



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** March 5, 2012

From: Brian J. Jackson, MCIP
Director of Development **File:** RZ 11-586705

Re: Application by Centro Terrawest Development Ltd. for Rezoning at 6011 and 6031 No. 1 Road from Local Commercial (CL) and Single Detached (RS1/F) to Commercial Mixed Use (ZMU21) – Terra Nova

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8874, to redesignate 6011 and 6031 No. 1 Road from "Residential (Single-Family)" to "Mixed-Use" in Schedule 2.2B of Official Community Plan Bylaw No. 7100 (Terra Nova Sub-Area Plan), be introduced and given first reading.
2. That Bylaw No. 8874, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 8874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Bylaw No. 8875, to:
 - Create "Commercial Mixed-Use (ZMU21) – Terra Nova";
 - Amend Section 5.15.1 (Affordable Housing) to include the "ZMU21" zone and the density bonusing sum of "\$4.00"; and
 - Rezone 6011 and 6031 No. 1 Road from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed-Use (ZMU21) – Terra Nova", be introduced and given first reading.

Brian Jackson

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY <i>Acting</i>		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y ☒ N ☐	<i>Brian Jackson</i>
Engineering	Y ☒ N ☐	

Staff Report

Origin

Centro Terrawest Development Ltd. has applied to the City of Richmond for permission to rezone 6011 and 6031 No. 1 Road (**Attachment 1**) from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed-Use (ZMU21) – Terra Nova" in order to develop a four-storey mixed-used building with approximately 731 m² of commercial space at grade, approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

The site currently contains a two-storey commercial building on the corner lot and an existing non-conforming duplex on the adjacent lot.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of works including, but not limited to: frontage improvements along No. 1 Road and Westminster Highway; intersection improvements at the west leg of the intersection to reduce walking distance, enhance pedestrian movement, and introduce a median; No. 1 Road bus stop improvement; and infrastructure works to remove surplus sanitary sewer.

Findings of Fact

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

Surrounding Development

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

- To the north, across Westminster Highway, is the Terra Nova Shopping Centre, zoned Community Commercial (ZC13) – Terra Nova. This shopping centre is also the Official Community Plan (OCP) designated neighbourhood service centre;
- To the east, across No. 1 Road and outside of the Terra Nova Sub-Area boundary, are existing single detached houses, zoned Single Detached (RS1/E);
- To the south, is a 69-unit three-storey townhouse development, zoned Town Housing (ZT19) – No. 1 Road (Terra Nova); and
- To the west is a 201-unit three-storey townhouse development, zoned Low Density Townhouses (RTL1).

Related Policies & Studies

Official Community Plan (OCP)

The proposed development is located in the Terra Nova Sub-Area of the Thompson planning area (**Attachment 3**). The application includes an OCP amendment to amend the Terra Nova Sub-Area Plan by changing the designation of the subject site from “Residential (Single-Family)” to “Mixed-Use” in the Terra Nova Sub-Area Plan land use map. Mixed-Use is defined in Schedule 1 (land use map definitions) as “An area which provides for residential, commercial business and industry, and public and private institutions.” The proposed land use complies with the amendment.

The proposed land use complies with the “Neighbourhood Residential” land use on the Generalized Land Use Map Attachment 1 to Schedule 1, which allows for primarily residential uses accompanied by complementary local commercial uses.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses (including dwelling units), requires the registration of a restrictive covenant on title to address aircraft noise mitigation and public awareness. Registration of an aircraft noise sensitive use restrictive covenant is a requirement of rezoning.

This legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

- a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

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

As part of the required Development Permit, the applicant is required to submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the policy and the required covenant. These are also required to be incorporated into the future Building Permit.

Flood Plain Designation and Protection Bylaw No. 8204

The proposal includes a 2.25 m GSC ground floor elevation for the ground level commercial space, which is 0.3 m above the highest adjacent crown of road. This elevation allows the street fronting commercial space to tie into the surrounding sidewalk elevations in a manner that is pedestrian-friendly for this relatively small orphan development site. The building will not be subject to damage from flood water up to a level of 2.6 m GSC. No electrical outlets or mechanical equipment are located below 2.6 m GSC, and the ground floor is concrete construction. In addition, the proposed site specific zone requires the residential apartment housing units to be limited to the upper floors.

The City's Flood Plain Designation and Protection Bylaw No. 8204 specifies a minimum flood construction level requirement of 2.6 m GSC for the subject Terra Nova site. For the project to successfully function as a mixed use development with active retail uses at grade, it must have direct, level access from the city sidewalk. A floor height of 2.6 m GSC is significantly higher than the maximum possible height of adjacent sidewalks and would not allow adequate access.

City Engineering staff have reviewed the proposal and a site specific exemption to lower the minimum flood construction level from 2.6 m GSC to 2.25 m GSC (0.3 m above the highest adjacent crown of road) is acceptable to the Director of Engineering. Registration of a flood plain covenant on title is a requirement of rezoning. The covenant will identify:

- A minimum habitable elevation of 2.25 m GSC for non-residential uses for the lifetime of the building; and
- All building construction below 2.6 m GSC is to be constructed in a manner that is not subject to damage by flood water (e.g. concrete construction below this datum and mechanical equipment/electrical outlets all raised above 2.6 m GSC).

Affordable Housing Strategy

The proposed mixed-use development includes 36 residential dwelling units and complies with the City's Affordable Housing Strategy. The Strategy does not require residential development with less than 80 dwelling units to provide Affordable Housing on-site. Accordingly, a cash contribution towards the City's Affordable Housing Strategy in the amount of \$4.00 per buildable square foot of residential land use is a requirement of the rezoning (e.g. \$125,672).

Public Art Program

The applicant is participating in the City's Public Art Program with installation of Public Art as a part of the development in the amount of \$0.75 per buildable square foot of residential space and \$0.40 per buildable square foot of commercial space (e.g. \$26,705). The applicant will further investigate opportunities to incorporate Public Art through the required Development Permit application.

Consultation

The development application process to date has included the installation of informational development application signage on the site and two open houses for the community. The Public Hearing will include notification to neighbours and local newspaper advertising.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 36 multiple-family housing units.

Public Input

On May 12, 2011, the developer hosted two Open House meetings on the same day in the amenity building of the neighbouring townhouse development at 3880 Westminster Highway. Residents in the two (2) neighbouring townhouse developments were invited to the meeting by flyer and an invitation was advertised in the Richmond Review and Richmond News newspapers.

The Open Houses were well attended. The developer advises that 56 names were recorded on sign-in sheets. Attendees reviewed presentation boards with the development team and 40 feedback forms were collected and forwarded by the developer to the City. The majority of the feedback appears to be supportive of the redevelopment. Only one comment form stated opposition to mixed- use redevelopment of the site. Concerns were raised regarding the following:

- Bus service – *The request for more frequent bus service has been shared with TransLink.*
- Adequacy of parking – *The proposed parking complies with the Zoning Bylaw. The applicant is providing a comprehensive TDM package as a requirement of rezoning that includes on and off site improvements to promote electric vehicles, transit use, bicycle use, and pedestrians.*
- Building height higher than three-storey – *The corner site is surrounded on both sides by existing three-storey townhouse development with walkways out to No. 1 Road and Westminster Highway. The proposed building design includes a higher four-storey building height at the corner and a lower one-storey to two-storey building height along shared interior property lines. The taller building height at the corner provides a landmark gateway into the Terra Nova neighbourhood and the lower one-storey to two-storey building height provides a sensitive transition to the adjacent walkways and three-storey townhouse developments to the west and south.*
- Parking access and traffic cutting through neighbourhoods – *The developer's transportation consultant and City Transportation staff have carefully reviewed and are satisfied with the proposal. The proposal includes two separate parking areas, with driveways located as far away from the No. 1 Road and Westminster Highway intersection as possible. The driveway access to No. 1 Road is for the lower resident parking level and the second driveway access to Westminster Highway is for the upper commercial and visitor parking level. The proposal also includes frontage improvements along No. 1 Road and Westminster Highway as well as improvements to the west leg of the intersection.*

- Small unit size – *This received contradicting feedback, receiving both support and concern. The proposed apartment housing provides an appropriate housing option that complements the existing family-oriented town housing and single detached housing in Terra Nova.*

A copy of the public information meeting report and comment forms has been compiled into a binder. Copies of the binder have been placed in the Councillor's lounge for City Council reference and also at the City Hall information desk for public viewing.

Staff Comments

Preliminary site plan, floor plans, elevations and landscape plans are attached for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a four-storey mixed-use building with street-oriented ground level commercial space, approximately 36 apartment housing dwelling units on the upper floors and a two-level parking structure with access to both No. 1 Road and Westminster Highway.

Land Use

- The proposal is consistent with the objectives of the OCP and the proposed amendment to the Terra Nova Sub-Area Land Use Map. As noted previously, the proposed designation is 'Mixed-Use'. The subject consolidated site is the last remaining site in the Terra Nova neighbourhood that is appropriate for redevelopment. The single detached housing envisioned in the sub-area plan is nearly complete with only a few remaining vacant lots.
- Located across the street from the Terra Nova shopping centre, the proposed development complements the development pattern and presents a gateway to the Terra Nova neighbourhood.
- The proposed four-storey building includes street level commercial space fronting onto both No. 1 Road and Westminster Highway, residential apartment housing in the upper three (3) floors, and an associated two-level parking structure. The project increases the density and provides housing alternatives in place of the existing two-storey commercial building and older existing non-conforming duplex. The building massing is pulled away from the neighbouring townhouse developments to provide a sensitive transition.

"Commercial Mixed Use (ZMU21) – Terra Nova" Site Specific Zone

- "Commercial Mixed Use (ZMU21) – Terra Nova" site specific zoning district was created specifically for the proposed development. The zone has been tailored to ensure ground-oriented commercial space and upper level residential apartment housing. The site specific zone allows medium density low rise development with a limited range of retail and services to the surrounding community, and apartment housing. A density bonus provision for affordable housing is included, in compliance with the City's Affordable Housing Strategy. The development proposal complies with the proposed permitted density and takes advantage of the density bonusing provision.

Transportation

- Pedestrian routes along No. 1 Road and Westminster Highway are enhanced with projecting canopy weather protection and seating opportunities.
- Vehicular access will be from No. 1 Road and Westminster Highway, located as far away from the intersection as possible, to a two-level parking structure.
- The applicant will design and construct frontage transportation infrastructure improvements through a Servicing Agreement requirement of rezoning, including: improvements along No. 1 Road and Westminster Highway; improvements to the west leg of the intersection to enhance pedestrian movement, and to introduce a median; and bus stop improvement.
- The applicant will contribute \$15,300 for audible pedestrian signal (APS) upgrade at the No.1 Road and Westminster Highway intersection.
- In accordance with Zoning Bylaw 8500, the minimum on-site parking requirements are permitted to be reduced by 10% with appropriate transportation demand management (TDM) measures. The following TDM measures are supported by staff and are a requirement of rezoning:
 - Contribution of \$22,000 for a bus shelter for the nearby bus stop on No.1 Road. Off site works will include pouring a concrete bus pad to support the shelter.
 - Improvements to the No.1 Road and Westminster Highway intersection. Geometric improvements to the corner curb radii to reduce pedestrian walking distance across the west leg of the intersection. Wider 4.5 m crosswalk on the west leg of the intersection with special stamped asphalt surface treatment and design to enhance pedestrian movement. As well, construction of an approximately 2 m wide median along the west leg of the intersection up to the site access, including decorative illuminated bollards.
 - Provision of two (2) benches along the site frontages. The benches are to be provided against the building face within the setback area and may be integrated with the building.
 - Provision of at least one end of trip facilities for the commercial component.
 - Provision of electrical vehicle plug-ins (240 volts) for 20% of the residential parking spaces (10 spaces).
- Registration of a legal agreement on title; prohibiting conversion of bicycle storage area into habitable area (storage space) is a requirement of rezoning.

Tree Management

	Existing	To be Retained	Compensation
On-site trees	4	0	2:1 replacement ratio
Off-site trees in neighbouring properties	10	10	To be protected

- The City has received a tree preservation report prepared by a registered arborist along with a tree survey. The table above includes the findings of the arborist report and compensation sought by staff.

- The City's tree preservation staff have visited the site and agree with the consulting registered arborist regarding the removal of the four (4) existing trees due to structural defects.
- The conceptual development plans (**Attachment 4**) preliminary landscape plan proposes to plant approximately 14 new replacement trees on-site, which exceeds the 2:1 replacement ratio identified in the OCP. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along the Westminster Highway and No. 1 Road frontages through a separate required Servicing Agreement.
- The applicant is required to protect the 10 existing trees located on neighbouring properties to the west and south. The neighbouring trees should not be impacted by the proposed development as the trees are all located behind a retaining wall at a higher elevation (1-2 m above the existing grade of the proposed development site). As a result of these trees being located at a higher grade, tree protection fencing is not required. The proposed development site can meet neighbouring grades with little impact to neighbouring trees.

Sustainability

- The addition of a mixed-use development is provided in close proximity to the neighbourhood service centre and recreation amenities. This project will introduce apartment housing as a new housing form in the established Terra Nova neighbourhood.
- The project supports alternative forms of transportation with a location adjacent to transit service, on-site bicycle storage, pedestrian friendly design, and the provision of a comprehensive transportation demand management measures package.
- A secure common area is proposed for recycling, organics, and garbage storage.
- The applicant is investigating opportunities to incorporate detailed sustainability measures into the project design. These measures will be identified through the required Development Permit process. These may include:
 - Reusable wood-frame construction materials for top three levels
 - Energy efficient mechanical design
 - Urban agriculture and edible plants at outdoor amenity
 - Rainwater collection

Amenity Space

- Outdoor amenity space is proposed on-site at the second floor level and will meet the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the required Development Permit application.
- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the 36 apartment housing units in the amount of \$53,000 as per the OCP and Council Policy.

Servicing Capacity

- Storm Sewer: There are no identified concerns with capacity. Through the required Servicing Agreement, the developer is required to include site analysis for site connection only.
- Sanitary Sewer: There are no identified concerns with capacity. There is an existing sanitary sewer in a 3 m wide statutory right-of-way (SRW) that runs along the rear of the site and ends with a connection to the existing corner lot. With the land assembly, the sanitary sewer can be shorted and the SRW area can be reduced. Through the required Servicing Agreement, the developer is required to:
 - modify the existing sanitary sewer, complete with a new City sanitary manhole in the southwest corner of the site;
 - grant a new 3 m by 3 m utilities SRW in the southwest corner of the site; and
 - discharge the existing utilities SRW (BL241502 & BL 257228). Plan LMP33916 will be discharged or modified as part of the sanitary modification.
- Water service: Using the OCP 2021 Maximum Day Model, there is 533 L/s available at 20 psi residual. A minimum of 275 L/s is required for the proposed development. As part of the future Building Permit application, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

Design Review and Future Development Permit Application Considerations

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

The applicant has developed a preliminary design for this site (**Attachment 4**). The following items will be further investigated at the Development Permit stage:

- Review of building form and architectural character at a detailed level, including urban design, adjacencies, and crime prevention through environmental design (CPTED).
- Review of landscaping and open space design at a detailed level, including streetscape, adjacencies, outdoor amenity space, and the relationship indoor and outdoor spaces.
- Detailed review of opportunities to accommodate a resident, visitor and customer in a wheelchair, unit conversion, and/or aging in place.
- Detailed sustainability strategy measures.
- Detailed dimensioned plans for truck loading for commercial, residential, garbage and recycling (with on-site manoeuvring, turnaround, and height clearances).
- Detailed dimensioned plans for vehicle parking and security gate locations. The commercial area parking spaces are to be available at all times and provide for convenient vertical circulation to the apartments by visitors, especially the accessible parking space.

- Cross sections and a functional design for No. 1 Road and Westminster Highway intersection geometric changes to the satisfaction of the Director of Transportation. Details to include curb radii modifications, median details, and truck turning wheel paths at the west leg of the intersection.

Guidelines for the issuance of Development Permits regarding the subject site are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines).

Financial Impact

None.

Conclusion

The subject development conforms with City-wide and Terra Nova OCP objectives for development and population growth. The proposal to develop a mixed-use commercial and residential building is consistent with the proposed OCP objectives of land use, amenity contributions, and City transportation and servicing infrastructure.

The development will provide commercial services, new residential units, and community amenities (e.g. Public Art and contribution for affordable housing). The development will be an attractive addition, complementing the neighbouring Neighbourhood Service Centre and providing an attractive gateway into the Terra Nova neighbourhood. On this basis, staff recommend that the proposed OCP amendment and rezoning application be approved.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

Attachment 1: Location Map and Site Context – GIS 2009 aerial photo
Attachment 2: Development Application Data Sheet
Attachment 3: Terra Nova Sub-Area Site Context
Attachment 4: Conceptual Development Plans
Attachment 5: Rezoning Considerations



City of Richmond

PROPOSED REZONING



WESTMINSTER HWY

NO. 1 RD

16.76	59.40	30.22
28.04	21.33	
4031		
21.34		

27.55	21.30	4020
16.77	25.30	28.35
6060		
28.35		
16.77	28.35	29.75
6080		
6100		

3880
6111
6111
44.00



RZ 11-586705

Original Date: 08/17/11

Revision Date:

Note: Dimensions are in METRES

PH-119



RZ 11-586705

Original Date: 08/17/11

Amended Date:

Note: Dimensions are in METRES

PH - 120



RZ 11-586705

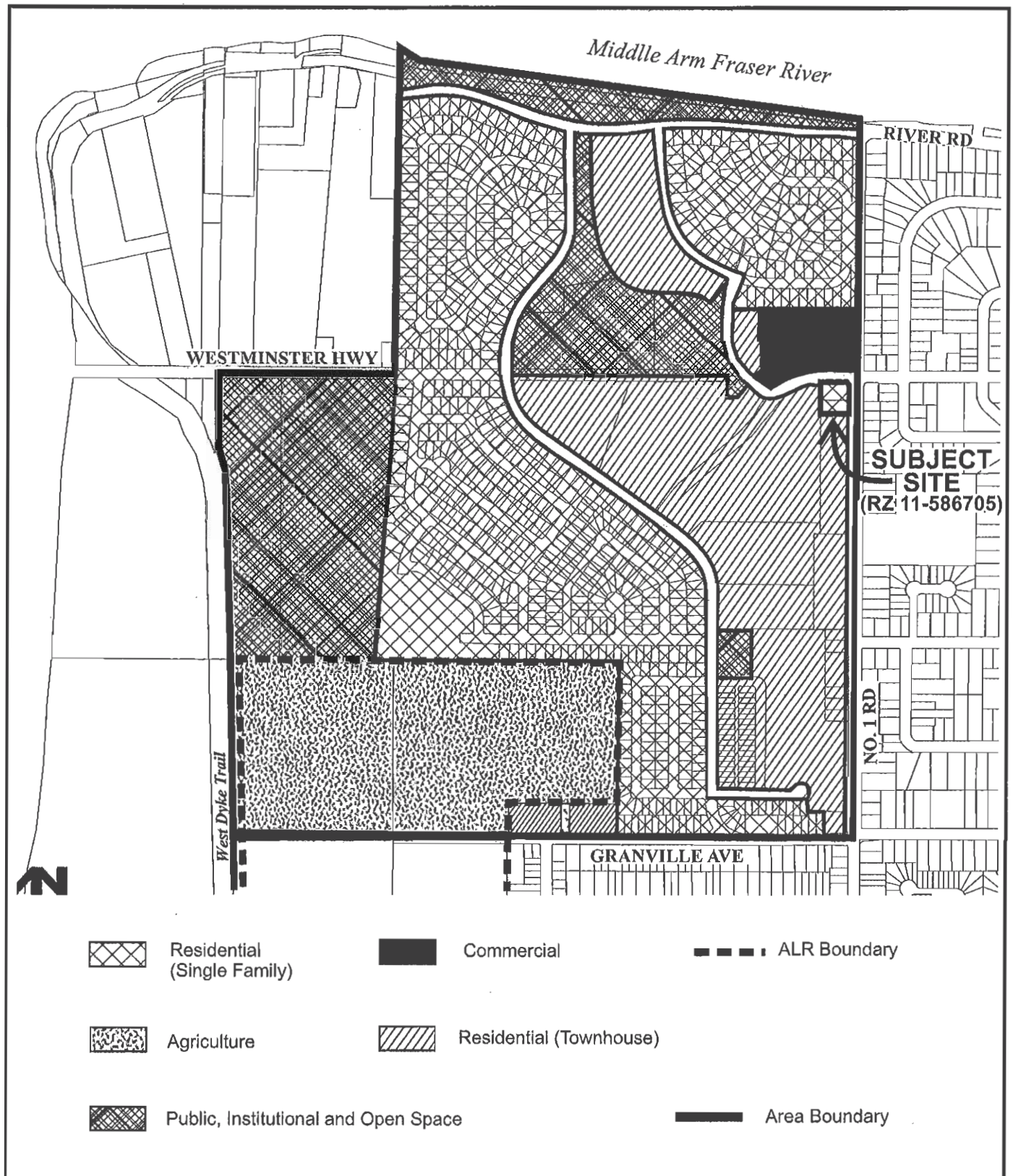
Attachment 2

Address: 6011 and 6031 No. 1 Road

Applicant: Centro Terrawest Development Ltd.

Planning Area(s): Terra Nova Sub-Area (Thompson)

	Existing	Proposed	
Owner:	Centro Terrawest Development Ltd. Surlinder K. Beryar	Future strata lot owners	
Site Size (m²):	6011 & 6031 No. 1 Road 2,815 m ²	6011 & 6031 No. 1 Road 2,815 m ² Road dedication - 208.9 m ² Total 2,606.1 m ²	
OCP Designation:	Neighbourhood Residential	Complies	
Area Plan Designation:	Residential (Single-Family)	Mixed-Use	
Aircraft Noise Policy:	Area 4 (new noise sensitive uses permitted, restrictive covenant required)	Complies	
Flood Construction Level:	2.6 m GSC for surrounding Terra Nova	2.25 m GSC (0.3 m above crown) for commercial space at grade, residential apartments on upper floors	
Zoning:	Local Commercial (CL) & Single detached (RS1/F)	Commercial Mixed-Use (ZMU 21) – Terra Nova	
Number of Units:	Two-storey commercial building & 1 duplex	36 apartments & up to 9 CRU	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.4	1.4	None permitted
Lot Coverage – Building:	Max. 75%	72%	None
Setbacks – No. 1 Road Westminster Hwy Side yard (west) Rear yard (south)	Min. 1.5 m Min. 1.5 m Min. 3 m Min. 3 m	1.5 m Min. 1.5 m Min. 3 m Min. 3 m Min.	None
Height (m):	Max. 16 m. & four-storey	Max. 16 m & four-storey	None
Parking Spaces: Resident Visitor Commercial Accessible Total	With TDMs: 49 (8) 23 (2) 72	With TDMs: 49 (use commercial) 23 (2) 72	None
Small Car Parking Spaces:	Max. 50% (36 spaces)	Max. 50% (36 spaces)	None
Tandem Parking Spaces:	Permitted	None	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 216 m ²	Min. 216 m ²	None



Terra Nova Sub-Area Site Context Land Use Map

Original Date: 02/28/12

Revision Date:

Note: Dimensions are in METRES

PROJECT INFORMATION

CIVIC ADDRESS:
6011, 6033 No.1 Road, Richmond, BC

LEGAL DESCRIPTION:
6011 No. 1 Road : P.I.D. 000-449-067
Plan 37490, Lot 19 Block 4 North, Land District 36, Section 10, Range 7

6031 No. 1 Road : P.I.D. 008-406-715
Plan 37490 Lot 20 Block 4 North, Land District 36, Section 10, Range 7

APPLICANT:
Centro Terrawest Development Ltd.
#200 - 6791 Elmbridge Way
Richmond, BC V7C 4N1
T(604) 241-1422, F(604) 241-1482

EXISTING ZONING:
CL & RS-1

PROPOSED ZONING:
CD

DRAWING LIST

- ARCHITECTURAL**
A-001 Cover sheet/ Project info.
A-002 Development Data
- A-101 Copy of Survey Plan
A-102 Site Plan
A-103 Area Overlay Plan
A-104 Context Plan
- A-111 Parking Level P2
A-112 Parking Level P1/Level 1
A-113 Residential Level 1
A-114 Residential Level 2-3 (Typical)
- A-201 Building Elevations
A-202 Building Elevations
A-211 Streetscape Elevations
- A-301 Building Sections
A-501 Details
- A-901 Character Sketches
A-902 Perspectives
- LANDSCAPING**
L1 Cover Sheet
L2 Landscape Masterplan
L3 Tree Protection Plan
L4 Planting Plan
L5 Amenity Terrace
L6 Landscape Details

PROJECT DIRECTORY

OWNER:
Centro Terrawest Development Ltd.
200 - 6791 Elmbridge Way
Richmond, BC V7C 4N1
T(604) 241-1422, F(604) 241-1482

ARCHITECTURAL:
Patrick Cotter Architect Inc.
Suite #235 11300 No. 5 Road
Richmond, BC V7A 5J7
T(604) 272-1477; F(604) 272-1471

LANDSCAPE:
Van Der Zalm + Associates Inc.
Suite 1 - 8938 192nd Street
Surrey, BC V4N 3W8
T(604) 882-0024 ext 22; F(604) 882-0042

CIVIL ENGINEER:
Core Concept Consulting Ltd.
#220 - 2639 Viking Way
Richmond, BC V6V 3B7
T(604) 249-5040; F(604) 249-5041

GEOTECHNICAL ENGINEER:
Geopacific Consultants Ltd.
215 - 1200 73rd Avenue
Vancouver, BC V6P 6G5
T(604) 439-0922 Ext 226; F(604) 439-9189

SURVEYOR:
J.C. Tam & Associates
#115 - 8833 Odlin Crescent
Richmond, BC V6X 3Z7
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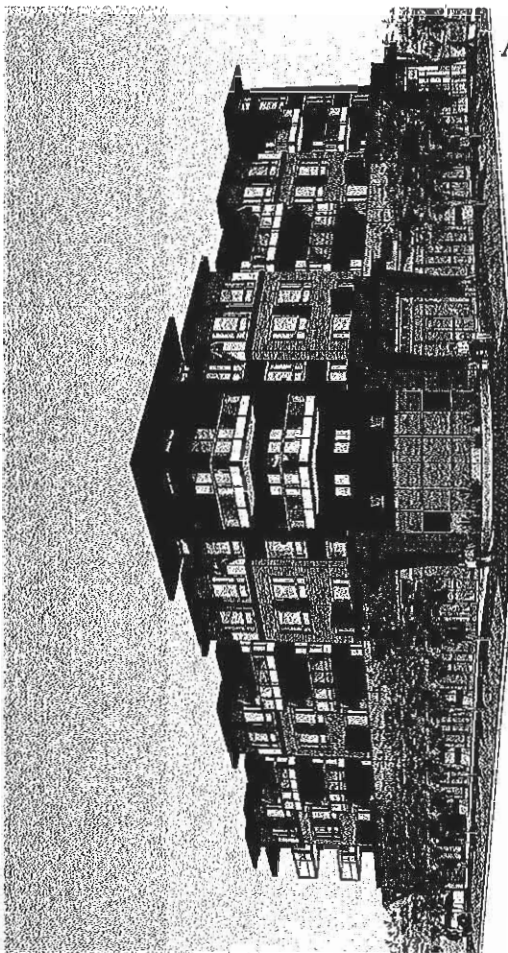
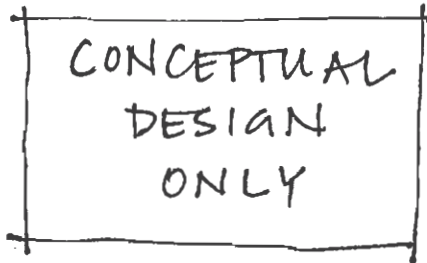
ARBORIST:
Froggers Creek Tree Consultants Ltd.
7763 McGregor Avenue
Burnaby, BC V5J 4H4
T(604) 721-6002; F(604) 437-0970

LOCATION MAP



TerraWest

6011-6031 No.1 Road, Richmond, BC



NOT FOR CONSTRUCTION

[illegible]cotter
ARCHITECTS

ARCHITECTS

6225 • 17300 AVE. S. N.W., EDWARDS, BC V7A 1J9
TEL: 604-879-1997 FAX: 604-879-1633 www.edwardsarchitect.com

Proposed Mixed-use Development
1071 E. 43rd Ave. • Denver

us
Centro
TerraWest
Development Ltd.

specimen	31.1% de	3.4%
Onchocerca - PC		
MCN ±	PM lymphoma	
Abund	Q3 ±	
Abund	31.1% de 3.4%	

SITE PLAN

A-102

1 SITE PLAN
SCALE = 1"=40'

Existing Salisbury Townhouses (E.L.2,60)

NEW
3x3
SRW

NOTES:



PROPOSED
CENTRO TERRA
DEVELOPMENT

NO. OF UNITS	1,000
NO. OF STORIES	10
NO. OF PARKING SPACES	1,000
NO. OF BICYCLE SPACES	100
NO. OF TRUCK SPACES	10
NO. OF BUS SPACES	10
NO. OF TAXI SPACES	10
NO. OF CARP SPACES	10
NO. OF MOTORCYCLE SPACES	10
NO. OF TRAMPOLINE SPACES	10
NO. OF OTHER SPACES	10

cotter
ARCHITECTS

4725 - 13500 RD. S. BAYVIEW, MI 48066
Tel: 313.963.1100 Fax: 313.963.1101
www.cotterarchitects.com

Proposed Mixed-use
Development
100000 sq. ft.
100000 sq. ft.

Client:
Centro
TerraWest
Development Ltd.

NO. OF UNITS	1,000
NO. OF STORIES	10
NO. OF PARKING SPACES	1,000
NO. OF BICYCLE SPACES	100
NO. OF TRUCK SPACES	10
NO. OF BUS SPACES	10
NO. OF TAXI SPACES	10
NO. OF CARP SPACES	10
NO. OF MOTORCYCLE SPACES	10
NO. OF TRAMPOLINE SPACES	10
NO. OF OTHER SPACES	10

CONTEXT PLAN

A-104

CONTEXT PLAN
100000 sq. ft.

NOTES:

NOT FOR
CONSTRUCTION

1	MECHANICAL	MECHANICAL
2	MECHANICAL	MECHANICAL
3	MECHANICAL	MECHANICAL
4	MECHANICAL	MECHANICAL
5	MECHANICAL	MECHANICAL
6	MECHANICAL	MECHANICAL
7	MECHANICAL	MECHANICAL
8	MECHANICAL	MECHANICAL
9	MECHANICAL	MECHANICAL
10	MECHANICAL	MECHANICAL
11	MECHANICAL	MECHANICAL
12	MECHANICAL	MECHANICAL

cotter
ARCHITECTS

605 S. 11TH AVE. SUITE 200, DENVER, CO 80202
303.733.1111 FAX 303.733.1112
www.cotterarchitects.com

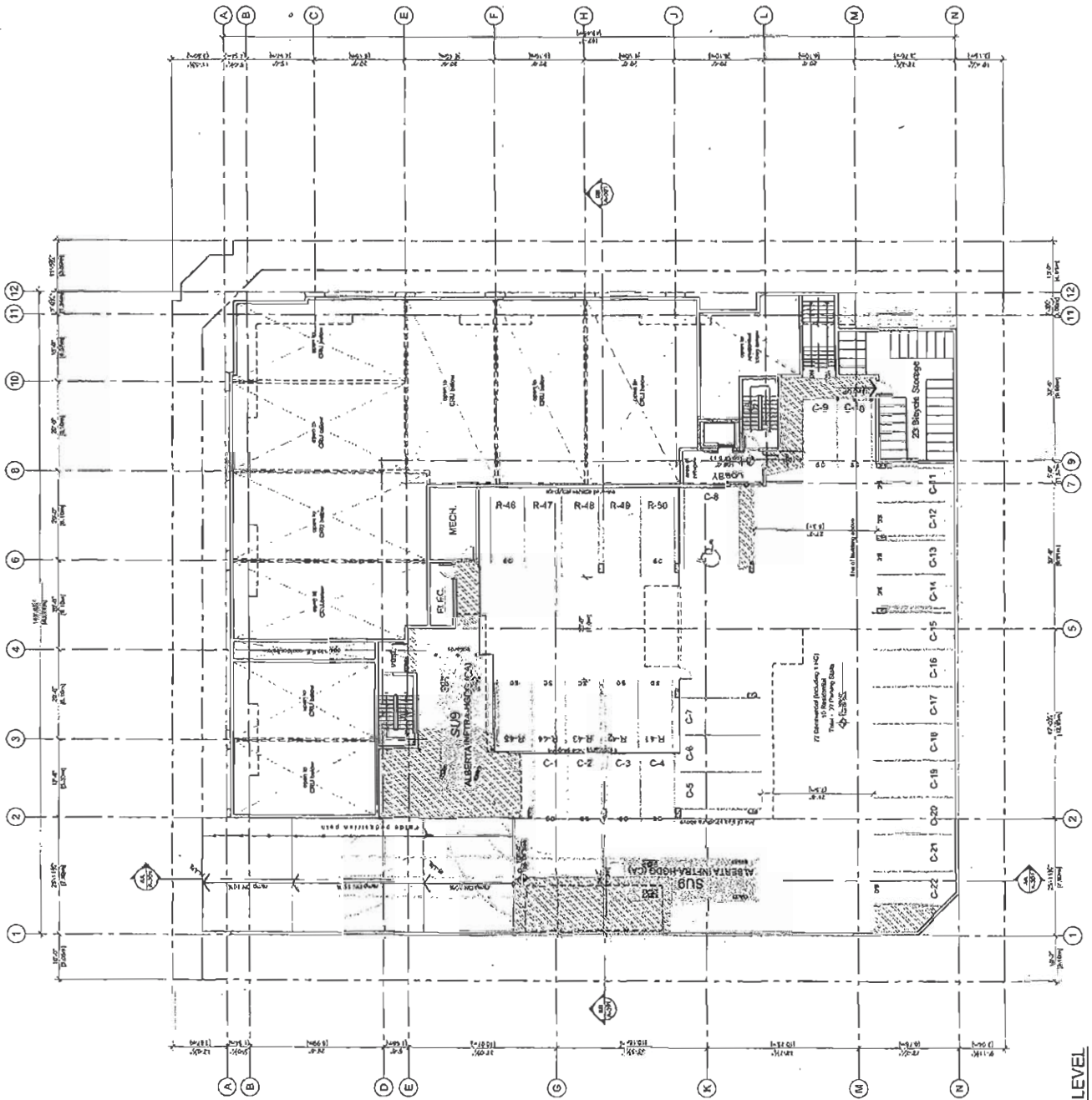
Proposed Mixed-Use
Development
400 S. 11TH AVE. DENVER, CO 80202

Client
Centiro
Enterprise
Development Ltd

1	MECHANICAL	MECHANICAL
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11	MECHANICAL	MECHANICAL
12	MECHANICAL	MECHANICAL

FLOOR PLAN

A-112



1 UPPER PARKING LEVEL
3/22/11

NOTES:

NOT FOR
CONSTRUCTION

1	PROPOSED DEVELOPMENT
2	PROPOSED DEVELOPMENT
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5	PROPOSED DEVELOPMENT
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9	PROPOSED DEVELOPMENT
10	PROPOSED DEVELOPMENT
11	PROPOSED DEVELOPMENT
12	PROPOSED DEVELOPMENT

cotter
ARCHITECTS
11300 NO. 5 ROAD, TOWSON, MD 21204
(410) 551-1130
www.cotterarchitects.com

Proposed Mixed-Use
Development
11300 NO. 5 ROAD, TOWSON, MD 21204
ARCHITECT: COTTER ARCHITECTS
DATE: 08/14/2014

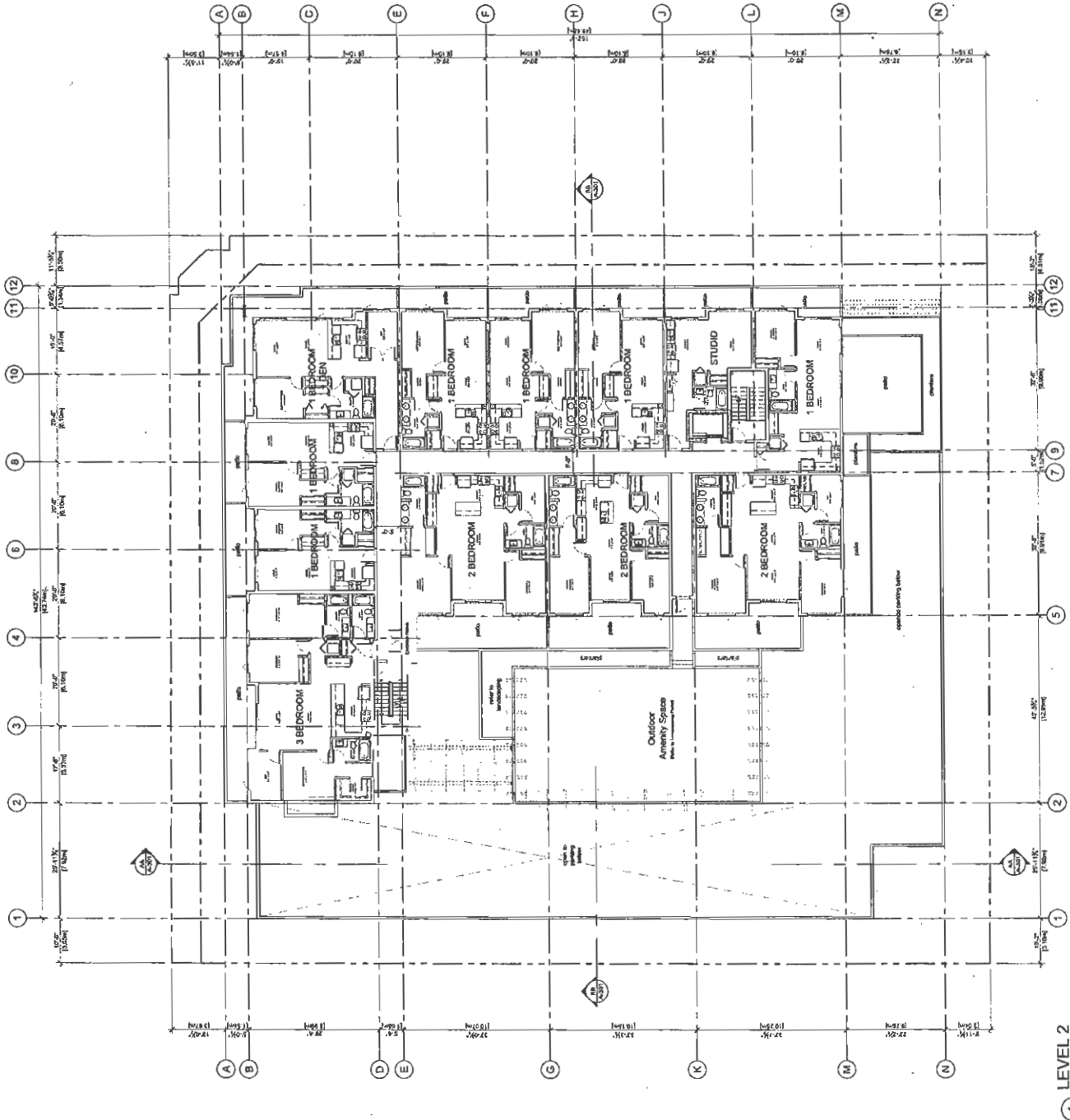
Client:
Centro
Terravest
Development Ltd.

Project:
11300 NO. 5 ROAD, TOWSON, MD 21204
ARCHITECT: COTTER ARCHITECTS
DATE: 08/14/2014

1	PROPOSED DEVELOPMENT
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12	PROPOSED DEVELOPMENT

FLOOR PLAN

A-113



1 LEVEL 2
33'2" x 11'-0"

NOTES:

NOT FOR
CONSTRUCTION

1	PROPOSED MINE-USE DEVELOPMENT
2	PROPOSED MINE-USE DEVELOPMENT
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12	PROPOSED MINE-USE DEVELOPMENT

cotter
ARCHITECTS

400 AVONDALE ROAD, SUITE 100, AVONDALE, ONTARIO M9W 1A1
TEL: (416) 291-1100
WWW.COTTERARCHITECTS.COM

Proposed Mine-Use
Development
400 Avondale Road, Suite 100
Avondale, Ontario M9W 1A1

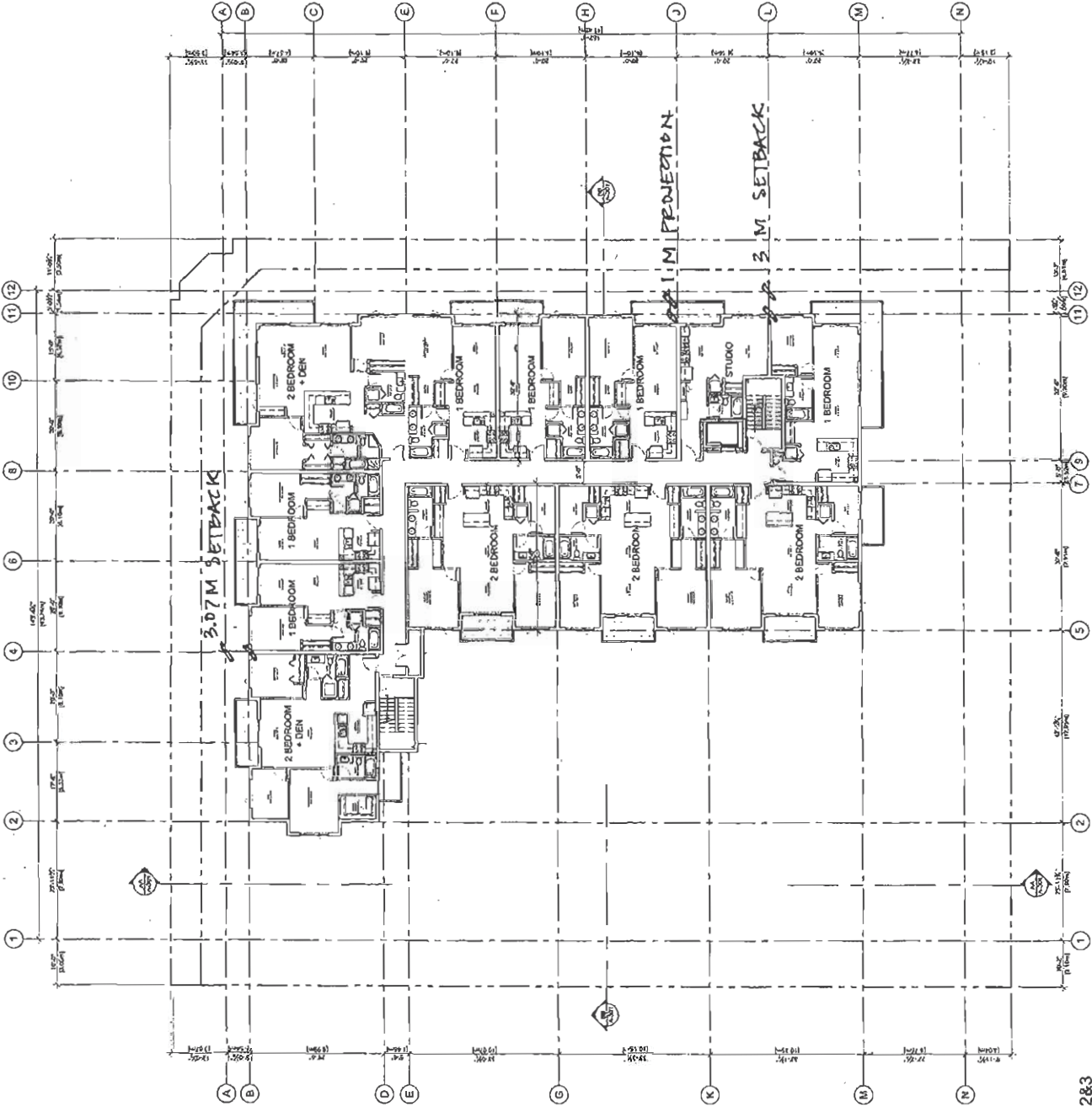
Control
Terrestrial
Development Ltd.

PROPOSED MINE-USE DEVELOPMENT
400 AVONDALE ROAD, SUITE 100, AVONDALE, ONTARIO M9W 1A1
TEL: (416) 291-1100
WWW.COTTERARCHITECTS.COM

PROPOSED MINE-USE DEVELOPMENT
400 AVONDALE ROAD, SUITE 100, AVONDALE, ONTARIO M9W 1A1
TEL: (416) 291-1100
WWW.COTTERARCHITECTS.COM

FLOOR PLAN

A-114



1 TYPICAL LEVELS 2&3
3/27/10

NOTES:

EXTERIOR FINISH SCHEDULE

1	WALL CLADDING EIFS System 100
2	WALL CLADDING EIFS System 100
3	WALL CLADDING EIFS System 100
4	WALL CLADDING EIFS System 100
5	WALL CLADDING EIFS System 100
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12	WALL CLADDING EIFS System 100
13	WALL CLADDING EIFS System 100
14	WALL CLADDING EIFS System 100

NOT FOR
CONSTRUCTION

1	WALL CLADDING EIFS System 100
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14	WALL CLADDING EIFS System 100

cotter
ARCHITECTS

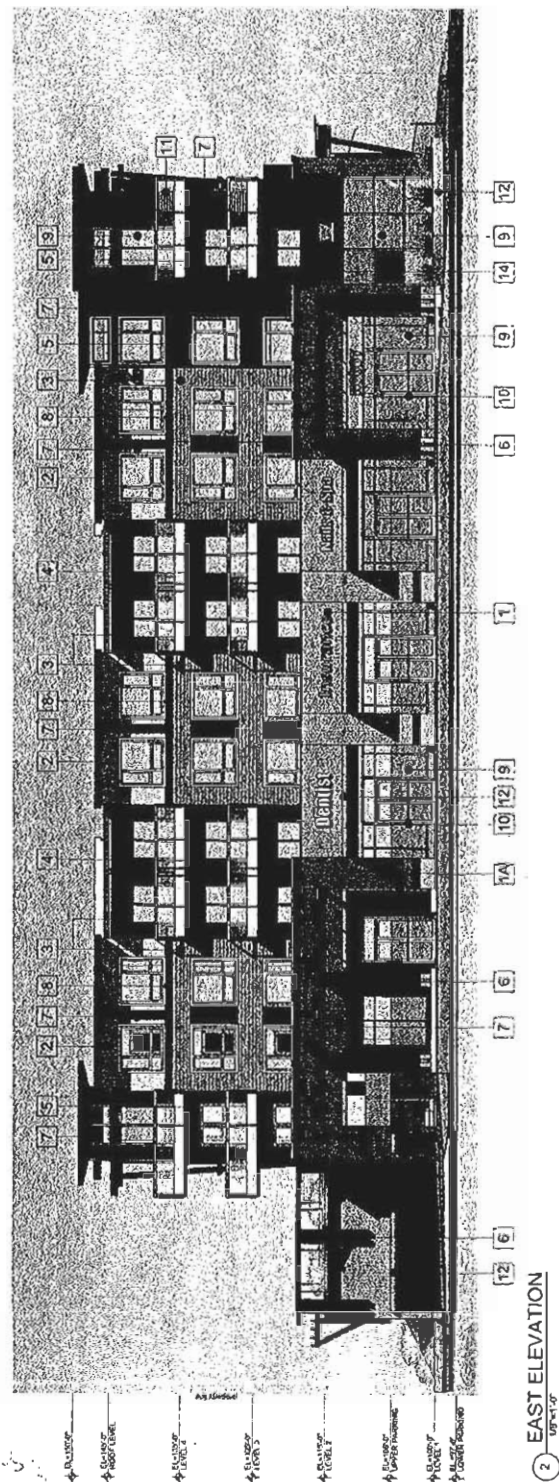
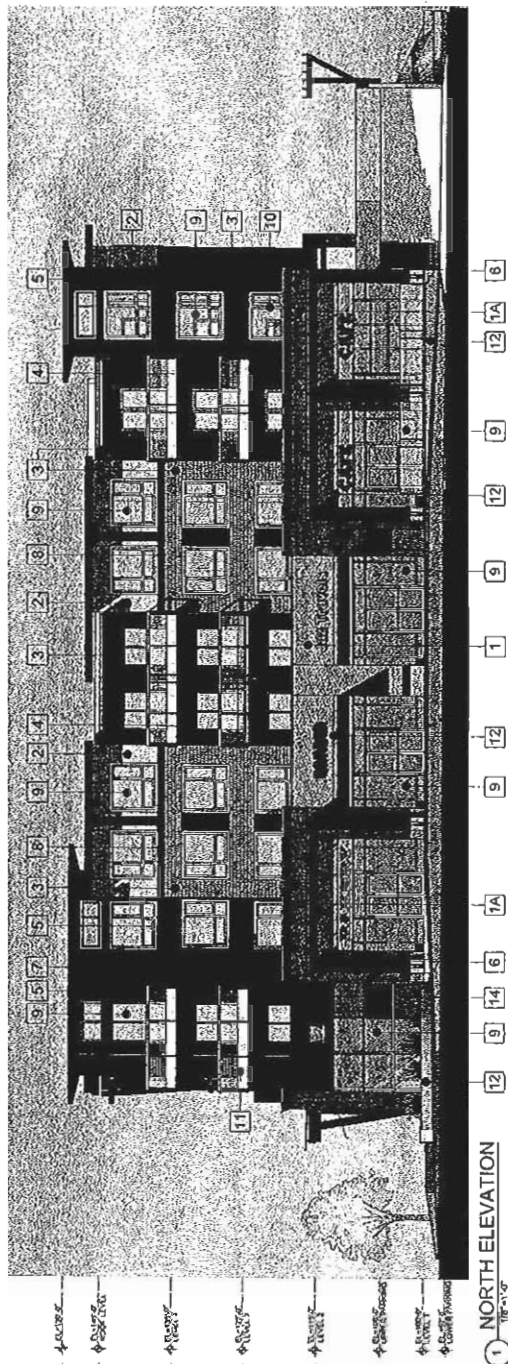
9315-17100 HWY 1, SUITE 100, TORONTO, ON M2H 3P7
TEL: (416) 593-1111 FAX: (416) 593-1112
WWW.COTTERARCHITECTS.COM

Proposed Mixed-use
Development
1000 Bayview Ave.
Toronto, ON

Client:
Centro
TerraWega
Development Ltd.

1	WALL CLADDING EIFS System 100
2	WALL CLADDING EIFS System 100
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13	WALL CLADDING EIFS System 100
14	WALL CLADDING EIFS System 100

A-201



NOTES:

EXTERIOR FINISH SCHEDULE

1	BRICK CLADDING P28 (Impervious) (24)
1A	BRICK CLADDING P28 (Impervious) (24)
2	CONCRETE Formwork (Impervious) (24)
3	CONCRETE Formwork (Impervious) (24)
4	CONCRETE Formwork (Impervious) (24)
5	CONCRETE Formwork (Impervious) (24)
6	CONCRETE Formwork (Impervious) (24)
7	CONCRETE Formwork (Impervious) (24)
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14	CONCRETE Formwork (Impervious) (24)

NOT FOR
CONSTRUCTION

1	BRICK CLADDING P28 (Impervious) (24)
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12	CONCRETE Formwork (Impervious) (24)
13	CONCRETE Formwork (Impervious) (24)
14	CONCRETE Formwork (Impervious) (24)

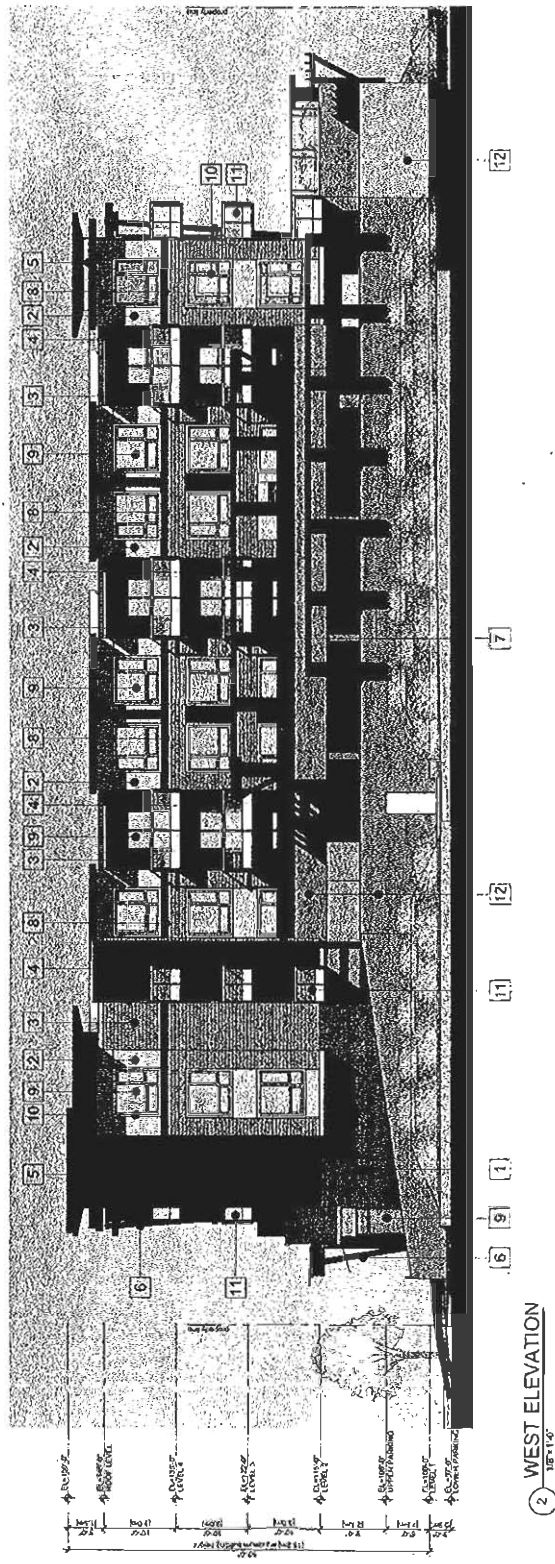
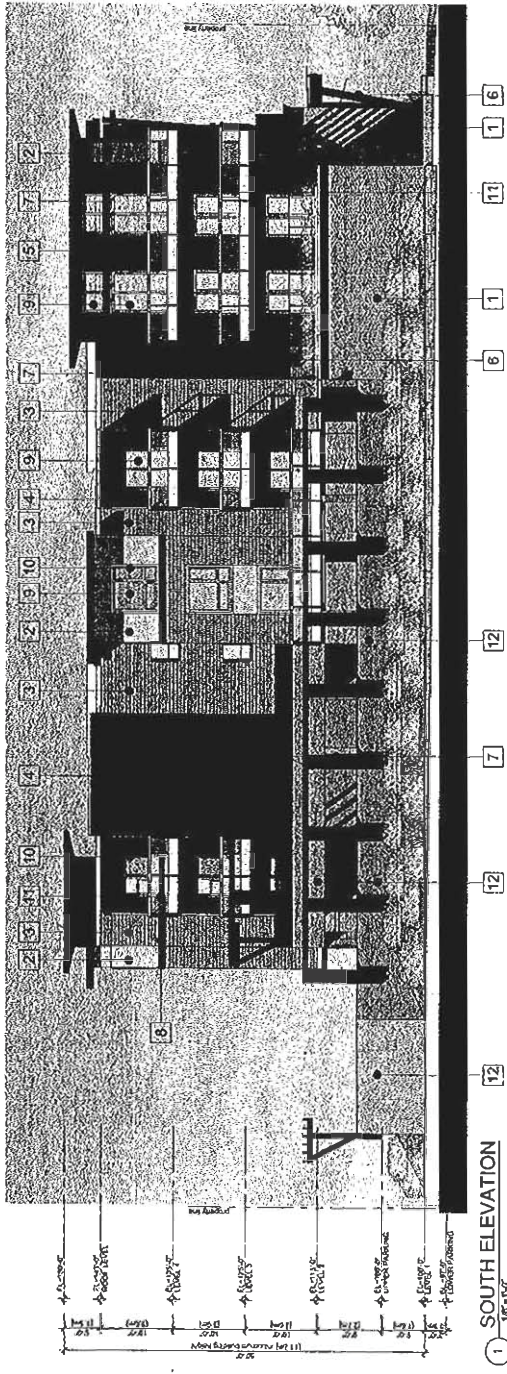
cotter
ARCHITECTS
1000 10th Avenue, Suite 1000
Denver, CO 80202
Phone: 303.733.1111
Fax: 303.733.1112
www.cotterarchitects.com

Proposed Mixed-Use
Development
1000 10th Avenue, Suite 1000
Denver, CO 80202
Client: Centro
TerraWest
Development Ltd.

PROJECT	1000 10th Avenue, Suite 1000
DATE	10/1/11
SCALE	AS SHOWN
BY	CH
CHECKED	CH
DATE	10/1/11

ELEVATIONS

Sheet No. A-202



n 49' 10"

EXISTING SALISBURY TOWN HOUSES

PROPOSED LINED GAS DEVELOPMENT

WESTMINSTER HIGHWAY

EXIST. TIBBA NOVA SHOPPING

A-211
resembling a John's
N.Y.

ELEVATIONS

A black and white photograph of a large, multi-story building with a complex facade, featuring many windows and a prominent curved section on the right side. The building is situated on a hillside with a steep, rocky slope in the foreground.

NOT FOR
CONSTRUCTION

[illegible]

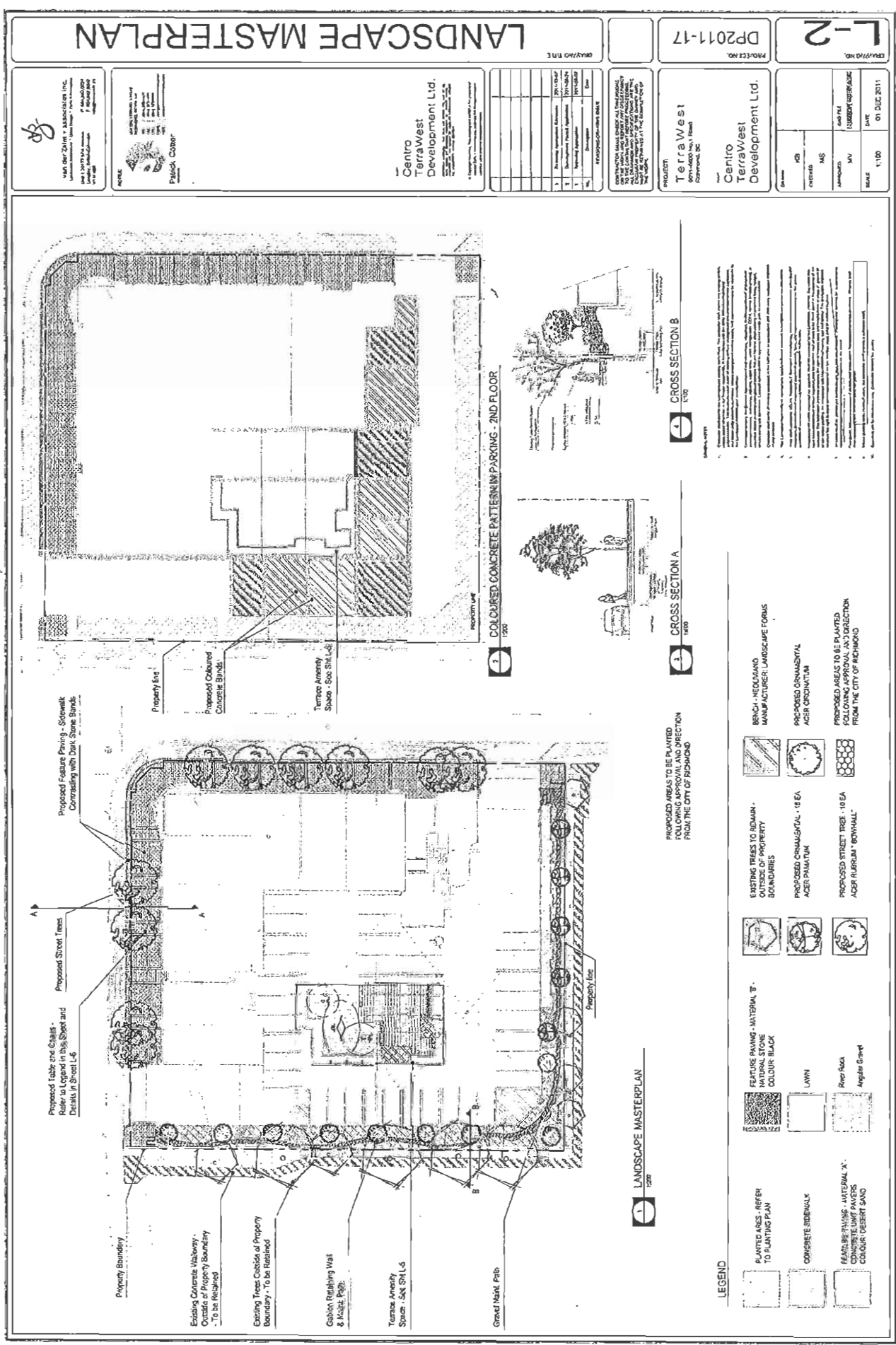
cotter
ARCHITECTS

Proposed Mixed-Use
Development
10000 100th Ave. S. Suite 100
Boulder, CO

Centro
TerraWest
Development Ltd.

[illegible]

A-902



LANDSCAPE MASTERPLAN

DATE: 11/10

PROJECT: TerraWest Development Ltd.

CLIENT: TerraWest Development Ltd.

DESIGNER: TerraWest Development Ltd.

SCALE: 1:100

DATE: 01 DEC 2011

L-2

PROJECT NO. DP2011-17

DATE: 11/10

SCALE: 1:100

DATE: 01 DEC 2011

LEGEND

PLANTED AREAS - REFER TO PLANTING PLAN

CONCRETE SIDEWALK

MAINTENANCE - INTERVAL 'A' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'B' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'C' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'D' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'E' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'F' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'G' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'H' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'I' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'J' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'K' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'L' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'M' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'N' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'O' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'P' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'Q' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'R' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'S' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'T' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'U' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

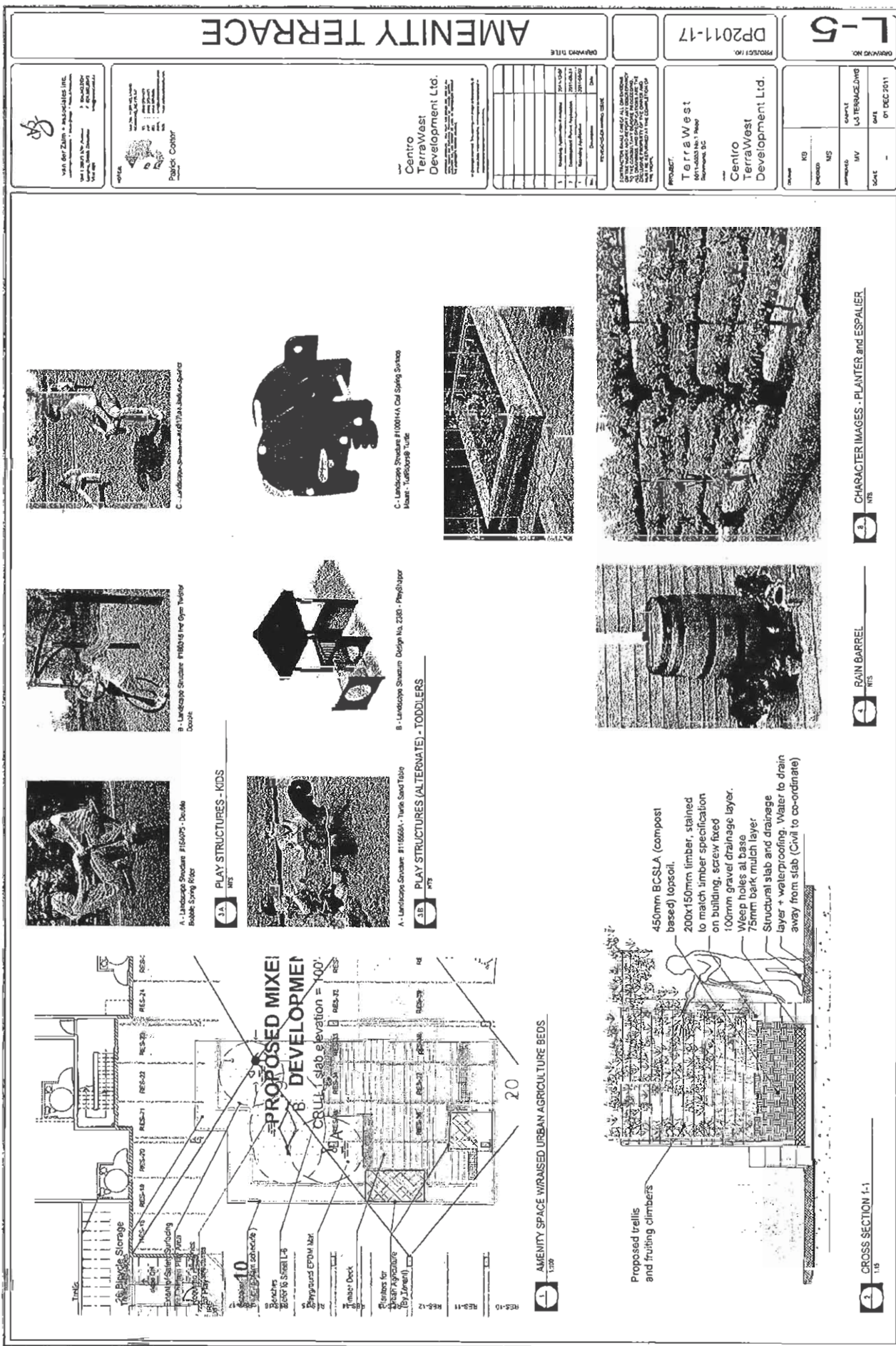
MAINTENANCE - INTERVAL 'V' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'W' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'X' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'Y' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND

MAINTENANCE - INTERVAL 'Z' - CONCRETE UNIT PAVERS COLOUR: DESERT SAND





Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6011 and 6031 No. 1 Road

File No.: RZ 11-586705

Prior to final adoption of Zoning Amendment Bylaw 8875, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8874.
2. 2 m wide road dedication along the entire No. 1 Road and Westminster Highway frontages, and 4 m by 4 m corner cut at the intersection.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Discharge of 3 m wide sanitary sewer statutory utilities rights-of-way from both 6011 and 6031 No. 1 Road lots (BL241502 & BL 257228). Impact to Plan LMP33916 will be addressed as part of the sanitary works. See Servicing Agreement requirement for sanitary works.
5. Registration of an aircraft noise sensitive use covenant on title. This legal agreement is to identify that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
6. Registration of a flood plain covenant on title identifying:
 - a) a minimum habitable elevation of 2.25 m GSC for non-residential uses for the lifetime of the building; and
 - b) all building construction below 2.6 m GSC is to be constructed in a manner that is not subject to damage by flood waters (e.g. concrete construction below this datum & mechanical equipment/electrical outlets all raised above 2.6 m GSC).
7. Registration of a legal agreement on title requiring that twenty percent (20%) of the residential parking spaces (e.g. 10 spaces) are equipped with 240 volt electrical outlets.
8. Registration of a legal agreement on title prohibiting conversion of bicycle storage area into habitable area.
9. Public art installation participation in the City's Public Art Program in the amount of \$0.75 per buildable square foot of residential space & \$0.40 per buildable square foot of commercial space (e.g. \$26,705), or City acceptance of the developer's offer to voluntarily contribute the same amount to the City's public art fund.
10. Provision of on-site indoor amenity space (Min. 70 m²) or cash-in-lieu (e.g. \$53,000 for 36 units).
11. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot of residential space (e.g. \$125,672) to the City's affordable housing fund.
12. Voluntary contribution of \$15,300 to go towards audible pedestrian signal (APS) upgrade at the intersection.
13. Provision of the following Transportation Demand Management (TDM) package:
 - a) Voluntary contribution of \$22,000 for a bus shelter at the bus stop on No.1 Road. See Servicing Agreement requirement for No. 1 Road bus stop improvements.

- b) Provision of intersection improvements to enhance pedestrian movement with: geometric improvements to corner curb radii to reduce pedestrian walking distance across the west leg of the intersection and crosswalk with special surface treatment. See Servicing Agreement requirement for intersection improvements.
 - c) Provision of 2 benches along the site frontages. The benches are to be provided against the building face within the setback area and may be integrated with the building.
 - d) Provision of at least one end of trip facilities for the commercial component (e.g. shower).
 - e) Provision of electrical vehicle plug-ins (240 volts) for 20% of the residential parking spaces (10 spaces).
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into the City's standard non-registered Servicing Agreement* for the design and construction of frontage upgrades and service connection designs. The works will have a one year Maintenance Period and must be constructed within one year from the Owner entering the SA with the City. The works are at the Owners full cost (i.e. no credits are applicable) and capacity analysis calculations are to be included. Works include, but are not limited to:
- a) Street beautification: along both No. 1 Road and Westminster Highway entire frontages. A new 2 m wide concrete sidewalk at the new property line, grass boulevard with street trees, and street lighting to current City standards behind the existing curb and gutter. Concrete pad and bike racks may be included in the boulevard. Tree species along No 1 Road to match existing street trees to the south (Skyline Honey Locust per dwg Fc – 58). Tree species along Westminster Highway to be determined.
 - b) No. 1 Road bus stop improvements: relocation of the existing bus stop southward (1 m to 2 m) to accommodate proposed access location and a new concrete pad to support a new bus shelter. See TDM package requirements.
 - c) Intersection improvements: at the west leg of the No.1 Road and Westminster Highway intersection, including geometric improvements to corner curb radii; a wider 4.5 m crosswalk with special stamped asphalt surface treatment and design; and construction of a concrete median along the west leg of the intersection up to the site access, including decorative illuminated bollards.
 - d) Sanitary Sewer: the existing sanitary sewer that runs partway through the rear of the site is to be abandoned and to provide a new City manhole in the southwest corner of the site. The developer is required to grant a new 3m x 3m statutory utilities right-of-way in the southwest corner of the site and to discharge or modify Plan LMP33916 as needed.

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

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. See aircraft noise sensitive use covenant requirement.
2. Submit cross-sections and a functional design for intersection geometric changes prepared by a registered professional, to the satisfaction of the Director of Transportation. Work to include truck turning wheel paths due to the reduced curb radii at the NW corner of the intersection, curb radii widening, and median details.
3. Receipt of a Letter-of-Credit for landscaping. The amount is to be determined by a sealed estimate prepared by a registered Landscape Architect.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including:
 - a) Acoustic and mechanical features to mitigate the impact of potential aircraft noise;
 - b) Transportation Demand Management features;
 - c) Accessibility features; and
 - d) Sustainability features
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division 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.

[Signed copy in file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8875 (RZ 11-586705)
6011 AND 6031 NO. 1 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:
 - i. Inserting the following into the table contained in Section 5.15.1, in numerical order:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU21	\$4.00"

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

"20.21 Commercial Mixed Use (ZMU21) – Terra Nova

20.21.1 Purpose

The **zone** provides for medium density low rise buildings with a limited range of retail and services to the surrounding community, **apartment housing**, and a **density bonus** for affordable housing.

20.21.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

20.21.3 Secondary Uses

- boarding and lodging
- home business
- housing, apartment

20.21.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional:

- a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.21.4.1, the reference to the maximum **floor area ratio** of “1.2” is increased to “1.4” if:
 - a) for rezoning applications involving 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU21 zone, the **owner** pays into **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
 - b) for rezoning applications involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - i. provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number **affordable housing units** would comprise at least 5% of the total **building area**; and
 - ii. enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

20.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**.

20.21.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 1.5 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

20.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m.
2. The maximum **height** for **accessory structures** is 5.0 m.

20.21.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2,400 m².

20.21.9 Landscaping & Screening

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

20.21.10 On-site Parking & Loading

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

20.21.11 Other Regulations

1. Signage shall be in compliance with Sign Bylaw No. 5560, as amended, except that:
 - a) for projecting signs, canopy signs and building-mounted signs, the maximum **height** shall not exceed the first habitable **storey** of the **building**;

- b) **building-mounted commercial** signs are only permitted on a **building** face fronting onto a **public road**; and
 - c) free-standing **commercial** signs are not permitted.
- 2. **Apartment housing** must be located on the second or upper floors of the **building** (excluding **building** entrance lobbies).
- 3. The non-residential uses listed in Section 20.21.2 are permitted, provided that:
 - a) these **uses** are located, in whole, or in part, on the **first storey** or second **storey** of a **building**;
 - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
 - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 1,000 m² unless otherwise specified by the definition of the permitted **use**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COMMERCIAL MIXED USE (ZMU21) – TERRA NOVA**.

P.I.D. 000-449-067

Lot 19 Except Parcel "A" (Bylaw Plan 66839) Section 10 Block 4 North Range 7 West
New Westminster District Plan 37490

P.I.D. 008-406-715

Lot 20 Section 10 Block 4 North Range 7 West New Westminster District Plan 37490

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8875**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



MAYOR

CORPORATE OFFICER

PH - 143



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8874 (RZ 11-586705)
6011 AND 6031 NO. 1 ROAD**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) thereof of the following area and by designating it "Mixed Use".

P.I.D. 000-449-067

Lot 19 Except Parcel "A" (Bylaw Plan 66839) Section 10 Block 4 North Range 7 West
New Westminster District Plan 37490

P.I.D. 008-406-715

Lot 20 Section 10 Block 4 North Range 7 West New Westminster District Plan 37490

2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8874**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 26 2012



MAYOR

CORPORATE OFFICER