



To: Planning Committee **Date:** July 8, 2026
From: Wayne Craig **File:** RZ 23-015980
General Manager, Planning and Development
Re: **Application by Manpreet Singh (ParaMorph Architecture Inc.) for Rezoning at 9720 Cambie Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” Zone to the “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)” Zone**

Staff Recommendations

1. That Official Community Amendment Bylaw 10757, to amend:
 - a. Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2050 OCP Land Use Map), including amending the land use designation of 9720 Cambie Road from “School” to “City Centre Perimeter – Tier 2”; and
 - b. Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw 7100, including amending the Development Permit Guidelines: Alexandra Neighbourhood Character Areas Map to identify the subject site as “Medium Density Housing” and amending the land use designation of the subject site in the Alexandra Neighbourhood Land Use Map from “Community Institutional” to “City Centre Perimeter – Tier 2,” including making various text, map, and graphic amendments to accommodate the identified bylaw amendments and ensure consistency throughout the plan, be introduced and given first reading;
2. That Bylaw 10757, having been considered in conjunction with:
 - the City’s Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Bylaw 10757, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10758 to create the “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9720 Cambie Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.

Executive Summary

This application seeks approval to rezone 9720 Cambie Road from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to a new site-specific zone, “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie),” to facilitate the development of a six-storey mixed rental apartment building, including a two-storey parkade, with access from Cambie Road.

The proposal includes 62 secured rental housing units, comprised of 60 market rental units and two Low-End Market Rental (LEMR) units. The proposed development would connect to the Alexandra District Energy Utility and voluntary contributions towards child care, parks and pathways are secured in consideration of the proposal consistent with the OCP and West Cambie Area Plan.

An amendment to Schedule 1 and Schedule 2 of the Official Community Plan (OCP) is also required to redesignate the lands from “School” to “City Centre Perimeter – Tier 2,” and from “Community Institutional” to “City Centre Perimeter – Tier 2”, respectively.

Staff Report

Origin

Manpreet Singh (ParaMorph Architecture Inc.) has applied on behalf of the owners, Bih Shuang Huang and Jeffery Ghia Shing Huang, to the City of Richmond to rezone 9720 Cambie Road from the residential “Small-Scale Multi-Unit Housing (RSM/XL)” zone to a new site-specific zone, “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)”, in order to develop a six-storey mixed rental apartment building with access from Cambie Road. A location map and aerial photograph of the subject site are provided in Attachment 1.

A preliminary site plan, building elevations, tree management plan and landscape plans are contained in Attachment 2. Key components of the proposal include:

- A six-storey apartment building with 62 rental units (60 market rental and two LEMR units);
- A proposed density of 1.93 Floor Area Ratio (FAR), consisting of approximately 3,498.29 m² (37,655.28 ft²) of residential floor area;
- All residential units will be secured with rental tenure zoning. The market rental units will be governed by a housing covenant registered on Title, and the LEMR units will be secured in perpetuity with a Housing Agreement and Housing Covenant registered on Title, which will include rental rate, and household income and asset level restrictions;
- Approximately 109.50 m² (1,178.65 ft²) of shared indoor amenity space and 379.0 m² (4,079.52 ft²) of shared outdoor amenity space; and
- Road dedication along the Cambie Road frontage of the subject site.

An associated OCP Amendment Bylaw 10757 is proposed to redesignate the land use of the subject site from “School” in OCP Bylaw 9000 to “City Centre Perimeter – Tier 2” and from “Community Institutional” in OCP Bylaw 7100 to “City Centre Perimeter – Tier 2” to permit residential rental housing. In addition, amendments to the Development Permit Guidelines: Alexandra Neighbourhood Character Areas Map are proposed to identify the subject site as “Medium Density Housing”.

A Development Permit (DP) application is required to further address the form and character of the proposed mixed rental apartment development.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Existing Site Condition and Surrounding Development

The subject site is approximately 1,906.20 m² (20,518.17 ft²) in area and is located in the southwest area of the No. 4 Road and Cambie Road intersection. The site consists of a single lot containing a single-family dwelling that is currently owner-occupied. The applicant has indicated that there is no secondary suite on site. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Cambie Road, single-family dwellings fronting McKay Drive on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” and a 12-unit three-storey townhouse development fronting Cambie Road on a lot zoned “Low Density Townhouses (RTL4)”.

To the South: Tomsett Elementary School on a lot zoned “School & Institutional Use (SI)”.

To the East: A commercial building at the corner of No. 4 Road and Cambie Road on a lot zoned “Neighbourhood Commercial (CN)”. In the West Cambie Area Plan, this site is designated as “Convenience Commercial”, which generally provides for local-serving amenities and commercial uses.

To the West: Cambie Fire Hall No. 3 and Richmond North Ambulance Station on a lot zoned “School & Institutional Use (SI)”.

Related Policies & Studies**Official Community Plan/West Cambie Area Plan – Alexandra Neighbourhood**

The site is currently designated as “School” in the 2050 OCP Land Use Map and is situated within the West Cambie Area Plan. In the West Cambie Area Plan, it is located in the Alexandra Neighbourhood and is designated as “Community Institutional” (Attachment 4), consistent with the site’s designation in 2050 OCP Land Use Map. These designations provide for school and other community uses on the subject site. An amendment to the OCP is required in order to consider the proposed 100 per cent rental housing development.

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.

Aircraft Noise Sensitive Development Policy

The OCP Aircraft Noise Sensitive Development (ANSO) Policy applies to the subject site, which is located within “Area 2” which identifies that all new aircraft sensitive noise uses, including residential, may be considered.

Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise. An Acoustic Report prepared by a registered acoustic consultant is also required at the building permit (BP) stage to confirm that the building has been designed to comply with the indoor noise sound levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur.

Noise Management

The proposed development is located within Aircraft Noise Sensitive Development (ANSO) "Area 2", and new aircraft noise sensitive land uses may be considered. Registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to advise future potential purchasers of the property.

In addition, to mitigate against potential noise impacts generated by the adjacent fire hall and commercial uses adjacent to the development, noise attenuation is to be incorporated into dwelling unit design and construction. Prior to final adoption of the rezoning bylaw, a legal agreement is required to be registered on Title of the subject property to ensure that noise mitigation measures are incorporated into building design and construction, as per acoustic and thermal report recommendations to be submitted by qualified registered professionals at the DP stage.

Ministry of Transportation and Transit Approval

As the subject property is located within 800 m of a provincial highway (Highway 99), this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). MOTT has reviewed the application and granted preliminary approval. The applicant is required to secure final approval from MOTT prior to rezoning adoption.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

OCP Consultation Summary

To facilitate the proposed 62-unit rental apartment development, an amendment to the 2050 OCP Land Use Map is required to redesignate the subject site from "School" to "City Centre Perimeter – Tier 2." Corresponding amendments to the West Cambie Area Plan are also required to designate the subject site as "Medium Density Housing" in the DP Guidelines: Alexandra Neighbourhood Character Area Map and to redesignate the subject site from "Community Institutional" to "City Centre Perimeter – Tier 2" in the Alexandra Neighbourhood Land Use Map.

Staff reviewed the development proposal with Richmond School District staff, and the School District staff confirmed that they are not interested in purchasing the property and do not have any reservations regarding the proposed development. Staff will keep the School District staff apprised of the development.

Staff have reviewed the proposed OCP Bylaw 9000 and 7100, Amendment Bylaw 10757, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements and recommend that this report does not require referral to external stakeholders. An OCP consultation summary clarifying this recommendation is attached (Attachment 5).

Analysis

This application is to allow for the development of a six-storey 62-unit rental apartment building with access from Cambie Road. The project contains a mix of 25 studio units, 14 one-bedroom units and 23 two-bedroom units. The proposed site-specific "Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)" zone permits residential uses restricted to rental tenure only.

Proposed OCP and West Cambie Area Plan Amendment

Consistent with OCP objectives to encourage the development of new purpose-built rental housing and given that the site is not required by the School District, staff support an amendment to the OCP to facilitate the proposed rental apartment development. To allow for this development, the following amendments to the OCP are proposed:

- Amendment of 2050 OCP Land Use Map (Attachment 1 to Schedule 1) to remove the current "School" designation and redesignate the subject site to "City Centre Perimeter – Tier 2," consistent with other residential land in the Alexandra neighbourhood where the site is located.
- Corresponding with the amendment proposed to the 2050 OCP Land Use Map, an amendment to the Alexandra Neighbourhood Land Use Map in Schedule 2.11A of OCP Bylaw 7100 (West Cambie Area Plan) is also required to redesignate the subject site from "Community Institutional" to "City Centre Perimeter – Tier 2" (as described in Schedule 1 of the OCP).
- In addition, consistent with the proposed land use designations, the subject site will be designated as "Medium Density Housing" in the DP Guidelines: Alexandra Neighbourhood Character Area Map of the West Cambie Area Plan.

The proposed rezoning to the new site-specific "Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)" is consistent with the proposed OCP amendments.

Proposed Site-Specific Zone

The proposed site-specific zone has been drafted to align with the City Centre Perimeter – Tier 2 policies outlined in Schedule 1 of the OCP, while also responding to site-specific considerations (i.e. building height). To accommodate the site-specific conditions, the proposed "Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)" zone includes:

- Permitted land uses: apartment housing and related land uses;
- Maximum density: 1.95 FAR and an additional 0.10 FAR for the common indoor amenity space for the shared use of residents;
- Residential rental tenure to ensure the site is used exclusively for rental housing, including 60 market rental housing units and two LEMR units;

- Maximum building height: six storeys (25.0 m);
- Maximum lot coverage and minimum setbacks; and
- Specific parking provisions based on the Transportation Demand Management (TDM) measures, accepted by the Transportation Department.

Inclusionary Zoning

Affordable housing is secured with inclusionary zoning. The developer has submitted a satisfactory financial analysis demonstrating that the proposed inclusionary affordable housing contribution can be provided while maintaining the project's overall economic viability. A Housing Agreement and Housing Covenant will be registered on Title to secure the affordable housing as detailed in the Housing Type and Tenure section of this report.

OCP Market Rental Housing Policy

In recognition of rental housing comprising an important piece of Richmond's housing supply, the OCP encourages the development of new purpose-built rental housing.

A series of incentives are identified in the OCP to encourage the development of new rental housing, such as additional height, variable density, parking rate reductions and exemptions from all or part of the public art contribution where additional public benefits are proposed including affordable housing.

The proposal is generally consistent with the Market Rental Housing Policy, as all of the residential units are rental apartments secured through rental tenure zoning and the registration of a housing covenant on Title. Registration of a market rental Housing Covenant on Title prior to rezoning bylaw adoption will secure 60 dwelling units as market rental units.

Affordable Housing Strategy

The Affordable Housing Strategy (AHS) includes specific provisions to support housing for low and moderate-income households. The proposed development includes two affordable housing units consisting of one studio unit and one two-bedroom unit. The proposal aligns with the objectives of the Strategy, including:

- Supporting the delivery of LEMR housing in perpetuity through legal agreements registered on Title, which are used to set maximum rents and tenant eligibility;
- The Housing Agreement (Affordable Housing) will establish the maximum rent rates and allowable household incomes for eligibility. Maximum rents for the LEMR units will be set at 10 per cent below the Canada Mortgage and Housing Corporation's (CMHC) Average Market Rent (AMR) for the City of Richmond specific to the unit type. Income thresholds, used to define tenant eligibility, will be set at the point at which annual rents equal 30 per cent of the gross (before-tax) household income;
- As set out in Council Policy 5475, being the "Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy", adopted on July 28, 2025, the Housing Agreement will allow the Owner to charge LEMR tenants a fixed monthly fee for the use of vehicle parking spaces assigned to LEMR tenants and define a \$100,000.00 household asset limit for LEMR tenants. Additionally, the Housing Agreement will prohibit the stratification of the building,

any age-based restrictions, and ensure all tenants, including LEMR tenants, are provided with access to common indoor and outdoor amenities.

- A Housing Covenant will also be used to secure the area of the LEMR homes and their location in the building. Adjustments to the LEMR unit sizes are permitted through the DP process, subject to meeting the minimum floor area of LEMR being provided.

Housing Type and Tenure

Consistent with the City's Market Rental Housing Policy, AHS and other OCP policies that encourage the provision of a variety of housing types and sizes to accommodate the needs of a diverse and aging population. Specifically, the proposal includes:

- Two LEMR units (one studio unit and one two-bedroom unit), comprising approximately 3.2 per cent of the total residential floor area and having a combined habitable area of 112.0 m² (1,205.5 ft²), which will be located on the second floor of the building. As per the AHS, the LEMR units are comparable in size to the market rental units in the development. Given the limited number of LEMR units and their location among the market rental units, a non-profit housing operator is not required. These units are to be secured through the proposed residential rental tenure zoning, in conjunction with the registration of a Housing Agreement and Housing Covenant on Title.
- 60 market rental units, having a combined habitable area of 3,029.0 m² (32,603.8 ft²), consisting of 24 studio units, 14 one-bedroom units and 22 two-bedroom units. All the market rental units are to be secured through the proposed residential rental tenure zoning and registration of a Housing Covenant on Title. There will be no restriction on tenant incomes, and the units may be rented at the prevailing market rates.
- Approximately 37 per cent of the proposed housing is family-friendly (two bedrooms or larger).

Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement (for the LEMR units) and Housing Covenants (for both the market rental units and the LEMR units) on Title will be required. General provisions of the legal agreements include, but are not limited to:

- The units in each tenure type are to be maintained under a single ownership and there shall be no stratification of individual rental units.
- No age-based restrictions are to be imposed on tenants of any residential unit.
- Maximum rental rates, income and asset limits, and minimum unit sizes for the LEMR units apply.
- All tenants are to have full use of and unlimited access to all on-site common indoor and outdoor amenity spaces, bicycle parking and related facilities, at no additional cost. A charge for vehicle parking is permitted for the vehicle parking stalls assigned to LEMR tenants, subject to Council Policy 5475.
- 100 per cent of the units are to be designed to meet the Basic Universal Housing (BUH) features outlined in Richmond Zoning Bylaw 8500.
- The terms of the agreements shall apply in perpetuity.

Voluntary Amenity Contributions

To support the objectives of Section 9.3.2 of the West Cambie Area Plan, the developer has voluntarily proposed the following contributions:

- Child Care: \$1.04 per square foot of the proposed net floor area, estimated at a total contribution of \$39,161.49.
- Park, Pathway and Facility Development: \$1.04 per square foot of the proposed net floor area, estimated at a total contribution of \$39,161.49.

The applicant proposes to make a total cash contribution of \$78,322.98 prior to final adoption of the rezoning bylaw. These contributions have been included in the Rezoning Considerations (Attachment 6).

Built Form and Architectural Character

The proposed development consists of a six-storey, 62-unit mixed-rental apartment building including a two-storey parkade. Access is provided from Cambie Road.

The building has been designed to respond to the constraints of the narrow, isolated lot, to create an efficient and compact layout. To reduce perceived massing and improve compatibility with the surrounding context, the building incorporates step-backs on the east and west elevations starting at the residential levels above the parkade.

The building's massing, setbacks and orientation have been configured to respond to surrounding land uses, addressing privacy considerations and maintaining an appropriate interface with the adjacent commercial property to the east, fire hall to the west and school to the south. Parking is fully integrated within the building, with residential units above arranged along a typical double-loaded corridor. The parkade wall will benefit from additional visual screening provided by proposed shrubs and the existing trees on the neighbouring property adjacent to the east property line of the subject site. On the west side of the building, further screening of the parkade will be provided by the existing hedges located on the adjacent fire hall property. A glazed frontage and landscaped planters create a clear and welcoming main entrance to the building.

Future Development Impacts

A legal agreement will be registered on Title prior to final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other developments and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

Amenity Space

In addition to private balconies for all dwelling units, the proposal includes approximately 109.50 m² (1,178.65 ft²) of shared indoor amenity space in the building lobby and on the sixth floor, adjacent to the elevator, which provides access to the proposed shared outdoor amenity space (approximately 379.0 m²/4,079.52 ft²) located at the building's rooftop level. Staff will work with the applicant at the DP stage to ensure the programming, design and landscaping of the shared amenity spaces satisfies the DP Guidelines in the OCP.

Accessibility

The OCP seeks to meet the diverse housing needs of the City's seniors population and people with disabilities by encouraging the development of accessible housing that can be approached, entered, used and occupied by everyone.

Staff support the applicant's proposal, which is consistent with City policy and includes:

- Accessible lobbies, common areas, and amenity spaces;
- Aging-in-place features in all units (e.g. wall blocking at all toilets, showers and bathtubs for future grab bar installation and lever handles); and
- BUH features will be included in all units.

The BUH features and other applicable policies will be reviewed further at the DP application stage.

Transportation and Site Access

The development will provide an approximate 3.59 m wide road dedication for frontage improvement along the entire Cambie Road frontage. Frontage improvements will be provided through the standard SA process for the project.

Pedestrian and vehicle access to the site is proposed from Cambie Road, with vehicle access restricted to right-in/right-out movements only. The conceptual plans provide for 50 parking spaces (with two vehicle parking stalls reserved for LEMR tenants and seven vehicle parking spaces reserved for visitors) located in a two-storey parkade. 78 Class 1 bicycle parking spaces and 13 Class 2 bicycle parking spaces will also be provided.

The applicant submitted a comprehensive Traffic Impact Assessment (TIA) for the development prepared by a registered professional transportation engineer which has been reviewed and approved by the City's Transportation Department. Consistent with the City's Zoning Bylaw 8500, transportation demand management measures have been incorporated into the development including one small-sized publicly accessible loading space equipped with electric vehicle supply equipment. In accordance with the City's zoning Bylaw this space may be also used as a publicly accessible car-share parking space.

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:

- 10 bylaw-sized trees (tag# 9280, 9281, 6808, 9282, 9284, 9285, 9286, 9287, 9288 and 9289) on the subject property.
- Three on-site trees (tag# 9283, 9290 and 9291) which are identified as significant.
- 10 trees (tag# OS01, OS02, OS03, OS04, OS05, OS06, OS07, OS08, OS09 and OS10) located on the neighbouring property to the east (9780 Cambie Road).
- Two trees (tag# C01 and C02) located on City property.

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

- Three bylaw-sized trees (tag# 9280, 9281 and 6808) located on site that have been previously topped and are full of decay, are located in the middle of the site such that they cannot be retained.
- Three bylaw-sized trees (tag# 9282, 9286 and 9288) and one significant tree (tag# 9283 - Western red cedar: 103.0 cm DBH), located in the row of mature conifers along the south property line are either dead, dying or hazardous such that they cannot be retained despite being inside the tree protection zones of other trees identified for retention. These trees have largely succumbed to the effects of competition common in large growing tree species planted in close proximity to one another, exhibiting partial root plate failures, tight codominant unions that have partially failed, low vigour and death.
- Four bylaw-sized trees (tag# 9284, 9285, 9287 and 9289), and two significant trees (tag# 9290 – Western red cedar: 93.0 cm DBH and 9291 - Black pine: 128.0 cm DBH), located in the row of mature conifers along the south property line are in good condition and suitable location such that they can be retained. Design considerations accounted for their retention with an appropriate foundation offset for their critical root zones and building location for canopy conflict issues.
- Five trees (tag# OS1, OS2, OS3, OS4 and OS5) located on the neighbouring property to the east are outside the scope of the project, as the existing concrete retaining wall has prevented root growth into the site, and their upright growing canopy habit does not encroach into the subject site airspace. The trees are to be retained and protected.
- Five trees (tag# OS6, OS7, OS8, OS9 and OS10) located on the neighbouring property to the east are recommended to be retained and protected, with a notch designed in the building to provide an appropriate foundation offset. The trees are to be retained and protected with an arborist inclusion required as outlined in the arborist report.
- Two trees (tag# C01 and C02) located on City property conflict with the required frontage improvements. These trees are recommended for removal.

Replacement trees to be provided at 2:1 ratio or 3:1 ratio for significant trees as per the OCP, i.e. 15 replacement trees.

Tree Replacement

The applicant intends to remove seven on-site trees (tag# 9280, 9281, 6808, 9282, 9283, 9286 and 9288). The 3:1 replacement ratio for the removal of one significant tree (tag# 9283 – 103.0 cm DBH) would require a total of three replacement trees, and the 2:1 replacement ratio for the removal of the remaining six trees would require a total of 12 replacement trees. Therefore, a total of 15 replacement trees are required. Based on the preliminary landscape plan (Attachment 2) provided as part of this rezoning application, the applicant has indicated a total of three trees to be planted on site. The required replacement trees are to be of the following 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
15	8.0 cm		4.0 m

Prior to final adoption of the rezoning bylaw adoption, to satisfy the 2:1 replacement ratio and 3:1 ratio for significant trees established in the OCP, the applicant will contribute \$9,000.00 (\$750.00/tree) to the City's Tree Compensation Fund in lieu of the remaining 12 trees that cannot be accommodated on the subject property after redevelopment. The number of on-site replacement trees will be further reviewed through the DP process.

Prior to DP issuance, to ensure that the replacement trees are planted and 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 materials, installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Six on-site trees (tag# 9284, 9285, 9287, 9289, 9290 and 9291), including two significant trees (tag# 9290 – Western red cedar: 93.0 cm DBH and 9291 - Black pine: 128.0 cm DBH), located along the south property line and ten trees (tag# OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9 and OS10) located on the adjacent property along the east property line are to be retained and protected as per the Arborist report or as per the City of Richmond Tree Protection Information Bulletin Tree-03. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 2). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, a Tree Survival Security in the amount of \$81,920.00 for the six on-site trees (tag# 9284, 9285, 9287, 9289, 9290 and 9291) is required to ensure the protection of retained trees.
- 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 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 dwelling 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/Energy Policy

Energy Step Code

Consistent with the Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design, which is anticipated to achieve Step 3 + EL-2 for the multi-family apartment building. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review processes.

District Energy Utility (DEU)

The applicant has agreed to connect the proposed development to the Alexandra District Energy Utility (ADEU). This site is adjacent to the existing ADEU service area, and Lulu Island Energy Corporation's (LIEC) intent is to expand the ADEU service area to include the subject site. District energy connection infrastructure is already in place to service the adjacent Fire Hall to the west of the subject property, and LIEC plans to extend the connection to the subject property's lot line to facilitate future servicing. Prior to rezoning bylaw adoption, a standard DEU covenant will be registered on Title requiring the developer to connect to the City DEU. The rezoning considerations include requirements for the registration of legal agreements ensuring that the building is designed with the capability to connect and be serviced by the utility and ensuring that the service connection will be made prior to occupancy.

Should Council endorse the proposed development, LIEC staff will bring forward a future report with the recommendation to expand the ADEU service area bylaw to include the subject property.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into an SA, secured with a Letter of Credit for the design and construction of the following, including (but not limited to):

- Road widening and frontage improvement work on the site's Cambie Road frontage, including a new sidewalk to be connected directly to the existing sidewalks to the east and west of the subject site.
- Related water, storm sewer and sanitary sewer connections to the subject site.

Prior to BP Issuance, payment of \$7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. This latecomer agreement is set to expire on November 17, 2026.

Detailed site servicing and frontage improvement requirements are identified in Attachment 6.

Development Permit Application

Submission and processing of a DP application, to a level deemed acceptable by the Director, Development, is required prior to final adoption of the rezoning bylaw.

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

- Compliance with DP Guidelines for multiple-family projects in the 2050 OCP;
- Opportunities to enhance articulation and visual interest through design development to improve the interface fronting the pedestrian sidewalks. In addition, refinement of the site plan to ensure all the aboveground private utility infrastructure improvements required as part of this development will be located on-site and screened from street view;
- Refinement of the landscape design and tree management scheme to ensure the protection and long-term health of retained trees;

- Review of the indoor amenity areas, roof design and landscaping of the common outdoor amenity areas to ensure consistency with City guidelines;
- Review of the aging-in-place and BUH features proposed in all units;
- Review of the proposed BC Energy Step Code compliance;
- Review of the connection of the subject site to the ADEU Energy Centre; and
- Opportunities to incorporate Crime Prevention through Environmental Design (CPTED) measures, including surveillance and territoriality, to promote a sense of security.

Additional issues may be identified as part of the DP application review process.

Budgetary Implications

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

Conclusion

This subject rezoning application is to facilitate the development of a six-storey apartment building with 62 rental units (i.e. 60 market rental and two low-end market rental units), including a two-storey parkade. Vehicle access to the site is proposed from Cambie Road.

The development application involves rezoning the subject site from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to a new site-specific zone, “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)” zone, which permits residential rental housing.

To facilitate the proposed development, the applicant also proposes to amend the OCP land use designation of the subject site from “School” to “City Centre Perimeter – Tier 2”. Corresponding amendments to the West Cambie Area Plan are also proposed to designate the subject site as “Medium Density Housing” in the DP Guidelines: Alexandra Neighbourhood Character Area Map and to redesignate the subject site from “Community Institutional” to “City Centre Perimeter – Tier 2” in the Alexandra Neighbourhood Land Use Map

It is recommended that Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10757 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10758 be introduced and given first reading.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Tolu Alabi, Planner 2 and reviewed by Community Social Development, Engineering, Housing Office, Lulu Island Energy Company, Parks Services, Policy Planning and Transportation Departments.

- Att. 1: Location and Aerial Maps
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: West Cambie Area Plan – Alexandra Neighbourhood
 5: OCP Consultation Summary
 6: Rezoning Considerations



RZ 23-015980

PLN – 97

Original Date: 05/04/23

Revision Date: 05/09/25

Note: Dimensions are in METRES



City of Richmond



RZ 23-015980

PLN - 98

Original Date: 05/04/23

Revision Date:

Note: Dimensions are in METRES



Attachment 2

PLN – 99

REZONING APPLICATION



RENTAL APARTMENT DEVELOPMENT
9720 CAMBIE ROAD
RICHMOND, BC

PMVA
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
LOCATION MAP & TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
TOPOGRAPHICAL SURVEY	A-0.4
BASE PLAN	A-0.5
STREETSCAPE	A-0.6
FIRE ACCESS PLAN	A-0.7
SITE PLAN	A-1.0 & A-1.1
FLOOR PLANS	A-2.0 TO A-2.8
PERSPECTIVES	A-3.0 TO A-3.5
ELEVATIONS	A-3.6 TO A-3.8
SECTIONS	A-4.0 & A-4.1
UNIT PLANS	A-5.0 TO A-5.4
AREAWAYLAYER FLOOR PLAN	A-6.0 TO A-6.6

PROJECT TEAM

ARCHITECT • PARAMORPH ARCHITECTURE INC.
308-9639 137A STREET,
SURREY, BC, V3T 0M1
604-608-0161
info@paramorph.com

SURVEYOR - **TARGET LAND SURVEYING**
C120 - 20178 96 Ave
LANGLEY BC
604-583-6161
adam@targetlandsurveying.ca

CIVIL -
TERRA NOBIS CONSULTING INC.
#203 - 15585 24th Ave,
SURREY BC
604-946-3007
jlee@terranobis.com

ARBORIST -
DIAMOND HEAD CONSULTING
3559 Commercial Street
VANCOUVER BC
604-733-4886
joey@diamondheadconsulting.com

LOCATION PLAN



**TRANSPORTATION CONSULTANT -
WATT CONSULTING GROUP**
#380 - 825 Homer St.
VANCOUVER, BC, V6B 2W2
778-309-1253 Ext.442
VNgol@wattconsultinggroup.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
C100 - 4185 Sill Creek Dr,
BURNABY, BC, V5C 6G9
604-291-0011
Marlene@pmglandscape.com

ACOUSTICAL CONSULTANT -
BKL CONSULTANTS
#301 - 3999 Henning Dr.,
BURNABY, BC, V5C 6P7
604-988-2508 Ext.118
wharton@bkl.ca

PROGRAM SUMMARY

ADDRESS	9720 CAMBIE ROAD, RICHMOND
LEGAL DESCRIPTION	LOT 41 SEC 20 BLK 4N R5 6W PL NWP23775 Lot 41, Block 4N, Plan NWP23775, Section 20, Range 6W, New Westminster Land District, Except Plan 2524 6, REF 39764

LOT INFO

SITE AREA	[Sqft]	[Sqcm]	[Acres]	[Ha]
GROSS AREA	20,512	1,906	0.47	0.19
DEDUCTION	1,030	96	0.02	0.01
NET AREA (AFTER DEDUCTION)	19,482	1,810	0.45	0.18

ZONING	CURRENT	PROPOSED
	RSM/VL	CD

FAR	PERMITTED	PROPOSED
TOTAL AREA (sqm)		3498.29
FAR (ON NET AREA)		1.93

SETBACKS	PROPOSED
NORTH (ALONG CAMBIE ROAD)	4.00m
WEST (ALONG FRESHALL) @ MAIN LVL	0.00m
WEST (ALONG FRESHALL) @ 2ND TO 6TH LVL	6.00m
SOUTH (ALONG SCHOOL) @ MAIN LVL	5.73m
SOUTH (ALONG SCHOOL) @ 2ND TO 6TH LVL	6.00m
EAST (ALONG NEIGHBOURING LOT) @ MAIN LVL	1.70m
EAST (ALONG NEIGHBOURING LOT) @ 2ND TO 6TH LVL	6.00m

ZONING

PLN - 101

OFF STREET PARKING

BLDG HEIGHT PROPOSED (INCLUDING ROOFTOP STAIRCASE)	PROPOSED
TOTAL UNITS	62
MARKET RENTAL UNITS	60
AFFORDABLE UNITS (LOW-END MARKET RENTAL)	2 (1 STUDIO & 1 2BR)
AFFORDABLE UNITS % OF TOTAL FAREFLOOR AREA (RATIO)	108.28 / 3498.29 (sqm) * 100 = 3.09%
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SITE COVERAGE (NET)	[Sqft]	[Sqcm]	[Hect]	REMARKS
PROPOSED (INCLUDING DECKS, COVERED PARKING)	14012	1,302	71.82%	

FAR CALCULATION (NET)				
RESIDENTIAL (EXCLUDING INDOOR AMENITY, PARKING, STAIRCASE & ELEV ABOVE MAIN FLOOR)	RESIDENTIAL COMPONENT [Sqcm]	CIRCULATIONS [Sqcm]	AMENITY [Sqcm]	BUILDABLE+/-c Staircases/Elev above first floor [Sqcm]
MAIN FLOOR LVL (EXCL. GARBAGE, MECH & ELEC.)	0.00	80.30	12.00	92.30
SECOND FLOOR LVL	590.33	116.60	0.00	706.93
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FOURTH FLOOR LVL	661.64	116.60	0.00	778.24
FIFTH FLOOR LVL	661.64	116.60	0.00	778.24
SIXTH FLOOR LVL	564.38	116.00	97.35	778.33
ROOF TOP (CIRCULATION EX STAIRCASE, ELEV)	0.00	51.40	0.00	51.40
TOTAL BUILDABLE AREA				3963.68

TOTAL FAR (EXCLUDING INDOOR AMENITY, PARKING, BAY DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)				
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ZONING

PLN - 101

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PLN - 101

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PLN - 101

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TOTAL FAR (EXCLUDING INDOOR AMENITY, PARKING, BAY DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)				3498.29

PROGRAM SUMMARY

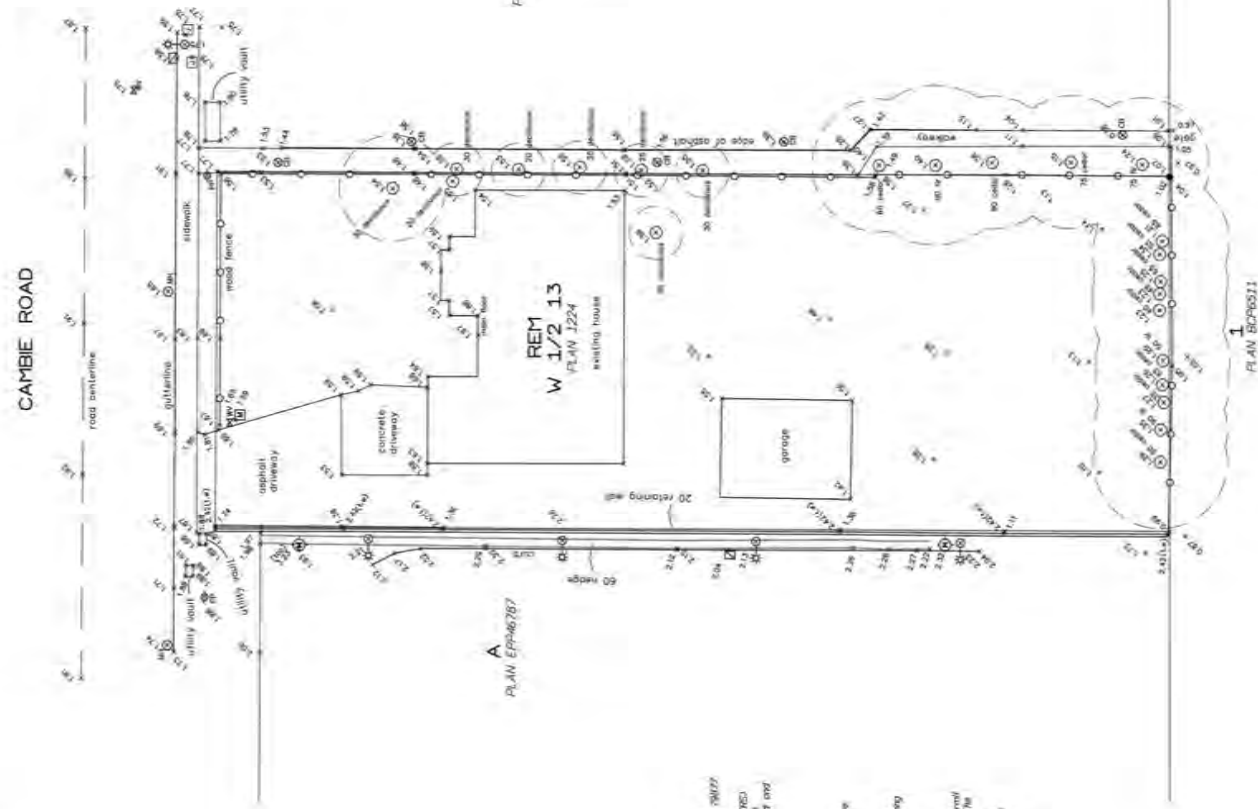
ADDRESS	9720 CAMBIE ROAD, RICHMOND
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ZONING	CURRENT	PROPOSED
	RSM/VL	CD

TOPOGRAPHIC SITE SURVEY OF THE WEST HALF LOT 13
EXCEPT SOUTH 250 FEET BLOCK "A" SEC 34 BLK 5 N R 6 W NWD PLAN 1224

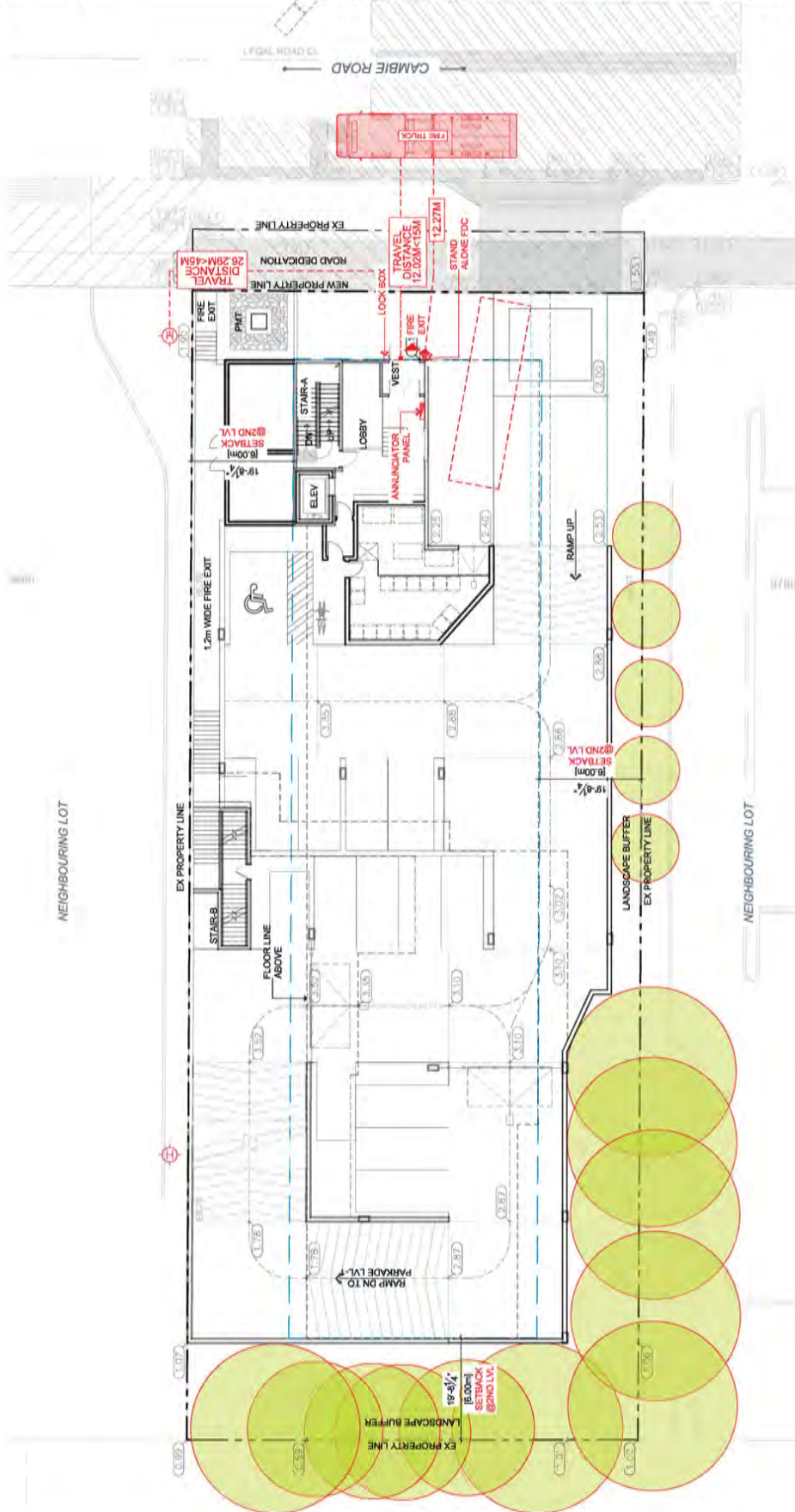


(c) all dimensions are obtained from Plans (PMD/APP/APP/MD/3007)

Derivations are available: G33393 HQ/2014 - IN RETIRED
Derived from Contract Memorandum 2744047 - involved in the
banning of Richmond at the intersection of Broad road and
Hwy 101 - 1970 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980
1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990
1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000
2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010
2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020
2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030
2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040
2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050
2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060
2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070
2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080
2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090
2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100
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2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120
2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130
2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140
2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150
2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160
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2271 - 2272 - 2273 - 2274 - 2275 - 2276 - 2277 - 2278 - 2279 - 2280
2281 - 2282 - 2283 - 2284 - 2285 - 2286 - 2287 - 2288 - 2289 - 2290
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2631 - 2632 - 2633 - 2634 - 2635 - 2636 - 2637 - 2638 - 2639 - 2640

CERTIFIED CORRECT
DATED THIS 2nd DAY OF March 2022

BILLS
M. Adam Fiddaman

**PLN – 105**

NEIGHBOURING LOT
222-11³/₄"

NEIGHBOURING LOT

PLN – 106



Issue / Revisions	Date	Description
Revised / Comments	2026-07-07	
Revised / Comments	2026-05-04	
Revised / Comments	2026-03-27	
Revised / Comments	2026-03-16	
Revised / Comments	2026-02-26	
Schematic Sketch	2026-01-28	
Revised / Comments	2025-11-16	
Schematic Sketch	2025-09-24	
Revised / Comments	2025-07-03	
Revised / Comments	2024-10-07	
Revising Application	2024-02-26	
Preliminary Application	2022-03-22	



Project Title: RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By QSV	Date 2022-07-26
Checked By jy	Project ID REC06_2204

Sheet Title

**SITE PLAN
(HEIGHT CLEARANCE)**

Scala

Sheet No. **A-1.1**





2024-07-07	Revised / Comments
2024-06-04	Revised / Comments
2024-05-27	Revised / Comments
2024-05-16	Revised / Comments
2024-05-09	Revised / Comments
2024-05-02	Schematic Sketch
2024-04-25	Schematic Sketch
2024-04-18	Revised / Comments
2024-04-11	Revised / Comments
2024-04-04	Revised / Comments
2024-03-28	Preliminary Application
2024-03-22	Description
2024-03-15	Initial / Revisions



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

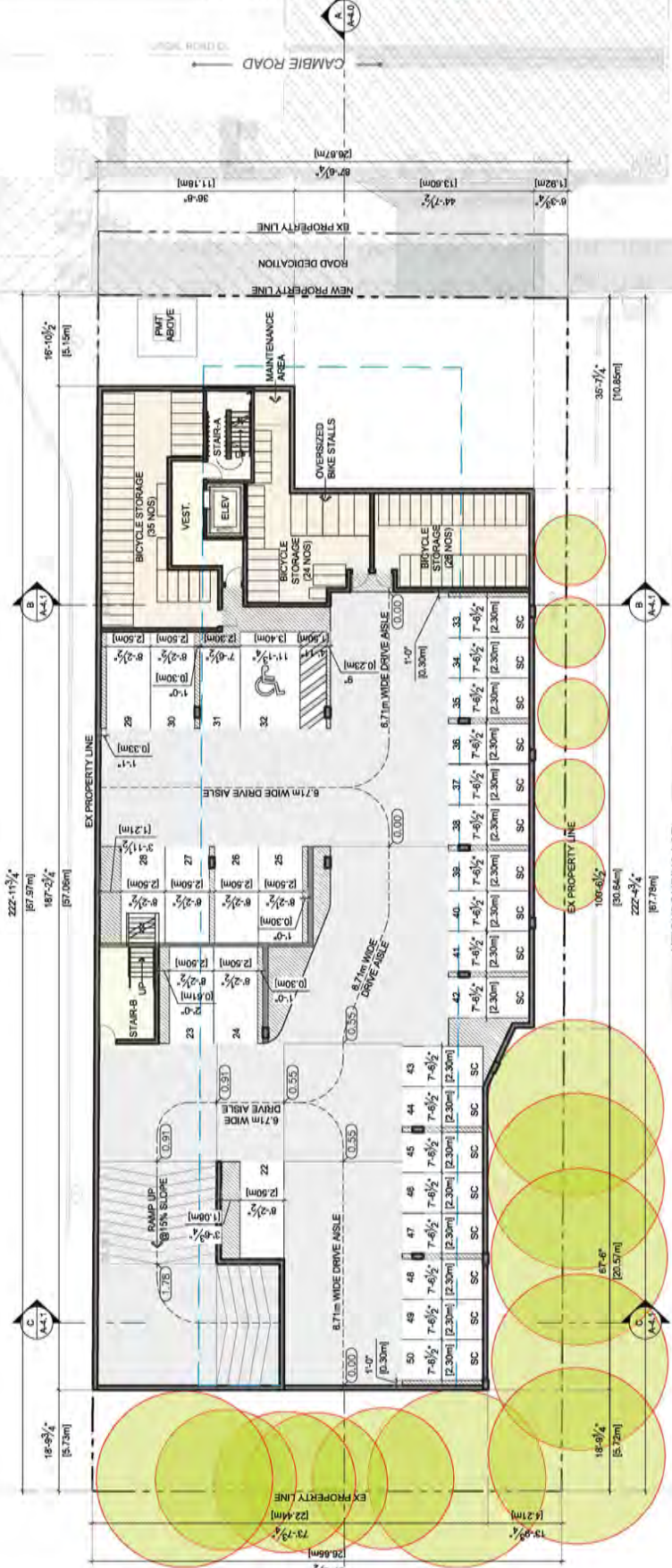
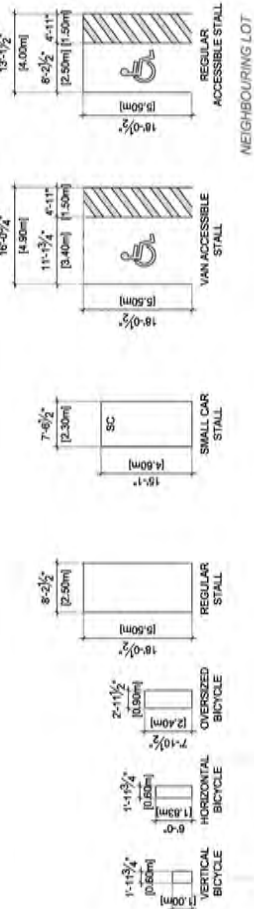
Drawn By
Date
2024-07-07

Checked By
Project ID
2024_204

Sheet Title
PARKADE FLOOR PLAN

Scale

Sheet No.
A-2.0



PLN-108



LEGEND	
1BR UNITS	
2BR UNITS	
STUDIO	
INDOOR AMENITY	
AFFORDABLE	
UNITS / PARKING	

Date	Description	Revisions / Revisions
2020-07-07	Revised / Comments	
2020-08-04	Revised / Comments	
2020-09-27	Revised / Comments	
2020-03-16	Revised / Comments	
2020-03-26	Revised / Comments	
2020-01-28	Schematic Sketch	
2020-11-07	Revised / Comments	
2020-09-24	Schematic Sketch	
2020-07-07	Revised / Comments	
2020-04-07	Revised / Comments	
2020-02-26	Revised / Application	
2020-03-22	Preliminary Application	



Project Title	RENTAL APARTMENT DEVELOPMENT
---------------	------------------------------

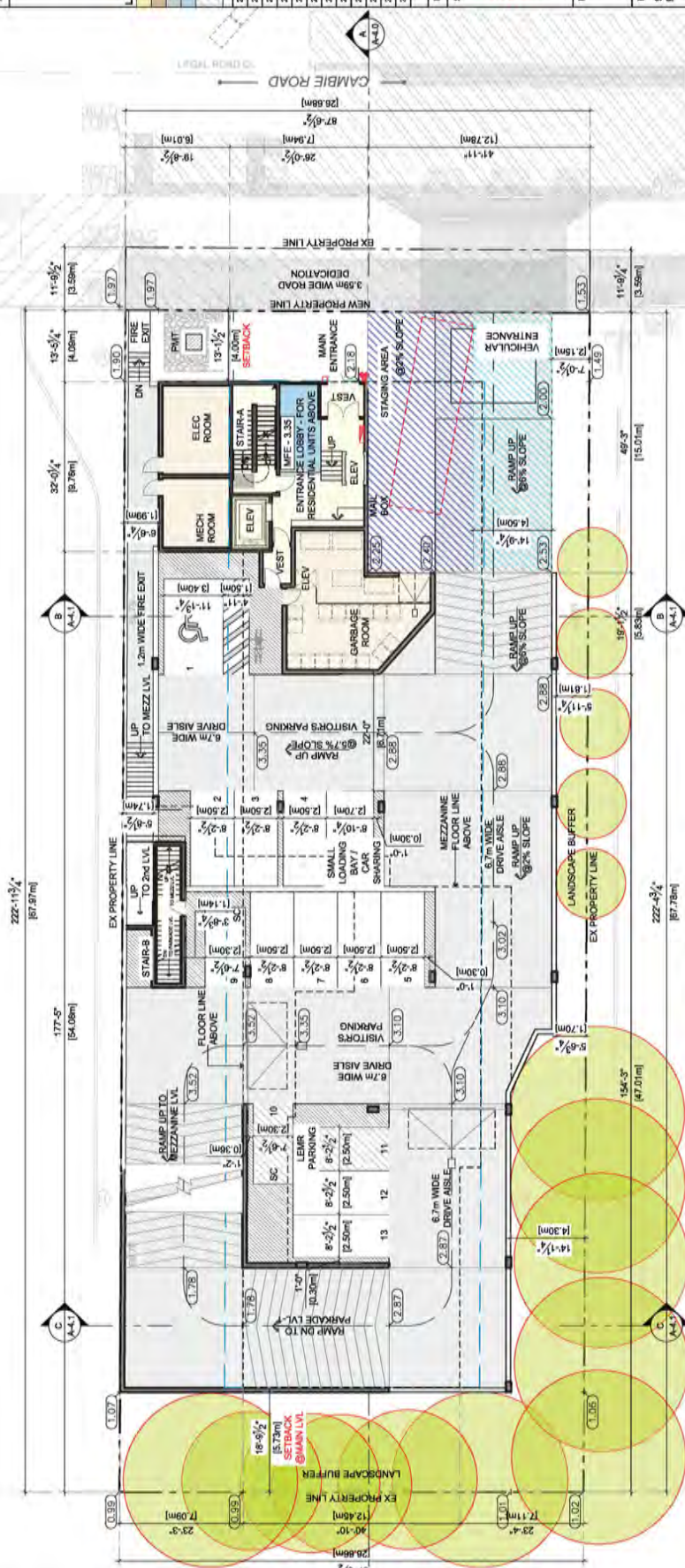
Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

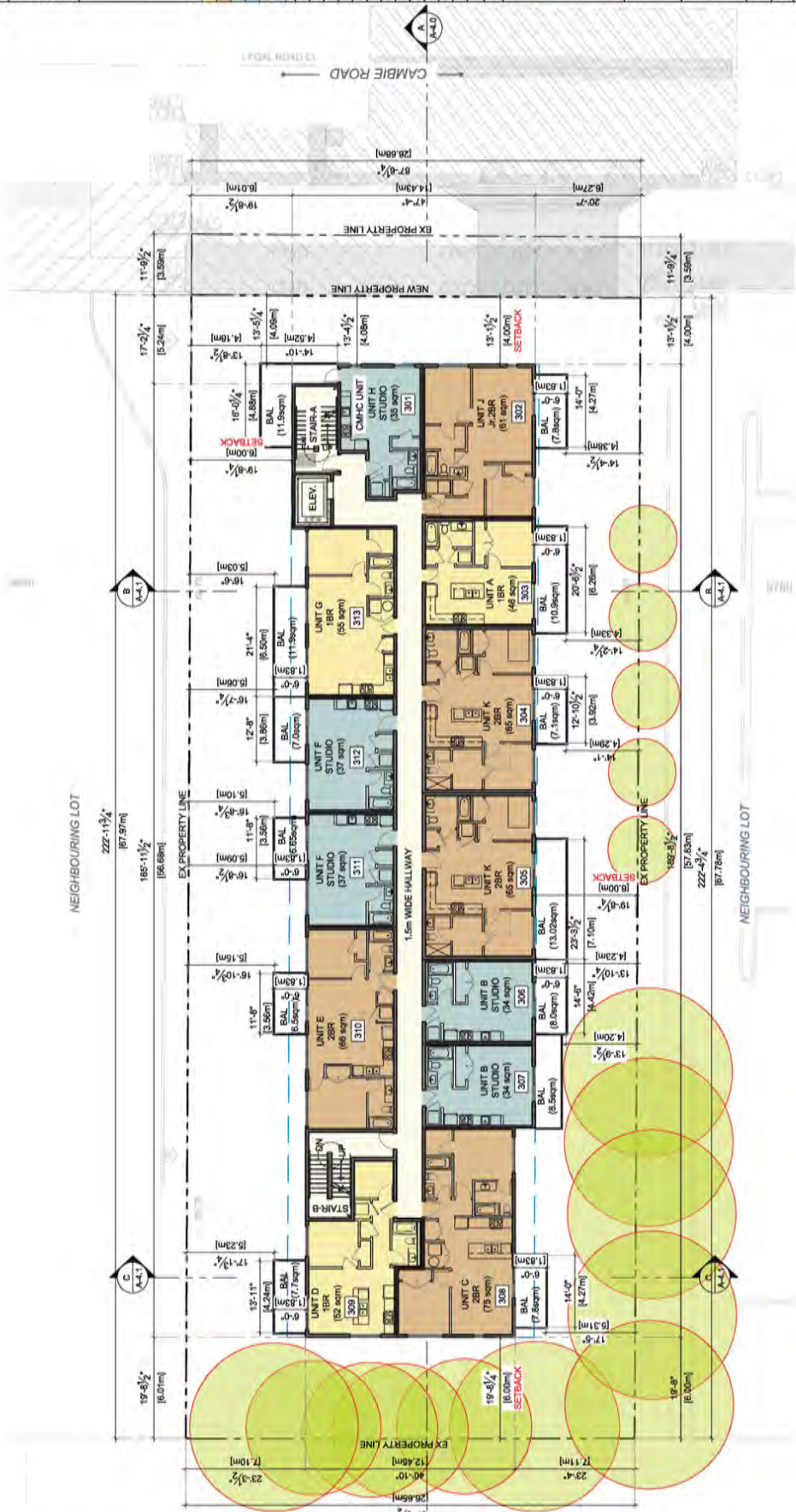
Original By GSH	Date 2022-07-26
Checked By ay	Project ID R036_2204
Sheet Title	

MAIN
FLOOR PLAN

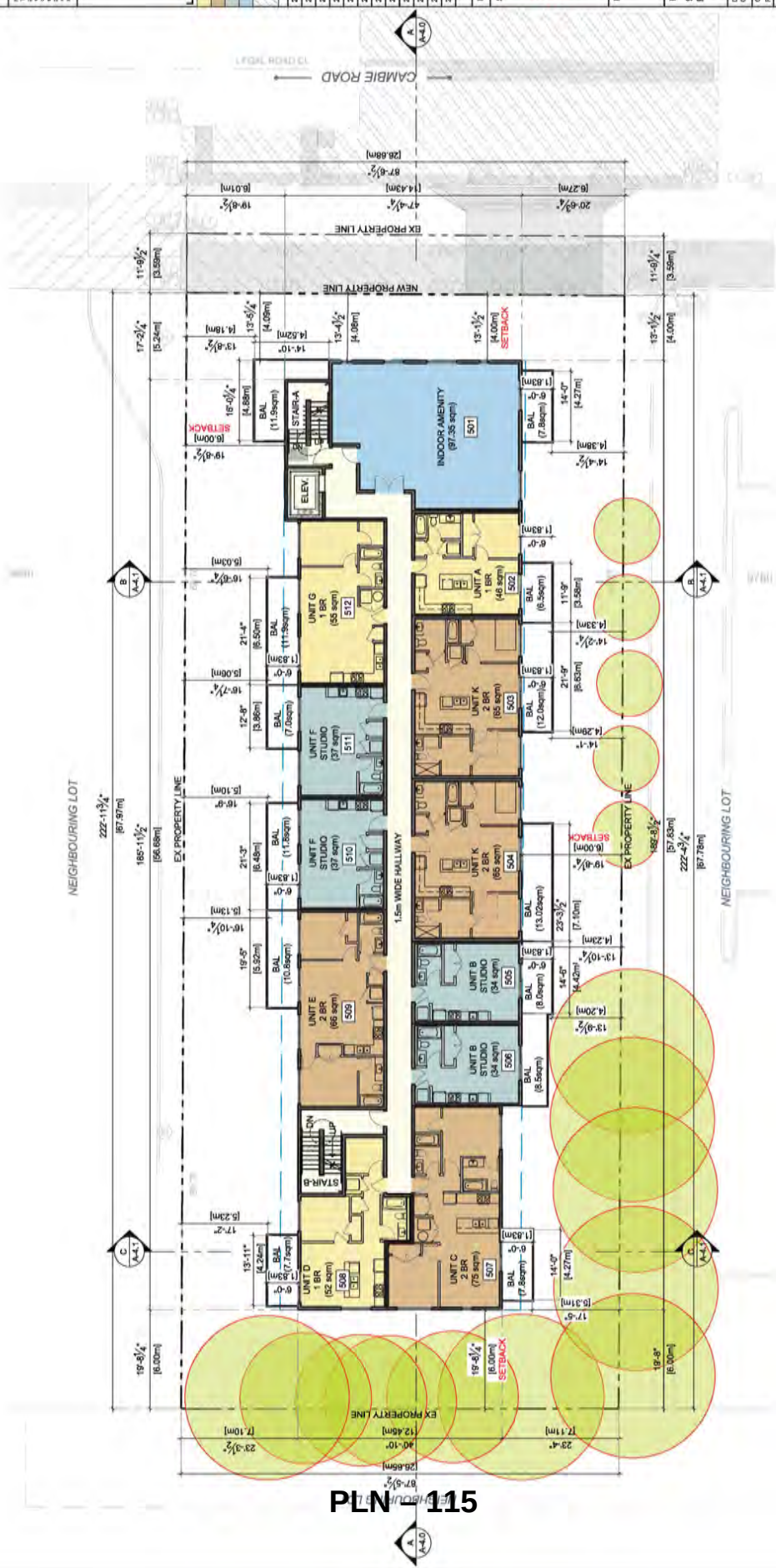
Scale:	
Sheet No.	

A-2.1

**PLN – 109**



PLN – 113





LEGEND	
1BR UNITS	
2BR UNITS	
STUDIO	
INDOOR AMENITY	
AFFORDABLE UNITS / PARKING	

Date	Description
2020-07-07	Revised / Comments
2020-08-04	Revised / Comments
2020-09-03	Revised / Comments
2020-09-16	Revised / Comments
2020-09-26	Revised / Comments
2020-01-28	Schematic Sketch
2020-11-07	Revised / Comments
2020-09-24	Schematic Sketch
2020-04-07	Revised / Comments
2020-04-07	Revised / Comments
2020-05-26	Reasoning Application
2020-03-22	Preliminary Application



Project Title	RENTAL APARTMENT DEVELOPMENT
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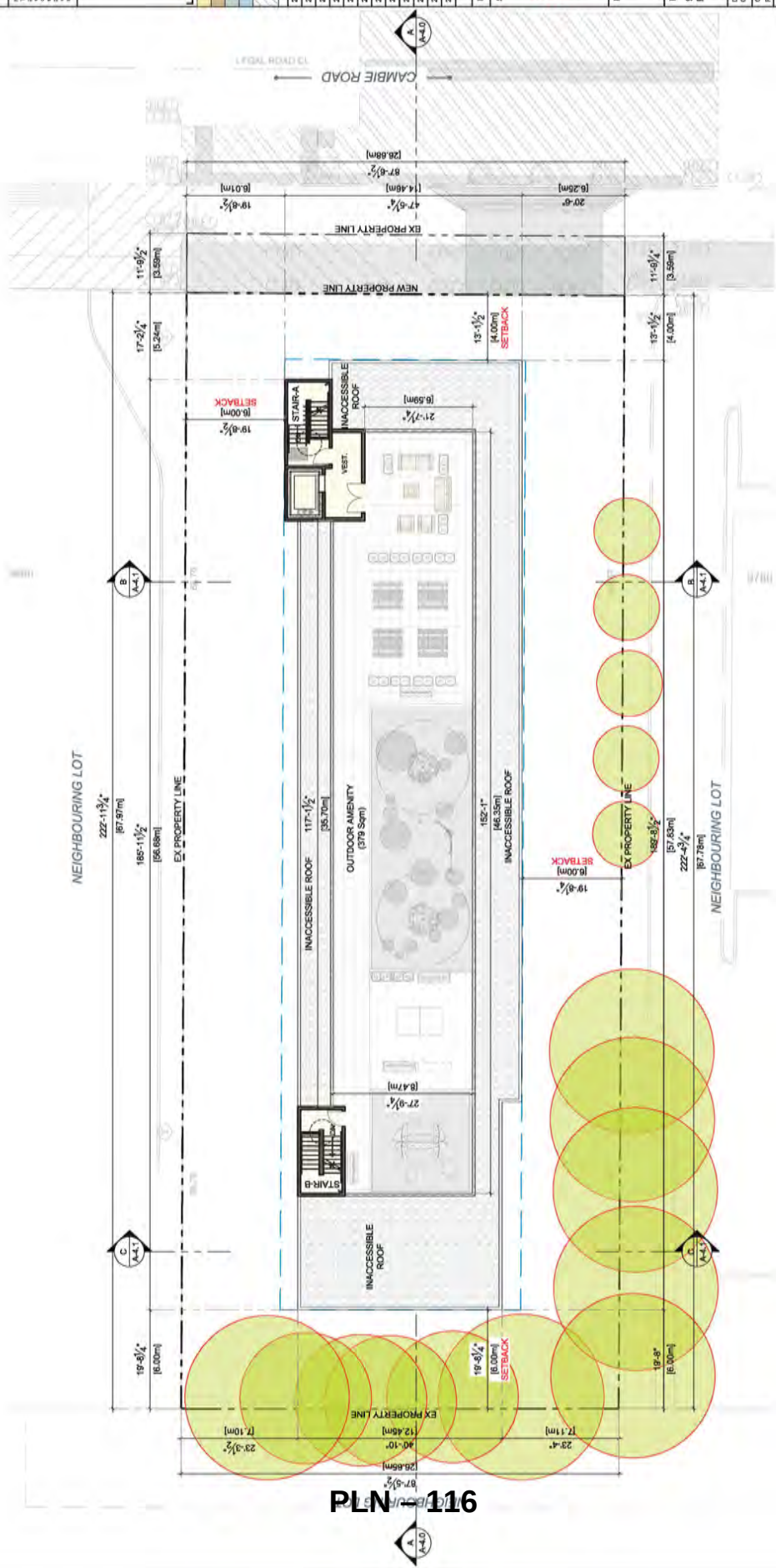
Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSW	Date 2022-07-26
Checked By jey	Project ID RC06_2204
Sheet Title	

ROOF
FLOOR PLAN

Scale:	
Sheet No.	

A-2.8



PLN – 116

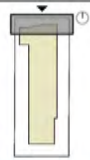


PLN – 117

1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD

3055 - 1605 157th Street, Surrey, BC V3T 2M4
Tel: 604.591.1600 Fax: 604.591.1601
www.paramorph.com

Key Plan



2025-01-07	Revised / Comments
2025-01-04	Revised / Comments
2025-03-27	Revised / Comments
2025-03-16	Revised / Comments
2025-03-26	Revised / Comments
2025-03-26	Schematic Sketch
2025-11-07	Revised / Comments
2025-03-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Revised / Comments
2023-03-22	Preliminary Application
Date	Description



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

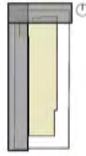
Project Address
**9720 CAMBIE ROAD,
RICHMOND, BC**

Drawn By
Date
2022-01-26

Checked By
Project ID
R202_2504

Sheet Title
PERSPECTIVES

Scale
Sheet No.
A-3.0



Issues / Revisions	Date	Description
	2025-07-07	Revised / Comments
	2025-05-04	Revised / Comments
	2025-03-27	Revised / Comments
	2025-03-16	Revised / Comments
	2025-02-26	Revised / Comments
	2025-01-26	Schematic Sketch
	2025-01-17	Revised / Comments
	2025-09-24	Schematic Sketch
	2025-03-07	Revised / Comments
	2024-10-07	Revised / Comments
	2024-03-26	Revising Application
	2022-03-22	Preliminary Application



1284 F.T.C.	Project Title	RENTAL APARTMENT DEVELOPMENT
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Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RSC06_2204

Sheet Title

Scale
Sheet No.

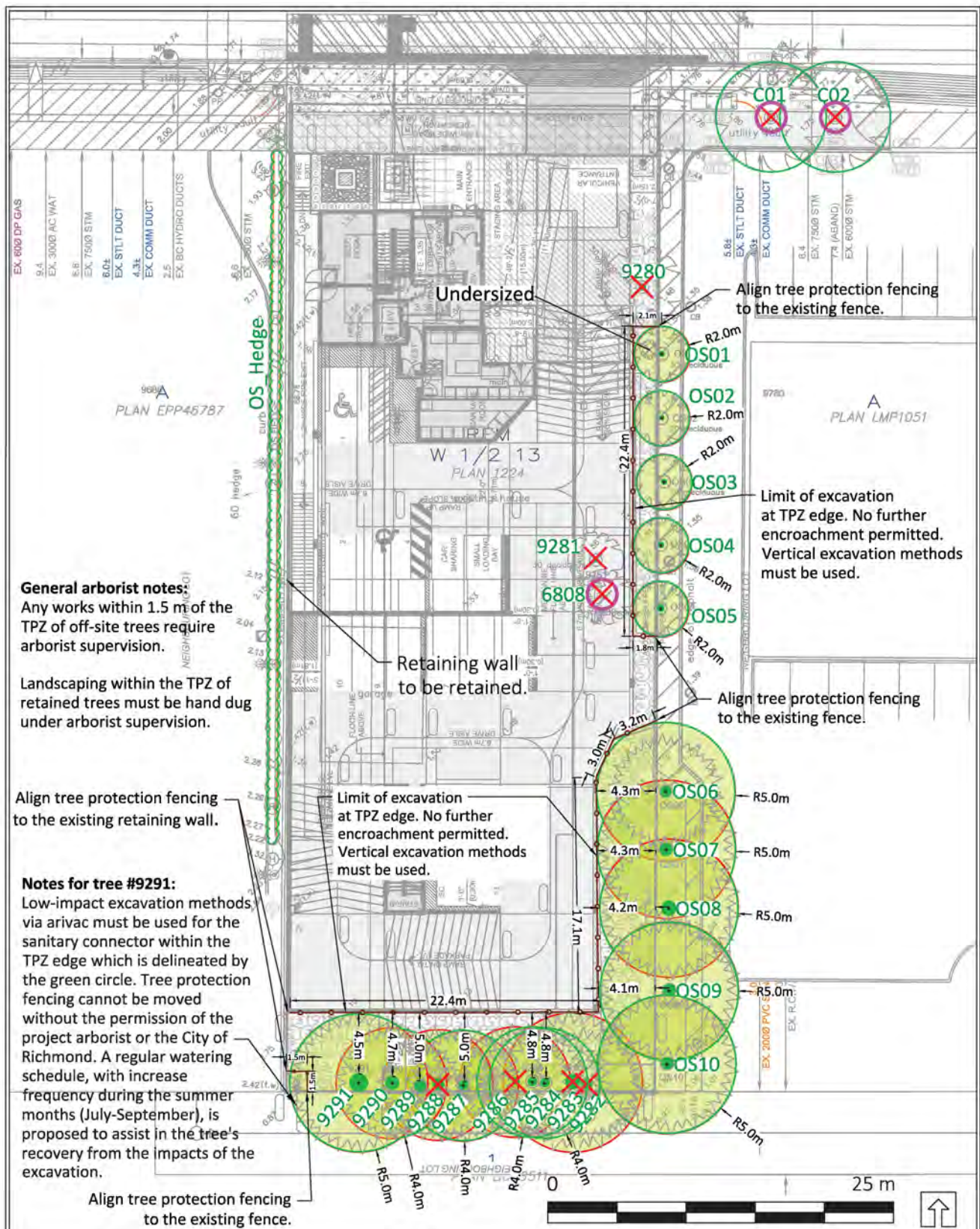
A-3.2



PLN – 119

1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT





LEGEND

- CRITICAL ROOT ZONE
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- ✕ TREE TO BE REMOVED

REFERENCE DRAWINGS

1. Base Survey by: South Fraser Land Surveying LTD

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. (If 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. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.

6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. 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).
8. 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.

PLN - 127



3559 COMMERCIAL STREET
VANCOUVER BC V6N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 9720 Cambie Road, Richmond BC
Client: Harj Sandu - Landcraft Group

Drawing No: 008
Date: 2026/03/12
Drawn by: JB
Page Size: TABLOID 11"x17"

Page #
1 of 1

PLANT SCHEDULE			STREET TREES		PMG PROJECT NUMBER:	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
⊗	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B&B; CLIMATE RESILIENT		

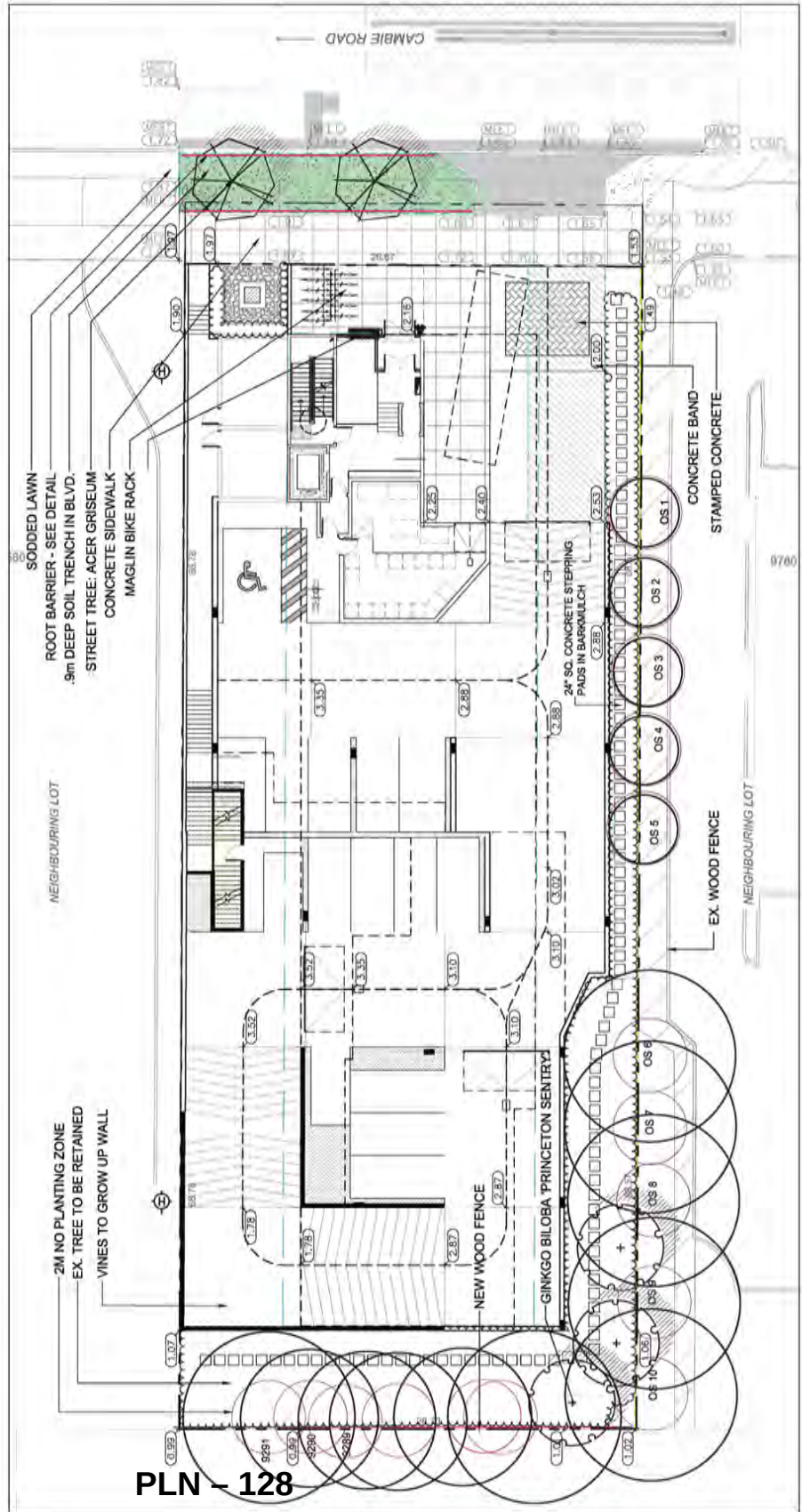
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

EX. TREE TO BE REMOVED
8808

EX. TREE TO BE SAVED,
PROTECTED DURING CONSTRUCTION
2M NO PLANTING AREA AT BASE OF TREE

OS05

TREE PROTECTION FENCE



PLN - 128

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
3		GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
SHRUB				
61		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
16		TAXUS X MEDIA 'HICKSI'	HICKS YEW	1.2M B&B
GRASS				
6		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
VINE				
8		HYDRANGEA SEEMANNII	SEEMANN'S HYDRANGEA	#3 POT; 50CM; STAKED
GC				
141		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
104		VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT; 50CM

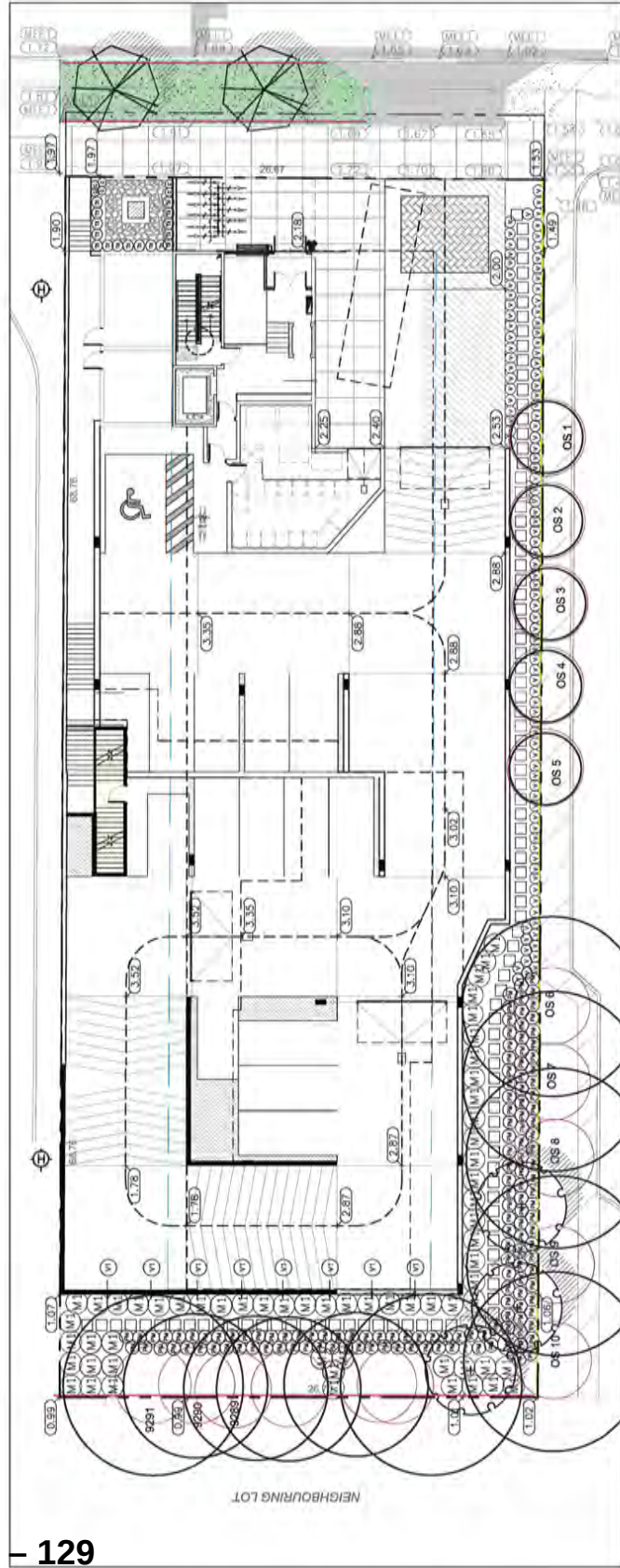
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MAGLIN 400 BIKE RACK - 11 BIKE CAPACITY



MAGLIN BENCH - 720 BENCH



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 2K6
P: 604.264.0011 F: 604.264.0022

SCALE:



JAMETTE - L2000-A



MAQUIN POND TABLES



JAMETTE - L2000-A

PLANT SCHEDULE			PMG PROJECT NUMBER: 24-179	
SYMBOL	COMMON NAME	PLANTED SIZE	REMARKS	
SP-01	SPRING BLOSSOM	1" POT, 20CM		
SP-02	SPRING BLOSSOM	1" POT, 20CM		
SP-03	SPRING BLOSSOM	1" POT, 20CM		
SP-04	SPRING BLOSSOM	1" POT, 20CM		
SP-05	SPRING BLOSSOM	1" POT, 20CM		
SP-06	SPRING BLOSSOM	1" POT, 20CM		
SP-07	SPRING BLOSSOM	1" POT, 20CM		
SP-08	SPRING BLOSSOM	1" POT, 20CM		
SP-09	SPRING BLOSSOM	1" POT, 20CM		
SP-10	SPRING BLOSSOM	1" POT, 20CM		
SP-11	SPRING BLOSSOM	1" POT, 20CM		
SP-12	SPRING BLOSSOM	1" POT, 20CM		
SP-13	SPRING BLOSSOM	1" POT, 20CM		
SP-14	SPRING BLOSSOM	1" POT, 20CM		
SP-15	SPRING BLOSSOM	1" POT, 20CM		
SP-16	SPRING BLOSSOM	1" POT, 20CM		
SP-17	SPRING BLOSSOM	1" POT, 20CM		
SP-18	SPRING BLOSSOM	1" POT, 20CM		
SP-19	SPRING BLOSSOM	1" POT, 20CM		
SP-20	SPRING BLOSSOM	1" POT, 20CM		
SP-21	SPRING BLOSSOM	1" POT, 20CM		
SP-22	SPRING BLOSSOM	1" POT, 20CM		
SP-23	SPRING BLOSSOM	1" POT, 20CM		
SP-24	SPRING BLOSSOM	1" POT, 20CM		
SP-25	SPRING BLOSSOM	1" POT, 20CM		
SP-26	SPRING BLOSSOM	1" POT, 20CM		
SP-27	SPRING BLOSSOM	1" POT, 20CM		
SP-28	SPRING BLOSSOM	1" POT, 20CM		
SP-29	SPRING BLOSSOM	1" POT, 20CM		
SP-30	SPRING BLOSSOM	1" POT, 20CM		
SP-31	SPRING BLOSSOM	1" POT, 20CM		
SP-32	SPRING BLOSSOM	1" POT, 20CM		
SP-33	SPRING BLOSSOM	1" POT, 20CM		
SP-34	SPRING BLOSSOM	1" POT, 20CM		
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SP-43	SPRING BLOSSOM	1" POT, 20CM		
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SP-46	SPRING BLOSSOM	1" POT, 20CM		
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SP-49	SPRING BLOSSOM	1" POT, 20CM		
SP-50	SPRING BLOSSOM	1" POT, 20CM		
SP-51	SPRING BLOSSOM	1" POT, 20CM		
SP-52	SPRING BLOSSOM	1" POT, 20CM		
SP-53	SPRING BLOSSOM	1" POT, 20CM		
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SP-79	SPRING BLOSSOM	1" POT, 20CM		
SP-80	SPRING BLOSSOM	1" POT, 20CM		
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SP-83	SPRING BLOSSOM	1" POT, 20CM		
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SP-93	SPRING BLOSSOM	1" POT, 20CM		
SP-94	SPRING BLOSSOM	1" POT, 20CM		
SP-95	SPRING BLOSSOM	1" POT, 20CM		
SP-96	SPRING BLOSSOM	1" POT, 20CM		
SP-97	SPRING BLOSSOM	1" POT, 20CM		
SP-98	SPRING BLOSSOM	1" POT, 20CM		
SP-99	SPRING BLOSSOM	1" POT, 20CM		
SP-100	SPRING BLOSSOM	1" POT, 20CM		



GREEN THEORY BENCH



GREEN THEORY FLIGHT TABLE TENNIS



GREEN THEORY - DRY STORAGE SEAT



MAQUIN LOUNGE SEATING
COURT CLUB CHAIR



MAQUIN LOUNGE SEATING
COURT CLUB CHAIR



PLN - 130

CHILDREN'S PLAY AREA:
PLAY AREA A - 1,111 SQ. FT.
PLAY AREA B - 402 SQ. FT.
PLAY AREA C - 402 SQ. FT.
PLAY AREA TOTAL - 2,000 SQ. FT.



DATE: 25/07/24
SCALE: 1/8"=1'-0"
DRAWN: AM
DESIGN: MM
CHECK: YE
PMG PROJECT NUMBER: 25-179
DRAWING NUMBER: L3
OF 5

PROJECT:
RENTAL APARTMENT
DEVELOPMENT
9720 CAMBIE ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE
ROOF PLAN



Development Application Data Sheet

Development Applications Department

RZ 23-015980

Address: 9720 Cambie Road

Applicant: Manpreet Singh (ParaMorph Architecture Inc.)

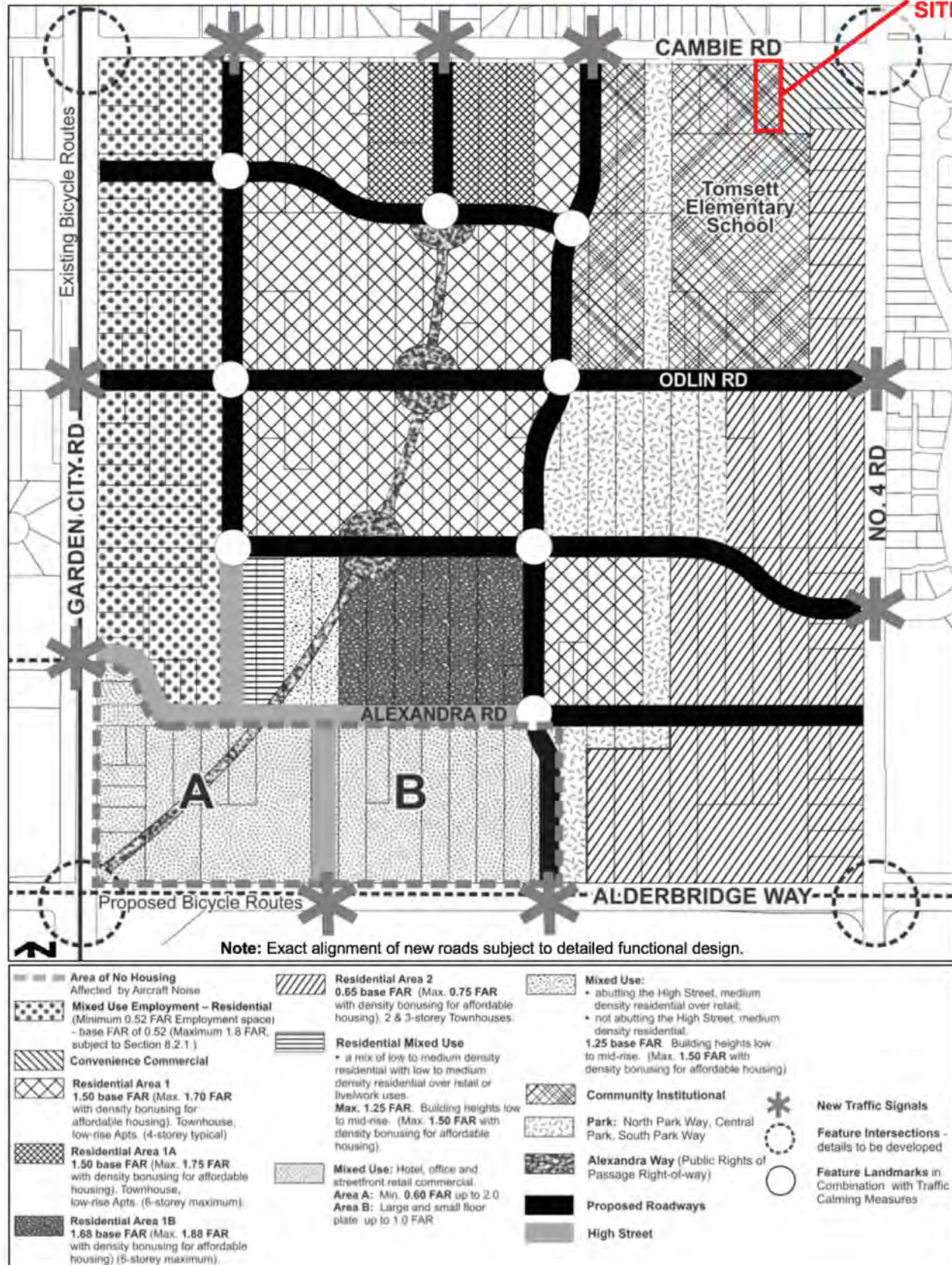
Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood

	Existing	Proposed
Owner:	Bih Huang and Jeffery Huang	No change
Site Size (m²):	1,906.2 m ² (20,518.17 ft ²)	1,810.0 m ² (19,482.68 ft ²)
Land Uses:	Single Family Dwelling	Apartment
OCP Designation:	School	City Centre Perimeter – Tier 2
Area Plan Designation:	Community Institutional	City Centre Perimeter – Tier 2
Zoning:	Small-Scale Multi-Unit Housing (RSM/XL)	Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)
Number of Units:	One	62

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 1.95 (plus Max. 0.10 for amenity space)	1.93 (plus 0.06 for amenity space)	None Permitted
Floor Area (m ²)	Max. 3,529.50 m ² (37,991.22 ft ²)	3,498.29 m ² (37,655.28 ft ²)	None Permitted
Lot Coverage (% of lot area): Building	Max. 75.00%	71.92%	none
Lot Size	Min. 1,750.00 m ² (Min. 18,836.84 ft ²)	1,810.00 m ² (19,482.68 ft ²)	none
Setback – Front Yard	Min. 3.00 m (Min. 9.84 ft)	4.00 m (13.13 ft)	none
Setback – East Side Yard	Min. 1.70 m (Min. 5.58 ft)	1.70 m (5.58 ft)	none
Setback – West Side Yard	Min. 0.00 m (Min. 0.00 ft)	0.00 m (0.00 ft)	none
Setback – Rear Yard	Min. 5.70 m (Min. 18.70 ft)	5.73 m (18.80 ft)	none
Height – Building	Max. 25.00 m/ 82.02 ft (6 storeys)	24.65 m/ 80.87 ft (6 storeys)	none
On-site Parking Spaces – Market Rental Resident	Min. 0.67/unit [41 parking spaces]	41 parking spaces	none
On-site Parking Spaces – LEMR Resident	Min. 0.56/unit [2 parking spaces]	2 parking spaces	none
On-site Parking Spaces – Visitor	Min. 0.11/unit [7 parking spaces]	7 parking spaces	none

	Bylaw Requirement	Proposed	Variance
Parking Spaces – Accessible	Min. 2 space	2 parking space	none
On-site Parking Spaces – Small	Max. 50% [25 parking spaces]	24 parking spaces	none
On-site Parking Spaces – Car Share/ Small Loading Space	One Car Share/ Small Loading Space	One Small Loading Space	none
Bicycle Parking Spaces – Class 1(Market Rental)	Min. 1.0/bedroom [82 parking spaces]	82 parking spaces	none
Bicycle Parking Spaces – Class 1(LEMR)	Min. 1.25/unit [3 parking spaces]	3 parking spaces	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit [13 parking spaces]	13 parking spaces	none
Amenity Space – Indoor	Min. 100.0 m ² (Min. 1,076.39 ft ²)	109.5 m ² (1,173.27 ft ²)	none
Amenity Space – Outdoor	Min. 372.0 m ² (Min. 4,004.17 ft ²)	379.0 m ² (4,079.52 ft ²)	none

City of Richmond

Alexandra Neighbourhood Land Use MapBylaw 9121
2015/06/15**SUBJECT
SITE**

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

PLN – 133Original Adoption: September 12, 1988 / Plan Adoption: July 24, 2006
3186793

OCP Consultation Summary

Staff have reviewed the proposed OCP Bylaw 9000 and 7100, Amendment Bylaw 10757, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and determined that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral necessary, because the Agricultural Land Commission (ALC) is not affected
Richmond School Board	Staff consulted with the Richmond School District staff and the School District staff confirmed that they are not interested in purchasing the property and do not have any reservations regarding the proposed development. For the residential portion of the site, no additional referral to the Richmond School Board is necessary as this application does not have the potential to generate 25 or more school aged children (an additional 150 or more multiple family housing units or 60 or more single-family housing units), above what the current OCP allows for.
The Board of Metro Vancouver	No referral necessary because there is no change to the Regional Growth Strategy or Regional Land Use designation of the subject site.
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendments will not result in impacts to transit services.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSI) Policy.
Vancouver Coastal Health Authority	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	Public notification for the Public Hearing will be provided as per the <i>Local Government Act</i> .
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10757, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation. The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.



Address: 9720 Cambie Road

File No.: RZ 23-015980

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, the developer is required to complete the following:

1. **(OCP Amendment Adoption)** Final Adoption of OCP Amendment Bylaw 10757.
2. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. **(Ministry of Transportation and Transit - MOTT Approval)** Receipt of Provincial Ministry of Transportation and Transit (MOTT) Approval. Preliminary MOTT Approval for one year (without conditions) effective June 18, 2026 (REDMS 8453838).
4. **(Road Dedication)** 3.59 m road dedication along the entire north frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
5. **(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.
6. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$9,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of planting the balance (12 trees) of required replacement trees on-site.
7. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$81,920.00 for the six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) to be retained. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
8. **(Tree Protection Fencing)** As per the Arborist report, installation of appropriate tree protection fencing around all 16 trees [six on-site trees (tag# 9284, 9285, 9287, 9289, 9290, and 9291) located along the south property line and ten trees (tag# OS1, OS2, OS3, OS4, OS5, OS6, OS7, OS8, OS9 and OS10) located on the adjacent property along the east property line] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. **(Interior Noise – Residential)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential commercial, industrial and mixed use noises to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - (a) Canada Mortgage and Housing Corporation (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.
10. **(Aircraft Noise – Sensitive Use)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates from potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - (a) Canada Mortgage and Housing Corporation (CMHC) guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

(b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.

11. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.60 m GSC.
12. **(Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
13. **(Contribution – Child Care)** City acceptance of the developer’s offer to voluntarily contribute \$39,161.49 (e.g. \$1.04 per square foot of the proposed net floor area) to the City’s Child Care Reserve as set out in the West Cambie Area Plan.
14. **(Contribution – Park, Pathway and Facility Development)** City acceptance of the developer’s offer to voluntarily contribute \$39,161.49 (e.g. \$1.04 per square foot of the proposed net floor area) to the City’s Park, Pathway and Facility Development fund as set out in the West Cambie Area Plan.
15. **(Market Rental Units)** Registration of a Housing Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms of the covenant shall indicate that they apply in perpetuity and shall include (but are not limited to) the following requirements:
 - (a) The residential use is restricted to residential rental tenure.
 - (b) All market rental units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or legal agreement to the satisfaction of the Director of Development; subdivision of individual market rental units is prohibited).
 - (c) The imposition of any age-based restrictions on occupants of any market rental housing unit is prohibited.
 - (d) 100 % of units shall be designed with aging-in-place features (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower.
 - (e) 100 % of units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.
 - (f) Occupants of the market rental units shall enjoy full and unlimited access to and use of all common indoor areas and common outdoor amenity spaces provided on the lot for the residential use.
 - (g) No more than prevailing market rent will be charged, and the following unit mix will be provided:

Unit Type	Number of Units	Percentage of Units ⁽¹⁾
Studio	24	40.00%
One Bedroom	14	23.33%
Two Bedroom	22	36.67%
Total	60	100.00%

Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to approximately 37 % (i.e., 36.67 %) of units or greater being family-friendly units (2+ bedrooms).

16. **(Affordable Housing)** The City’s acceptance of the developer’s offer to voluntarily contribute affordable housing in the form of Low-End Market Rental (LEMR) units, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of an LEMR Housing Agreement and Housing Covenant, in the City’s standard form, to secure two (2) LEMR units, consisting of one studio unit and one two-bedroom unit. After final adoption of the rezoning bylaw, only the Housing Covenant may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit (DP), and other non-material changes resulting thereof and made necessary by the DP approval requirements, as determined to the satisfaction of the Director of Development. The

terms of the LEMR Housing Agreement and Housing Covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:

- (a) The residential use is restricted to residential rental tenure only.
- (b) The required minimum floor area within the LEMR units shall be equal to a combined habitable floor area of at least 112.0 m² (1,205.5 ft²), which shall comprise at least 3.20 % of the subject development's total residential floor area. The unit mix may be adjusted through the DP Process provided that the total habitable floor area comprises at least 3.20% of the subject development's total residential building floor area.
- (c) All LEMR units shall be maintained under single ownership (e.g., within one air space parcel or one strata lot, or subject to a legal agreement to the satisfaction to the Director of Development); subdivision of individual LEMR units is prohibited.
- (d) The imposition of any age-based restrictions on occupants of any LEMR unit is prohibited.
- (e) 100% of the units shall be designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500.
- (f) The terms of the Housing Agreement shall indicate that maximum rents for the LEMR units will be set at 10 per cent below the CMHC Average Market Rent (AMR) for the relevant unit type for the City of Richmond. Income thresholds, used to define tenant eligibility, will be set at the point at which annual rents equal 30 per cent of the gross (before-tax) household income.
- (g) Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces, at no additional charge to LEMR tenants unless otherwise stipulated in the Housing Agreement (i.e. no monthly rents or other fees shall apply for the casual, shared or exclusive use of any amenities).
- (h) A minimum of two (2) residential parking spaces of which at least 50% must be standard spaces must be provided on-site, and related electric vehicle (EV) charging infrastructure shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP*. In accordance with Council Policy 5475, LEMR tenants can be charged a fixed fee of \$75 per month for vehicle parking stalls reserved for LEMR tenants. These features may be secured via legal agreement(s) on Title prior to DP* issuance.
- (i) A minimum of three (3) Class 1 bicycle parking spaces shall be provided for the use of LEMR unit tenants as per the OCP, Zoning Bylaw, and approved DP* at no additional charge to the LEMR unit tenants unless otherwise stipulated in the Housing Agreement, or unless permitted by Council Policy. These features may be secured via legal agreement(s) on Title prior to DP* issuance.
- (j) The LEMR units, related uses (e.g. parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Development.
- (k) "No development" shall be permitted, restricting DP* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
 - (i) Designs the lot to provide for the LEMR units and ancillary spaces and uses;
 - (ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the LEMR units and ancillary spaces and uses as per the approved DP*; and,
 - (iii) As required, registers additional legal agreements on Title, as may be required by the City, to the lot to facilitate the detailed design and/or construction of the LEMR units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the DP* review and approval processes.
- (l) "No Building Permit (BP)" shall be issued for any building, in whole or in part, until the developer provides for the required LEMR units and ancillary spaces and uses to the satisfaction of the City.
- (m) "No occupancy" shall be permitted, restricting issuance of an Occupancy Certificate for any building, in whole or in part, until the required LEMR units and ancillary spaces and uses are completed to the satisfaction of the City and have received an Occupancy Certificate.

17. **(Car Share or Shared Small-Sized Undesignated Loading Space)** Registration of a public-right-of-passage (PROP) and a legal agreement on title ensuring that the one car share or small-sized undesignated loading space is provided for public use. The terms for use and management of the car share and/or small-sized loading space shall be included

in the legal agreement. If the proposed parking space is located behind a gate, the terms of the agreement shall specify the hours for which the gate will be open in order to allow for public access to the parking space.

18. **(District Energy Utility – DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- (a) *SRW for City Access*: The owner will provide a statutory right of way on the subject site to the City to permit the construction, maintenance, and repair of all on-site DEU infrastructure required for the purposes of heating, cooling, and domestic hot water heating, including but not limited to any service connections and energy transfer stations, by or on behalf of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC) on the subject site.
 - (b) *DEU Capable Building Design (BP Hold)*: No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - (c) *DEU Connection*: The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - (d) *DEU Infrastructure Transfer Restriction*: The owner will not transfer the DEU works on-site, if constructed by or on behalf of the owner, to any entity other than the City or LIEC, including to any strata corporation, without the prior written consent of the City.
 - (e) *DEU Available (Occupancy Hold)*: If a DEU is available for connection and the City has directed the owner to connect, no occupancy certificate for a building will be granted unless, and until:
 - (i) the building is connected to the DEU for the purpose of heating, cooling and/or domestic hot water heating as directed by the City and its service provider, LIEC;
 - (ii) if constructed by the owner, the owner transfers ownership of on-site DEU infrastructure (including but not limited to any service connections and energy transfer stations on the subject site), to the City or as directed by the City and, if required by the City or its service provider, LIEC, the owner enters into an asset transfer agreement on terms and conditions satisfactory to the City to transfer ownership of any DEU works constructed on-site by the owner (including but not limited to the any services connections, and energy transfer stations) to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to issuance of the occupancy certificate for the first building on the site. Such agreement shall include a warranty from the owner with respect to the on-site DEU works and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
 - (iii) the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (iv) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building(s) by the City and/or the City's DEU service provider, LIEC.
 - (f) *DEU Unavailable (Occupancy Hold)*: If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - (i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - (ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).
19. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the servicing and frontage improvements described herein. 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,

I. Frontage Upgrades/Improvements

- (a) Starting from the new north property line, the applicant shall be required to construct the following along the full frontage of the subject site at the Applicant's cost
 - (i) 3.0 m wide multi-use pathway;
 - (ii) Minimum 1.5 m wide treed boulevard;
 - (iii) Minimum 1.0 m wide boulevard clear of street trees and above-grade utilities, for the purposes of future road widening; and
 - (iv) 0.15 m curb and gutter
- (b) No obstructions, including hydrants or utility poles/above ground equipment, shall be placed within existing or proposed sidewalks.
- (c) The new frontage improvements are to be transitioned to meet the existing treatments to the east and west of the site. Please see attached drawing for proposed works to the east of the subject site, to be constructed prior to this development. The developer is required to extend the frontage multi-use pathway to connect to this work. Multi-use pathway shall maintain a straight alignment. Tree location or replacement may be required.

II. Water Works

- (a) Using the OCP Model, there is 432.0 L/s of water available at a 20 psi residual at the 9720 Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (b) At Developer's cost, the Developer is required to:
 - (i) 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.
 - (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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process or via the servicing agreement process, if one is required.
- (c) At Developer's cost, the City will:
 - (i) Cut and cap at main the existing water service connection and remove meter servicing the development site at the Cambie Road frontage.
 - (ii) Install a new water service connection and tie-in to the existing 300mm watermain at the Cambie Road frontage, complete with meter and meter chamber in a right of way.
 - (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

- (a) At Developer's cost, the Developer is required to:
 - (i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (b) At Developer's cost, the City will:
 - (i) Disconnect existing storm service connection to the property at the northeast corner, the existing storm service connection to the eastern property 9780 Cambie Road shall be retained.
 - (ii) Provide a new storm service connection to service the proposed site complete with inspection chamber in a right-of-way. Tie-in shall be to the existing manhole no. 116522 along the north frontage. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.
 - (iii) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

- (a) At Developer's cost, the Developer is required to:
 - (i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (ii) Install a new sanitary service connection complete with a sanitary manhole in a right-of-way. The details and location shall be finalized via the servicing agreement design review or via the service connection review in the building permit stage.

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Initial: _____

- (iii) Make a payment of \$7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026.
- (b) At Developer's cost, the City will:
 - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

V. Street Lighting

- (a) At Developer's cost, the Developer is required to:
 - (i) Review street lighting levels along all road and lane frontages, and upgrade as required.
 - (ii) Provide roadway lighting calculations as per City of Richmond Standards.
 - (iii) Replace and lower streetlight conduits to provide adequate depth of cover.

VI. General Items

- (a) At Developer's cost, the Developer is required to:
 - (i) Complete other frontage improvements as per Transportation requirements.
 - (ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - (iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - (iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - (v) Provide a video inspection report of the existing sanitary lines along the south property line prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures (e.g., pre- and post-preload elevation surveys of retaining wall along west property line, sanitary lines along south property line, etc.). Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

- (viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- (ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- (xi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

20. **(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 installation costs and 10% contingency. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750.0/tree to the City's Tree Compensation Fund for off-site planting is required. To accompany the security, execution of a legal agreement that sets the terms for the use and release of the security.
- 2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- 3. **(Energy Efficiency Report)** Complete a proposed energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC

Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Supplementary Local Area DCC)** Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. **(Latecomer Agreement Charges)**
 - (a) Make a payment of \$7,701.03 for the latecomer's agreement between City of Richmond and Fortuna Development Inc. prior to building permit issuance. This latecomer agreement is set to expire on November 17, 2026
 - (b) If applicable, payment of any other latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. **(Construction Hoarding)** 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.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. 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

Initial: _____

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Concurrence on file

Signed

Date



**Richmond Official Community Plan Bylaw 9000 and Bylaw 7100
Amendment Bylaw 10757 (RZ 23-015980)
9720 Cambie Road**

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

1. Richmond Official Community Plan Bylaw 9000 as amended, is further amended by repealing the existing land use designation in Attachment 1 (2050 OCP Land Use Map) to Schedule 1 thereof of the following area and by designating it “City Centre Perimeter – Tier 2”.

P.I.D. 003-568-822

West Half Lot 13 Except South 250 Feet Block “A”

Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.11A (West Cambie Area Plan) by:

2.1.at Section 8.2, Development Permit Guidelines, “Alexandra Neighbourhood Character Areas Map” by designating it “Medium Density Housing”;

P.I.D. 003-568-822

West Half Lot 13 Except South 250 Feet Block “A”

Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

2.2.at Section 9.3, “Alexandra Neighbourhood Land Use” Map by:

- a) repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it “City Centre Perimeter – Tier 2”:

P.I.D. 003-568-822

West Half Lot 13 Except South 250 Feet Block “A”

Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- b) adding the following land use designation to the map legend: “City Centre Perimeter – Tier 2 (as described in the Official Community Plan Bylaw 9000)”

2.3.making various related minor text, graphic and format changes as necessary to accommodate the identified bylaw amendments.

3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10757**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10758 (RZ 23-015980)
9720 Cambie 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 inserting into Section 18 (Site Specific Residential (Low Rise Apartment) Zones) in numerical order:

“18.50 Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)

18.50.1 Purpose

This **zone** provides for medium **density residential rental tenure apartment housing** for the construction of **affordable housing units** and **market rental units**.

18.50.2 Permitted Uses

- **housing, apartment**

18.50.3 Secondary Uses

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

18.50.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.50.5 Permitted Density

1. The maximum **floor area ratio** is 1.95, provided that the **owner** provides **affordable housing units** on the **site** in accordance with the following conditions:
 - a) The minimum combined **habitable space** of all the **affordable housing units** on **site** shall be no less than 3.2 % of the total residential **building floor area ratio**;
 - b) A minimum 40.0 % of the **affordable housing units** provided on **site** shall contain two **bedrooms**;
 - c) The **owner** must enter into a **housing agreement** with respect to the **affordable housing units** in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and households that qualify for affordable housing based on their **household** income, must register the **housing agreement** against title to the **lot**, and must file a notice in the Land Title Office, prior to Building Permit issuance;

- d) Maximum permitted rent rates applicable to any **affordable housing unit** tenancy shall be:
 - i) 10.0 % below the most current average market rent for the City of Richmond specific to the unit type, as reported by the Canada Mortgage and Housing Corporation (CMHC) in its Market Rental Survey, or by such other national government housing agency as may replace the CMHC; and
 - ii) while persons, families and households are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).
 - e) **Affordable housing dwelling units** shall be maintained as **affordable housing dwelling units** in perpetuity.
2. For the purpose of this **zone** only, a maximum 0.1 of the **floor area** total calculated for the **lot** is not included in the calculation of maximum **floor area ratio** provided it is used exclusively for **amenity** space for residents of the **site**.

18.50.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 75.0 % for **buildings**.

18.50.7 Yards & Setbacks

1. The minimum **front yard** is 3.0 m.
2. The minimum **side yard** is 6.0 m, except that:
- a) the minimum east **side yard setback** for a parking structure shall be 1.7 m;
 - b) the minimum west **side yard setback** for a parking structure shall be 0.0 m; and
 - c) **Balconies** may project into any **side yard** for no more than one third of the required **side yard**.
3. The minimum **rear yard** is 5.7 m.

18.50.8 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m and six **storeys** excluding any **storey** used exclusively for roof access (i.e., common stair and elevator lobbies).

18.50.9 Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,750.0 m².

18.50.10 Landscaping & Screening

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

18.50.11 On-Site Parking & Loading

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

18.50.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**LOW RISE RENTAL APARTMENT (ZLR50) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”.

P.I.D. 003-568-822
West Half Lot 13 Except South 250 Feet Block “A”
Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10758**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
TRANSIT APPROVAL

ADOPTED

MAYOR_____
CORPORATE OFFICER