



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



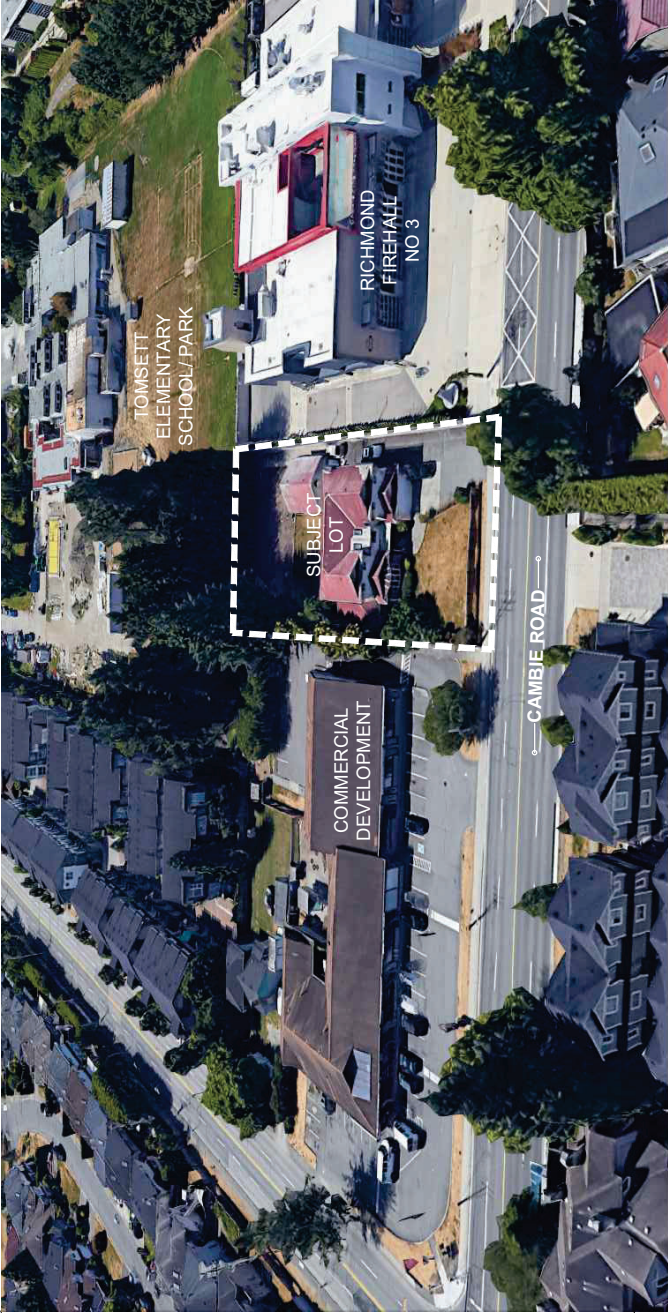
RENTAL APARTMENT DEVELOPMENT
9720 CAMBIE ROAD
RICHMOND, BC

PMIA
ParaMorph
Architecture Inc

DRAWING LIST

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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

LOCATION PLAN



PROJECT TEAM

ARCHITECT -	PARAMORPH ARCHITECTURE INC. 308-9639 137A STREET, SURREY, BC, V3T 0M1 604-608-0161 info@paramorph.com
SURVEYOR -	TARGET LAND SURVEYING C120 - 20178 96 Ave LANGLEY BC 604-583-6161 adam@targetlandsurveying.ca
CIVIL -	TERRA NOBIS CONSULTING INC. #203 - 15585 24th Ave, SURREY BC 604-946-3007 jlee@terranobis.com
ARBORIST -	DIAMOND HEAD CONSULTING 3559 Commercial Street VANCOUVER BC 604-733-4886 joey@diamondheadconsulting.com

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

Notes
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2026-08-10	Revised / Comments
2026-07-26	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
2026-01-30	Revised / Comments
2025-11-07	Revised / Comments
2025-09-24	Revised / Comments
2025-03-07	Revised / Comments
2024-02-26	Revised / Comments
2022-03-22	Revised / Comments
Date	Description
Issues / Revisions	



Project Title	RENTAL APARTMENT DEVELOPMENT
Project Address	9720 CAMBIE ROAD, RICHMOND, BC
Drawn By	GSV
Checked By	RV
Sheet Title	LOCATION MAP & TEAM
Scale	
Sheet No.	A-0.2

PROGRAM SUMMARY

ADDRESS	9720 CAMBIE ROAD, RICHMOND
LEGAL DESCRIPTION	LOT 41 SEC 20 BLK 4N RG GW PL NWP23775 Lot 41, Block 4N, Plan NWP23775, Section 20, Range 6W, New Westminster Land District, Except Plan 2924 6, REF 39764

LOT INFO

SITE AREA	(Sqtft)	(Sqm)	(Acres)	(Ha)
GROSS AREA	20,512	1,906	0.47	0.19
DEDICATION	1,030	96	0.02	0.01
NET AREA (AFTER DEDICATION)	19,482	1,810	0.45	0.18

ZONING	CURRENT RSM/XL	PROPOSED CD
FAR	PERMITTED	PROPOSED
TOTAL AREA(sq/m)		3596.79
FAR (ON NET AREA)		1.59

ZONING

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

BLDG HEIGHT PROPOSED (INCLUDING ROOFTOP STAIRCASES)	PROPOSED
TOTAL UNITS	62
MARKET RENTAL UNITS	60
2 (1, 1BR & 1, 2BR)	
AFFORDABLE UNITS (LOW-END MARKET RENTAL)	118.00/3596.79(sqmt)*100 = 3.28%
AFFORDABLE UNITS % OF TOTAL FAR(FLOOR AREA RATIO)	118.00/3123.68(sqmt)*100 = 3.77%
INDOOR AMENITY % OF TOTAL FAR(FLOOR AREA RATIO)	109.5/3596.79(sqmt)*100 = 3.04%
INDOOR AMENITY % OF RESIDENTIAL AREA	109.5/3123.68(sqmt)*100 = 3.50%

SITE COVERAGE (NET)	(Sqtft)	(Sqm)	(%age)	REMARKS
PROPOSED (INCLUDING DECKS, COVERED PATIARNS)	14012	1,302	71.92%	

FAR CALCULATION (NET)	RESIDENTIAL COMPONENT	CIRCULATIONS	AMENITY	BUILDABLE (inc. Staircase Elev. above 1st floor)	EFFICIENCY
MAIN FLOOR LVL (EXCL. GARBAGE, MECH & ELEC.)	0.00	80.30	12.00	92.30	84%
SECOND FLOOR LVL	608.25	115.60	0.00	723.85	85%
THIRD FLOOR LVL	680.90	115.60	0.00	797.50	85%
FOURTH FLOOR LVL	680.90	115.60	0.00	797.50	85%
FIFTH FLOOR LVL	583.55	115.60	97.35	797.50	73%
ROOFTOP (CIRCULATION RX STAIRCASE, ELEV.)	0.00	51.40	0.00	51.40	
TOTAL BUILDABLE AREA				4059.55	
TOTAL FAR (EXCLUDING INDOOR AMENITY, PARKING, BIH DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)					
	GROSS FLOOR AREA (sqm)	PERMITTED EXCLUSIONS (sqm)	BIH UNIT DEDUCTION (sqm)	NET FLOOR AREA (sqm)	
RESIDENTIAL	186.90	106.60	0.00	80.30	
MAIN FLOOR LVL	725.85	39.99	22.32	663.54	
SECOND FLOOR LVL	797.50	39.99	24.18	733.33	
THIRD FLOOR LVL	797.50	39.99	24.18	733.33	
FOURTH FLOOR LVL	797.50	39.99	24.18	733.33	
FIFTH FLOOR LVL	797.50	137.47	20.46	639.57	
ROOFTOP	51.40	38.01	0.00	13.39	
TOTAL FAR (INCLUDING INDOOR AMENITY, PARKING, BIH DEDUCTION, STAIRCASE & ELEV ABOVE MAIN FLOOR)				3596.79	

PROPOSED FLOOR AREA SUMMARY

UNIT COUNT					
TYPE	BR TYPE	AREA (Sqm)	TOTAL UNITS	TOTAL AREA (Sqm)	BUH AREA (Sqm)
UNIT-A	1BR	46.00	4	184	7.44
UNIT-B	STUDIO	34.00	11	374	353.54
UNIT-C	2BR	75.00	5	375	365.70
UNIT-D	1BR	52.00	5	260	250.70
UNIT-E	2BR	66.00	5	330	320.70
UNIT-F	1BR	43.00	10	430	18.60
UNIT-G	2BR	62.00	5	310	300.70
UNIT-H	STUDIO	35.00	4	140	7.44
UNIT-I	Jr 2BR	62.00	3	186	5.58
UNIT-K	2BR	65.00	10	650	18.60
TOTAL			62	3,239	3,123.68

PROPOSED FLOOR AREA SUMMARY

PARKING REQUIREMENTS BREAKDOWN (RENTAL APARTMENT DEVELOPMENT)					
RESIDENTIAL COMPONENT	NO. OF UNITS	REQUIREMENT (PER UNIT)	REQUIRED STALLS	PROVIDED (@Main Floor Lvl, Mezzanine & Parkade lvl)	
MARKET RENTAL UNITS (STUDIO, 1BR, 2BR)	60	0.67 / UNIT	40.2 SAY 41	41	
AFFORDABLE UNITS (LOW-END MARKET RENTAL)	2	0.56 / UNIT	1.12 SAY 2(BASE REQUIREMENT)	2	
VISITOR'S	62	0.11 / UNIT	6.82 SAY 7	7	
TOTAL CAR PARKING PROVIDED			50	50	
SMALL LOADING BAY / CAR SHARING ACCESSIBLE		2% OF REQUIRED STALLS	1	2	
SMALL CARS		50% OF PROVIDED	25	24	
RENTAL BICYCLE PARKING (LONG TERM) MARKET	60	1.0 / BEDROOM	87	87	
BICYCLE PARKING (LONG TERM) AFFORDABLE UNITS	2	1.25 / UNIT	2.5 SAY 3	3	
BICYCLE PARKING (OVERSIZED SPACES)		4.45 SAY 5	5		
	62	(INCLUDING MIN. 5% OF REQUIRED OVERSIZED SPACES)	90 (E-Charging for 40)		
BICYCLE PARKING (SHORT TERM)	62	0.2 / UNIT	12.4 SAY 13	13	
TOTAL BICYCLE PARKING PROVIDED			103	103	

OFF STREET PARKING

UNIT COUNT					
STUDIO	1BR	1 BR + DEN	2BR	2BR+DEN	TOTAL UNITS
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		
15	19	28	62		
24.11%	30.65%	45.18%	100.00%		

AMENITIES		AMENITIES	
INDOOR AMENITY	REQUIRED	INDOOR AMENITY	REQUIRED
PROPOSED (@MAIN & 6th FLOOR LEVEL)	100.00	PROPOSED (@MAIN & 6th FLOOR LEVEL)	100.00
	109.50		109.50
OUTDOOR AMENITY	REQUIRED	OUTDOOR AMENITY	REQUIRED
PROPOSED (@ROOFTOP)	372.00	PROPOSED (@ROOFTOP)	372.00
	379.00		379.00
FINISHED GRADE CALCULATIONS	REQUIRED	FINISHED GRADE CALCULATIONS	REQUIRED
1.07m+1.0.1m+1.06m+1.48m+1.70m+1.97m+1.90m+0.99m = 11.19m	11.19m / 9 = 1.39m	1.07m+1.0.1m+1.06m+1.48m+1.70m+1.97m+1.90m+0.99m = 11.19m	11.19m / 9 = 1.39m

LOW-END MARKET RENTAL REQUIREMENTS			
UNIT NUMBER	FLOOR LEVEL	UNIT TYPE	MINIMUM REQUIRED UNIT SIZE (Sqft)
107	SECOND LVL	2BR	741.00
111	SECOND LVL	1BR	400.00

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LOW-END MARKET RENTAL

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

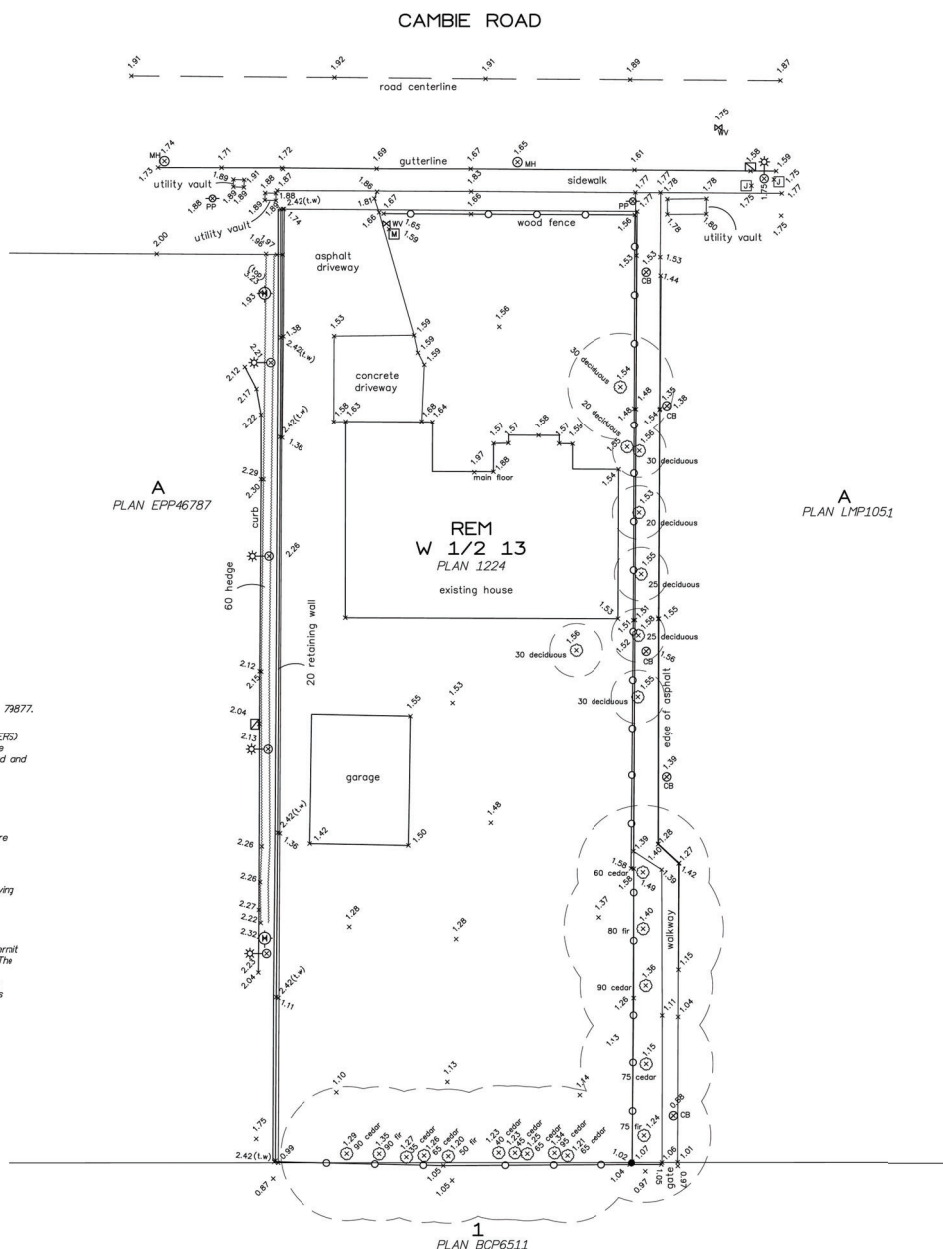
- DENOTES STANDARD IRON POST FOUND
 (H) DENOTES FIRE HYDRANT
 DENOTES CATCH BASIN - TOP ENTRY
 DENOTES CATCH BASIN - SIDE ENTRY
 CB DENOTES CATCH BASIN - ROUND
 PP DENOTES UTILITY POLE
 WV DENOTES WATER VALVE
 M DENOTES WATER METER
 J DENOTES JUNCTION BOX
 (T) DENOTES TREE AND CANOPY EXTENT
 X DENOTES GROUND ELEVATION
 (LW) DENOTES TOP OF RETAINING WALL ELEVATION

CIVIC ADDRESS:

9720 Cambie Rd., Richmond BC
P.O. 003-568-822



The intended plot size of this plan is 432mm in width and 560mm in height (C size) when plotted at a scale of 1:250.



Lot dimensions are derived from Plans EPP46787 AND 73877.

Elevations are Geodetic (CVD28 MVRD-2018 - IN METERS)
Derived from Control Monument 77H4970 located in the
township of Richmond at the intersection of Brown road and
Grown gate (City HPN #196)
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.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a 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.
M. Adam Fulkerson

TARGET
LAND SURVEYING
C120 – 20178 96th Ave.
Langley, BC V1M 0B2
604-583-6161



Date	Description	Issues / Revisions
2026-08-10	Revised / Comments	
2026-07-24	Revised / Comments	
2026-07-07	Revised / Comments	
2026-05-05	Revised / Comments	
2026-03-27	Revised / Comments	
2026-03-19	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	Re zoning Application	
2022-03-22	Preliminary Application	



Project Title
**RENTAL APARTMENT
DEVELOPMENT**

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSSV	Date 2022-07-26
Checked By GSSV	Project ID RSC06 2204

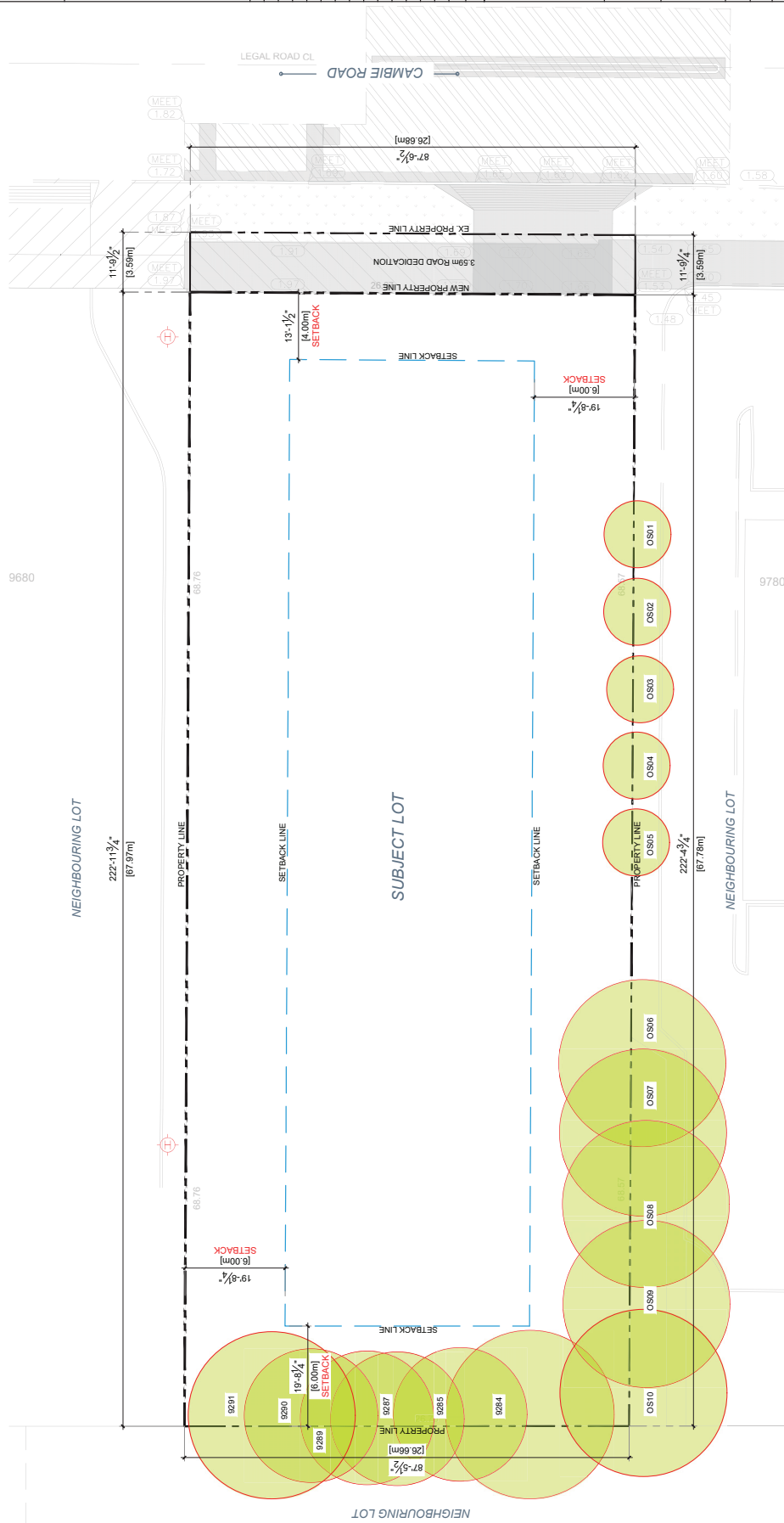
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BASE PLAN

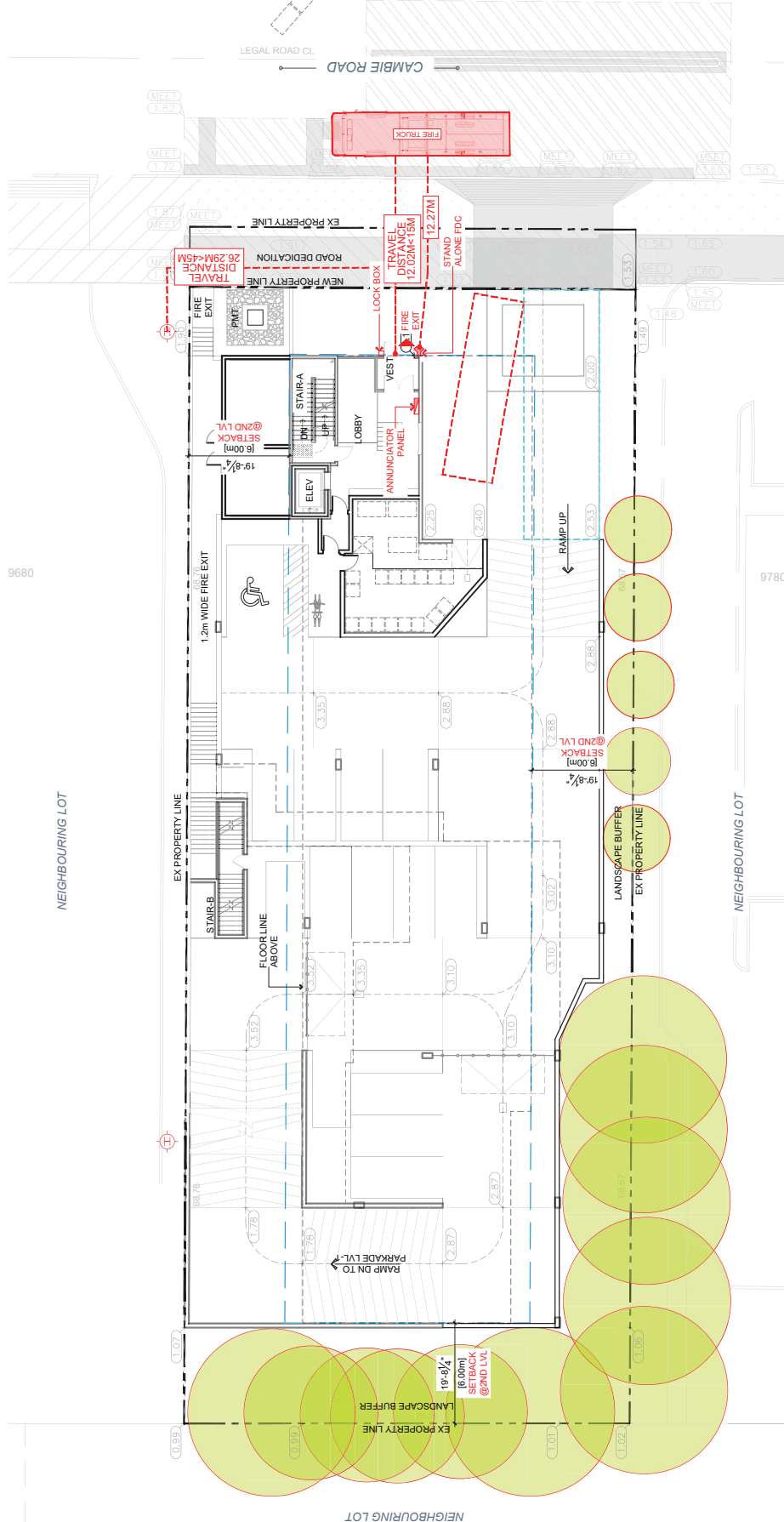
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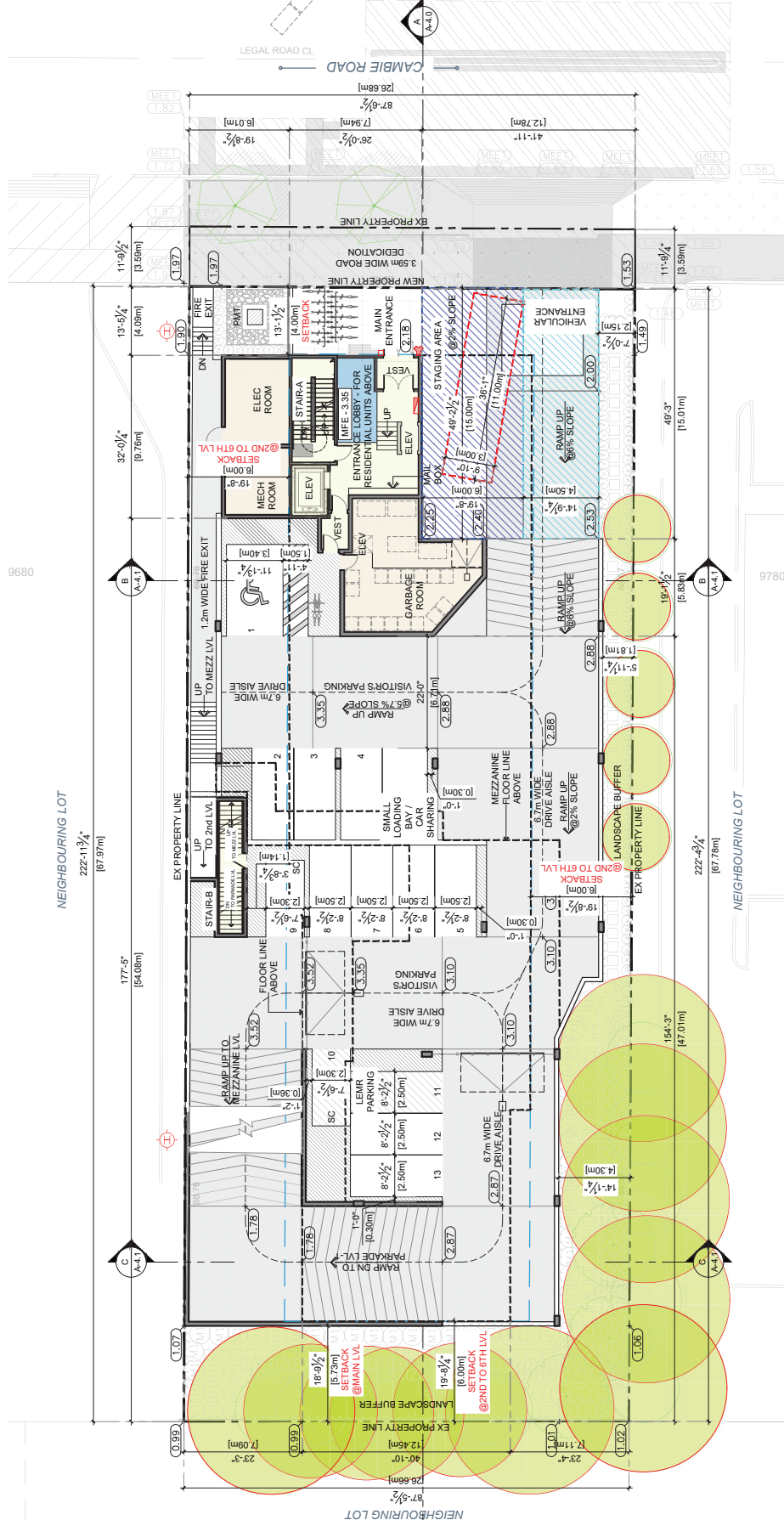
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A-0.5



PH - 10





Notes
This drawing is an extension of service. It is the responsibility of the client to ensure that the information shown on this drawing is for the use on the specified project. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for ensuring that the information shown on this drawing is accurate and up-to-date. The client is responsible for ensuring that the information shown on this drawing is consistent with the information shown on other drawings. The client is responsible for ensuring that the information shown on this drawing is consistent with the information shown on other drawings. The client is responsible for ensuring that the information shown on this drawing is consistent with the information shown on other drawings.



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
2026-01-30	Revised / Comments
2025-11-07	Revised / Comments
2025-09-24	Revised / Comments
2025-05-07	Revised / Comments
2024-05-07	Revised / Comments
2024-02-26	Revised / Comments
2022-03-22	Primary Application
Date	Description
Issues / Revisions	
Seal	



Project Title
RENTAL APARTMENT
DEVELOPMENT

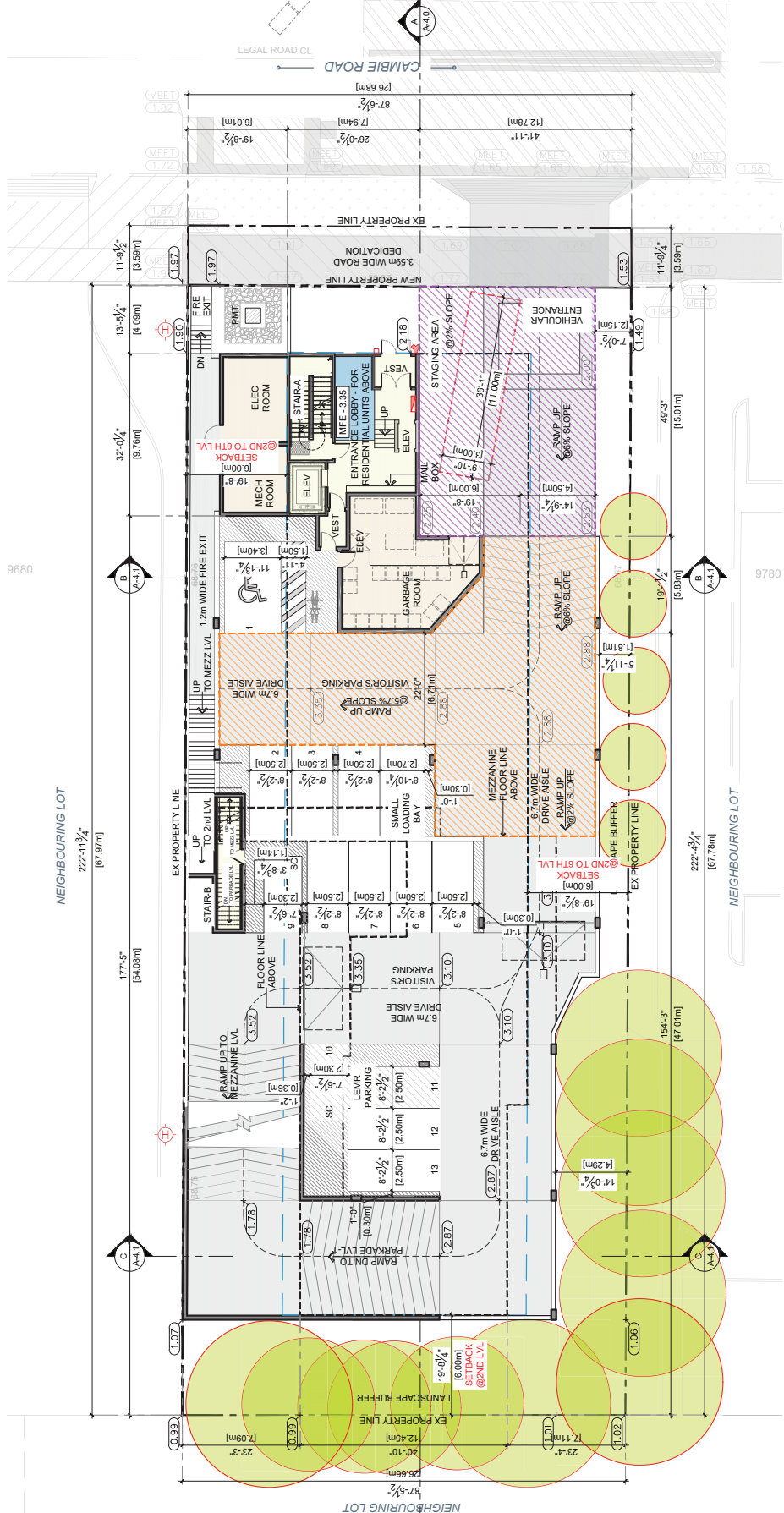
Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By
GSV
Date
2022-07-28
Project ID
RCP_2504
Checked By
RW
Sheet Title

SITE PLAN
(HEIGHT CLEARANCE)

Scale
Sheet No.

A-1.1





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

Date	Description	Issues / Revisions
2022-03-22	Preiminary Application	
2024-02-08	Rezonning Application	
2024-07-07	Revised / Comments	
2025-03-07	Revised / Comments	
2025-11-07	Schematic Sketch	
2026-01-28	Schematic Sketch	
2026-02-26	Revised / Comments	
2026-03-27	Revised / Comments	
2026-04-07	Revised / Comments	
2026-05-07	Revised / Comments	
2026-07-24	Revised / Comments	
2026-08-10	Revised / Comments	



Project Title

**RENTAL APARTMENT
DEVELOPMENT**

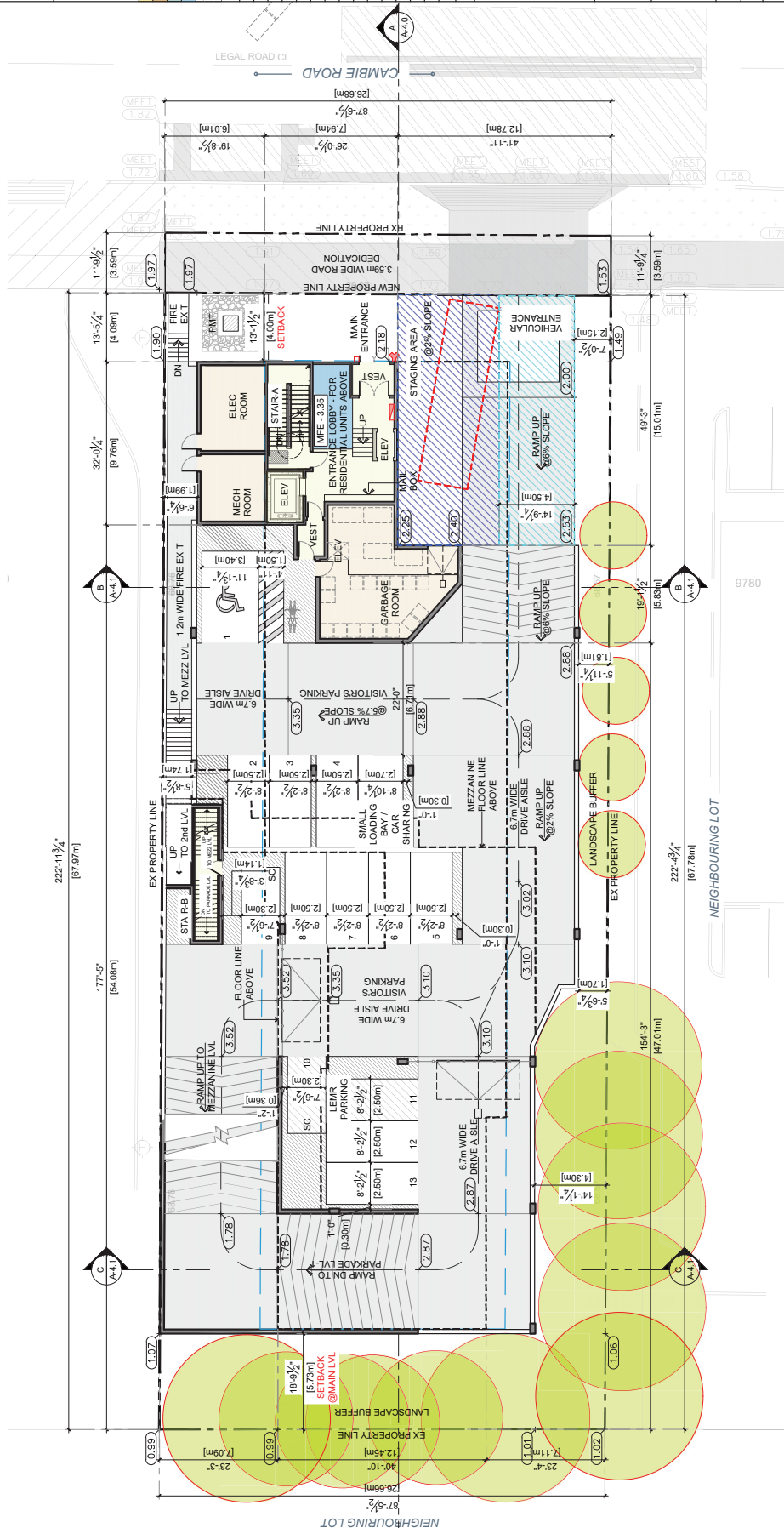
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9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By	Project ID BX006 200A

Sheet Title

Scale

A-2.1







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

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



Project Title	
RENTAL APARTMENT DEVELOPMENT	

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID RRC06_2204

Sheet Title

**SECOND
FLOOR PLAN**

ScaleSheet No. _____

A-2.3



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

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



RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSSV	Date 2022-07-26
Checked By BY	Project ID RIC06_2204

Sheet Title

ScaleSheet No. _____

A-2.4





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

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



Project Title	
RENTAL APARTMENT DEVELOPMENT	

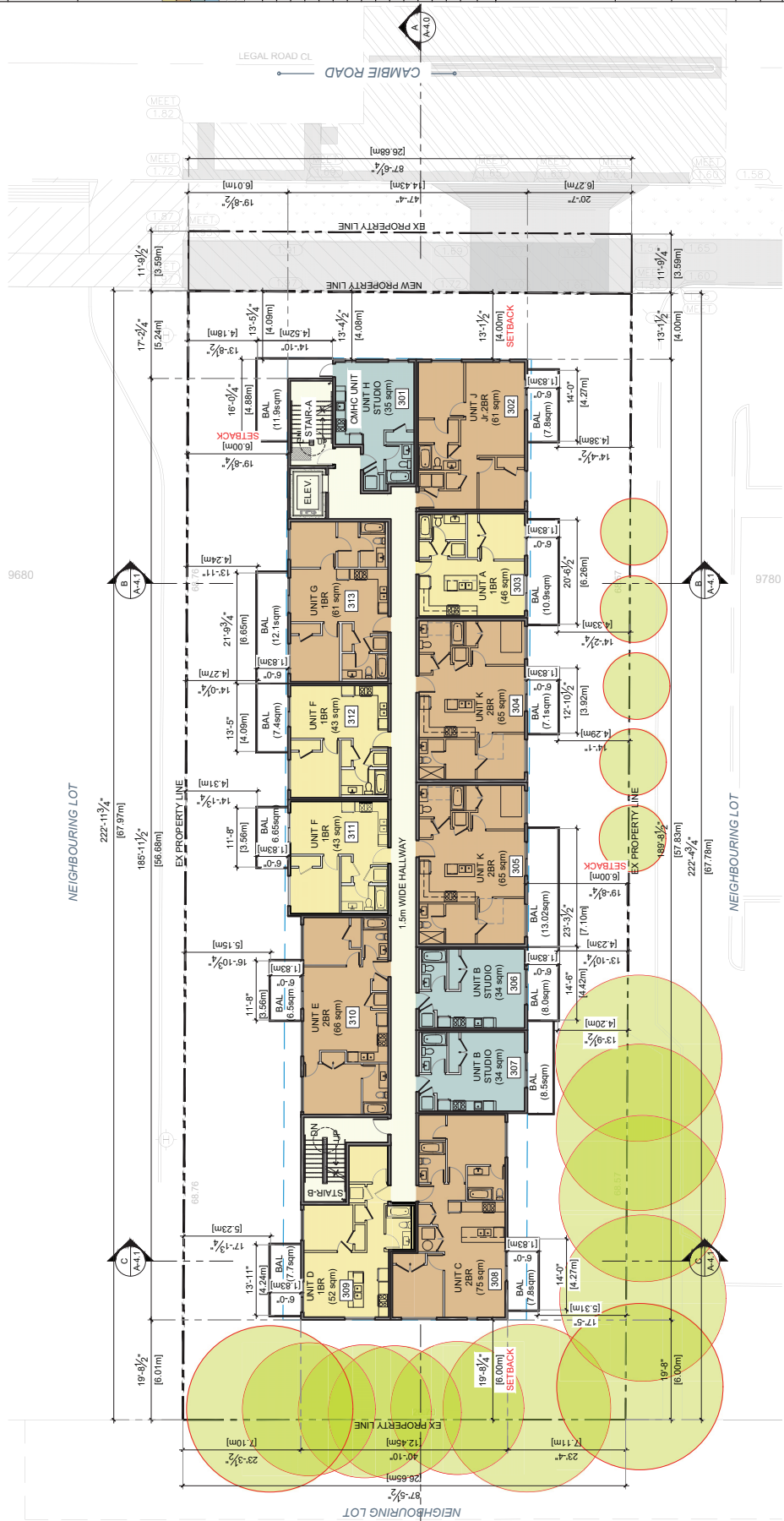
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9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID R0C06_220-4

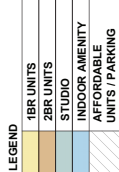
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Scale
Sheet No.

A-2.5







Issues / Revisions	Date	Description
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	2024-10-28	Rezonning Application
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	2025-03-07	Revised / Comments
	2025-11-07	Schematic Sketch
	2025-11-07	Revised / Comments
	2026-01-28	Schematic Sketch
	2026-02-16	Revised / Comments
	2026-03-26	Revised / Comments
	2026-03-26	Revised / Comments
	2026-05-04	Revised / Comments
	2026-05-04	Revised / Comments
	2026-07-07	Revised / Comments
	2026-07-07	Revised / Comments
	2026-08-10	Revised / Comments



Project Title	Project Description	Project Status	Project Manager
RENTAL APARTMENT DEVELOPMENT			

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

Drawn By GSV	Date 2022-07-26
Checked By PV	Project ID R0C06_2204

Sheet Title

**SIXTH
FLOOR PLAN**

Scale

Sheet No.

A-2.7





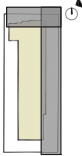


PH - 25

1 PERSPECTIVE VIEW
ALONG CAMBIE ROAD & NEIGHBOURING LOT

Notes
This drawing is an extension of service. It is the responsibility of the client to ensure that the information shown in this drawing is for the use on the specified project and is not to be used for any other purpose without the prior written consent of ParaMorph Architecture Inc.

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
2026-01-30	Revised / Comments
2025-11-07	Revised / Comments
2025-09-24	Schematic Sketch
2025-03-07	Revised / Comments
2024-10-07	Revised / Comments
2024-02-26	Revised / Comments
2023-03-22	Preliminary Application
Date	Description
Issues / Revisions	



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

Drawn By	GSV
Checked By	RV
Date	2022-07-28
Project ID	RCR2_2504

Sheet Title	PERSPECTIVES
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Scale	
Sheet No.	

A-3.1

Issues / Revisions	Date	Description
	2022-03-22	Preliminary Application
	2024-02-26	Reopening Application
	2023-10-07	Revised / Comments
	2023-05-03	Revised / Comments
	2025-09-24	Schematic Sketch
	2025-11-07	Revised / Comments
	2026-01-28	Schematic Sketch
	2026-02-26	Revised / Comments
	2026-03-16	Revised / Comments
	2026-03-27	Revised / Comments
	2026-05-04	Revised / Comments
	2026-07-24	Revised / Comments
	2026-08-10	Revised / Comments



Product Title

RENTAL APARTMENT DEVELOPMENT

Project Address
9720 CAMBIE ROAD,
RICHMOND, BC

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

Sheet Title

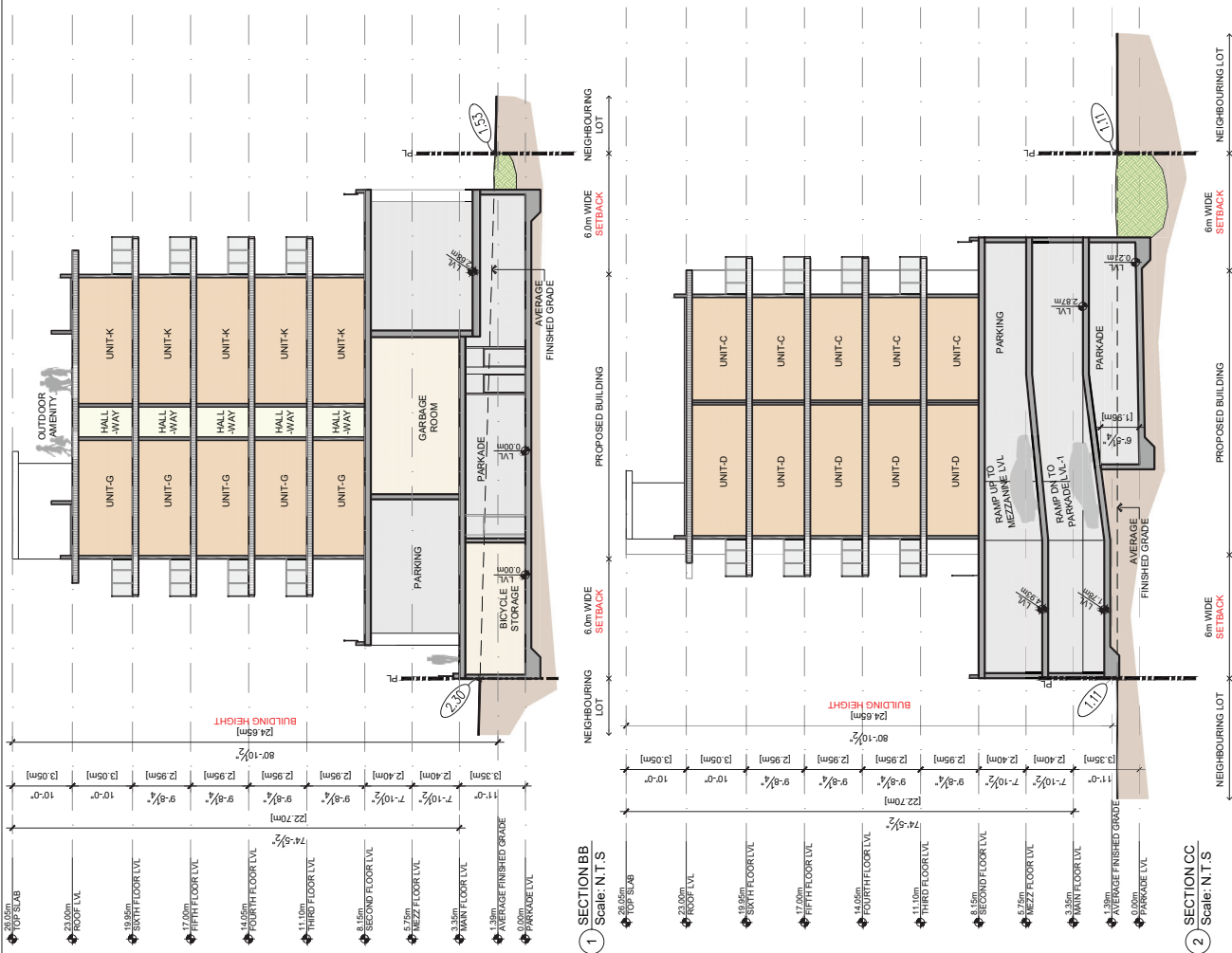
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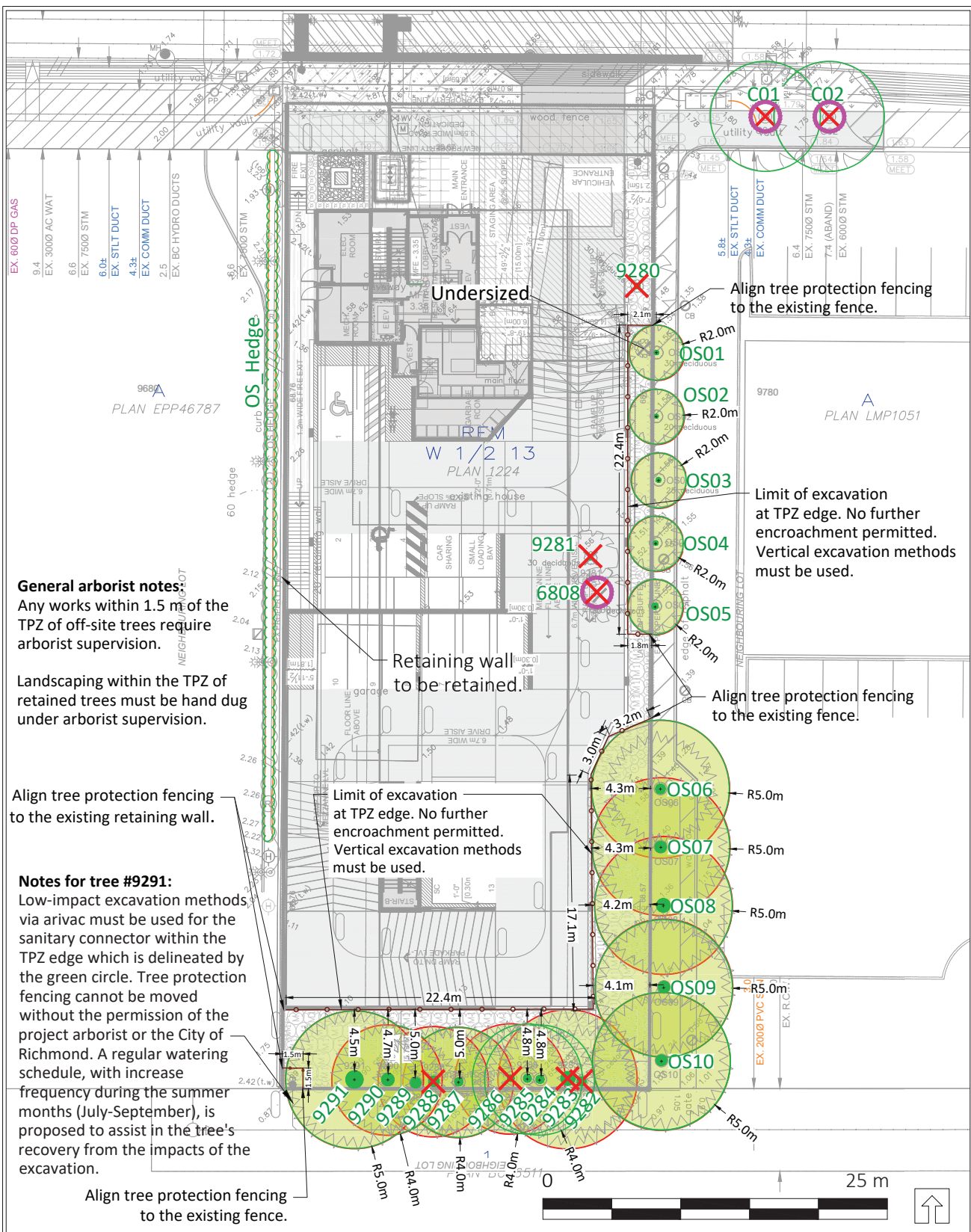
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Sheet No. _____

A-3.8







General arborist notes:

Any works within 1.5 m of the TPZ of off-site trees require arborist supervision.

Landscaping within the TPZ of retained trees must be hand dug under arborist supervision.

Align tree protection fencing to the existing retaining wall.

Notes for tree #9291:

Low-impact excavation methods via arivac must be used for the sanitary connector within the TPZ edge which is delineated by the green circle. Tree protection fencing cannot be moved without the permission of the project arborist or the City of Richmond. A regular watering schedule, with increase frequency during the summer months (July-September), is proposed to assist in the tree's recovery from the impacts of the excavation.

Align tree protection fencing to the existing fence.

LEGEND

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

REFERENCE DRAWINGS

1. Base Survey by: South Fraser Land Surveying LTD

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the

outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)

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

6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

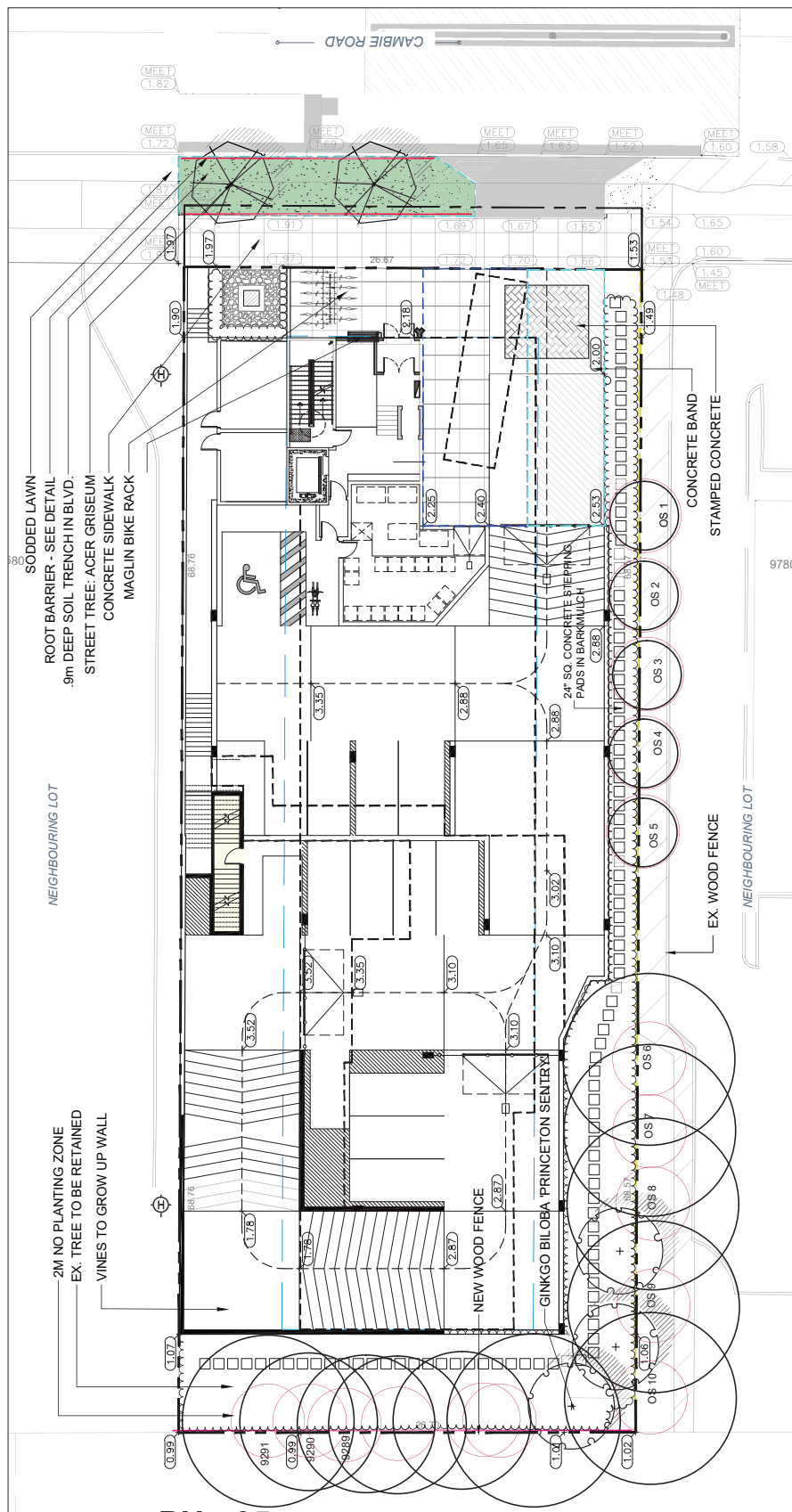
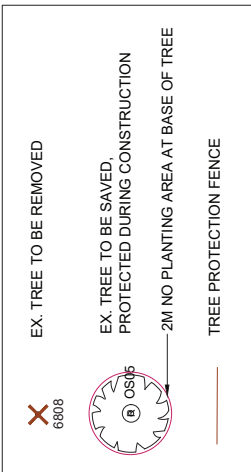
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Project address: 9720 Cambie Road, Richmond BC
Client: Harj Sandu - Landcraft Group

PH 34

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

Page #
1 of 1

PLANT SCHEDULE				STREET TREES	PMG PROJECT NUMBER:
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL.; 1.8M STD; B&B; CLIMATE RESILIENT	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					





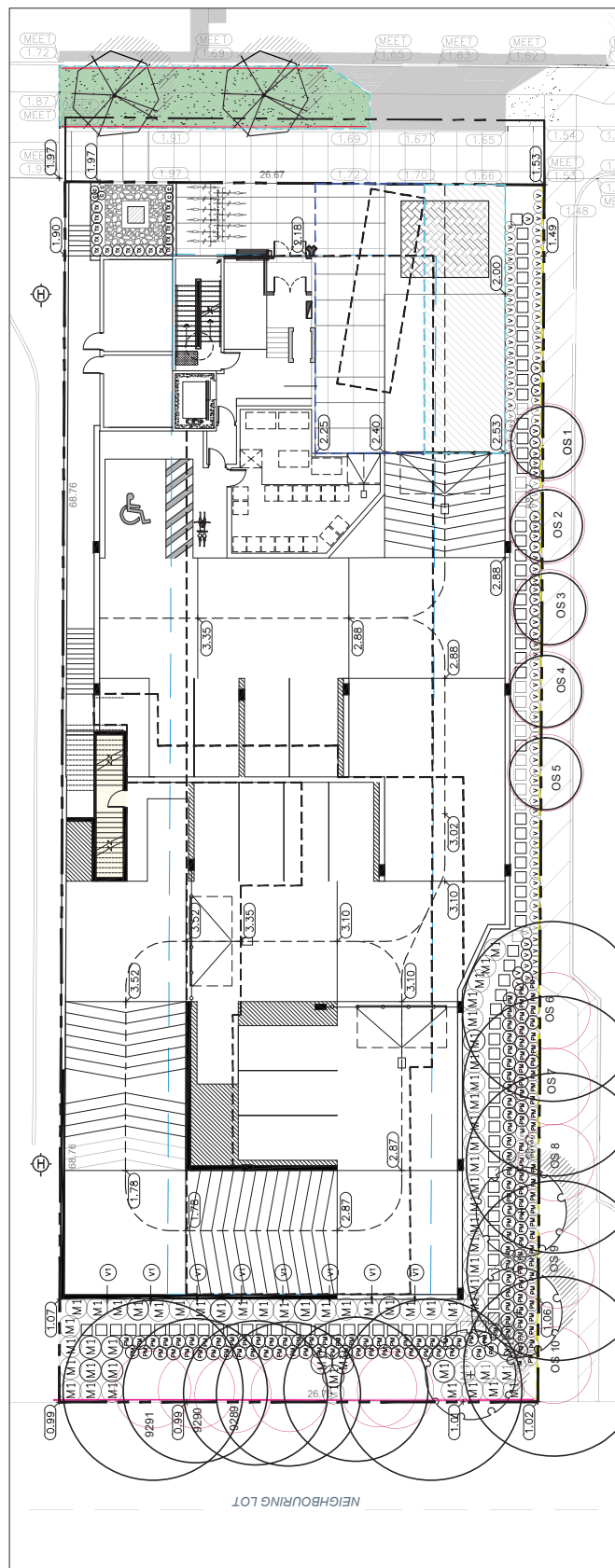
MAGLIN 400 BIKE RACK - 11 BIKE CAPACITY



MAGLIN BENCH - 720 BENCH

PLANT SCHEDULE				PMG PROJECT NUMBER: 25-179
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	61	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
	16	TAXUS X MEDIA 'HICKS II'	HICK'S YEW	1.2M B&B
	6	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	8	HYDRANGEA SEEMANNII	SEEMANN'S HYDRANGEA	#3 POT; 50CM; STAKED
	141	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
	104	VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT; 50CM
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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.				

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE 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 SPECIFICATIONS AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER PORTION OF PLANT MATERIAL AVAILABLE FOR THE PROJECT. **** SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. 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 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.



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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4885 98th Creek Drive
Richmond, B.C. V6X 2C7
P: 604.264.0311 F: 604.264.0022

SEAL



JABRETTE - L23032A



MAGLIN PIONIC TABLES



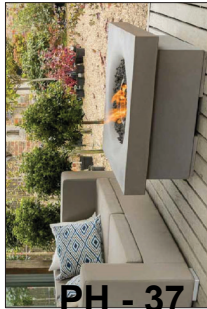
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PLANT SCHEDULE		PMG PROJECT NUMBER: 25-179	
SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS	
①	BULUS MICROPHYLLA 'WINTER GEM'	#2 POT: 30CM	
②	EVENSOLD JAPANESE SEDGE	#1 POT	
③	HERNS SEMI-SPERMATOPHYTES	90CM POT	
④	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	#1 POT: 30CM	

NOTES: 1. PLANT MATERIAL MUST BE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD. 2. PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 3. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 4. SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS. 5. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 6. BCS-SOLDS MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. 7. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 8. BCS-SOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



RAYANA LOUNGE SEATING
CUBO 2.5 SEATER 90" P



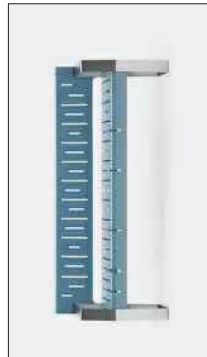
PH - 37



GREEN THEORY - DRY STORAGE SEAT

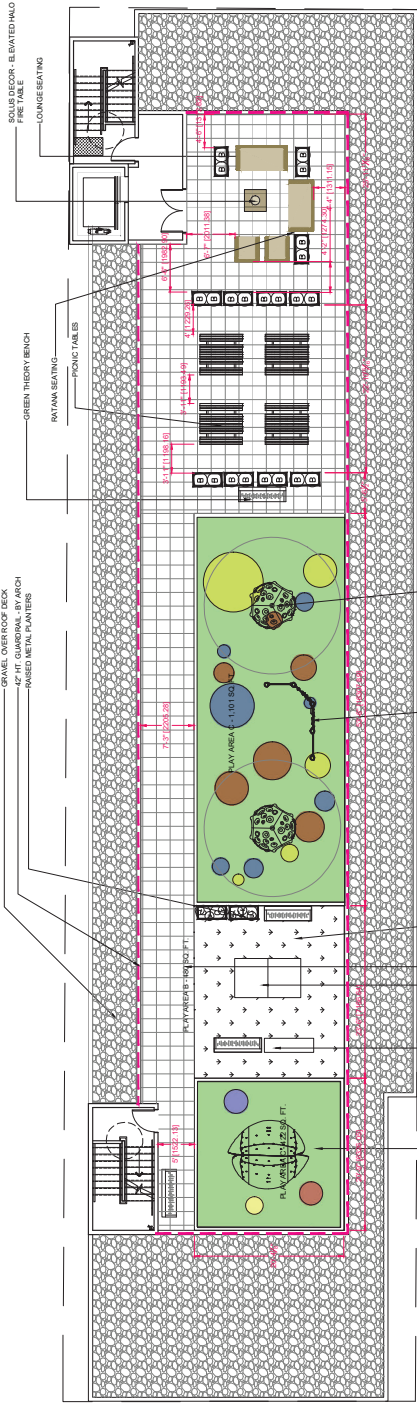


GREEN THEORY FLIGHT TABLE TENNIS



GREEN THEORY BENCH

CHILDREN'S PLAY AREAS:
PLAY AREA A - 1101 SQ. FT.
PLAY AREA B - 400 SQ. FT.
PLAY AREA C - 422 SQ. FT.
PLAY AREA TOTAL - 2003 SQ. FT.



LANDSCAPE STRUCTURES COPY DONE

KOMPAN PLAY PANEL HIGH 4 SCHOOL

ARTIFICIAL TURF - FLUSH WITH ADJACENT SURFACES

SCAFFOLD PAVING

TABLE TENNIS

DRY STORAGE SEAT

TOOLBOX PLAY AREA:
JABRETTE - L23035A

A.S. 67



DATE: 25 SEP 03 DRAWING NUMBER:

SCALE: 1/8" = 1' - 0"

DRAWN: MM

DESIGN: MM

CHECKED: YS

PMG PROJECT NUMBER: 25-179

L3

OF 5

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

DRAWING TITLE:
**LANDSCAPE
ROOF PLAN**

2	25 MAR 13	CITY COMMENTS:	MAJIN
1	25 FEB 07	CITY COMMENTS:	MAJIN
NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			



**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



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
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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	1418	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 _____



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

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10758 (RZ 23-015980)
9720 Cambie Road**

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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**;
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