



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2026**

Place: Anderson Road
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 10757 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 10758 (RZ 23-015980)**

(Location: 9720 Cambie Road; Applicant: Manpreet Singh (ParaMorph Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

The Chair referred to the staff memorandum from the Director of Development dated August 25, 2026, (attached to and forming part of these minutes as Schedule 1) noting that the applicant has reviewed their proposal as per the Planning Committee discussion and direction and proposes to adjust the rental unit mix by reducing the number of studio units and increasing the number of two-bedroom units while maintaining the same number of total units.



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Tuesday, September 8, 2026**

As a result of the discussion the following **motion** was introduced:

PH26/7-1

It was moved and seconded

That Zoning Bylaw 8500, Amendment Bylaw 10758 be amended, as attached (Attachment 7) to the memorandum from the Director, Development dated August 25, 2026, and that Bylaw 10758, as amended, be considered at the public hearing.

The question on Resolution PH26/7-1 was not called as discussion ensued with respect to the new proposed unit mix, and school enrollment capacity.

In response to a query from Council, staff advised they are in contact with the School Board regarding any development and that if this proposal proceeds to the Building Permit stage, School Site Acquisition Charges would be collected and transferred to the School Board.

The question on Resolution PH26/7-1 was then called and it was **CARRIED**.

PH26/7-2

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10757 be given second and third readings.

CARRIED

PH26/7-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, as amended be given second and third readings.

CARRIED

**2. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 10769 AND HERITAGE REVITALIZATION AGREEMENT
BYLAW 10741 (HRA 23-016568)**

(Location: 3831 Moncton Street; Applicant: 1359161 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Danielle Aldcorn, Schedule 2



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2026**

Submissions from the floor:

None

PH26/7-4

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 10769 be given second and third readings.

The question on Resolution PH26/7-4 was not called as in response to a query from Council, staff advised that the existing heritage building on the south side of the property will be improved and retained through the Heritage Alteration Permit and Revitalization Agreement. The building is proposed to include a small retail space and two sleeping rooms.

The question on Resolution PH26/ 7-4 was then called and it was **CARRIED** with Cllr. McNulty opposed.

PH26/7-5

It was moved and seconded

That Heritage Revitalization Agreement Bylaw 10741 be given second and third readings.

CARRIED

Opposed: Cllr. McNulty

ADJOURNMENT

PH26/7-6

It was moved and seconded

That the meeting adjourn (5:44 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, September 8, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Joshua Reis
Director, Development
Date: August 25, 2026
File: RZ 23-015980
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

This memorandum responds to the discussion during the Planning Committee meeting held on July 21, 2026, and the Council meeting held on July 27, 2026, regarding the provision of studio and two-bedroom rental units in the proposed six-storey mixed rental apartment building at 9720 Cambie Road.

Background

The applicant proposes to construct a six-storey apartment building with 62 rental units, comprised of 60 market rental and two Low-End Market Rental (LEMR) units. The proposed rental unit mix presented to Council is comprised of 25 studio units, 14 one-bedroom units and 23 two-bedroom units, indicating that approximately 37 per cent of the unit mix were family-friendly units (consisting of two or more bedrooms). At the Planning Committee, there was discussion and direction to staff to review the proposed unit mix with the applicant and provide an update prior to the Public Hearing.

Analysis

Subsequent to Council's consideration of the application, the applicant has reviewed their proposal and proposes to adjust the rental unit mix by reducing the number of studio units and increasing the number of two-bedroom units while maintaining the same number of total units, as identified in Table 1. The revised unit mix is in keeping with the Official Community Plan (OCP) target of providing 40 per cent of rental units as family-friendly units (consisting of two or more bedrooms).

Table 1: Rental Unit Details – Original and Revised Proposal

	Original Proposal		Revised Proposal	
Floor Area Ratio	1.95 FAR		2.00 FAR	
Unit Type	No. of Units	% of Units	No. of Units	% of Units
Studio	25 units	40.3 %	15 units	24.2 %
1-Bedroom	14 units	22.6 %	19 units	30.6 %
2- Bedroom	23 units	37.1 %	28 units	45.2 %
Total	62 units	100.0%	62 units	100.0%

The original proposal included two LEMR units consisting of one studio unit and one two-bedroom unit. The revised proposal now includes two LEMR units consisting of one one-bedroom unit and one two-bedroom unit. In keeping with the provisions of the site-specific zone, the combined habitable space of all the affordable housing units proposed as part of the development is not less than 3.2 per cent of the total residential building Floor Area Ratio (FAR).

The applicant has provided updated conceptual plans (Attachment 1) that accommodate the revised unit mix.

To achieve this revised unit mix, the applicant has requested a minor increase in the maximum FAR permitted from 1.95 to 2.00 (i.e. approximately 90.50 m²/974.13 ft²). All minimum building setbacks and the maximum height, as previously identified in the original report and zoning bylaw amendment, will be maintained. In response to the minor increase in density, the applicant has also agreed to provide additional cash contributions to the Child Care and Park Pathway and Facility Development attributable to the additional floor area.

A revised Development Application Data Sheet is attached (redlined - Attachment 2 and clean - Attachment 3) together with revised Rezoning Considerations (redlined - Attachment 4 and clean - Attachment 5) which reflect the revisions to the proposal and have been agreed to by the applicant.

Proposed Action for Consideration

Should Council wish to consider the proposed development as revised, a motion is required immediately prior to Council's consideration of this item at the public hearing to amend Zoning Bylaw 8500, Amendment Bylaw 10758, as attached to this memo (redlined - Attachment 6 and clean - Attachment 7). The proposed motion to affect this is:

That Zoning Bylaw 8500, Amendment Bylaw 10758 be amended, as attached (Attachment 7) to the memorandum from the Director, Development dated August 25, 2026, and that Bylaw 10758, as amended, be considered at the public hearing.

Should the above motion be carried, the instructions for Council consideration, following the receipt of submissions from the floor should be revised, as follows:

Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10758, as amended.

Respectfully submitted,

Joshua Reis, Director, Development

- Att. 1: Conceptual Development Plans
2: Development Application Data Sheet- redlined
3: Development Application Data Sheet- clean
4: Rezoning Considerations - redlined
5: Rezoning Considerations - clean
6: Zoning Bylaw 8500 Amendment Bylaw 10758 - redlined
7: Zoning Bylaw 8500 Amendment Bylaw 10758 - clean

pc: SMT
Claudia Jesson, City Clerk
Chris Bishop, Manager, Development - East



PH - 6

Attachment 1

REZONING APPLICATION



RENTAL APARTMENT DEVELOPMENT



9720 CAMBIE ROAD

ParaMorph
Architecture Inc

RICHMOND, BC

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
DETAIL PLANS	A-5.0 TO A-5.4
AREA OVERLAY FLOOR PLAN	A-6.0 TO A-6.7

PROJECT TEAM

ARCHITECT -
PARAMORPH ARCHITECTURE INC.
 308-9839 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
VNgo@wattconsultinggroup.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
C100 - 4185 Still 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



increasing social diversity and a widening range of problems resulting from the rapid pace of technological change. The need for an ethics program is increasingly being recognized by many business organizations and has been emphasized in the public domain by the fact that the Environmental Protection Agency is now required to consider the ethical implications of proposed laws or regulations.

[illegible]

Project Title	RENTAL APARTMENT DEVELOPMENT
1. Project Name	
2. Project Location	
3. Project Description	
4. Project Budget	
5. Project Timeline	
6. Project Risks	
7. Project Status	
8. Project Contact	
9. Project Notes	
10. Project Comments	
11. Project Approval	
12. Project Sign-off	
13. Project Review	
14. Project Closeout	
15. Project Archiving	
16. Project Reporting	
17. Project Documentation	
18. Project Communication	
19. Project Collaboration	
20. Project Evaluation	
21. Project Improvement	
22. Project Success	
23. Project Failure	
24. Project Lessons Learned	
25. Project Best Practices	
26. Project Case Studies	
27. Project Research	
28. Project Analysis	
29. Project Synthesis	
30. Project Conclusion	
31. Project Summary	
32. Project Overview	
33. Project Details	
34. Project Information	
35. Project Data	
36. Project Facts	
37. Project Figures	
38. Project Tables	
39. Project Charts	
40. Project Graphs	
41. Project Diagrams	
42. Project Flowcharts	
43. Project Maps	
44. Project Photos	
45. Project Videos	
46. Project Audio	
47. Project Text	
48. Project Images	
49. Project Documents	
50. Project Files	
51. Project Folders	
52. Project Drives	
53. Project Networks	
54. Project Servers	
55. Project Clients	
56. Project Users	
57. Project Roles	
58. Project Permissions	
59. Project Settings	
60. Project Options	
61. Project Preferences	
62. Project Defaults	
63. Project Templates	
64. Project Styles	
65. Project Themes	
66. Project Layouts	
67. Project Formats	
68. Project Extensions	
69. Project Properties	
70. Project Attributes	
71. Project Characteristics	
72. Project Features	
73. Project Functions	
74. Project Capabilities	
75. Project Capabilities	
76. Project Capabilities	
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100. Project Capabilities	

Project Address
9720 CAMBIE ROAD,
RICHMOND BC

Owner: Bt GWA	Date 2022-07-26
Download By Bt	Project ID WCDM_2208

Sheet Title

LOCATION
READ & TEASE

1

A-0.2

LOT INFO

ZONING

PH - 8

PROPOSED FLOOR AREA SUMMARY

August 10, 2026**LOT INFO**

ZONING

PH - 8

PROPOSED FLOOR AREA SUMMARY

FAN CALCULATION (NET)		RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	AMENITY	BUILDING TOTAL
		EXCLUDING INDOOR AMENITY, PARKING, STAIRCASE & ELEV ABOVE MAIN FLOOR	COMPONENT	CIRCULATIONS	(sqm)	(sqm)
			(sqm)	(sqm)		above first floor
	MAIN FLOOR LVL (EX GARAGE, MECH & ELEC.)	0.00	80.30	32.00	92.30	
	SECOND FLOOR LVL	609.23	116.60	0.00	723.85	
	THIRD FLOOR LVL	680.90	116.60	0.00	797.50	
	FOURTH FLOOR LVL	680.90	116.60	0.00	797.50	
	FIFTH FLOOR LVL	680.90	116.60	0.00	797.50	
	SIXTH FLOOR LVL	583.55	116.60	97.35	797.50	
	ROOF TOP (CIRCULATION EX STAIRCASE, ELEV.)	0.00	51.40	0.00	4053.55	
	TOTAL BUILDABLE AREA					
	TOTAL FAN EXCLUDING INDOOR AMENITY, PARKING, BULK DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR					
		RESIDENTIAL	GROSS FLOOR AREA (sqm)	PERMITTED EXCLUSIONS (sqm)	BULK UNIT DEDUCTION (sqm)	
	MAIN FLOOR LVL		185.90	105.60	0.00	
	SECOND FLOOR LVL		715.85	39.99	22.32	
	THIRD FLOOR LVL		797.50	39.99	24.18	
	FOURTH FLOOR LVL		797.50	39.99	24.18	
	FIFTH FLOOR LVL		797.50	39.99	24.18	
	SIXTH FLOOR LVL		797.50	137.47	20.46	
	ROOF TOP		51.40	39.02	0.00	
	TOTAL FAN EXCLUDING INDOOR AMENITY, PARKING, BULK DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR					

PROPOSED FLOOR AREA SUMMARY

OFF STREET
PARKING

STUDIO	UNIT COUNT					TOTAL UNITS
	1BR + DEN	2BR	2BR+DEN	3BR	4BR	
0	0	0	0	0	0	0
4	3	5	12			
3	4	6	13			
3	4	6	13			
3	4	6	13			
2	4	5	11			
0	0	0	0			0
15	19	28				62
24.13%	30.65%	45.16%				100.00%

LOW-END MARKET RENTAL	UNIT NUMBER	LOW-END MARKET RENTAL REQUIREMENTS
	107	
	111	

AMENITY CALCULATIONS

FLOOR LEVEL	UNIT TYPE	MINIMUM REQUIRED UNIT SIZE (Sq ft)	MINIMUM REQUIRED UNIT SIZE (Sq m)	PROPOSED UNIT SIZE (Sq ft)	PROPOSED UNIT SIZE (Sq m)	NET UNIVERSAL HOUSING FEATURES*
SECOND FL	2BR	741.00	69.00	807.32	75.00	Yes
SECOND FL	1BR	400.00	37.00	452.85	43.00	Yes

Date	Description
2022-03-22	Preliminary Application
2022-03-26	Revised Application
2022-03-27	Revised Application
2022-03-28	Revised Application
2022-03-29	Revised Application
2022-03-30	Revised Application
2022-03-31	Revised Application
2022-04-01	Revised Application
2022-04-02	Revised Application
2022-04-03	Revised Application
2022-04-04	Revised Application
2022-04-05	Revised Application
2022-04-06	Revised Application
2022-04-07	Revised Application
2022-04-08	Revised Application
2022-04-09	Revised Application
2022-04-10	Revised Application
2022-04-11	Revised Application
2022-04-12	Revised Application
2022-04-13	Revised Application
2022-04-14	Revised Application
2022-04-15	Revised Application
2022-04-16	Revised Application
2022-04-17	Revised Application
2022-04-18	Revised Application
2022-04-19	Revised Application
2022-04-20	Revised Application
2022-04-21	Revised Application
2022-04-22	Revised Application
2022-04-23	Revised Application
2022-04-24	Revised Application
2022-04-25	Revised Application
2022-04-26	Revised Application
2022-04-27	Revised Application
2022-04-28	Revised Application
2022-04-29	Revised Application
2022-04-30	Revised Application
2022-05-01	Revised Application
2022-05-02	Revised Application
2022-05-03	Revised Application
2022-05-04	Revised Application
2022-05-05	Revised Application
2022-05-06	Revised Application
2022-05-07	Revised Application
2022-05-08	Revised Application
2022-05-09	Revised Application
2022-05-10	Revised Application
2022-05-11	Revised Application
2022-05-12	Revised Application
2022-05-13	Revised Application
2022-05-14	Revised Application
2022-05-15	Revised Application
2022-05-16	Revised Application
2022-05-17	Revised Application
2022-05-18	Revised Application
2022-05-19	Revised Application
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2022-05-21	Revised Application
2022-05-22	Revised Application
2022-05-23	Revised Application
2022-05-24	Revised Application
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2022-05-26	Revised Application
2022-05-27	Revised Application
2022-05-28	Revised Application
2022-05-29	Revised Application
2022-05-30	Revised Application
2022-05-31	Revised Application
2022-06-01	Revised Application
2022-06-02	Revised Application
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2022-06-22	Revised Application
2022-06-23	Revised Application
2022-06-24	Revised Application
2022-06-25	Revised Application
2022-06-26	Revised Application
2022-06-27	Revised Application
2022-06-28	Revised Application
2022-06-29	Revised Application
2022-06-30	Revised Application
2022-07-01	Revised Application
2022-07-02	Revised Application
2022-07-03	Revised Application
2022-07-04	Revised Application
2022-07-05	Revised Application
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2022-07-31	Revised Application
2022-08-01	Revised Application
2022-08-02	Revised Application
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2022-08-26	Revised Application
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2022-09-01	Revised Application
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2022-11-30	Revised Application
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2022-12-15	Revised Application
2022-12-16	Revised Application
2022-12-17	Revised Application
2022-12-18	Revised Application
2022-12-19	Revised Application
2022-12-20	Revised Application
2022-12-21	Revised Application
2022-12-22	Revised Application
2022-12-23	Revised Application
2022-12-24	Revised Application
2022-12-25	Revised Application
2022-12-26	Revised Application
2022-12-27	Revised Application
2022-12-28	Revised Application
2022-12-29	Revised Application
2022-12-30	Revised Application
2022-12-31	Revised Application



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By
2022-01-26

Checked By
2022-01-26

Scale
1 : 250

Sheet Title
TOPOGRAPHICAL SURVEY

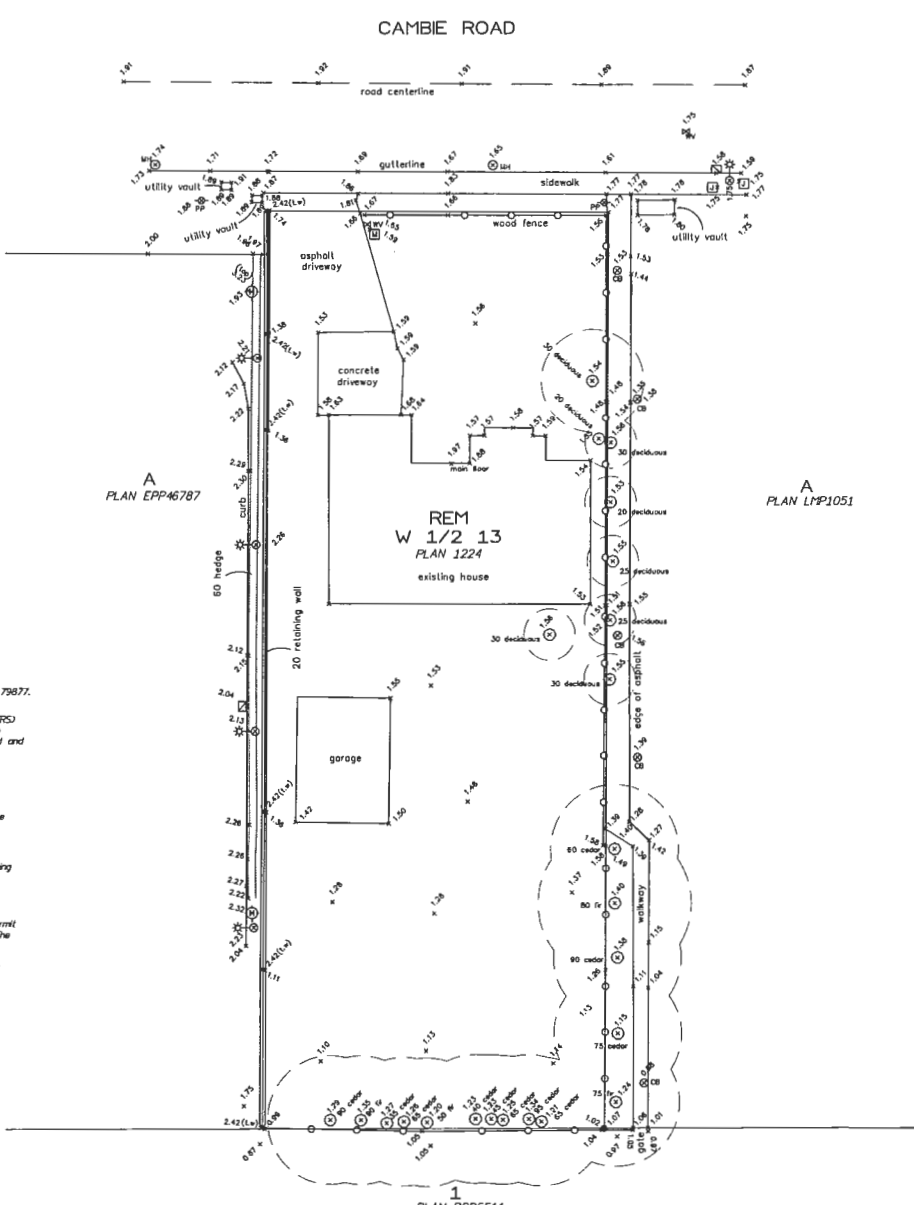
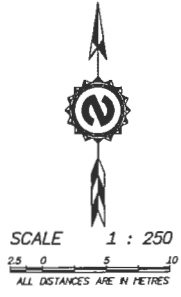
Scale
1 : 250

Sheet No.
A-04

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

- LEGEND**
- DENOTES STANDARD IRON POST FOUND
 - ⊕ DENOTES FIRE HYDRANT
 - ⊞ DENOTES CATCH BASIN - TOP ENTRY
 - ⊞ DENOTES CATCH BASIN - SIDE ENTRY
 - ⊞ DENOTES CATCH BASIN - ROUND
 - ⊞ DENOTES UTILITY POLE
 - ⊞ DENOTES WATER VALVE
 - ⊞ DENOTES WATER METER
 - ⊞ DENOTES JUNCTION BOX
 - ⊞ DENOTES TREE AND CANOPY EXTENT
 - ⊞ DENOTES GROUND ELEVATION
 - (L-V) DENOTES TOP OF RETAINING WALL ELEVATION

CIVIC ADDRESS:
9720 Cambie Rd, Richmond BC
PUB. 003-568-822



Lot dimensions are derived from Plans EPP46787 AND 79877.

Elevations are Geodetic (CVD28 HYD-2018 - IN METERS)
Derived from Control Monument 7794070 located in the
landscape of Richmond at the intersection of Brown road and
Grown gate (City HPN #136)
Elevation = 1.793m

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are
shown in cm.

If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

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purposes, and is for the exclusive use of our client. The
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result of reproduction, transmission or alteration to this
document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 2nd DAY OF March 2022

B.C.L.S.
H. Adam Fulterson

TARGET
LAND SURVEYING
1120 - 20178 96th Ave
Langley BC V3M 0B2
604-583-6161



	Revised / Comments	Description
2020-08-10	Revised / Comments	
2020-07-24	Revised / Comments	
2020-07-07	Revised / Comments	
2020-06-04	Revised / Comments	
2020-03-27	Revised / Comments	
2020-03-18	Revised / Comments	
2020-02-28	Revised / Comments	
2020-01-30	Schematic Sketch	
2020-01-19	Revised / Comments	
2020-01-17	Revised / Comments	
2020-01-04	Schematic Sketch	
2020-01-03	Revised / Comments	
2020-01-07	Revised / Comments	
2020-01-07	Receiving Application	
2020-01-07	Preliminary Application	
2020-01-07	Date	



Project Title

Project Address
9720 CAMBIE ROAD,
BIRMINGHAM, DC

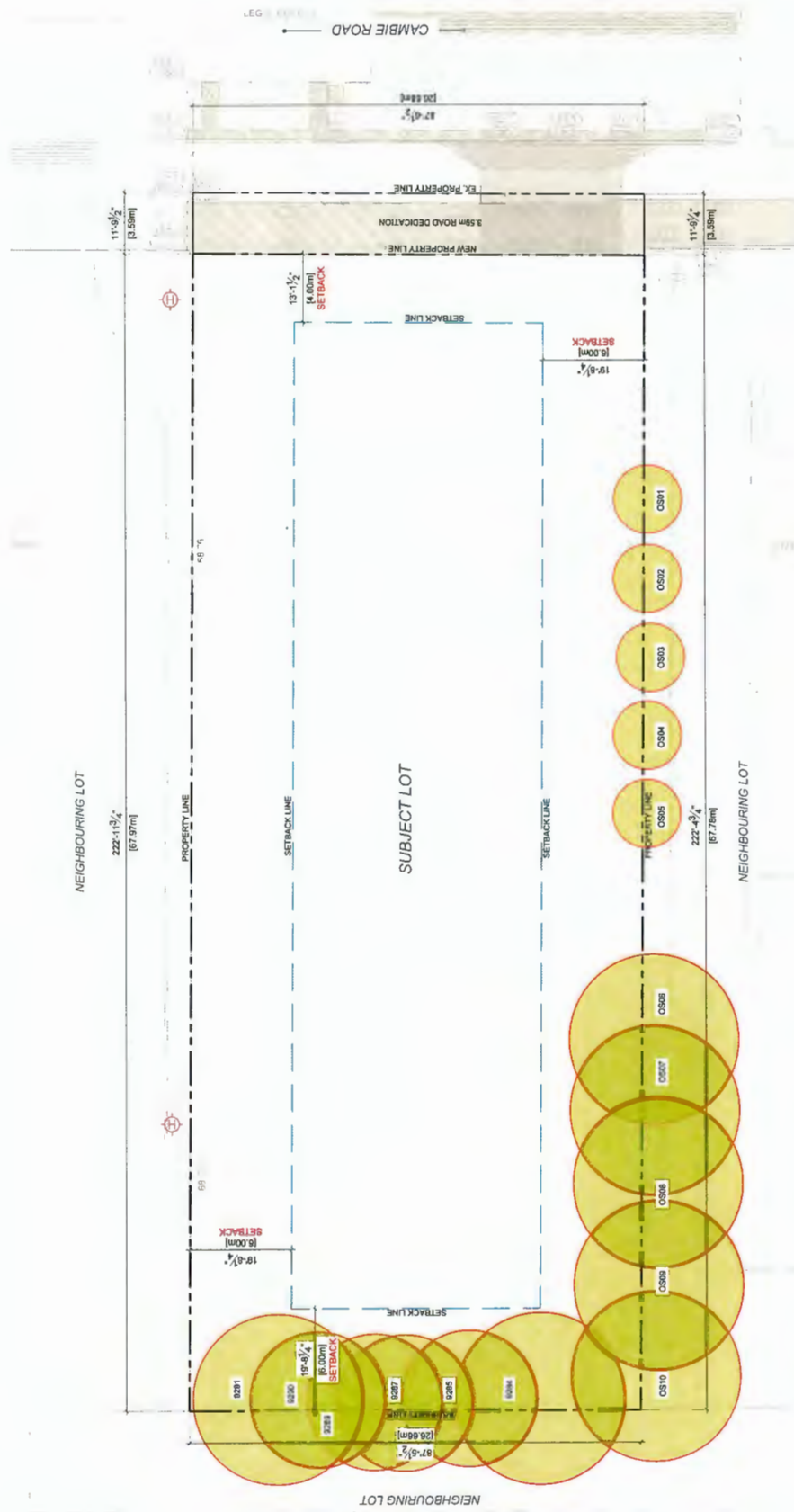
Drawn By GSV	Date 2022-07-28
Checked By py	Project ID R1C06_2204
Sheet Title	

BASE PLAN

date

Sheet No. _____

A-0.5



PH - 10

STREETSCAPE WITH EXISTING BUILDING



STREET SCAPE
ALONG CAMBIE ROAD

STREETSCAPE WITH PROPOSED BUILDING



STREET SCAPE
ALONG CAMBIE ROAD

Not a contract, an information of service, to be used in conjunction with the architectural drawings. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.



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



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By	Date
CSW	2025-07-28
Checked By	Project ID
PM	PMIA_2024
Sheet Title	

STREETSCAPE

Scale

Sheet No.
A-0.6



202-06-10	Revised / Comments
202-06-27	Revised / Comments
202-07-07	Revised / Comments
202-07-24	Revised / Comments
202-08-04	Revised / Comments
202-08-18	Revised / Comments
202-09-27	Revised / Comments
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202-10-26	Revised / Comments
202-11-07	Schematic Sketch
202-11-28	Revised / Comments
202-12-07	Revised / Comments
202-12-24	Schematic Sketch
202-01-09-24	Revised / Comments
202-02-05-07	Revised / Comments
202-03-10-07	Revised / Comments
202-04-02-08	Reasoning Application
202-05-02-22	Preliminary Application



Project Title	RENTAL APARTMENT DEVELOPMENT
1. Project Name	
2. Location	
3. Project Description	
4. Project Goals	
5. Project Budget	
6. Project Timeline	
7. Project Risks	
8. Project Status	
9. Project Contact	
10. Project Notes	

Project Address
3720 CAMBIE ROAD,
RICHMOND, BC

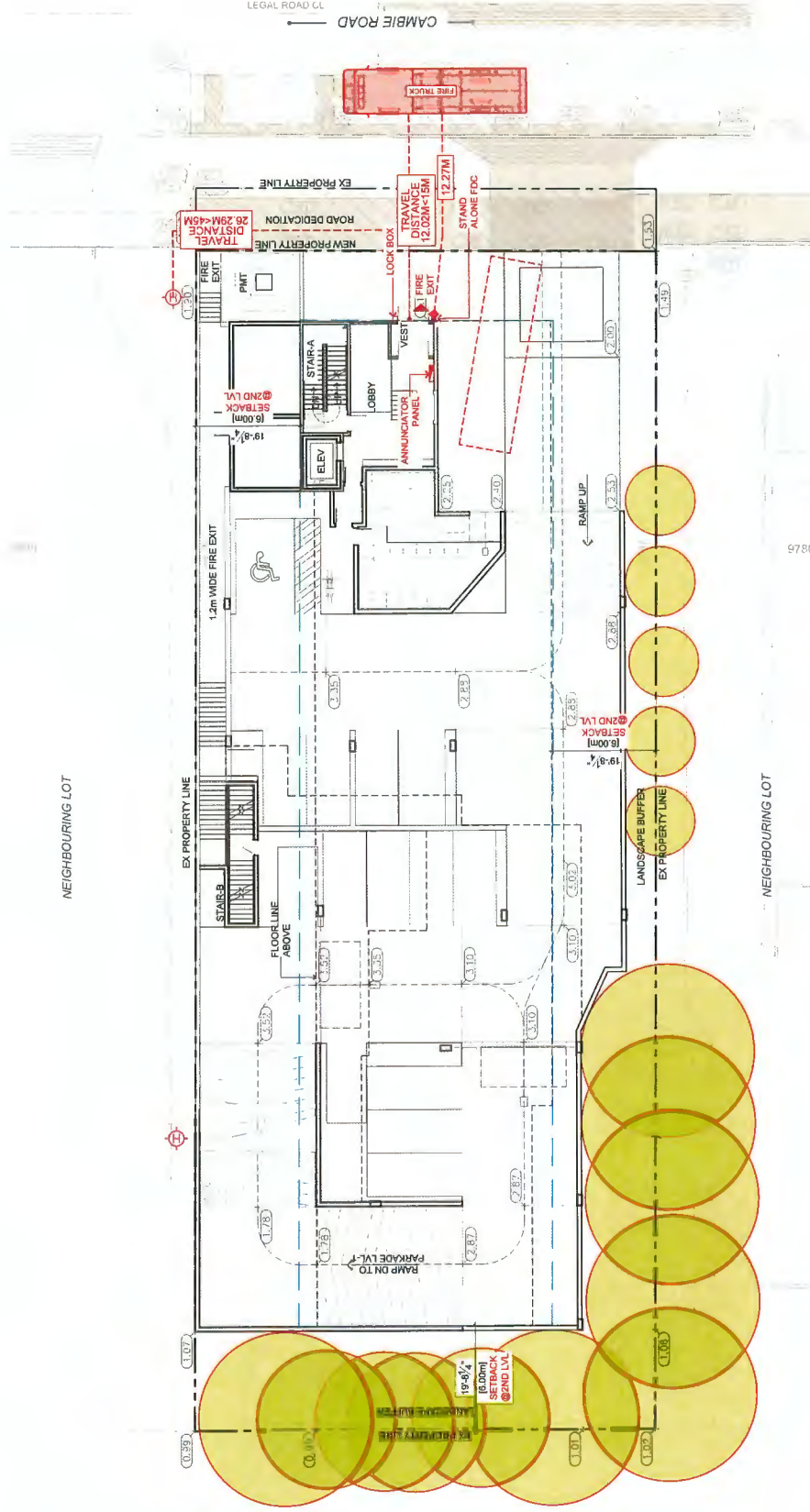
Drawn By JVS	Date 2022-07-26
Checked By JVS	Project ID RIC06_2204
Sheet Title	

**FIRE ACCESS
PLAN**

Scale

Sheet No.

A-0.7



NEIGHBOURING LOT

PH - 12



LEGEND	
	GARBAGE TRUCK
	COLLECTION AREA
	VEHICLE ACCESS
	AFFORDABLE UNITS PARKING
	FIRE HYDRANT

2023-08-10	Revised / Comments
2023-07-24	Revised / Comments
2023-07-07	Revised / Comments
2023-06-20	Revised / Comments
2023-06-04	Revised / Comments
2023-03-27	Revised / Comments
2023-03-10	Revised / Comments
2023-02-26	Revised / Comments
2023-01-26	Schematic Sketch
2023-11-07	Revised / Comments
2023-09-24	Schematic Sketch
2023-07-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2022-03-32	Preliminary Application



Project Title

RENTAL APARTMENT DEVELOPMENT

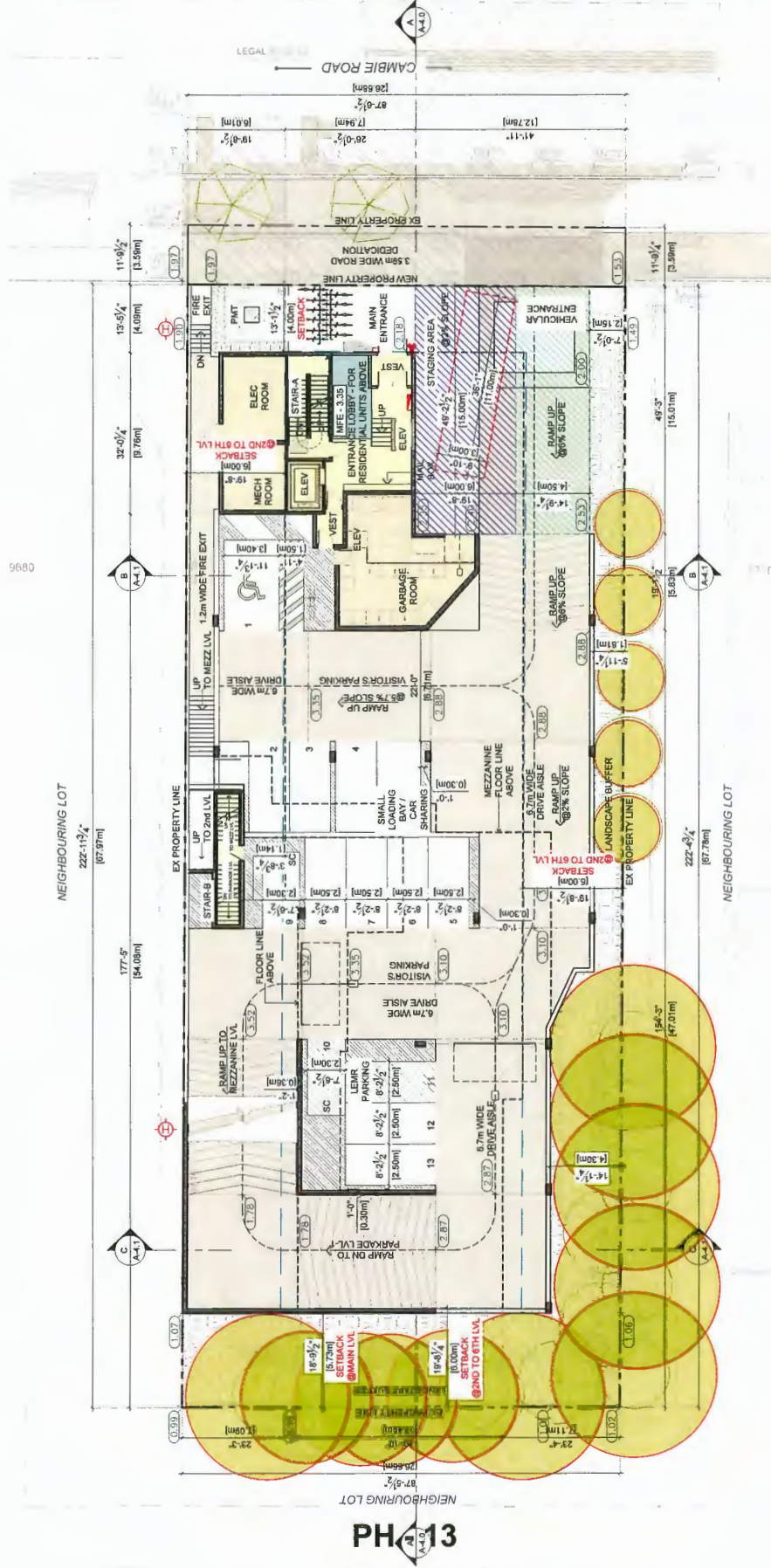
Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-28
Checked By SV	Project ID R1C08_2204

Sheet Title

Sheet No. _____

A-1.0



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2020-06-10	Revised / Comments
2020-07-24	Revised / Comments
2020-07-07	Revised / Comments
2020-05-04	Revised / Comments
2020-03-27	Revised / Comments
2020-03-16	Revised / Comments
2020-02-20	Revised / Comments
2020-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2023-03-22	Preliminary Application



Project Title	Project Number
RENTAL APARTMENT DEVELOPMENT	1501-01

Project Address
9720 CAMBIE ROAD,
BIRMINGHAM, AL 35243

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RUC06 2204

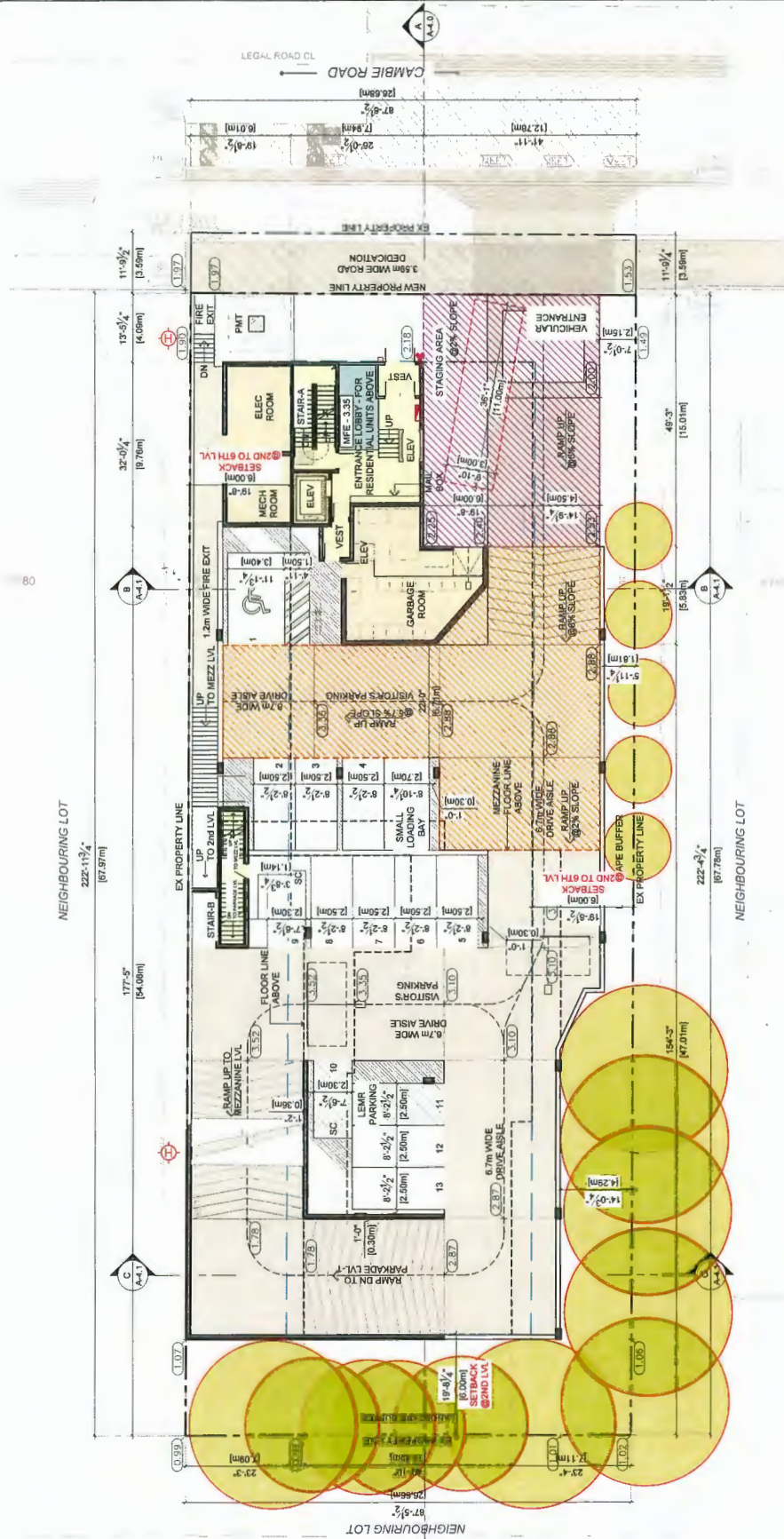
Sheet Title

**SITE PLAN
(HEIGHT CLEARANCE)**

Scale

Sheet No.

A-1.1



PH 14



Date	Description
2026-05-10	Revised / Comments
2026-07-24	Revised / Comments
2026-08-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-27	Revised / Comments
2026-03-27	Revised / Comments
2026-02-28	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-07-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Receiving Application
2023-03-32	Preliminary Application



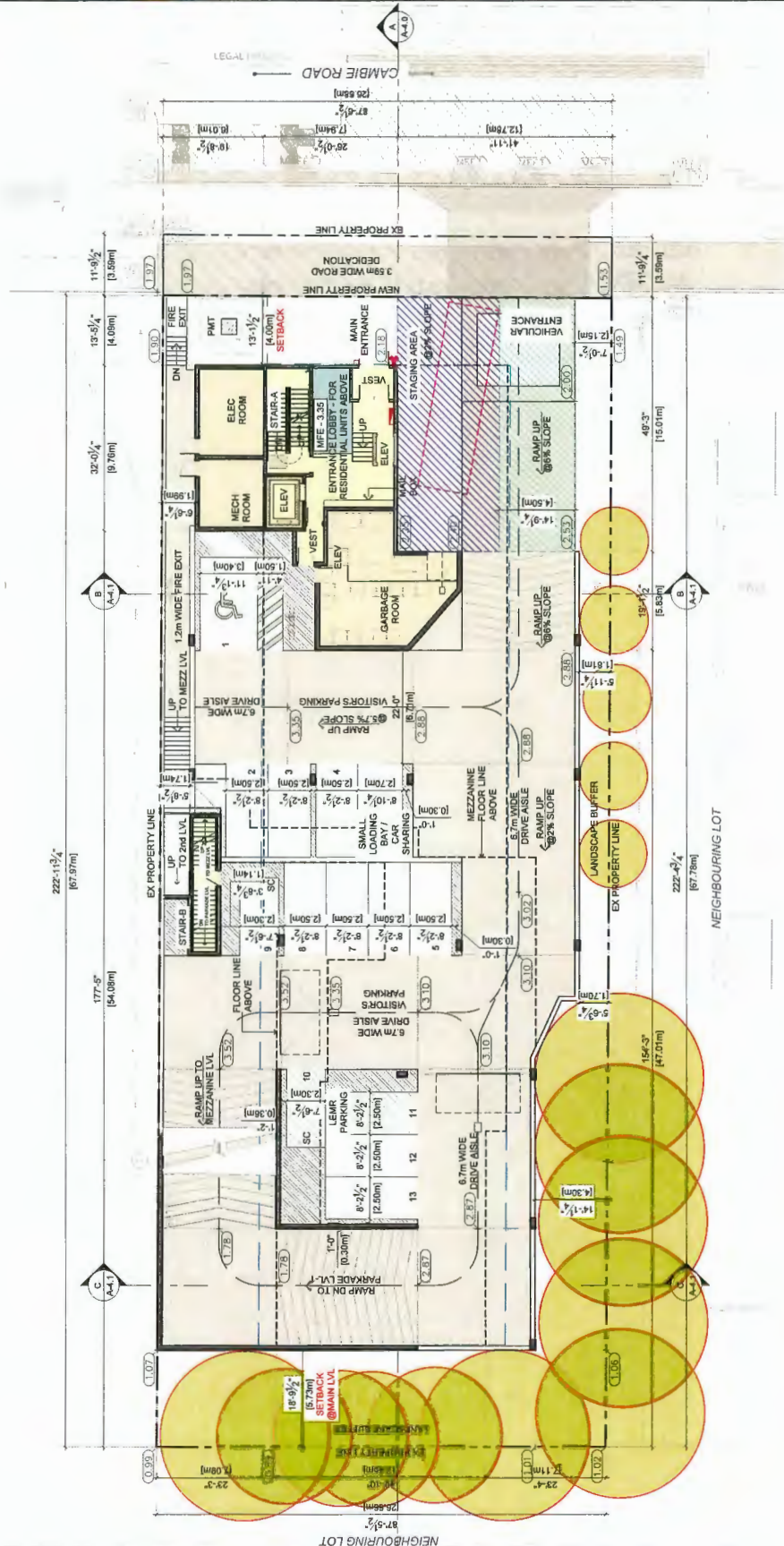
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Project Address	9720 CAMBIE ROAD, RICHMOND, BC	Checked By PV	Project ID R006_2004			



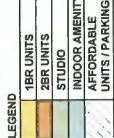
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Project Title	RENTAL APARTMENT DEVELOPMENT	Owner By	Date 01-07-08	Main Floor Plan	Scale	Sheet No.
Project Address	37320 CAMBIE ROAD, RICHMOND, BC	Designed By	Revised 12 R000_2004			
Sheet Title						

A-2.1



PH 16



	Date	Description	Issues / Reviews
	2022-03-22	Preliminary Application	
	2024-10-07	Reopening Application	
	2024-11-29	Reviewed / Comments	
	2025-03-07	Reviewed / Comments	
	2025-09-24	Schematic Sketch	
	2025-11-07	Revised / Comments	
	2026-01-28	Schematic Sketch	
	2026-02-16	Reviewed / Comments	
	2026-03-27	Reviewed / Comments	
	2026-03-27	Reviewed / Comments	
	2026-07-04	Reviewed / Comments	
	2026-07-24	Reviewed / Comments	
	2026-08-10	Reviewed / Comments	



Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-28
Checked By	Project ID

Sheet Title

MEZZANINE

Scale	
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Sheet No. **A-22**







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

2020-06-10	Revised / Comments
2020-07-24	Revised / Comments
2020-07-27	Revised / Comments
2020-08-04	Revised / Comments
2020-08-27	Revised / Comments
2020-09-16	Revised / Comments
2020-09-26	Schematic Sketch
2020-11-07	Revised / Comments
2020-09-24	Schematic Sketch
2020-09-27	Revised / Comments
2021-10-07	Revised / Comments
2021-02-26	Recording Application
2022-02-22	Preliminary Application
Date	Description
Name / Revision	Scale



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
8720 CAMBIE ROAD, RICHMOND, BC

Drawn By	3000-07-26
Checked By	Project ID
Project No.	8720_2024
Sheet Title	

THIRD FLOOR PLAN

Scale

Sheet No.

A-2.4

NEIGHBOURING LOT

222-113 1/4' [87.97m]

185-111 1/2' [58.68m]

EX PROPERTY LINE

17-2 1/4' [5.24m]

11-0 1/2' [3.69m]

13-5' [4.09m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

13-5' [4.09m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

NEIGHBOURING LOT

222-113 1/4' [87.97m]

185-111 1/2' [58.68m]

EX PROPERTY LINE

17-2 1/4' [5.24m]

11-0 1/2' [3.69m]

13-5' [4.09m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

13-5' [4.09m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

19-0' [6.00m]

14-0' [4.29m]

13-11' [4.24m]

PH-19



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

Date	Description
2025-03-32	Preliminary Application
2024-02-26	Recounting Application
2025-03-07	Revised / Comments
2025-09-24	Revised / Comments
2025-03-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-01-26	Revised / Comments
2025-01-26	Schematic Sketch
2025-02-26	Revised / Comments
2026-03-17	Revised / Comments
2026-03-17	Revised / Comments
2026-05-04	Revised / Comments
2026-07-07	Revised / Comments
2026-07-24	Revised / Comments



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

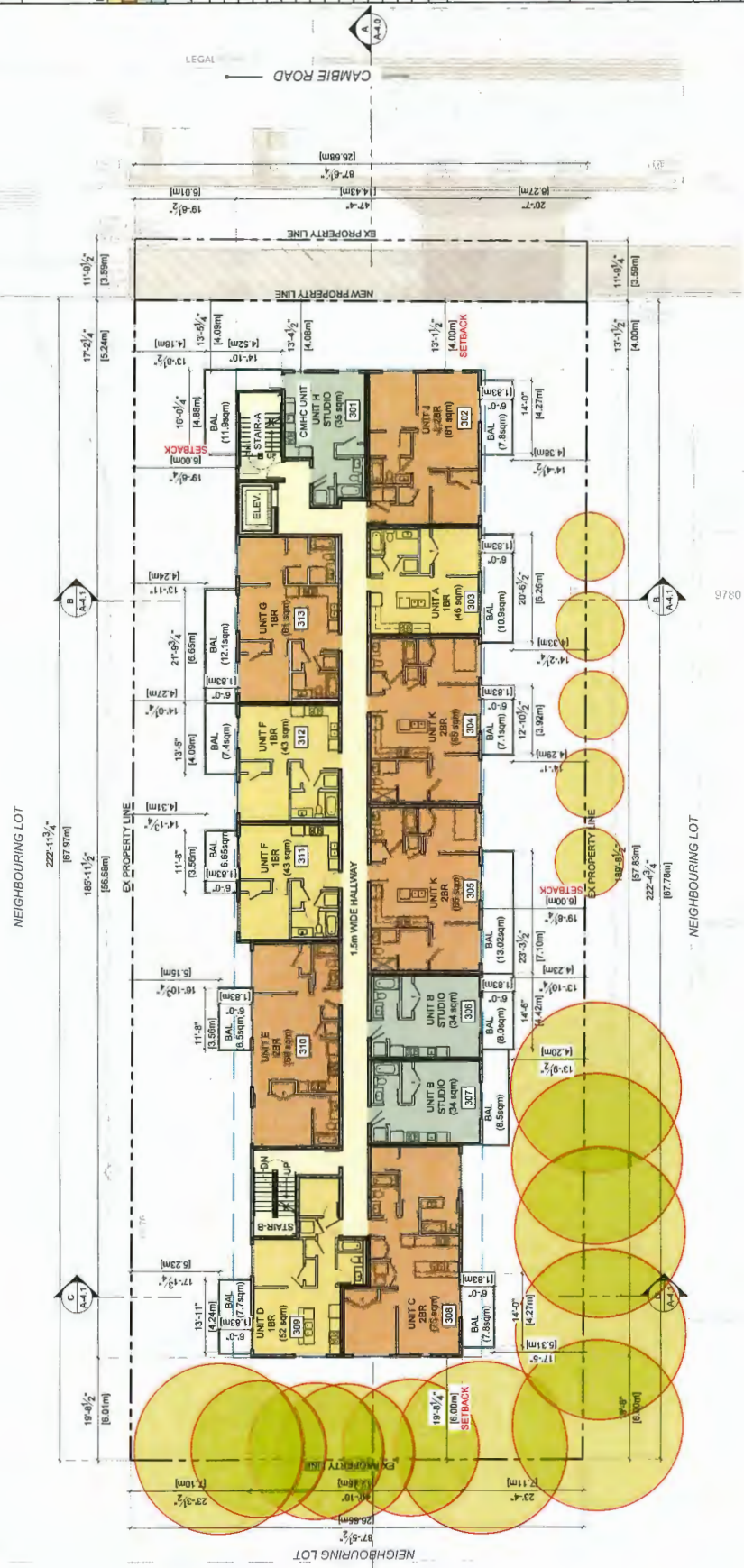
Project Address
9720 CAMBIE ROAD,

Drawn By GVS	Date 2022-07-26
Checked By PV	Project ID RUC06_2204

FOURTH
FLOOR PLAN

Scale
Sheet No.

A-2.5





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



Project Title

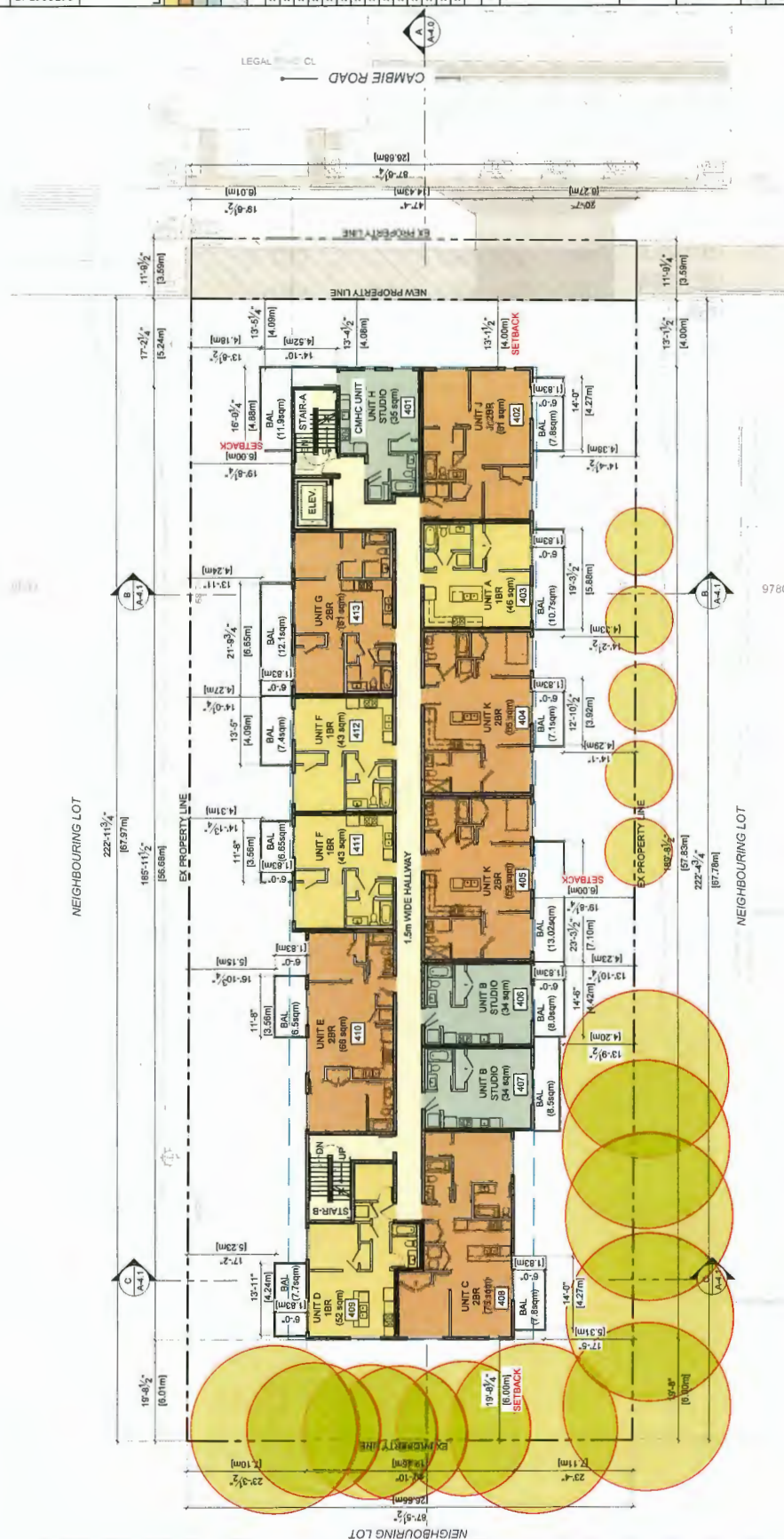
Projected Address
9720 CAMBIE ROAD,

Drawn By GSV	Date 2022-07-26
Checked By [Signature]	Project ID RUC08_2204

Sheet Title

Scale
Sheet No.

A-2.6



PH-21



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

2024-09-10	Revised / Comments
2024-07-24	Revised / Comments
2024-07-07	Revised / Comments
2024-05-04	Revised / Comments
2024-03-27	Revised / Comments
2024-03-15	Revised / Comments
2024-02-28	Revised / Comments
2024-01-26	Schematic Sketch
2023-11-07	Revised / Comments
2023-09-24	Schematic Sketch
2023-03-07	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
8750 CAMBIE ROAD, RICHMOND, BC

Drawn By
Date
2024-07-26

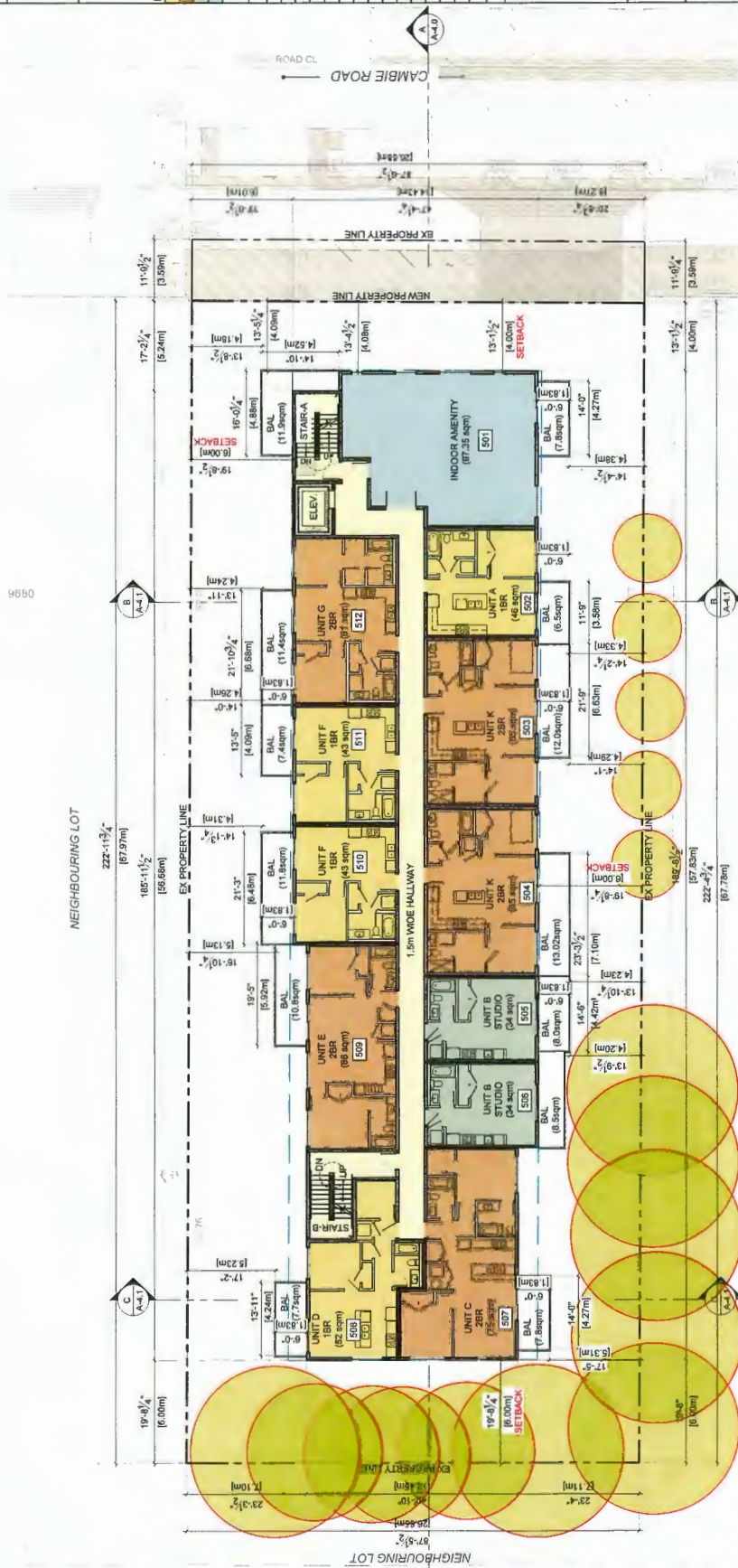
Checked By
Date
2024-07-26

Sheet Title
SIXTH FLOOR PLAN

Scale

Sheet No.

A-2.7



PH-22

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

2028-08-19	Revised / Comments
2028-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-28	Revised / Comments
2026-01-26	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-28	Reasoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions	
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Seal



Project Title

RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title

ROOF
FLOOR PLAN

Scale

Sheet No.

A-2.8



PH - 24

1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD

PMIA
ParaMorph
Architecture Inc.

301 - 8028 127A Street, Burnaby BC V5T 3J1
1000 West 2nd Avenue, Vancouver, BC V6H 1W1
604-639-0181 | www.paramorph.com

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Key Plan



2020-06-10	Revised / Comments
2020-07-24	Revised / Comments
2020-07-07	Revised / Comments
2020-05-04	Revised / Comments
2020-03-27	Revised / Comments
2020-03-18	Revised / Comments
2020-02-28	Revised / Comments
2020-01-28	Schematic Sketch
2020-11-07	Revised / Comments
2020-09-24	Schematic Sketch
2020-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

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

Drawn By GBV	Date 2022-07-26
Checked By PV	Project ID RIC09_2024

Sheet Title
PERSPECTIVES

Scale

Sheet No.

A-3.0

PH - 25



1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT

PMA
ParaMorph
Architecture Inc

308 - 8600 137A Road, Surrey BC V3T 6M1
1800 West 2nd Avenue, Vancouver, BC V6L 1W1
604.602.0181 | www.paramorph.com

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Key Plan



2020-06-10	Revised / Comments
2020-07-24	Revised / Comments
2020-07-07	Revised / Comments
2020-06-04	Revised / Comments
2020-03-27	Revised / Comments
2020-03-16	Revised / Comments
2020-02-26	Revised / Comments
2020-01-26	Schematic Sketch
2020-11-07	Revised / Comments
2020-09-24	Schematic Sketch
2020-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	rezoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

RENTAL APARTMENT
DEVELOPMENT

Project Address

9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By

Date

GPV

2023-07-26

Checked By

Project ID

PV

RIC06_2204

Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.1

PH - 26



① PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT

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Date	Description
2023-06-10	Revised / Comments
2023-07-24	Revised / Comments
2023-07-07	Revised / Comments
2023-05-04	Revised / Comments
2023-03-27	Revised / Comments
2023-03-16	Revised / Comments
2023-02-26	Revised / Comments
2023-01-28	Schematic Sketch
2023-11-07	Revised / Comments
2023-09-24	Schematic Sketch
2023-03-07	Revised / Comments
2023-10-07	Revised / Comments
2024-02-26	Reasoning Application
2023-03-22	Preliminary Application



Project Title
RENTAL APARTMENT
DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSD	Date 2023-07-26
Checked By PV	Project ID RICR_2024

Sheet Title
PERSPECTIVES

Scale

Sheet No.

A-3.2



PMIA
ParaMorph
Architecture Inc.

301 - 800 137A Street, Surrey BC V3T 0H1
1000 West 24th Avenue, Vancouver, BC V6L 1Y4
604-609-0151 | www.parmorph.com

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Key Plan



2025-08-10	Revised / Comments
2025-07-24	Revised / Comments
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
2025-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-06-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2023-03-22	Preliminary Application
Date	Description

Issue / Revisions

Seal



Project Title

**RENTAL APARTMENT
DEVELOPMENT**

Project Address

**9720 CAMBIE ROAD,
RICHMOND, BC**

Drawn By

GPV

Date

2025-07-26

Checked By

PV

Project ID

RICOR_2024

Sheet Title

PERSPECTIVES

Scale

Sheet No.

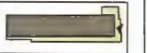
A-3.3

**1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD**



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Key Plan



2025-06-10	Revised / Comments
2025-07-24	Revised / Comments
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
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2023-03-22	Preliminary Application
Date	Description

Issues / Revisions



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

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

Drawn By GJV	Date 2025-07-26
Checked By JW	Project ID RICH_2204

Sheet Title
PERSPECTIVES

Scale

Sheet No.

A-3.4

1 PERSPECTIVE VIEW
OUTDOOR AMENITY



PMIA
ParaMorph
Architecture Inc

208 - 8026 137A Street, Surrey BC V3T 5B1
1000 West 2nd Avenue, Vancouver, BC V6J 1A4
604-609-0161 | www.paramorph.com

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Key Plan



2025-09-10	Revised / Comments
2025-07-24	Revised / Comments
2025-07-07	Revised / Comments
2025-05-04	Revised / Comments
2025-03-27	Revised / Comments
2025-03-16	Revised / Comments
2025-01-26	Revised / Comments
2025-01-26	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-02-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2023-03-22	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title
RENTAL APARTMENT
DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GPN	Date 2025-07-26
Checked By PV	Project ID RIC06_2204

Sheet Title

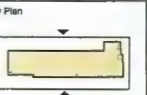
PERSPECTIVES

Scale

Sheet No.

A-3.5

① PERSPECTIVE VIEW
OUTDOOR AMENITY



2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-02-25	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Rezoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

Drawn By
GSD

Date
2022-07-26

Checked By
PV

Project ID
RICM_2024

Sheet Title

ELEVATIONS

Scale

Sheet No.

A-3.7



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Key Plan



2026-08-10	Revised / Comments
2026-07-24	Revised / Comments
2026-07-07	Revised / Comments
2026-05-04	Revised / Comments
2026-03-27	Revised / Comments
2026-03-16	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-02-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions



Project Title
RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD, RICHMOND, BC

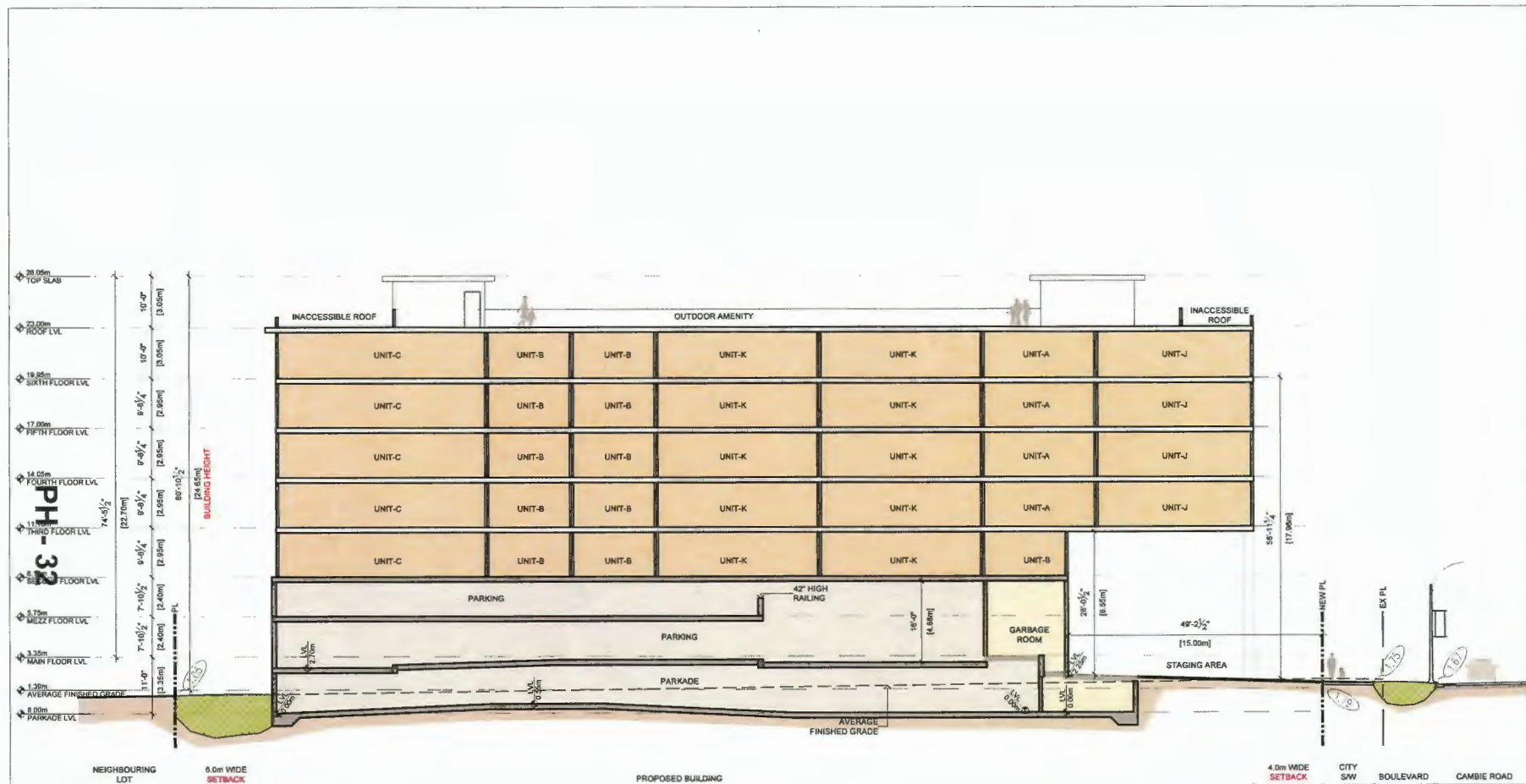
Drawn By GDV	Date 2022-07-26
Checked By PV	Project ID RIC08_2024

Sheet Title
ELEVATIONS

Scale

Sheet No.

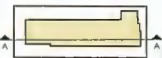
A-3.8



1 SECTION AA
Scale: N.T.S.

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Key Plan



2026-08-10	Revised / Comments
2026-07-24	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	Revised / Comments
2026-01-28	Schematic Sketch
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2022-03-22	Preliminary Application
Date	Description

Issues / Revisions



Project Title
RENTAL APARTMENT
DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By OSV	Date 2022-07-26
Checked By PV	Project ID RIC08_2024

Sheet Title

SECTIONS

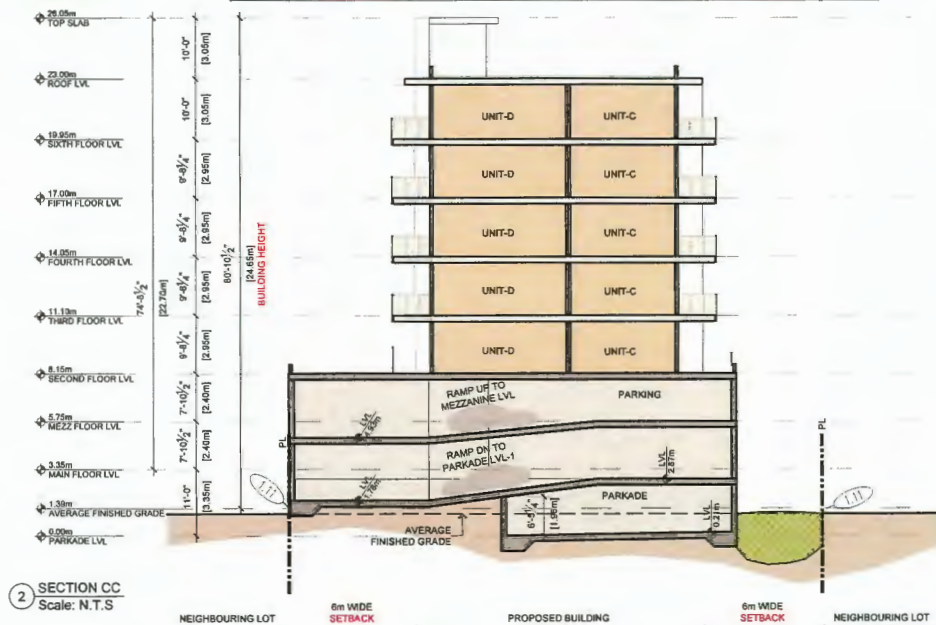
Scale

Sheet No.

A-4.0



1 SECTION BB
Scale: N.T.S.



2 SECTION CC
Scale: N.T.S.



Date	Description
2020-06-10	Revised / Comments
2020-07-24	Revised / Comments
2020-07-07	Revised / Comments
2020-05-04	Revised / Comments
2020-03-27	Revised / Comments
2020-03-16	Revised / Comments
2020-01-28	Schematic Sketch
2020-02-26	Revised / Comments
2020-11-07	Revised / Comments
2020-06-24	Schematic Sketch
2020-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Reasoning Application
2022-03-22	Preliminary Application

Issues / Revisions



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

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

Drawn By GSD	Date 2022-07-26
Checked By PV	Project ID RIC09_2204

Sheet Title

SECTIONS

Scale

Sheet No.

A-4.1

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	STREET TREES	COMMON NAME	PMG PROJECT NUMBER:	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.

✗
6808

EX. TREE TO BE REMOVED

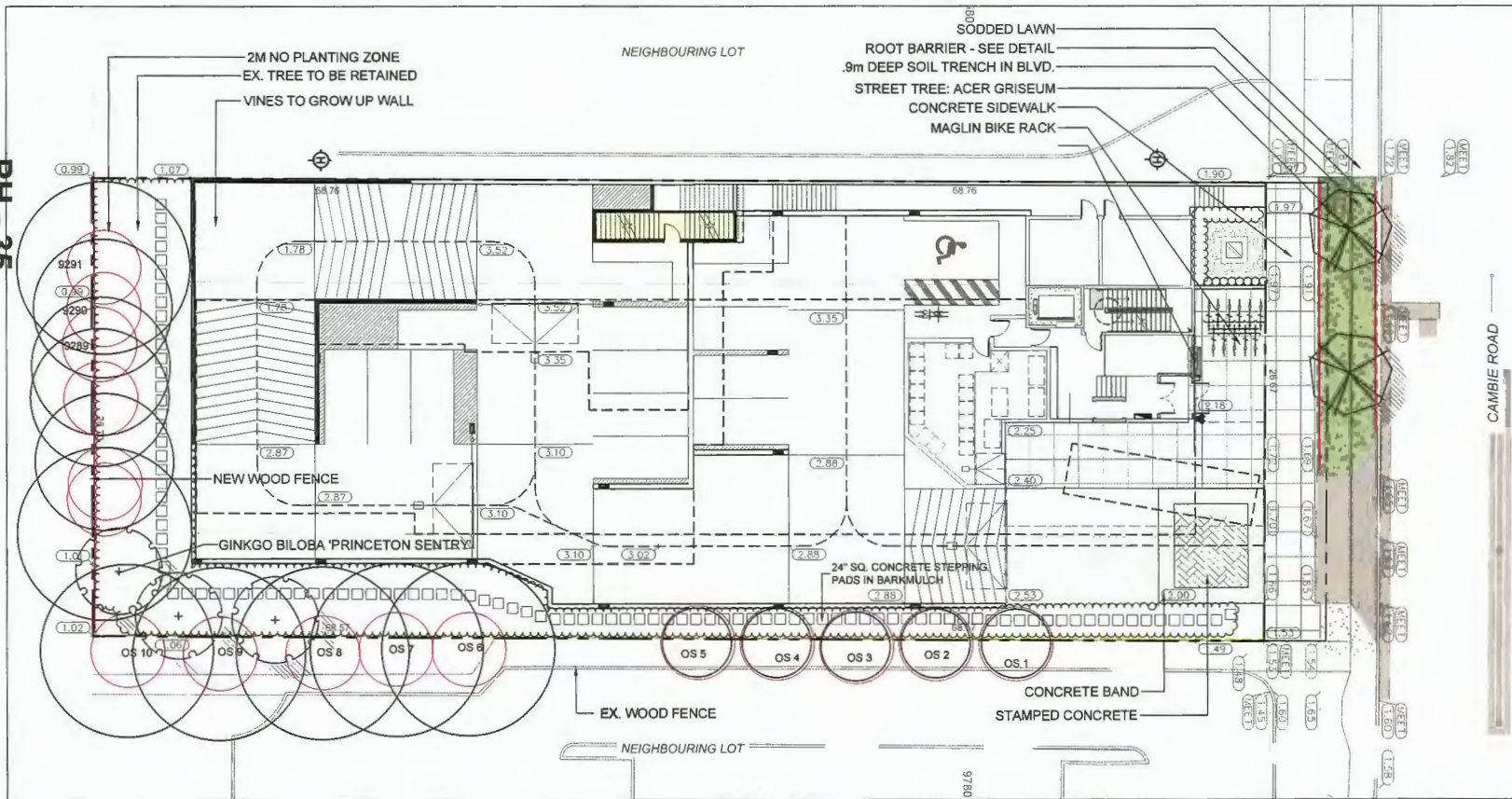


EX. TREE TO BE SAVED,
PROTECTED DURING CONSTRUCTION

— 2M NO PLANTING AREA AT BASE OF TREE

— TREE PROTECTION FENCE

PH - 35



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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604.294.0011 | f: 604.294.0022

SEAL:

2. 28 MAR 13 CITY COMMENTS MARY
1. 28 FEB 13 CITY COMMENTS MARY
NO. DATE REVISION DESCRIPTION DR.
CLIENT:

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

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 04 SEP 25 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN:
CHKD: YR OF 5

L1

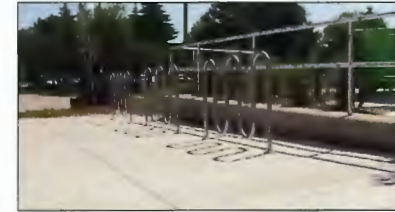
25179-4-2P PMG PROJECT NUMBER: 25-179

PLANT SCHEDULE

PMG PROJECT NUMBER: 25-179

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

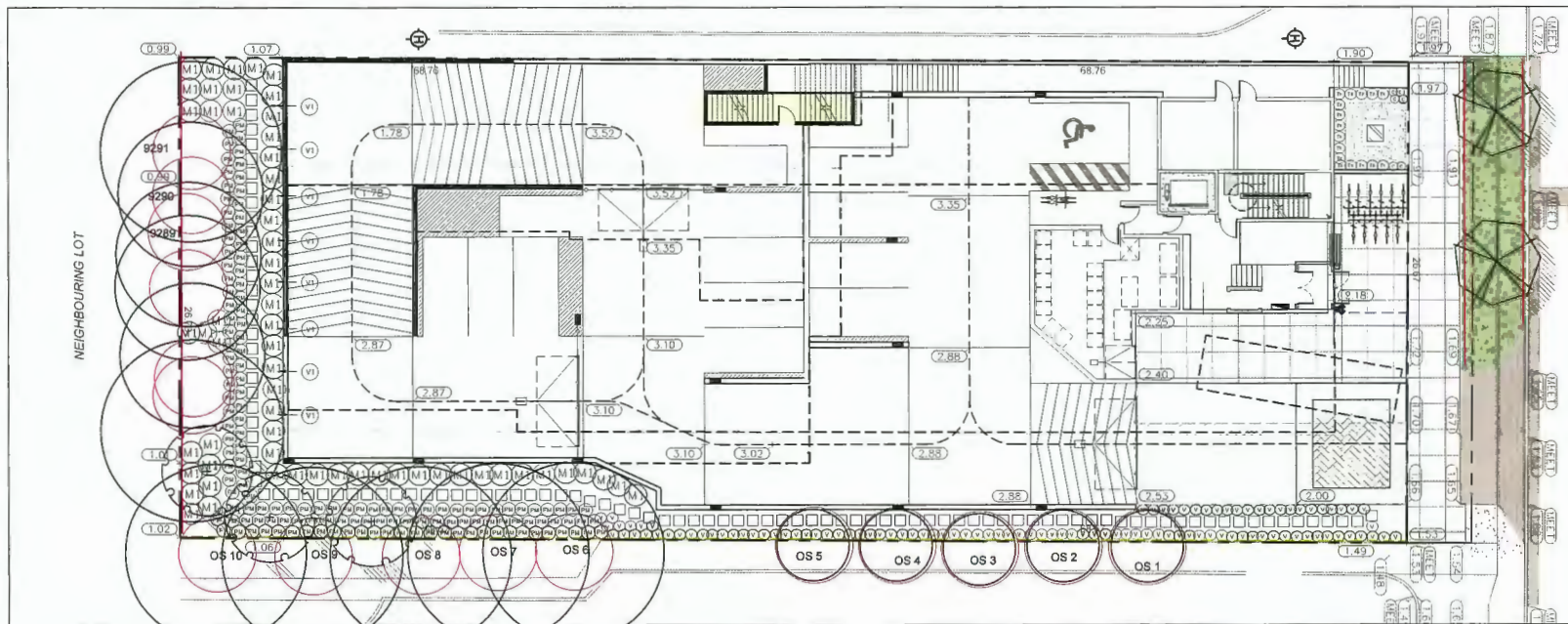


MAGLIN 400 BIKE RACK - 11 BIKE CAPACITY



MAGLIN BENCH - 720 BENCH

PH - 36



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pmg
LANDSCAPE
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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G3
p: 604 294-0011 | f: 604 294-0022

SEAL:

2 26 MAR 13 CITY COMMENTS MM/VR
1 26 FEB 17 CITY COMMENTS MM/VR
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

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

DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

DATE: 04 SEP 25 DRAWING NUMBER:
SCALE: 1"=30'-0" **L2**
DRAWN: MM
DESIGN:
CHKD: VR OF 5

25179-4-2P

PMG PROJECT NUMBER:

25-179



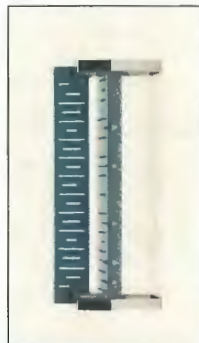
JAMBIETTE - L-23803-A



MAQUIN PIGNIC TABLES



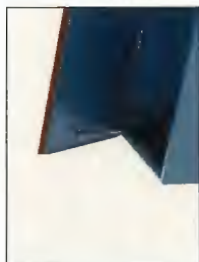
WASSER - (32000)



BEHIND THE SCENES



SEEN THEORY FLIGHT TABLE TENNIS



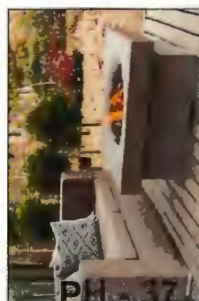
GREEN THEORY - DRY STORAGE MEAT



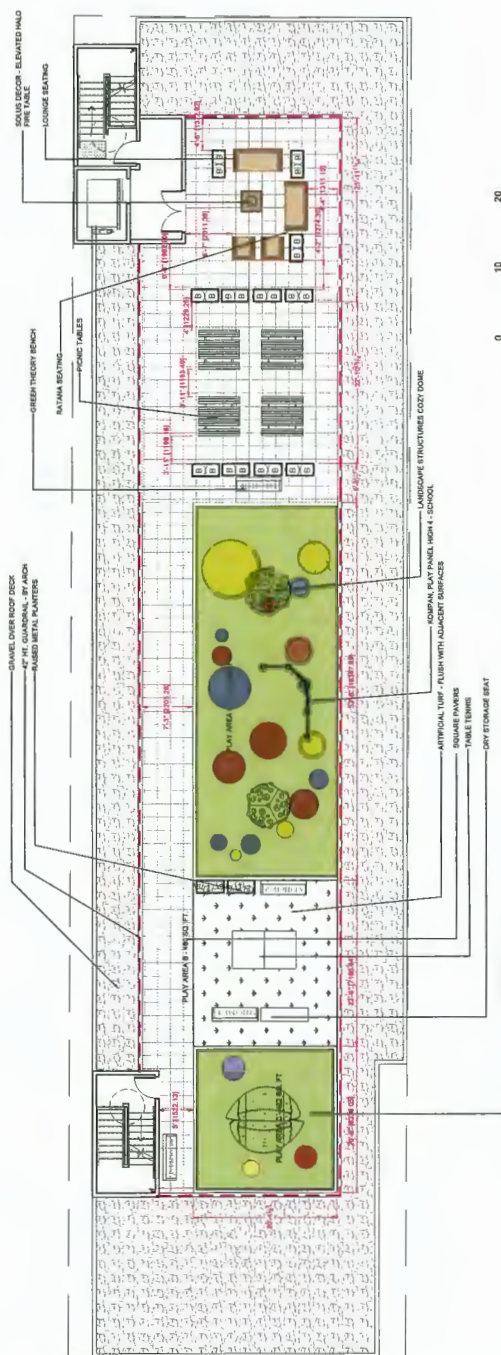
RATANA LOUNGE SEATING



PUTTING LUNGE SEAT NO



PH-37



43 03



08170-4-379

PLANT SCHEDULE

SITE	CITY	TOTAL PLANT	COMMON NAME	PLANTED SIZE / REMARKS	
				#1 POT	#2 POT
SR00R			LITTLE LEAF BOX		#1 POT: 20CM
20			BARIS MICROPHYLLA "WINTER SEM"		
GR00S			EVERGREEN JAPANESE BEDGE		
10			CRISTODORMISE EVERGOLF		#1 POT
10			BEERIS SEMPERVIRENS "SHOM-LAUF"		SCM POT
10			BEERIS SEMPERVIRENS "SHOM-LAUF"		
10			ARCTOSTAPHYLOS UNALIS "VANDOUVER LAKE"		#1 POT: 20CM
10			KNOWNSHOCK		

PLANT SPECIES: PLANT SPECIES LIST AND DESCRIPTIONS ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARD, WITH PLANT SIZE AND CONTAINER SIZE LISTED IN CENTIMETERS (CM). REFERENCE TO "COMMON NAME" IS LIMITED TO COMMON NAMES OF OTHER PLANTS THAT MEET THE REQUIREMENTS. "SEARCH AND REVIEW" PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY LANDSCAPE ARCHITECT IF SUPPLY AREA OF SEARCH INCLUDES LOWER MAINLAND AND HAZEL WILLY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ** LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LISTINGS. *** ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-NURSERY. **** REQ-005

CHILDREN'S PLAY AREAS:	
PLAY AREA A -	1,111 SQ. FT.
PLAY AREA B -	460 SQ. FT.
PLAY AREA C -	432 SQ. FT.
PLAY AREA TOTAL -	2,003 SQ. FT.



**City of
Richmond**

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) Max. 2.00 (plus Max. 0.10 for amenity space)	1.93 (plus 0.06 for amenity space) 1.99 (plus 0.06 for amenity space)	None Permitted
Floor Area (m ²)	Max. 3,529.50 m² (37,991.22 ft²) Max. 3,620.00 m ² (38,965.35 ft ²)	3,498.29 m² (37,655.28 ft²) 3,596.79 m ² (38,715.53 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

	Bylaw Requirement	Proposed	Variance
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
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



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. 2.00 (plus Max. 0.10 for amenity space)	1.99 (plus 0.06 for amenity space)	None Permitted
Floor Area (m ²)	Max. 3,620.00 m ² (38,965.35 ft ²)	3,596.79 m ² (38,715.53 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
Parking Spaces – Accessible	Min. 2 space	2 parking space	none

	Bylaw Requirement	Proposed	Variance
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



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~~ \$40,264.15 (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~~ \$40,264.15 (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	2415	40.00% 25.00%
One Bedroom	4418	23.33% 30.00%
Two Bedroom	2227	36.67% 45.00%
Total	60	100.00%

Note 1: 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 %)~~ 45.0 % 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~~ one-bedroom 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)~~ 118.0 m² (1,270.1 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.

- (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

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



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 \$40,264.15 (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 \$40,264.15 (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	15	25.00%
One Bedroom	18	30.00%
Two Bedroom	27	45.00%
Total	60	100.00%

Note 1: Unit mix in the above table may be adjusted to the satisfaction of the City through the DP application review process subject to approximately 45.0 % 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 one-bedroom 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 118.0 m² (1,270.1 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:
 - (iv) Designs the lot to provide for the LEMR units and ancillary spaces and uses;
 - (v) 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,
 - (vi) 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:
- (f) *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.
 - (g) *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.
 - (h) *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.
 - (i) *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.
 - (j) *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:
 - (v) 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;
 - (vi) 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;
 - (vii) 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
 - (viii) 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.
 - (g) *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:
 - (iii) 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
 - (iv) 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.

- (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

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 _____



City of
Richmond

Bylaw 10758

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 ~~4.95~~ **2.00**, 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

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of
Richmond

Bylaw 10758

**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 2.00, 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**;
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 - e) **Affordable housing dwelling units** shall be maintained as **affordable housing dwelling units** in perpetuity.
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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."
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3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10758**".

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OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
TRANSIT APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER

From: Mosley, Judith
Sent: Tuesday, September 8, 2026 10:09 AM
To: CityClerk
Subject: FW: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

To: City Clerk's Office,

Please see below further correspondence regarding the Public Hearing today for 3831 Moncton Street, withdrawing previous opposition.

Regards,

Judith Mosley, CAHP, IHBC

Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealldcorn@aol.com>
Sent: Friday, September 4, 2026 6:37 PM
To: Mosley, Judith <JMosley@richmond.ca>
Subject: Re: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

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

Dear Judith,

Thank you very much for the extra information. With the further clarification that you have provided I no longer have any opposition to the plan. I would like to please withdraw my email.

Thank you for taking the time. It is appreciated.

Danielle Aldcorn

On Sep 4, 2026, at 5:10 PM, Mosley, Judith <JMosley@richmond.ca> wrote:

Dear Ms. Aldcorn,

The City Clerk's office has received your email and will distribute it to the Mayor and Councillors ahead of the Public Hearing on Tuesday regarding the Official Community Plan (OCP) amendment bylaw and Heritage Revitalization Agreement bylaw for 3831 Moncton Street.

Three-storey buildings are permitted in the current zoning and/or OCP for many properties in Steveston Village and have been constructed in a number of locations. Properties along Moncton Street and those south of Bayview Street are limited to two storeys in the OCP (Steveston Area Plan). A three-storey building would be permitted on the property immediately to the north of the subject site on 1st Avenue, under the current zoning. The proposed three-storey addition at the rear of the site would provide a transition to this. A significant increase in shadowing of nearby properties is not anticipated.

The proposal is for a Heritage Revitalization Agreement (HRA) that would retain and rehabilitate the existing one-storey heritage building fronting Moncton Street and add a separate three-storey building on the rear portion of the property only. An HRA is a negotiated agreement between the City and property owner that is specific to the subject property for the purposes of achieving heritage conservation and does not set precedent for other properties. The proposed OCP amendment is limited to the rear (north) portion of the property only to allow for the proposed development.

Please let me know if you would like further information.

Kind regards,

Judith Mosley, CAHP, IHBC
Heritage Planner | Planning and Development
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
T: (604) 276-4170
E: jmosley@richmond.ca

From: Danielle Aldcorn <daniellealldcorn@aol.com>
Sent: Tuesday, September 1, 2026 3:59 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

You don't often get email from daniellealldcorn@aol.com. [Learn why this is important](#)

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

To: City Contact:
Judith Mosley, 604-276-4170, Planning and Development Division

Re: Tuesday, September 8, 2026 - 5:30pm
Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Official Community Plan Bylaw 7100, Amendment Bylaw 10769 and Heritage Revitalization Agreement Bylaw 10741(HRA 23-016568)

Dear Judith,

I am writing to indicate my opposition to altering the bylaw to allow three story buildings in the Steveston Heritage Area. I am a long time business owner in Steveston and grew up here. I specifically chose this neighbourhood to operate my business because Steveston is one of few areas in the lower mainland that has retained its historical village feel. The existing two story maximum allows for the heritage buildings to retain their original aesthetic and for sunlight and views to be maximized.

Our heritage building neighbours allow better light into our ground floor unit. Three story buildings would cut off the angle of sunlight in the winter, causing the storefronts and alleyways to be dark, less inviting, and less secure feeling. It would also start to feel like a city as more people applied to build higher.

Obviously, parking and traffic are other considerations with large buildings, especially as the entire area would then gain a precedence to build three storeys, but my main opposition is three story new builds will eventually ruin the village feel. I understand the need for progress but the historic area is restricted to two storeys for a reason.

Thank you,

Danielle Aldcorn

Original Notice: Purpose of Official Community Plan Amendment Bylaw 10769:

To revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered on the rear portion of the property for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street. Applicant 1359161 BC Ltd.

Purpose of Heritage Revitalization Agreement Bylaw 10741:

To permit the City to enter into a Heritage Revitalization Agreement in accordance with the requirements of Section 610 of the Local Government Act, to preserve and rehabilitate the heritage building, Ikeda Dry Goods, and to construct a three-storey hotel at 3831 Moncton Street.