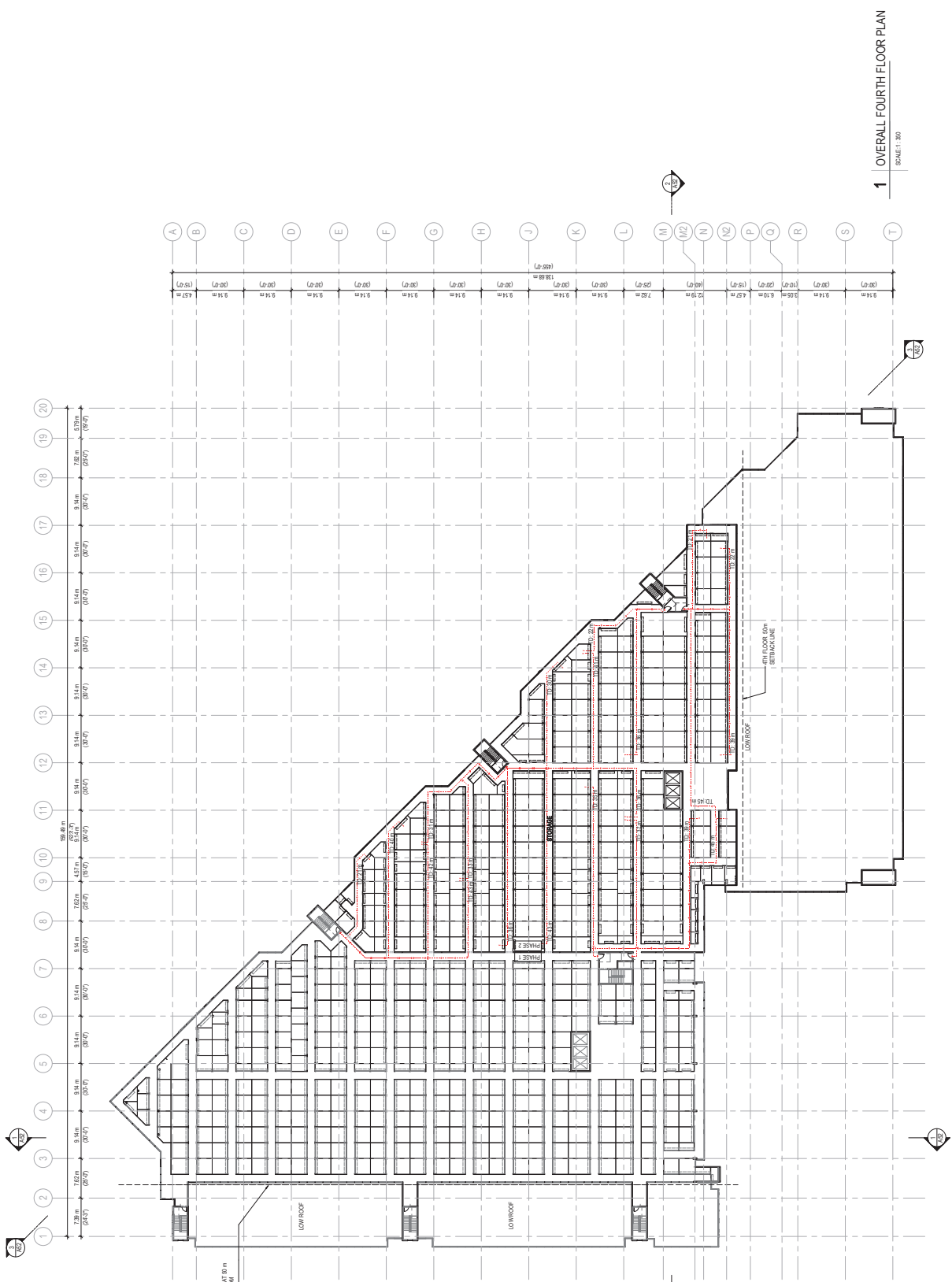


1 OVERALL THIRD FLOOR PLAN
SCALE: 1:300

2115 | A28 OVERALL THIRD FLOOR

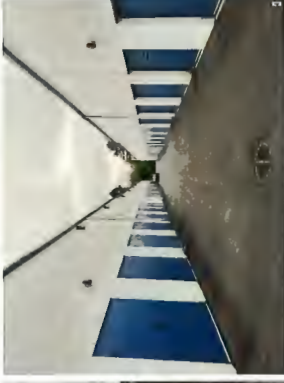
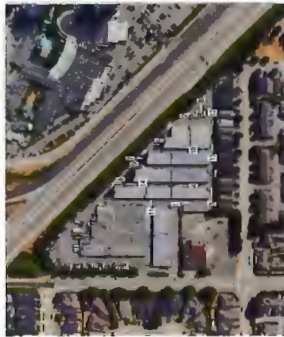
NO 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC

PROJECT NORTH

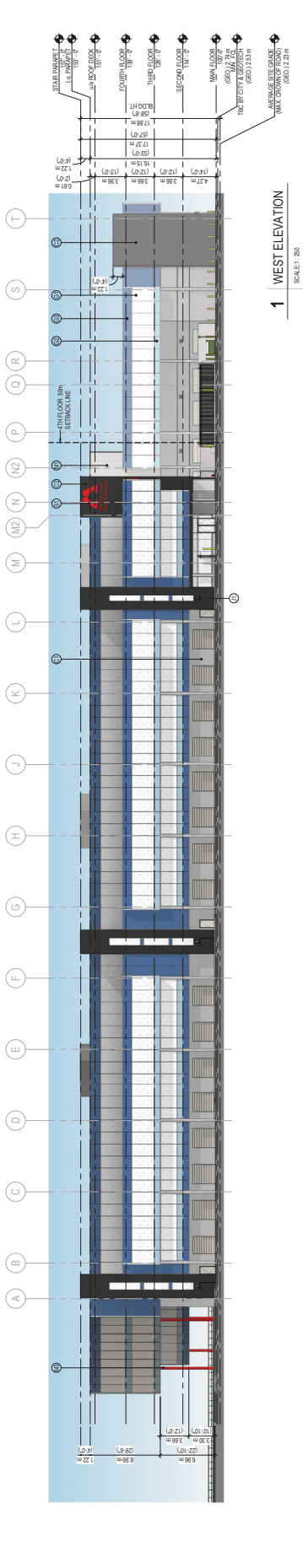


1 OVERALL FOURTH FLOOR PLAN
SCALE: 1:300

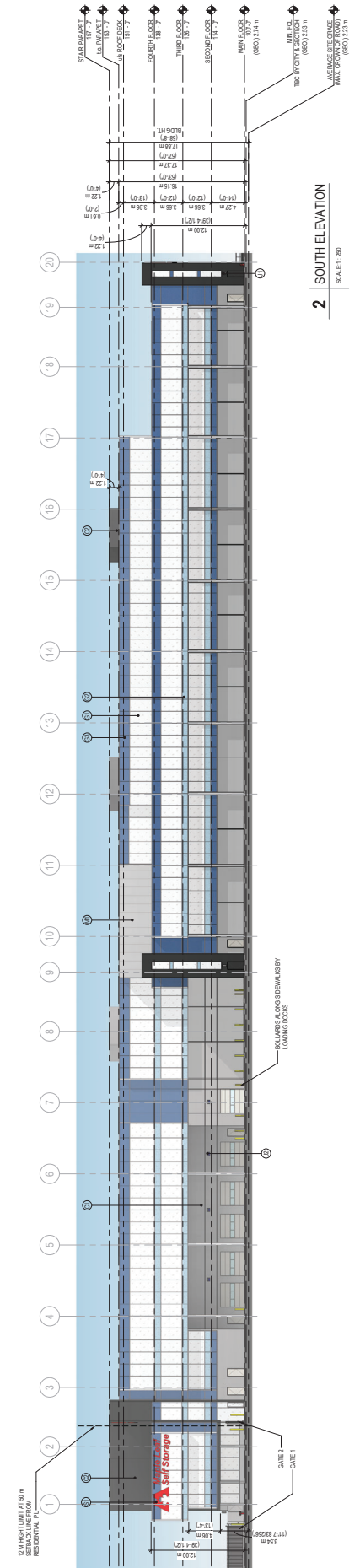
PLN - 160



PLN - 164



1 WEST ELEVATION
SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 1:200

MATERIAL LEGEND

| TYPE | DESCRIPTION |
|------|---------------------------------------------|
| C1 | PAVED TIL UP SHEWAN WALLS BRICK ORLE 50x100 |
| C2 | PAVED TIL UP SHEWAN WALLS BRICK ORLE 50x100 |
| G1 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G2 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G3 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G4 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G5 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G6 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G7 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
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| G99 | SPANGHARE CLASS VITRUM GRANITUM BLUE |
| G100 | SPANGHARE CLASS VITRUM GRANITUM BLUE |

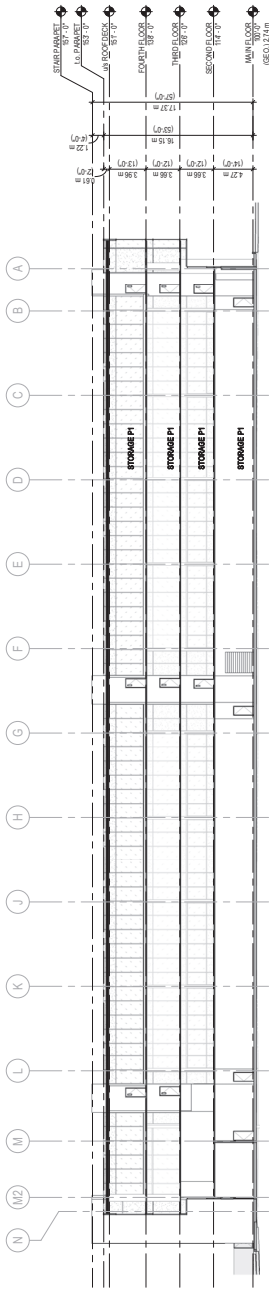
NO 4 ROAD MLSS
PROJECT ADDRESS
3240 NO 4 ROAD, RICHMOND, BC

2115 | A44 OVERALL BUILDING ELEVATIONS

PLN - 165

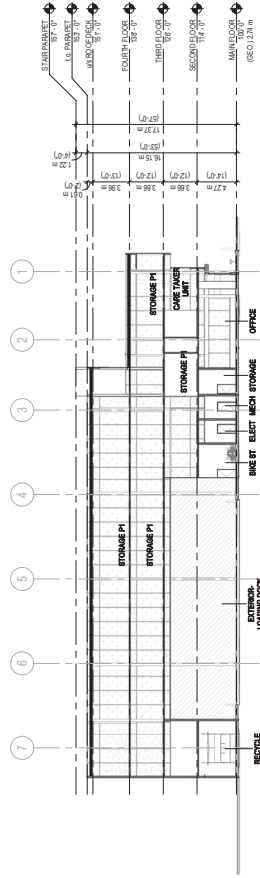


TEL: 604.273.8100
WWW.CTADesign.com
VANCOUVER, BC | VANCOUVER, BC | VANCOUVER, BC



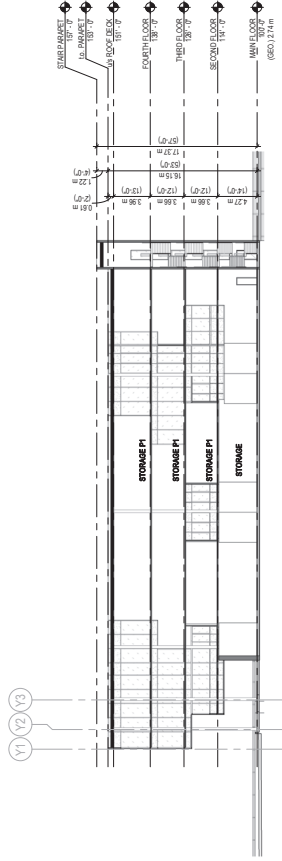
1 PHASE 1 - SECTION A

SCALE: 1:250



2 PHASE 1 - SECTION B

SCALE: 1:250



3 PHASE 1 - SECTION C

SCALE: 1:250

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 2K6
P: 604.284-0311 | F: 604.284-0322

SCALE:

| NO. | DATE | REVISION DESCRIPTION | DR. |
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CLIENT:

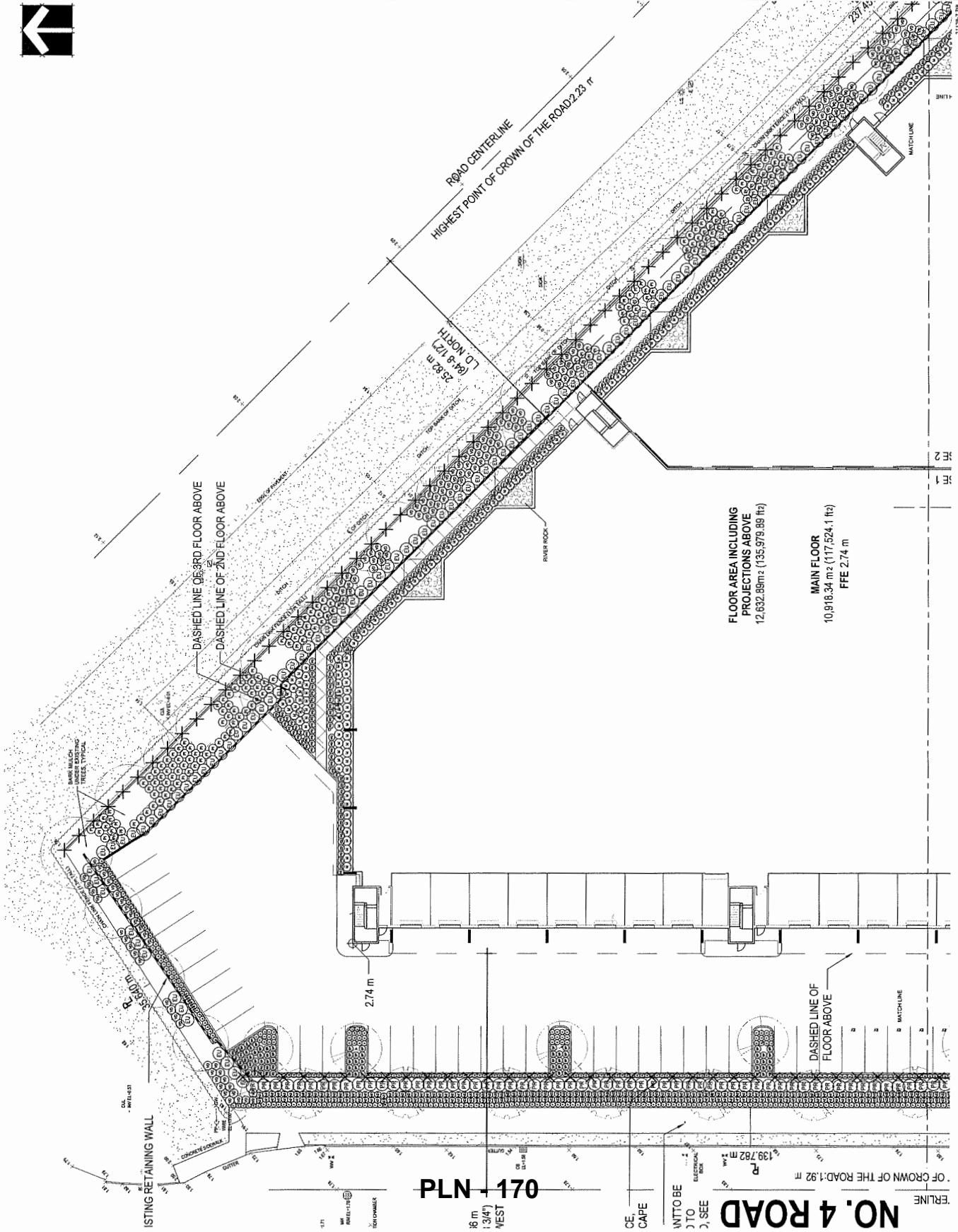
PROJECT:

MAPLE LEAF STORAGE
3240 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE
SHRUB PLAN

DRAWING NUMBER:
L2
OF 6

PMG PROJECT NUMBER:
21-129



FLOOR AREA INCLUDING PROJECTIONS ABOVE
12,632.88m² (135,979.89 ft²)

MAIN FLOOR
10,918.34 m² (117,524.1 ft²)
FFE 2.74 m

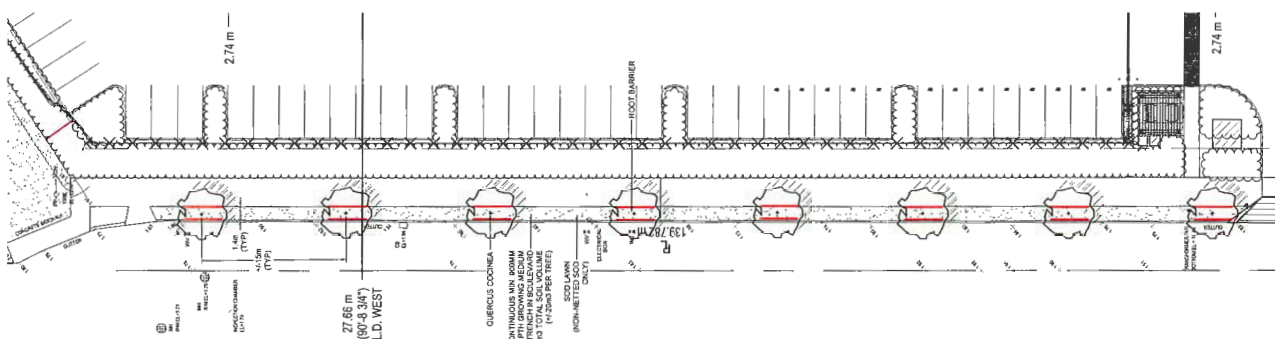
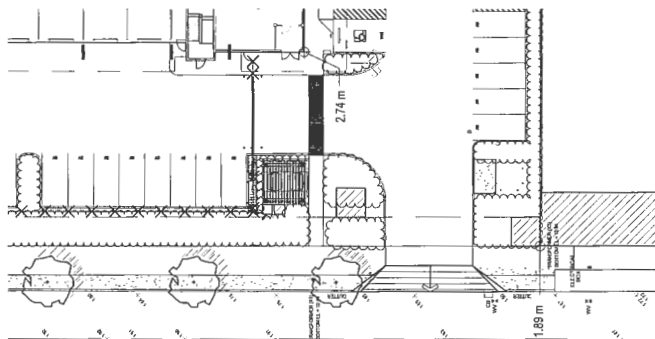
NO. 4 ROAD
170 NLP

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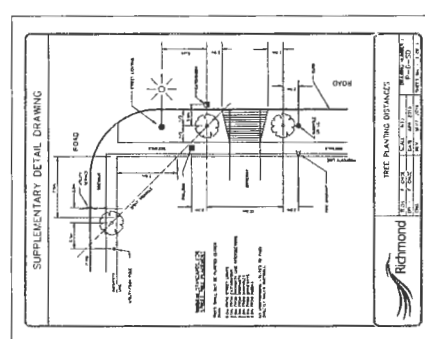
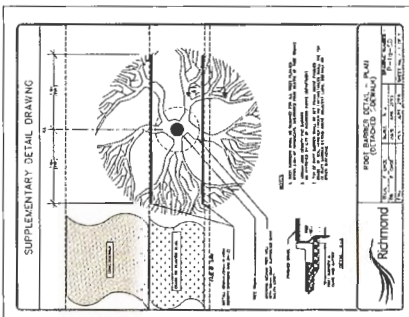
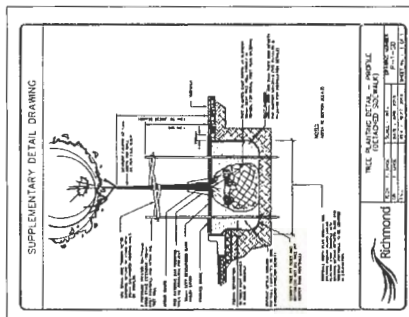
pmg
LANDSCAPE ARCHITECTS
Suite 1109 - 4105 58th Street Drive
Richmond, BC V6X 2C6
P: 604-274-0011 | F: 604-274-0022

SEAL:

| PLANT SCHEDULE | | PMG PROJECT NUMBER: 21-129 | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------|-------------|
| NEW | QTY | BOTANICAL NAME | COMMON NAME |
| 0 | 1 | QUERCUS COONIA | SCALLET OAK |
| <p>NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IRL LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SPECIFICATIONS AND REVISIONS - MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF ORDERING. SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNLESS OTHERWISE SPECIFIED, WILL BE ALLOWED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BODS/CUS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p> | | | |



PLN - 174



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1 | 18 JUN 21 | ISSUE FOR PERMIT | DR |
| 2 | 22 JUN 21 | REVISED COMMENTS | DR |
| 3 | 22 JUN 21 | REVISED COMMENTS | DR |
| 4 | 22 JUN 21 | REVISED COMMENTS | DR |
| 5 | 22 JUN 21 | REVISED COMMENTS | DR |
| 6 | 22 JUN 21 | REVISED COMMENTS | DR |
| 7 | 22 JUN 21 | REVISED COMMENTS | DR |
| 8 | 22 JUN 21 | REVISED COMMENTS | DR |
| 9 | 22 JUN 21 | REVISED COMMENTS | DR |
| 10 | 22 JUN 21 | REVISED COMMENTS | DR |

PROJECT:
MAPLE LEAF STORAGE
3240 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE:
STREET TREE PLAN

DATE: 22 JUN 21
SCALE: 1:25
DRAWN: DO
DESIGN: DO
CHECK: MCF
DRAWING NUMBER: **L6**
OF 6
PMG PROJECT NUMBER: 21-129



31297-72P

LEGEND

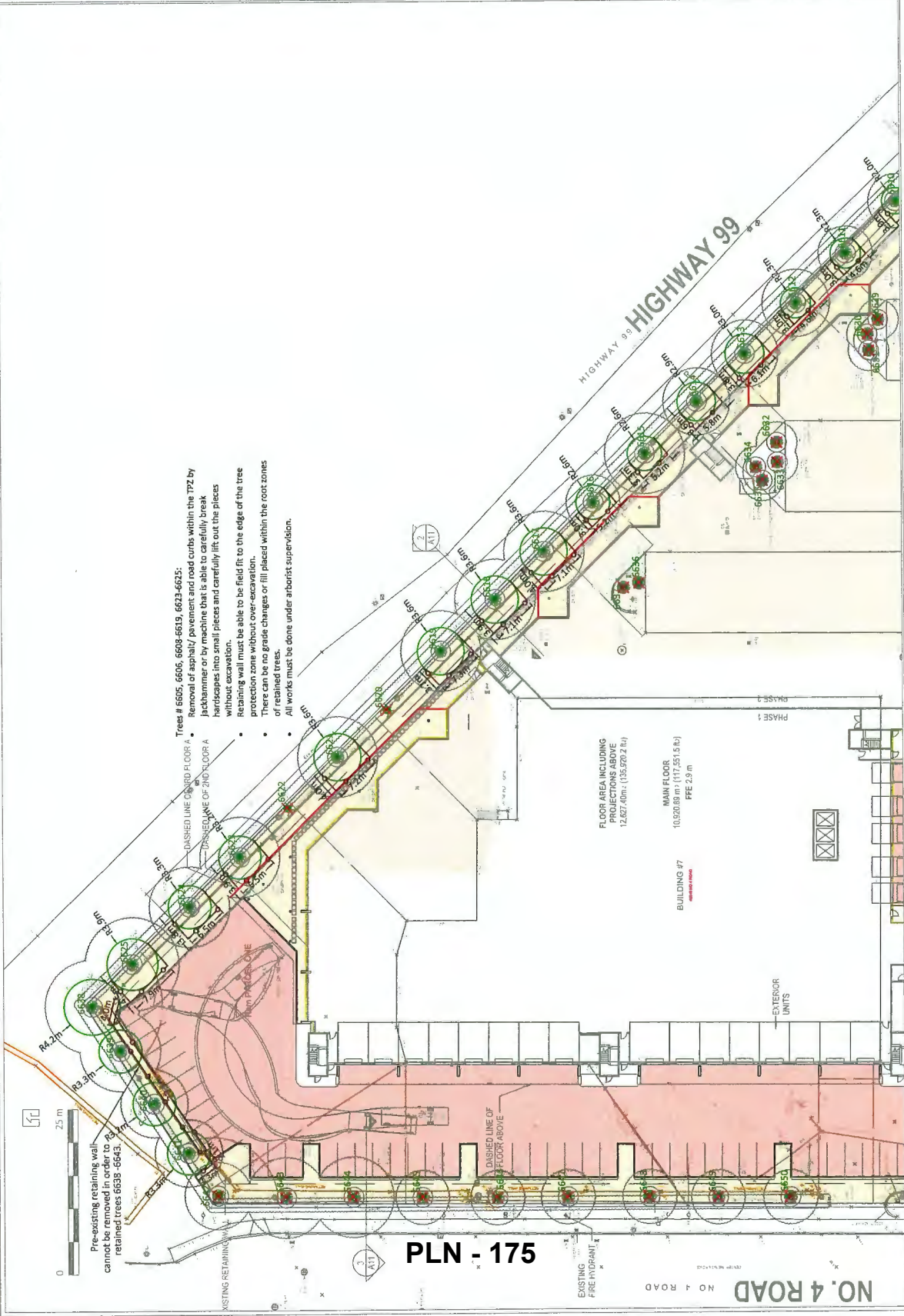
- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVIVED TREE
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P. Eng).
6. This plan is provided for context only and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCING DRAWINGS

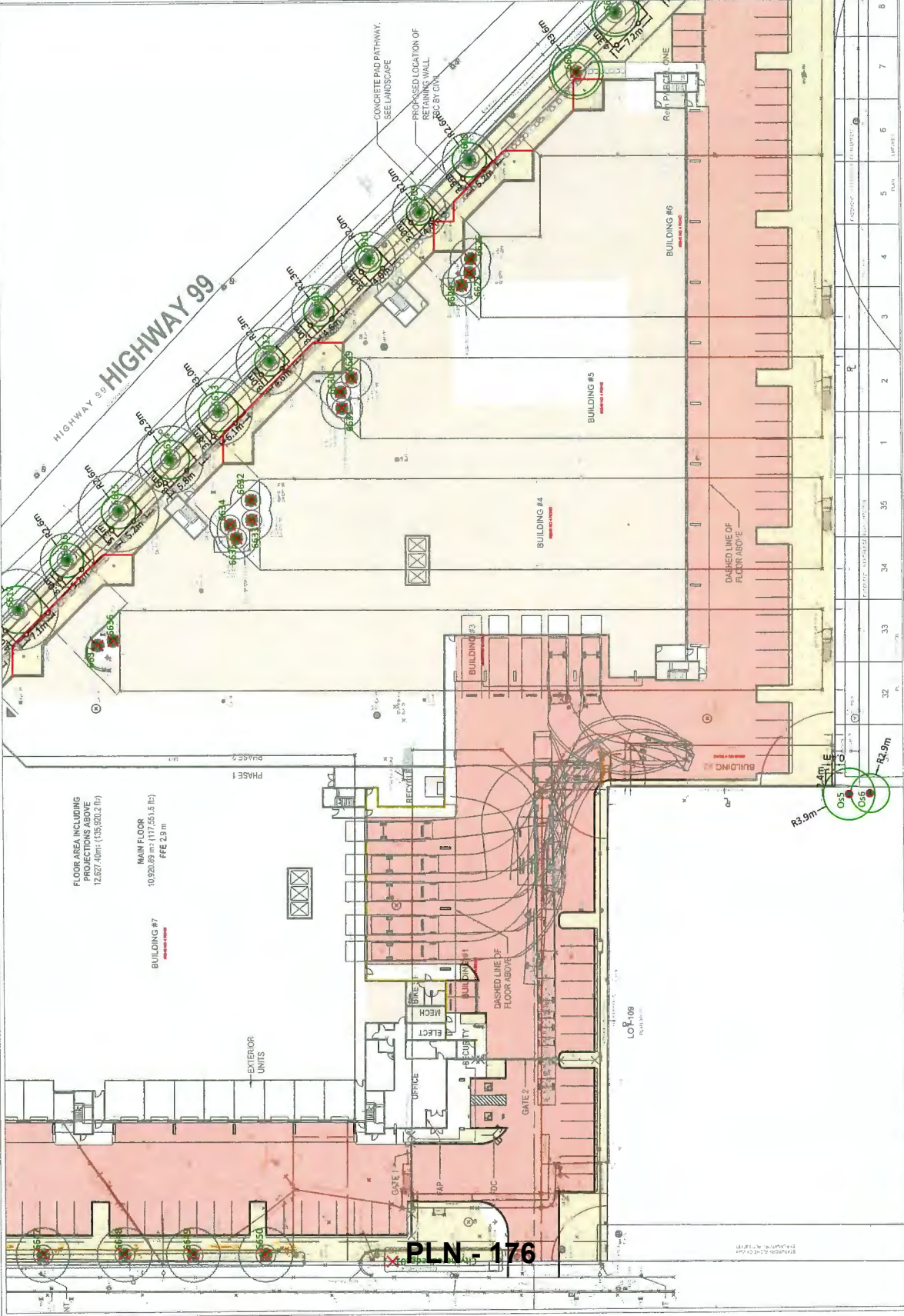
1. Base Survey by Bennett Land Surveying Ltd. dated August 30, 2021.



Drawing title: Tree Retention and Removal Plan
 Project address: 3240 No. 4 Road, Richmond
 Client: Larco Investments Ltd.

3588 COMMERCIAL STREET
 VANCOUVER BC V5N 4E8
 T 604-733-4886 | F 604-733-4879





- LEGEND**
- TREE PROTECTION ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✗ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal by-law specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The tree's diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.
4. Any construction activities or grade changes within the foot Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P. Eng.).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by Bennett Land Surveying Ltd. dated August 30, 2021.

Page #
2 of 3

Drawing No: 001
Date: 2023/02/17
Drawn by: CL
Page Size: TABLOID 11" x 17"

FLOOR AREA INCLUDING PROJECTIONS ABOVE
12,827.40m² (135,802.2 ft²)

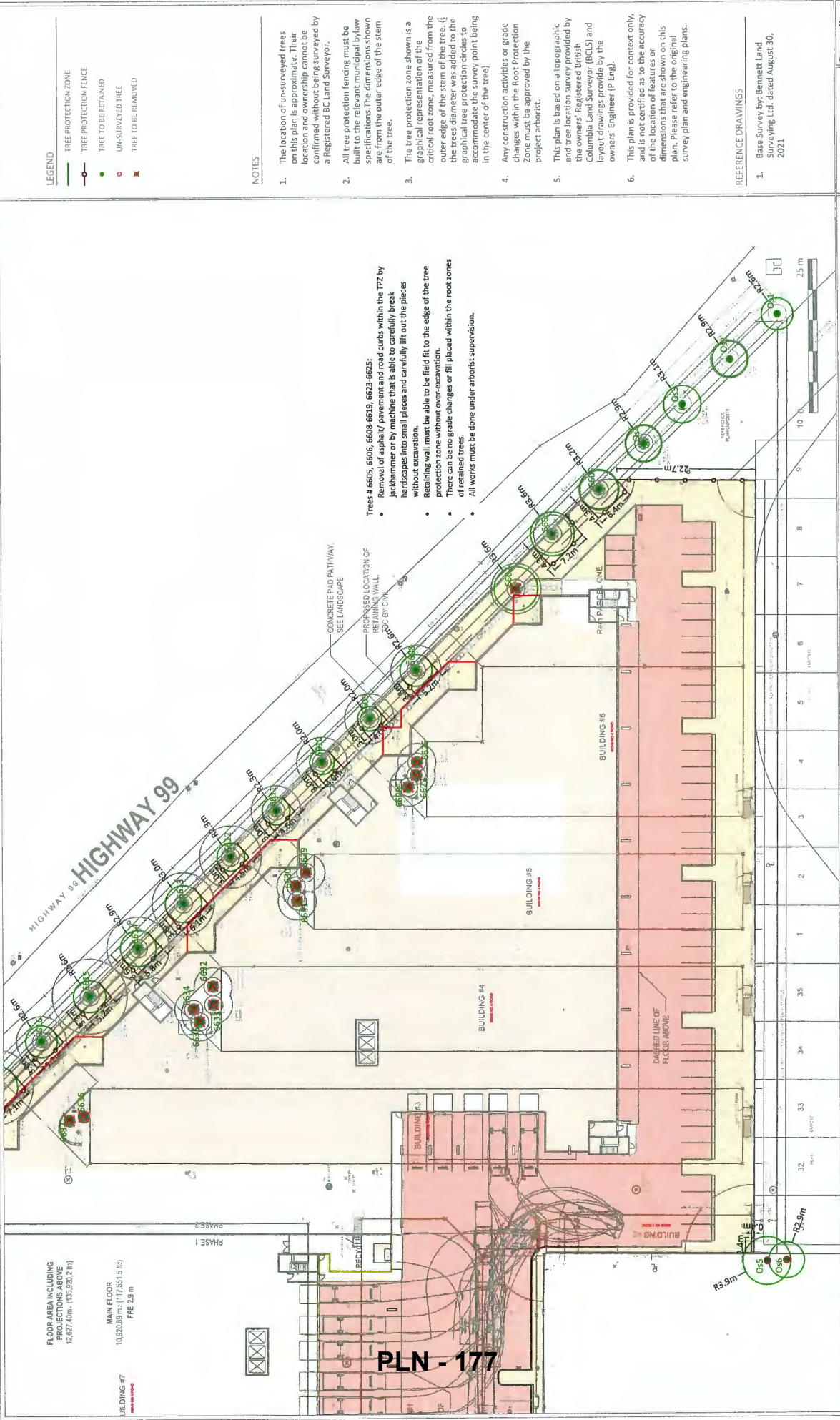
MAIN FLOOR
10,920.00m² (117,251.5 ft²)
FFE 2.9m

PLN - 176

Drawing title: Tree Retention and Removal Plan
Project address: 3240 No. 4 Road, Richmond
Client: Larco Investments Ltd.

3550 COMMERCIAL STREET
VANCOUVER BC | V6N 4E3
T 604-733-4886 | F 604-733-4879





FLOOR AREA INCLUDING
FLOOR SLABS AND
12,627.60m² (136,590.2 ft²)

MAIN FLOOR
10,920.85m² (117,251.5 ft²)
P.F.E. 2.9 m

PLN - 177

- LEGEND**
- TREE PROTECTION FENCE
 - TREE PROTECTION ZONE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✕ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P. Eng).
6. This plan is provided for context only and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by: Bennett Land Surveying Ltd. dated August 30, 2021.

Drawing title: Tree Retention and Removal Plan
Project address: 3240 No. 4 Road, Richmond
Client: Larco Investments Ltd.

8550 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604-733-4886 | F 604-733-4879





Address: 3240 No. 4 Road

File No.: RZ 22-013378

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10582, the developer is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(MOTI Approval)** Provincial Ministry of Transportation & Infrastructure Approval.
3. **(MOE Approval)** Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues.
4. **(Arborists 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)** Submission of a Tree Survival Security to the City in the amount of \$215,040 for the 22 trees (tag# 6605, 6606, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6621, 6623, 6624, 6625, 6638, 6639, 6640 and 6641) to be retained.
6. **(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.
7. **(Unit Stratification)** Registration of a legal agreement on Title prohibiting the stratification or subdivision, including byway of airspace parcel subdivision, of the residential security/operator unit.
8. **(Noise Covenant - Aircraft Noise Sensitive Use)** Registration of an aircraft noise sensitive use covenant on title (Area 3) for the residential security/operator unit. The legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling unit. The dwelling unit 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.
9. **(Noise Covenant - Mixed Use)** Registration of a covenant on title that identifies the building as a mixed use building and requires the residential security/operator unit to be designed to achieve CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces.
10. **(Noise Covenant – Industrial Use)** Registration of a legal agreement on title for industrial developments within 30.0 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s Noise Bylaw and noise generated from rooftop HVAC units will comply with the City’s Noise Bylaw.
11. **(Flood Indemnity Covenant)** Registration of a covenant on title (2.9 m GSC – Area A).
12. **(Public Art – Cash Contribution)** City acceptance of the developer’s offer to make a voluntary cash contribution towards the City’s Public Art Fund, the terms of which shall include the following:
 - (a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site’s

proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

| Building Type | Rate/ft ² | Maximum Permitted Floor Area (after exemptions) | Minimum Voluntary Cash Contribution |
|---------------|----------------------|----------------------------------------------------|----------------------------------------|
| Industrial | \$0.30 | 459,870.20 ft ² | \$137,961.06 |

- (b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
13. **(Discharge of SRW):** Discharge the existing Statutory Right-of-Way for City Utilities [AD107777].
14. **(Discharge of Covenant):** Discharge the existing Covenant [BH194067].
15. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works. 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, the following:

I. Frontage Improvements (No. 4 Road)

- (a) Frontage improvements
- (i) Starting from the west property line of the subject site, the applicant shall be required to construct the following along the full No. 4 Road frontage of the subject site at the applicant's cost:
- 3.0 m wide sidewalk;
 - Approximately 1.5 m wide landscaped boulevard; and
 - 0.15 m curb and gutter.
- (ii) The exact dimensions of the above frontage improvements are to be confirmed through the Servicing Agreement process.
- (b) Sidewalk connections
- (i) The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
- (c) Wheelchair ramp
- (i) The wheelchair ramp at the north end the subject site road frontage is to be rebuilt to connect to the new sidewalk. (Refer to R-15-SD adjusted for tangent road section applications).
- (d) Driveway closure/back-fill and reconstruction
- (i) The existing northerly driveway is proposed to be closed. The Applicant is responsible for the removal of the existing driveway let-down and the replacement with barrier curb/gutter, sidewalk/boulevard per standards described under Item I (a) Frontage Improvements above.
- (ii) The existing southerly driveway is proposed to be kept. This driveway is to be reconstructed to meet Engineering Design Specifications per commercial development requirements.
- (e) Engineering requirements
- (i) All above-grade utilities should be relocated outside the sidewalk. Consult Engineering on streetlight and other utility requirements.

II. Water Works

- (a) Using the OCP Model, there is 236 L/s and 190 L/s of water available at the No. 4 Road frontage, at a 20 psi residual, under the build out scenario. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- (b) At Applicant's cost, the Applicant is required to:

- (i) 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.
 - (ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. A new hydrant is required at No 4 Rd frontage to meet City spacing requirements.
 - (iii) 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. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- (c) At Applicant's cost, the City will:
- (i) Disconnect all existing water service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - (ii) Install a service connection and tie-in to the existing 200mm diameter watermain at the No. 4 Road frontage. The size and location of the service connection will be determined via the SA design or service connection process.
 - (iii) Complete all proposed water tie-ins to existing City infrastructures.

III. Storm Sewer Works

- (a) At Applicant's cost, the Applicant 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.
- (b) At Applicant's cost, the City will:
- (i) Disconnect all existing drainage service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
 - (ii) Install a new service connection and tie-in to existing manhole STMH2143 located at the west side of No. 4 Road.
 - (iii) Complete all proposed storm sewer tie-ins to existing City infrastructure.

IV. Sanitary Sewer Works

- (a) At Applicant's cost, the Applicant is required to:
- (i) Not encroach in the existing City sanitary right of way at the south-west corner of the proposed site.
 - (ii) Provide a signed and sealed letter from the project engineer for the servicing agreement at 3640 No. 4 Road confirming that the required sanitary offsite works at 3240 No. 4 Road is coordinated with the proposed offsite works at 3640 No. 4 Road. The City's Engineering department will not begin review of the servicing agreement design drawings or will not begin review of service connection designs (e.g., water, sanitary and drainage service connections) until the coordination letter is received.
The letter shall confirm that the following design components have been coordinated:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary sewer service connections and private utilities).
 - Pipe sizes, materials and slopes.
 - Location of manholes.
 - Road grades.
- (b) At Applicant's cost, the City will:

- (i) Disconnect all existing sanitary service connections prior to demolition of existing onsite structures. It is the Applicant's responsibility to coordinate with the City the required disconnections via the Demolition Permit process.
- (ii) If the offsite sanitary works to be built by 3640 No. 4 Road in No. 4 Road are not operational at the time 3240 No. 4 Road requires sanitary service, install a new service connection complete with inspection chamber and tie-in to the existing sanitary main along the west property line of 3640 No. 4 Road in a right of way. Tie-in shall be to the north end of the existing main which is located at the south west corner of the proposed site, within the required 3.0 m x 3.0 m right of way. The size of the service connection shall be determined via a sizing calculation in the SA design or service connection process.
- (iii) If the offsite sanitary works to be built by 3640 No. 4 Road in No 4 Road are operational at the time 3240 No 4 Road requires sanitary service, install a new service connection complete with inspection chamber for 3240 No. 4 Road as per the approved SA design at 3640 No. 4 Road.
- (iv) Complete all proposed sanitary tie-ins to existing City infrastructure.

V. Frontage Improvements

- (a) At Applicant's cost, the Applicant is required to:
 - (i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site. Relocation of existing BC Hydro overhead lines and Shaw underground lines are required prior to pre-load or site preparation.
 - To underground overhead service lines.
 - (ii) 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 development's 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 Vista – confirm dimensions with BC Hydro.
 - 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
 - (iii) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - (iv) Complete other frontage improvements as per Transportation requirements.

VI. General Items

- (a) At Applicant's cost, the Applicant is required to:
 - (i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a pre-load plan and geotechnical assessment of pre-load, dewatering, and soil

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

- (ii) Provide a video inspection report of the existing sanitary line at the south west corner of the property 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 Applicant’s cost.
- (iii) 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 Applicant’s cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- (iv) 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.
- (v) 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, the Applicant 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 Applicant will be required to enter into a de-watering agreement with the City wherein the Applicant will be required to treat the groundwater before discharging it to the City’s storm sewer system.
- (vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (vii) 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.

16. **(Fees - Notices)** 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.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation, irrigation and a 10% contingency).
2. Complete an acoustical and mechanical report with 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. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10582 (RZ 22-013378)
3240 No. 4 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 by:
 - (a) Inserting at Section 12.2 [Light Industrial (IL)] the following new Section 12.2.4.4 [Permitted Density] and renumbering the remaining sections accordingly:

“4. Notwithstanding Section 12.2.4.1 above, the maximum **floor area ratio** for the following site is increased from 1.0 to 2.0, provided that the additional 1.0 **floor area ratio** is used entirely to accommodate **commercial storage**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847”
 - (b) Inserting at Section 12.2 [Light Industrial (IL)] the following new Section 12.2.11.9 and Section 12.2.11.10 [Other Regulations], and renumbering the remaining sections accordingly:

“9. **Residential security/operator unit** shall be limited to one **residential security/operator unit** with a maximum **floor area** of 143.74 m² on the following **site**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847

“10. Notwithstanding Section 12.2.4.1 and 12.2.4.4 above, and anything to the contrary in this bylaw, if at least 1.0 **floor area ratio** is used exclusively as **commercial storage**, then one **residential security/operator unit** which is no more than 143.74 m² shall not be included in the calculation of maximum **floor area ratio** for the following **site**:

3240 No. 4 Road
PID 006-604-901
Parcel One, Except Part in Plan LMP 18942 Section 26 Block 5 North Range 6 West New Westminster District Plan 73847”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10582**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--------------------------------------------------------------------------------------------------------------------------|
| CITY OF RICHMOND |
| APPROVED by T.A. |
| APPROVED by Director or Solicitor  |