



To: Planning Committee

Date: March 25, 2026

From: Joshua Reis
Director, Development

File: RZ 21-933877

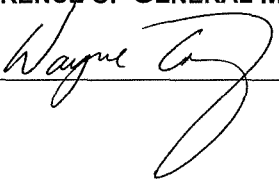
Re: Application by 1260479 BC Ltd. for Rezoning at 9600/9620 Garden City Road from the "Two-Unit Dwellings (RD1)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10746, for the rezoning of 9600/9620 Garden City Road from the "Two-Unit Dwellings (RD1)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first, second and third reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:cl
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

1260479 BC Ltd. (Directors: Alfonso Tangsoc and Matthew Ng) has applied to the City of Richmond for permission to rezone 9600/9620 Garden City Road from the “Two-Unit Dwellings (RD1)” zone to the “Low Density Townhouses (RTL4)” zone to permit the development of five townhouse units, with one townhouse unit including a secondary suite. Vehicle access is proposed from Garden City Road. A location map and aerial photo of the subject site are provided in Attachment 1, and a survey of the subject site is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site consists of one lot containing an existing duplex, with each of the two units being tenant occupied. The existing duplex is proposed to be demolished. The applicant has indicated that the tenants are aware of this development application and that the requirements of the *Residential Tenancy Act* will be followed.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: An existing dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/M)” that fronts Garden City Road, which is designated for multi-family development.

To the South: Existing dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” that front Saunders Road, which are designated for multi-family development.

To the East: Existing dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” that front Bakerview Drive.

To the West: Across Garden City Road and the greenway trail are existing dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M and RSM/L)” and “Two-Unit Dwellings (RD1)” that front Saunders Road and Greenfield Drive respectively.

Existing Legal Encumbrances

An existing City utilities Statutory Right-of-Way (SRW) is situated along the subject site’s east and south property line for the sanitary sewer. The applicant has been advised that encroachment into the SRW is not permitted.

A covenant is registered on Title of the subject property (charge BE16783) that restricts the use of the property to a duplex. This covenant must be discharged by the applicant prior to final adoption of the rezoning bylaw.

Related Policies & Studies

Official Community Plan

An update to the City's Official Community Plan (OCP) was adopted by City Council on February 9, 2026. The OCP land use designation for the subject site is "Arterial Connectors – Tier 1", which predominantly envisions townhouses but also supports multi-family rental housing and community uses. The subject rezoning application to permit five townhouses and one secondary suite is consistent with this land use designation.

The subject site's Arterial Connectors – Tier 1 land use designation envisions a minimum site frontage of 40.0 m. The subject site has a frontage of approximately 30.0 m. While this is less than 40.0 m, staff are supportive of this rezoning application for the following reasons:

- The applicant has submitted documentation (a copy is on file) indicating that efforts were made to acquire the property to the north at 9580 Garden City Road to initiate a larger land assembly, but that the neighbouring property owner was not interested in redeveloping their property in 2020, and no response was subsequently received in 2024 and 2025.
- To support future redevelopment of adjacent sites and to reduce the number of access points along Garden City Road, an SRW permitting Public Right-of-Passage (PROP) will be secured over the development's entire internal drive aisle prior to final adoption of the rezoning bylaw. This will enable future access to the properties to the north and south should they redevelop. Securing shared vehicle access is consistent with the subject site's "Arterial Connectors - Tier 1" land use designation.
- The applicant has submitted a preliminary development concept plan (a copy is on file) to demonstrate how the properties to the north and south could be redeveloped for townhouses consistent with the OCP designation.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning application meets the conditions established in the Act and is consistent with the OCP. On this basis, City Council may not hold a Public Hearing on this rezoning application.

Analysis

Built Form and Architectural Character

The proposed development consists of five townhouse units, including one secondary suite on a site that is approximately 1,195 m² (12,863 ft²) in area. Conceptual development plans proposed by the applicant are included in Attachment 4.

Three townhouse units front Garden City Road in a building which is part three, part two-storeys in height. The building has been reduced to two-storeys at its south end to enable a softer interface with the existing dwellings at 9640 Garden City Road and 9031 Saunders Road. Each townhouse unit has a landscaped front yard, including new trees, to provide private outdoor space and to support a residential street character.

Two townhouse units are located in a two-storey building along the subject site's east side, with an increased setback of 6.0 m to accommodate private outdoor space and enable an appropriate interface with existing dwellings to the east and fronting onto Bakerview Drive. An internal drive aisle runs north-south between both townhouse buildings.

Housing Type, Tenure and Accessibility

In order to maximize potential rental and housing opportunities throughout the City as directed by OCP Policy, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting the imposition of any strata bylaw that would:

- Prohibit any residential dwelling unit from being rented; and
- Place age-based restrictions on occupants of any residential dwelling unit.

A secondary suite is proposed in one of the townhouse units fronting Garden City Road. Prior to rezoning bylaw adoption, registration of legal agreements on Title is required to ensure that no final Building Permit (BP) inspection is granted until one secondary suite is constructed in accordance with the BC Building Code and the City's Zoning Bylaw, and to prohibit the secondary suite from being stratified in the future.

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all units including:

- 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.

In addition, one townhouse unit (south unit of east building) is to be designed as a convertible unit. Further review of the convertible unit design will be undertaken as part of the Development Permit (DP) application review process.

Site Access and Parking

Vehicle access to the subject site is proposed from Garden City Road at the northern end of the site. Prior to rezoning bylaw adoption, the applicant must register an SRW agreement on Title for PROP over the entire drive-aisle to enable potential future shared access to the sites to the north and south should they redevelop.

Pedestrian access to the street-fronting townhouse units is provided via individual pathways connecting to the public sidewalk along Garden City Road. Internal townhouse units are accessed from the drive aisle.

The proposed on-site vehicle and bicycle parking is consistent with the City's Zoning Bylaw requirements and includes:

- A total of 10 on-site resident vehicle parking spaces, with two spaces provided in each unit's private garage. Three units have parking in a side-by-side arrangement, while two units have parking in a tandem arrangement. For the vehicle parking spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prior to adoption of the rezoning bylaw that prohibits the conversion of the tandem parking area into habitable space.
- Resident bicycle parking spaces are provided within each unit's private garage.
- One vehicle parking space and a bicycle rack for visitors are proposed near the northeast corner of the site, opposite the subject site's vehicle access point.

A garbage and recycling room is proposed at the north end of the street-fronting building. Waste collection is proposed on-site from the internal drive aisle, which the applicant has demonstrated is adequate to accommodate safe turning movements for collection vehicles.

Tree Retention and Replacement

There are no trees located on the subject site. The applicant has submitted a Certified Arborist's Report, which identifies off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- One cherry tree in fair condition that is shared between the neighbouring property to the north and the boulevard on City-owned property (tag # 1). This tree is to be retained and protected.
- 10 trees on neighbouring properties to the north, east and south (tag # 2, 4, 6-9, 27-30) comprising of cherry and cedar species in fair to good condition. These trees are to be retained and protected.
- One cedar hedge in good condition located on a neighbouring property to the east (tag #5) and two cedar hedges in good condition that encroach into the boulevard on City-owned property to the north and south of the subject site (tag #3 and 31). These hedges are to be retained and protected.
- A hedgerow (tag #10-26) located on the neighbouring property to the south at 9031 Saunders Road that is in poor condition due to severe pruning and root disturbance. The hedgerow impacts the usability of the common outdoor amenity area and is to be

removed as per the project Arborist's recommendations and a replacement hedge of a suitable species is to be planted on-site to restore screening between the two properties. The neighbouring property owner at 9031 Saunders Road has provided a letter of authorization for the removal of this hedgerow (a copy is on file).

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report and support its findings.

Tree Planting and Hedge Replacement

The applicant has submitted a preliminary Landscape Plan identifying seven trees to be planted on-site (maple, spruce and oak), as well as a hedge to be planted on-site along the shared property line with 9031 Saunders Road. The hedge species will be reviewed as part of the DP application review process.

To ensure that the proposed trees, replacement hedge and landscaping are planted and maintained, the applicant is required to submit a Landscaping Security prior to DP issuance (100 per cent of a cost estimate for the works prepared by the Registered Landscape Architect including installation and a contingency). The Landscape Plan will be reviewed further as part of the DP application review process.

Tree Protection

The applicant has submitted a tree management plan showing the trees and hedges to be retained (tag #1-9 and 27-31), the required tree protection areas, and the measures to be taken to protect them during the development stage (Attachment 5). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- A tree survival security in the amount of \$10,000.00 for Tree # 1 that is shared with the City. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.

Prior to the demolition of the existing dwelling on the subject site, installation of tree protection fencing is required around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and must remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development generally complies with the "Low Density Townhouses (RTL4)" zone, except that two variances to the City's Zoning Bylaw are requested to:

- Reduce the minimum required lot width from 40.0 m to 30.0 m.
- Reduce the minimum front yard setback from 6.0 m to 4.5 m.

Staff is supportive of the variance requests for the following reasons:

Reduce the minimum required lot width from 40.0 m to 30.0 m.

- The applicant has made reasonable efforts to consolidate the subject site with the property to the north at 9580 Garden City Road. However, the applicant was unable to secure land assembly.
- Prior to rezoning bylaw adoption, an SRW agreement is required to be registered on Title that provides for PROP over the entire internal drive aisle to enable future access to properties to the north and south should they redevelop, thereby reducing the number of vehicular access points on Garden City Road.
- The applicant has submitted a preliminary concept plan to demonstrate how the properties to the north and south could be redeveloped for townhouse development consistent with the OCP.
- Given the proposed SRW for PROP and the submitted concept plan, the subject site's lot width of approximately 30.0 m is considered to meet the intent of the OCP for townhouse development in this location.

Reduce the minimum front yard setback from 6.0 m to 4.5 m.

- The proposed 4.5 m front yard setback enables a greater setback of 6.0 m to be provided to the east property line, resulting in a more sensitive interface with adjacent properties at 9095 and 9111 Bakerview Drive. The RTL4 zone permits a rear yard setback of 3.0 m at the subject site.
- The proposed front yard setback maintains consistency with the minimum private outdoor space guidelines in the OCP, enabling front yards to be provided for each street-facing townhouse unit.
- In addition, as part of the DP application review process, the applicant will be required to provide an acoustic report prepared by a registered professional to confirm that all townhouse units will achieve the Canada Mortgage and Housing Corporation (CMHC) interior noise standards identified in the OCP to address potential traffic noise.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) seeks cash-in-lieu (CIL) contributions to the Affordable Housing Reserve Fund (AHRF) when considering townhouse rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built Low-End Market Rental housing units. The subject rezoning is proposing five townhouse units.

Consistent with the City's AHS, the applicant is proposing a CIL contribution to the AHRF in the amount of \$12.00 per buildable square foot (for sites outside of the City Centre Area Plan). Accordingly, the total CIL contribution is \$92,614.24, which the applicant is required to provide prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City's OCP establishes a policy framework for the provision of market rental housing. Small-scale projects, including townhouse developments with five or more units and less than 60 units, are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's AHRF. The CIL contribution amount for townhouse developments is \$3.09 per buildable square foot. In accordance with the City's Market Rental Housing Policy, the total CIL contribution is \$23,848.17, which the applicant is required to provide prior to final adoption of the rezoning bylaw.

Amenity Space

Consistent with the OCP, the applicant has opted to provide a voluntary contribution to the City's Leisure Facilities Reserve Fund in the amount of \$11,545.00 (\$2,309.00/unit) in lieu of providing common indoor amenity space on-site. The applicant is required to provide this prior to final adoption of the rezoning bylaw. Where the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City bulletin.

Approximately 90.7 m² of common outdoor amenity space is proposed in the southeast corner of the subject site consistent with the City's OCP guidelines.

Sustainability

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the proposed development is anticipated to achieve Step 4 with EL-3. An energy efficiency report from a registered professional is required to be submitted prior to this project advancing to a DP Panel meeting to demonstrate compliance with the City's Energy Step Code requirements. This will be further reviewed for compliance at the BP stage.

Frontage Improvements and Site Servicing

Prior to BP issuance, the applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements and site servicing works, including (but not limited to):

- Removal of the existing driveway crossings and installation of the new driveway crossing at the north end of the subject site.
- Installation of a new 2.0 m wide concrete sidewalk and approximately 1.9 m wide treed/grass boulevard along Garden City Road, complete with transition to the existing north/south condition.
- Internally relining the existing 200 mm diameter sanitary sewer along the subject site's entire east property line (approximately 35 m in length).
- Installation of new site service connections for water, storm and sanitary services.

Development Permit

As part of the rezoning approval process, a DP application must be advanced to a satisfactory level. During the DP application review process, several aspects will be further refined including, but not limited to:

- Simplifying the drive aisle treatment while supporting shared vehicle/pedestrian use.
- Finalizing the plant schedule and the location of heat pump units.
- Confirming that all aging-in-place and convertible unit features have been incorporated.
- Reviewing the applicant's design response to the results of the acoustic report.
- Confirming compliance with the applicable Energy Step Code performance target.
- Reviewing the proposed exterior building material specification.
- Reviewing Crime Prevention Through Environmental Design (CPTED) measures.

Financial Impact

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

Conclusion

1260479 BC Ltd. has applied to the City of Richmond for permission to rezone 9600/9620 Garden City Road from the "Two-Unit Dwellings (RD1)" zone to the "Low Density Townhouses (RTL4)" zone to permit the development of five townhouse units, with one townhouse unit including one secondary suite. The subject rezoning application generally complies with the OCP land use designation and applicable policies for the subject site. Further design review will be undertaken as part of the associated DP application review process.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

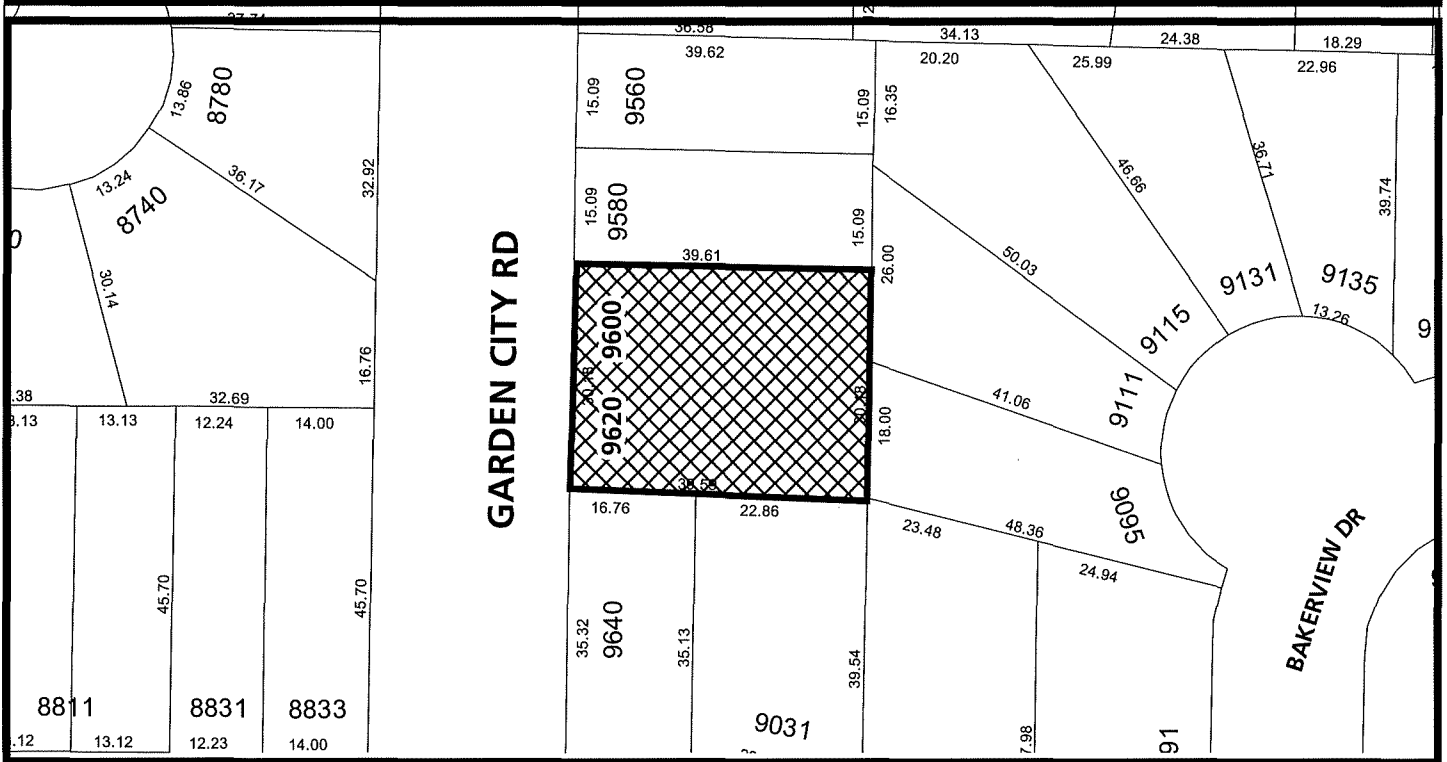
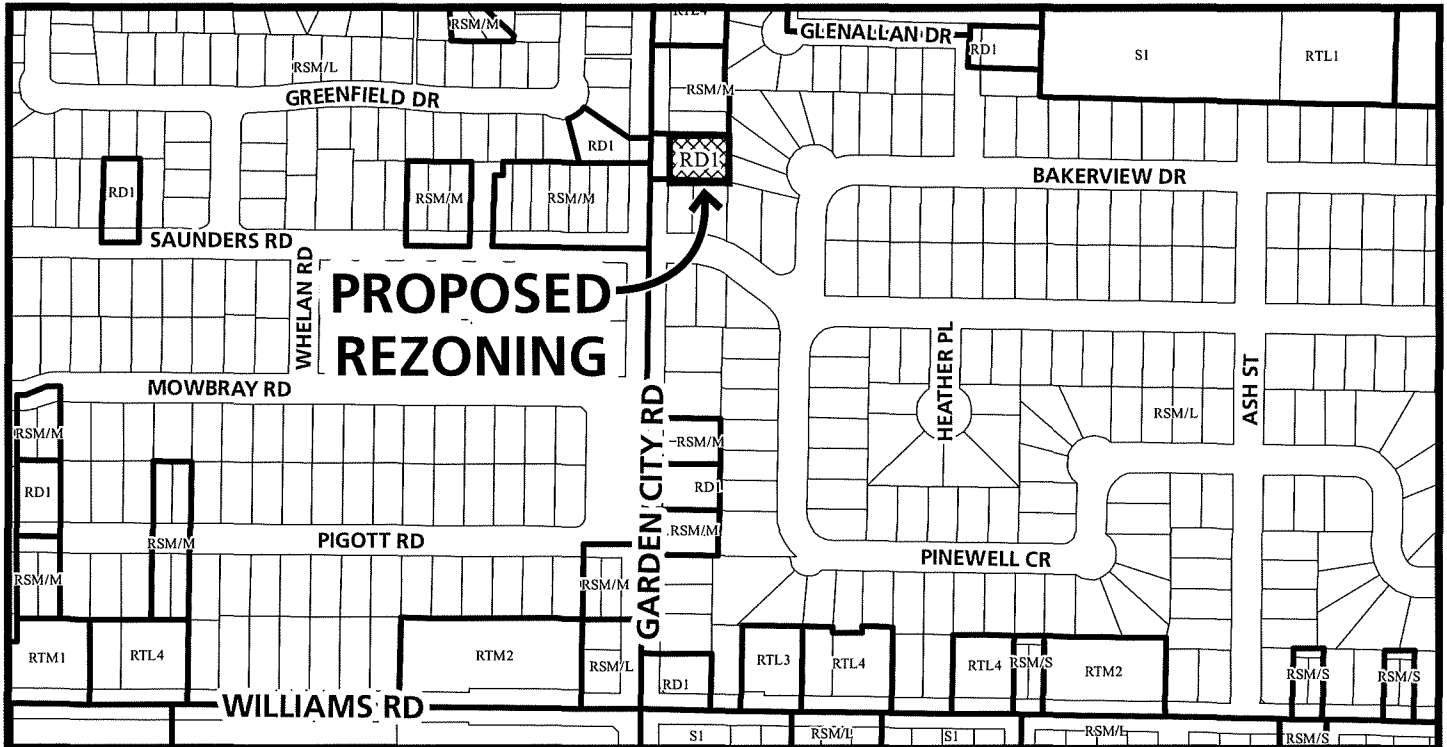
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10746 be introduced and given first, second and third reading.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
2: Site Survey
3: Development Application Data Sheet
4: Conceptual Development and Landscape Plans
5: Tree Management Plan
6: Rezoning Considerations



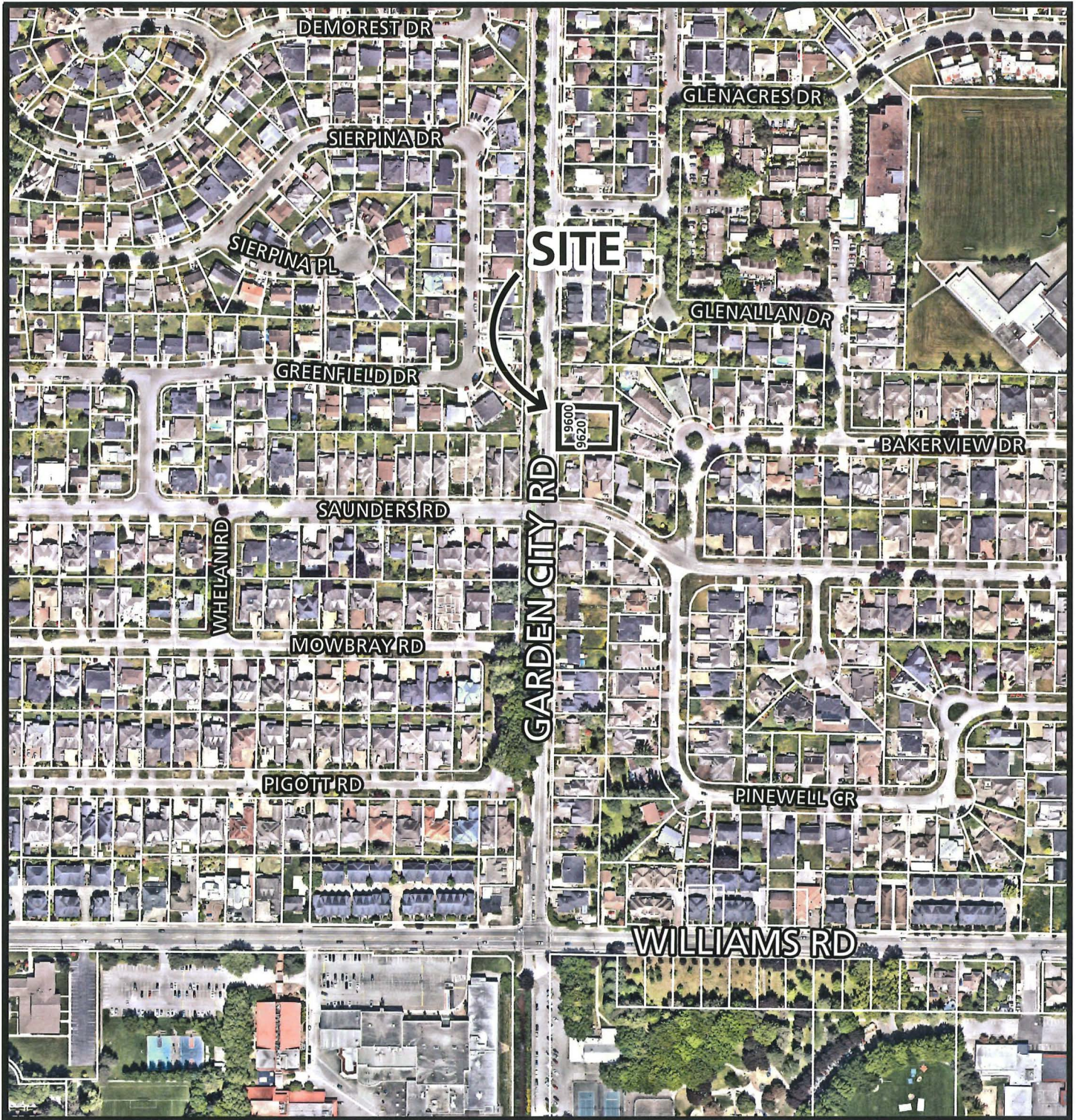
RZ 21-933877

Original Date: 06/09/21
Revision Date: 03/12/26

Note: Dimensions are in METRES



City of Richmond



RZ 21-933877

Original Date: 06/09/21
Revision Date: 03/12/26

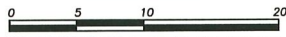
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF LOT 66 SECTION 27
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28480

#9600 & 9620 GARDEN CITY ROAD,
RICHMOND, B.C.
P.I.D. 004-337-719



SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

- LEGEND:**
- (C) denotes conifer
 - (D) denotes deciduous
 - ▣ denotes catch basin
 - denotes round catch basin
 - denotes manhole
 - ⊕ denotes water valve
 - ⊕ denotes water meter
 - ⊕ denotes cleanout
 - ⊕ denotes electric inspection chamber
 - ⊕ denotes lamp standard
 - ⊕ denotes fire hydrant
 - ⊕ denotes traffic sign
 - ⊕ denotes power post
 - INV denotes invert
 - ↓ denotes anchor

Storm MH
N.Rim:1.24
Sump:-0.92
(North-South Culvert
Approximate Ø1500mm)

R.C.B.0.85
S.INV:-0.32 (Ø100mm,
PVC pipe)
Sump:-0.61

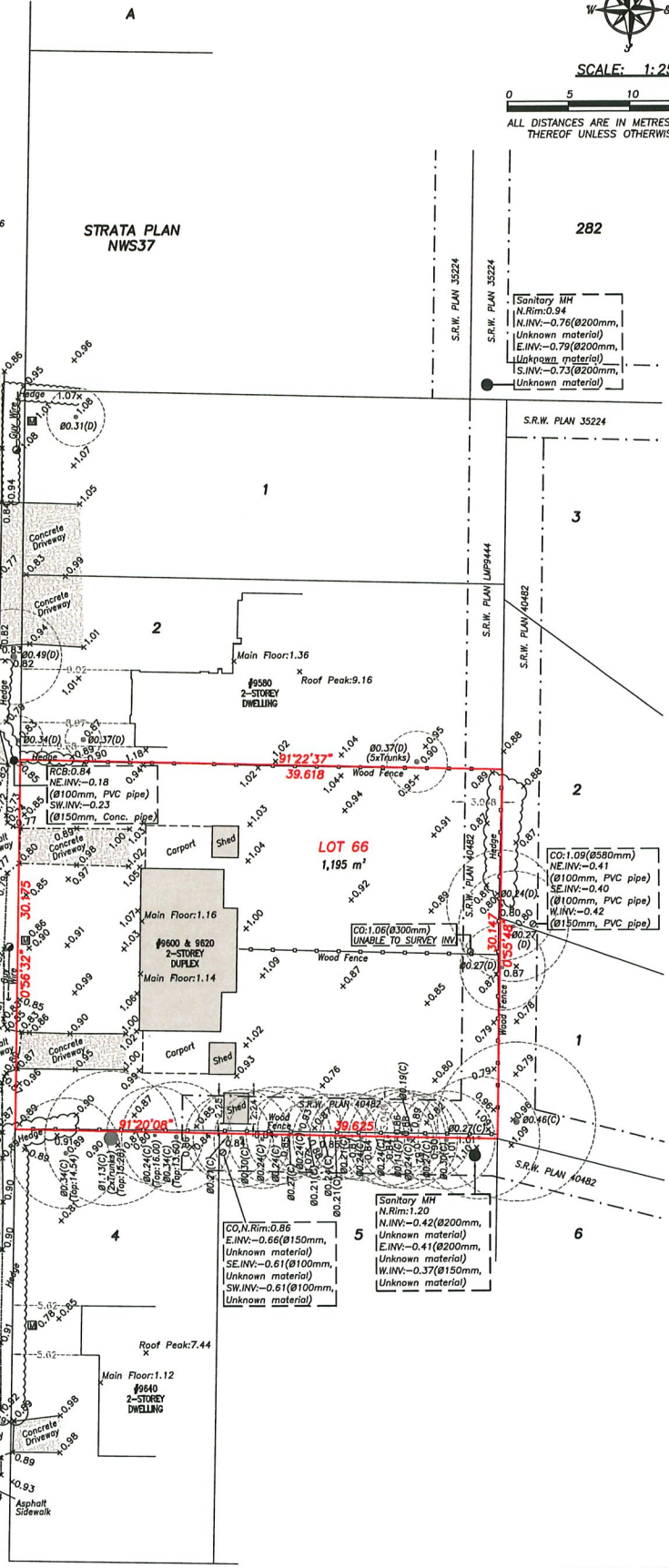
Nail in aluminum
Tag #7357
Site Benchmark
Elevation:1.20m

Storm MH
N.Rim:1.07
E.INV:-0.81 (Ø600mm,
Conc. pipe)
Sump:-0.91
(North-South Culvert
Approximate Ø1500mm)

Stem:0.64m Stem:0.65
Stem:0.65 Stem:0.65

NOTE:
Use site Benchmark Tag #7357
for construction elevation control.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7540
FB-390 PB-10, 21 & 22;
FB-419 P17-18; FB-430 P75
Drawn By: WK/LK



SAUNDERS ROAD

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
May 22nd, 2025.



RZ 21-933877

Address: 9600/9620 Garden City Road

Applicant: 1260479 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1260479 BC Ltd. (Directors: Alfonso Tangsoc and Matthew Ng)	To be determined
Site Size (m²):	1195.02 m ² (12863.08 ft ²)	No change
Land Uses:	Two-Unit Housing	Townhouses
OCP Designation:	Arterial Connectors – Tier 1	No change
Zoning:	Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
Number of Units:	2	5

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.58	None permitted
Buildable Floor Area (m ²):	Max. 717.00 m ² (7,717.63 ft ²)	694.57 m ² (7,508.42 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	34%	None
Lot Coverage – Buildings, Structures and Non-porous surfaces:	Max. 65%	62.2%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.8%	None
Lot Dimensions:	Width: Min. 40.0 m Depth: Min. 35.0 m	Width: 30.16 m Depth: 39.61 m	Variance requested to reduce the min. lot width to 30 m
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Front: 4.5 m Rear: 6.0 m Side: 3.3 m	Variance Requested to reduce front yard setback to 4.5 m
Height (m):	12.0 m (3 storeys)	Front building: 11.9 m (up to 3 storeys) Rear buildings: 8.7 m (2 storeys)	None
On-site Vehicle Parking Spaces:	Resident - 2.0/unit (10 spaces) Visitor - 0.2/unit (1 space)	Resident – 10 spaces Visitor – 1 space	None

	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Max.50% of required spaces (5 spaces)	4 spaces	None
On-site Bicycle Parking Spaces:	Class 1 – 1.25/unit (7 spaces) Class 2 – 0.2/unit (1 space)	Class 1 – 12 spaces Class 2 – 2 spaces	None
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	30.0 m ²	90.7 m ²	None



MATTHEW CHIENG ARCHITECT INC.

44205 631 PAVAN AVENUE
VANCOUVER, B.C. V6V 1K9
TEL: (604) 464-0669 FAX: (604) 464-0667 Email: matthew@chieng.com

THIS DRAWING AND THE EXISTING, MEASUREMENTS AND CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AND LOCATIONS. DIMENSIONS SHALL BE GIVEN TO ALL CORNERS AND INTERSECTIONS UNLESS OTHERWISE SPECIFIED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THIS DRAWING IS THE PROPERTY OF MATTHEW CHIENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHIENG ARCHITECT INC.

No. Date Revision

Project Title
5-UNIT TOWNHOUSE DEVELOPMENT
9600 GARDEN CITY ROAD
RICHMOND, B.C.

Drawn By
HC
Checked By
MC
Scale:
1/8" = 1'-0"
Project Number:
S.R.W. PLAN 40482

Revision Date:
2025.06.20
Project No.:
D01
Rev. No.:
01

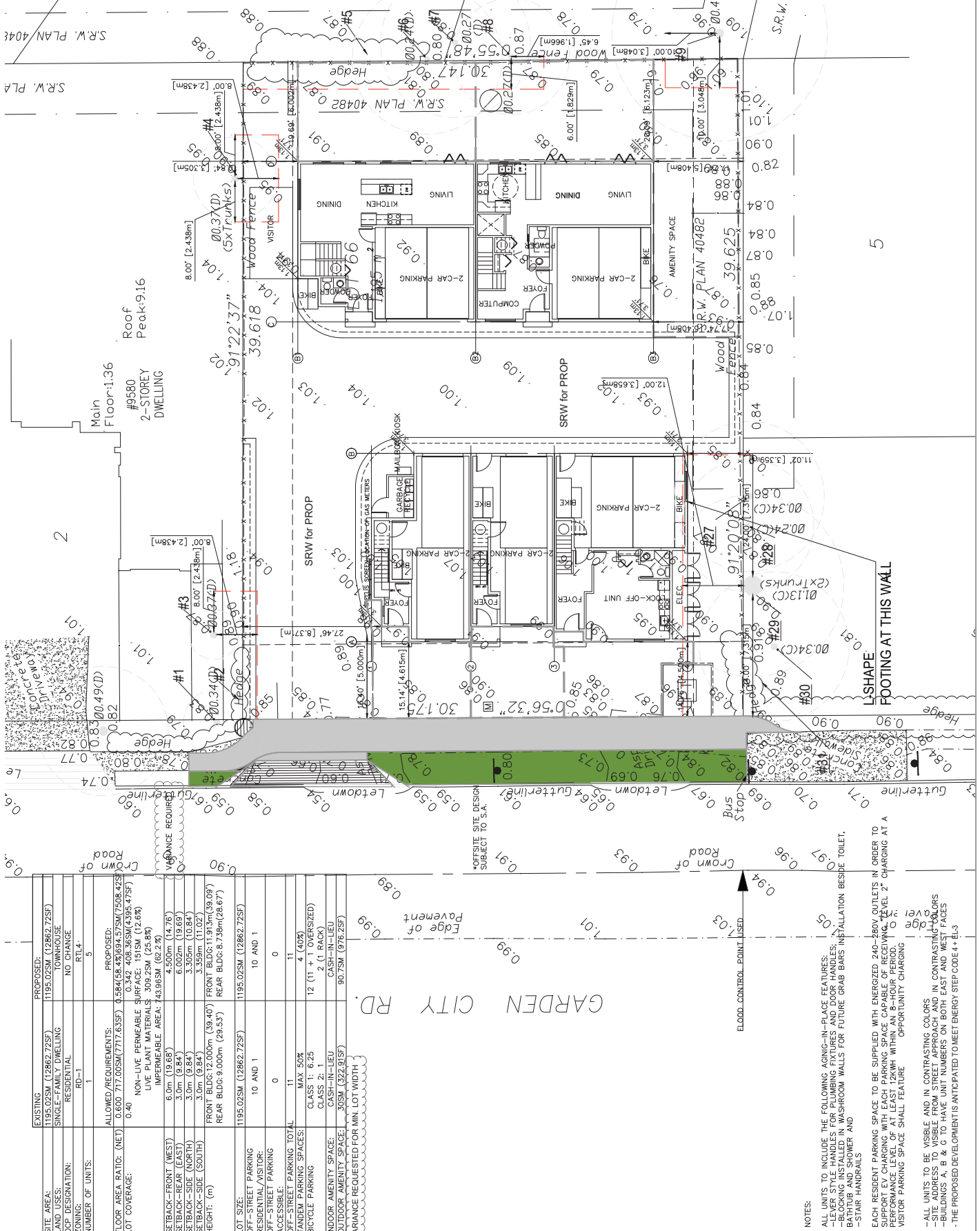
S.R.W. PLAN 40482

S.R.W. PLAN 40482

Roof Peak: 9.16

Main Floor: 1.36

#9580
2-STORY DWELLING



PLN - 48

- NOTES:
- ALL UNITS TO INCLUDE THE FOLLOWING AGING-IN-PLACE FEATURES:
 - RAMP TO ENTRY
 - BATHING INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BESIDE TOILET, BATHUB AND SHOWER AND
 - STAR HANDRAILS
 - EACH RESIDENT PARKING SPACE TO BE SUPPLIED WITH ENERGIZED 240V-280V OUTLETS IN ORDER TO SUPPORT EV CHARGING WITH EACH PARKING SPACE CAPABLE OF RECEIVING LEVEL 2 CHARGING AT A PERFORMANCE LEVEL OF AT LEAST 12KW/H WITHIN AN 8-HOUR PERIOD.
 - VISITOR PARKING SPACE SHALL FEATURE OPPORTUNITY CHARGING
 - ALL UNITS TO BE VISIBLE AND IN CONTRASTING COLORS
 - SITE ADDRESS TO BE VISIBLE FROM STREET APPROACH AND IN CONTRASTING COLORS
 - BUILDINGS A, B & C TO HAVE UNIT NUMBERS ON BOTH EAST AND WEST FACES
 - THE PROPOSED DEVELOPMENT IS ANTICIPATED TO MEET ENERGY STEP CODE 4+ EL3

EXISTING	PROPOSED
SITE AREA: 1195.02SM (12862.72SF)	1195.02SM (12862.72SF)
LAND USES: SINGLE-FAMILY DWELLING	TOWNHOUSE
GCP DESIGNATION: RESIDENTIAL	NO CHANGE
ZONING: RD-1	RTL-4
NUMBER OF UNITS: 1	5
ALLOWED REQUIREMENTS:	
FLOOR AREA RATIO (NET): 0.600	777.00SM (7717.63SF) 0.584 (58.42%)(694.57SM/7508.22SF)
LOT COVERAGE: 0.40	408.36SM (4395.47SF) (12.6%)
NON-LIVE PERMEABLE SURFACE AREA: 309.25SM (3328.84SF)	
LIVE PLANT MATERIALS: 309.25SM (3328.84SF)	
IMPERMEABLE AREA: 743.96SM (8022.84SF)	
SETBACK-FRONT (WEST): 6.00m (19.68')	4.500m (14.76')
SETBACK-REAR (EAST): 3.00m (9.84')	6.002m (19.69')
SETBACK-SIDE (NORTH): 3.00m (9.84')	3.002m (9.84')
SETBACK-SIDE (SOUTH): 3.00m (9.84')	3.359m (11.02')
FRONT BLDG: 12.000m (39.40')	FRONT BLDG: 11.933m (39.09')
REAR BLDG: 9.000m (29.53')	REAR BLDG: 8.738m (28.67')
LOT SIZE: 1195.02SM (12862.72SF)	1195.02SM (12862.72SF)
OFF-STREET PARKING: 10 AND 1	10 AND 1
RESIDENTIAL VISITOR ACCESSIBLE PARKING: 0	0
OFF-STREET PARKING TOTAL: 11	MAX 508
TANDEM PARKING SPACES: 11	4 (40%)
BICYCLE PARKING: CLASS 1: 6.25	12 (11 + 1 OVERSIZED)
INDOOR AMENITY SPACE: CASH-IN-LIEU	2 (1 RACK)
OUTDOOR AMENITY SPACE: 30SM (322.81SF)	CASH-IN-LIEU
	90.75SM (976.25SF)
VARIANCE REQUESTED FOR MIN. LOT WIDTH	

GARDEN CITY RD.

Edge of Pavement

Crown of Road

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown

Letdown



MATTHEW CHENG ARCHITECT INC.

140-205 430 PAVANASVAHIE
 2700 W. 17th Ave. Suite 1100
 Vancouver, B.C. V6M 2K6
 Tel: (604) 682-0997 Email: matthew@mc-arch.com

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No. Date Revision

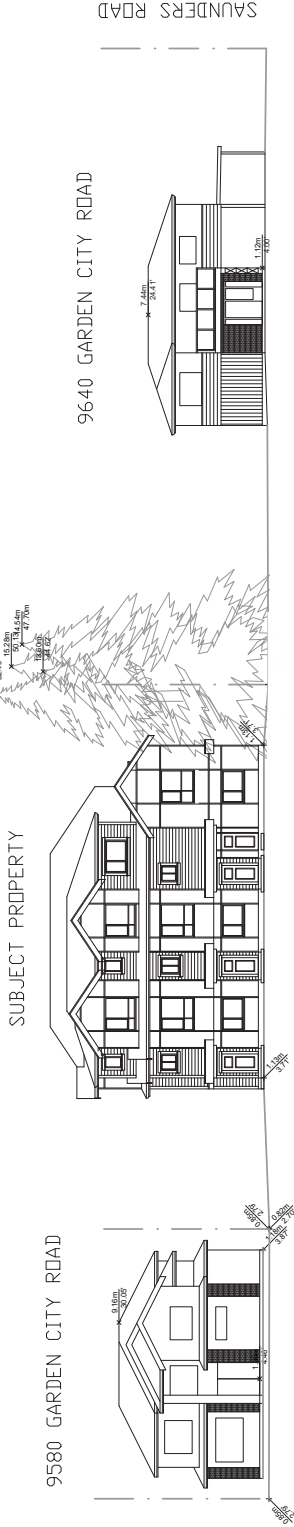
Consultants

Project Title
 5-UNIT TOWNHOUSE DEVELOPMENT
 9600 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
 CONTEXT PLAN
 AERIAL PHOTO
 STREETScape

Drawn: MC
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:

Revision Date: 01/14/2025
 Drawing No: 2405
 Project No: 2405
 Date Issued: 06/20/2025
 Dwg. No. **D01c**



STREETSCAPE ALONG GARDEN CITY ROAD



SUBJECT PROPERTY

AERIAL/CONTEXT PLAN



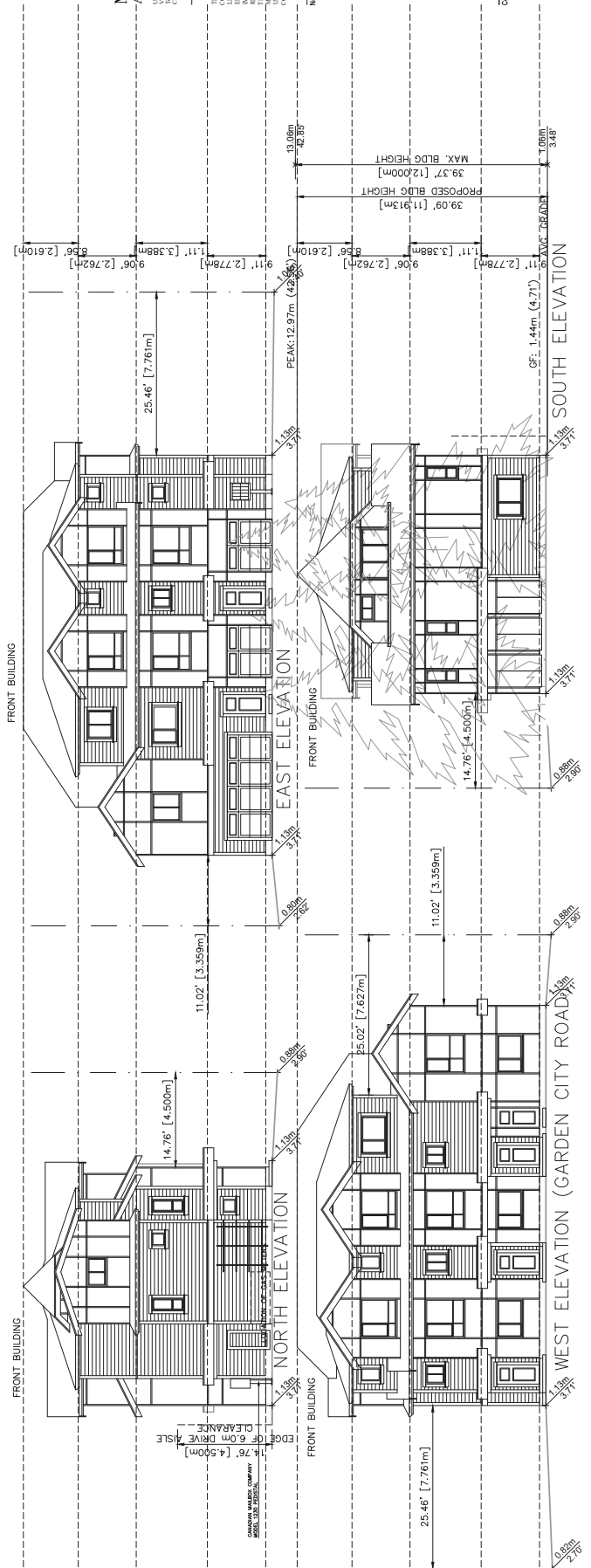
MATTHEW CHENG ARCHITECT INC.

14820 63RD PAVANASVAHIE
 VANCOUVER, B.C. V6V 2S9
 TEL: (604) 276-7443 FAX: (604) 276-7498
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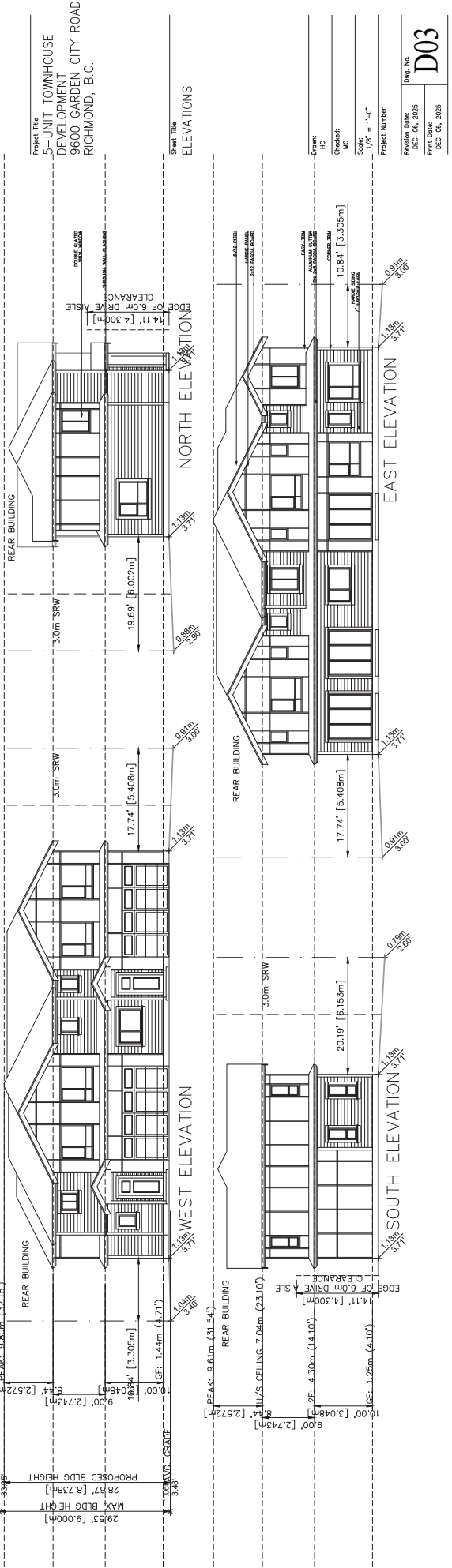
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND
 FINISHES OF EXISTING STRUCTURE AND ALL
 WORKS INSTALLED SHALL BE FOR THE USE OF ALL
 BUILDINGS AND ARCHITECTS. CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS FROM THE LOCALITY PROPERTY OF
 THE CITY OF VANCOUVER. CONTRACTOR SHALL
 VERIFY ALL DIMENSIONS AND FINISHES OF
 EXISTING STRUCTURE FROM WRITTEN
 CONSULT.

No.	Date	Revision

Consultants



PLN - 50



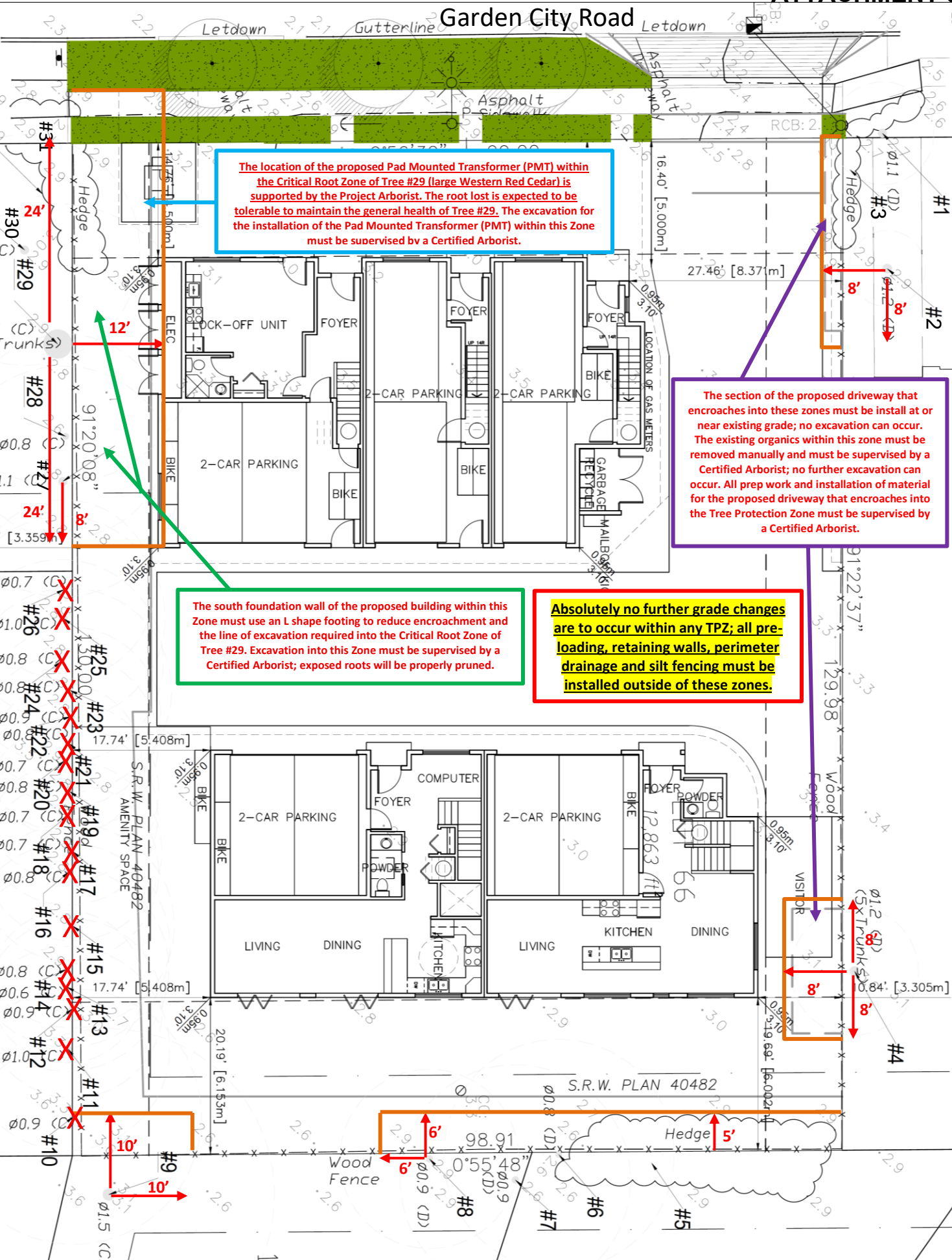
Project Title
5-UNIT TOWNHOUSE DEVELOPMENT
 9600 GARDEN CITY ROAD
 RICHMOND, B.C.

Sheet Title
ELEVATIONS

Project No.
 2025
 Project Name
 5-UNIT TOWNHOUSE DEVELOPMENT
 Project Number
 1-0'

Revision No.
 01
 Date
 2025
 Project No.
 2025
 Project Name
 5-UNIT TOWNHOUSE DEVELOPMENT
 Project Number
 1-0'

D03



The location of the proposed Pad Mounted Transformer (PMT) within the Critical Root Zone of Tree #29 (large Western Red Cedar) is supported by the Project Arborist. The root lost is expected to be tolerable to maintain the general health of Tree #29. The excavation for the installation of the Pad Mounted Transformer (PMT) within this Zone must be supervised by a Certified Arborist.

The section of the proposed driveway that encroaches into these zones must be installed at or near existing grade; no excavation can occur. The existing organics within this zone must be removed manually and must be supervised by a Certified Arborist; no further excavation can occur. All prep work and installation of material for the proposed driveway that encroaches into the Tree Protection Zone must be supervised by a Certified Arborist.

The south foundation wall of the proposed building within this Zone must use an L shape footing to reduce encroachment and the line of excavation required into the Critical Root Zone of Tree #29. Excavation into this Zone must be supervised by a Certified Arborist; exposed roots will be properly pruned.

Absolutely no further grade changes are to occur within any TPZ; all pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones.





Address: 9600/9620 Garden City Road

File No.: RZ 21-933877

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10746, the applicant is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. **(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.
3. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for tree tag # 1 to be retained. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security. The City will release 90 per cent of the security following construction and landscaping completion and may retain 10 per cent of the security for a one-year maintenance period.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (Area A).
5. **(Access to Future Development Site)** Registration of a public rights-of-passage statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full internal drive aisle of the subject site to facilitate future shared access to adjacent development to the north and south, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts. The maintenance and liability responsibility is to be clearly noted in the legal agreement and the design of the drive aisle must be prepared in accordance with good engineering practice with the objective to optimize public safety.
6. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one secondary suite is constructed on the subject site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. **(No Stratification – Secondary Suite)** Registration of a legal agreement on Title ensure that the secondary suite cannot be stratified.
9. **(Tandem Parking – No Conversion)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking areas into habitable space.
10. **(Contribution – Indoor Amenity)** City acceptance of the applicant's voluntary contribution in the amount of \$2,309.00 per dwelling unit (e.g. \$11,545.00) in-lieu of providing on-site indoor amenity space to the City's Leisure Facilities Reserve Fund. Where the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City bulletin.
11. **(Contribution – Affordable Housing)** City acceptance of the applicant's voluntarily contribution in the amount of \$12.00 per buildable square foot (i.e, \$92,614.24) to the City's affordable housing reserve fund.
12. **(Contribution – Market Rental Housing)** City acceptance of the applicant's voluntarily contribution in the amount of \$3.09 per buildable square foot (i.e, \$23,848.17) to the City's affordable housing reserve fund.

- 13. **(Discharge – Other)** Discharge from Title of covenant BE16783, which restricts the use of the property to a duplex.
- 14. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices (e.g., Notice of First Reading), 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 applicant is required to:

- **(Landscape Plan and Cost Estimate)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate for the works provided by the Landscape Architect (including installation and 10 per cent contingency), which will form the basis for the landscaping security required prior to Development Permit issuance.
- **(Acoustic and Thermal Report)** Submission of an acoustic and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and mitigation standards for traffic noise 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

- **(Energy Efficiency Report)** Submission of a townhouse 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 Demolition Permit* issuance, the applicant must complete the following requirements:

- **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* for the design and construction of the required frontage and servicing improvements. A Surety Bond, Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. Works include, but are not limited to:

Water Works

- Using the OCP Model, there is 403.0 L/s of water available at a 20 psi residual at the Garden City Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- At the Applicant’s cost, the Applicant is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a Statutory Right-of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W2n-SD) plus 0.5 m on all sides. Exact SRW dimensions to be finalized via the SA design review process.

- At the Applicant's cost, the City will:
 - Cut and cap at the main the existing water service connection serving the development site and remove the existing water meter at the Garden City frontage.
 - Install new 150 mm water connection from the existing 200 mm PVC main complete with meter chamber to be supplied by Applicant. The details and alignment shall be finalized via the SA design review process.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- At the Applicant's cost, the Applicant is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design review process.
- At the Applicant's cost, the City will:
 - Cut and cap the existing storm inspection chamber connection at the northwest corner of the property line of the Garden City frontage.
 - Install new storm connection to the Garden City frontage complete with inspection chamber contained in a SRW and tie into the box culvert at the west side of Garden City Road. The details and alignment shall be finalized via the SA design review process.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At the Applicant's cost, the Applicant is required to:
 - Not start on-site excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Internally reline the existing 200 mm diameter AC sanitary sewer along the development site's entire east property line. The approximate length of required relining is 35 m.
- At the Applicant's cost, the City will:
 - Cut and cap the existing sanitary service connection at the development site's center of the east property line.
 - Install new sanitary manhole at north property line along main for termination of proposed 200 mm AC line relining. The details and alignment shall be finalized via the SA design review process.
 - Install a new sanitary service connection complete with inspection chamber and tie into the newly proposed sanitary manhole at the northeast corner of the property line. The details and alignment shall be finalized via the SA design review process.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- At the Applicant's cost, the Applicant is required to complete the following:
 - Installation of a new 2.0 m wide concrete sidewalk at the existing subject site west property line followed by an approximate 1.9 m wide landscaped boulevard with street trees at the existing street curb, all with transition to meet the existing frontage condition to the north and south of the subject site. The transition sections are to be designed using reverse curves, not abrupt 90-degree corners.
 - All existing driveway crossings along the Garden City Road site frontage are to be removed/closed permanently and replaced with barrier curb/gutter, boulevard and concrete sidewalk as described above.

Street Lighting

- At the Applicant's cost, the Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

General Items

- At the Applicant's cost, the Applicant is required to:
 - Coordinate with BC Hydro, TELUS, Shaw/Rogers and other private utility service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground utility cabinets and kiosks located along the development's frontages, within the development 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., SRW 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 SRWs that shall be shown on the architectural plans/functional plan, the SA drawings, and registered on title 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/Rogers cable kiosk – 1.0 x 1.0 m
 - TELUS FDH cabinet – 1.1 x 1.0 m
 - Provide, prior to the start of site preparation works or within the first SA 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.
 - Provide a video inspection report of the existing utilities along the road frontages prior to the start of site preparation works or within the first SA 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, dewatering, or other ground preparation shall be replaced or repaired at the Applicant's cost.
 - Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the Applicant's cost. The post-preload elevation survey shall be incorporated within the SA design.
 - 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.
 - Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
 - Enter into, if required, additional legal agreements, as determined via the subject development's SA(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, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes.
 - **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.

- **(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.
- 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 10746 (RZ 21-933877)
9600/9620 Garden City Road

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

- 1. 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 DENSITY TOWNHOUSES (RTL4)".

P.I.D. 004-337-719

Lot 66 Section 27 Block 4 North Range 6 West New Westminster District Plan 28480

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10746".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures or initials.

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER