



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: August 30, 2011
File: ZT 11-565675
Re: **Application by Patrick Cotter Architect Inc. for a Zoning Text Amendment to Low Rise Apartment (ZLR14) – Riverport to Permit a Mixed-use Development With Dedicated Rental Apartment Housing and Shared Parking at 14000 and 14088 Riverport Way**

Staff Recommendation

That Bylaw No. 8811, for a zoning text amendment to “Low Rise Apartment (ZLR14) - Riverport” to permit a medium density mid-rise mixed-use development with market rental apartment housing, commercial and community amenity space, be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

SB:blg

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering Design & Construction	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for a zoning text amendment to Low Rise Apartment (ZLR14) – Riverport in order to permit a medium-density mid-rise mixed-use rental residential development at 14000 Riverport Way with a shared parking facility for 14000 and 14088 Riverport Way (**Attachment 1**).

The development includes a proposed 7-storey mixed-use building with 60 market rental dwelling units, ground level commercial (approximately 68 m²) and community meeting space (approximately 83 m²) at 14000 Riverport Way, and a proposed shared parking structure with a site specific rental residential parking requirement for the proposed mid-rise building and the previously approved 80-unit four-storey market rental residential building at 14088 Riverport Way (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included as **Attachment 3**.

A Servicing Agreement (SA 02-218175) was secured through the rezoning application for this waterfront community (RZ 03-234655) for the new Riverport Way road, Steveston Highway improvements from Entertainment Boulevard to a dike plaza, storm sewer and water distribution systems, dike walkway, viewing piers, float, and walkway and parking area in the City-owned lands to the north. The works are mostly constructed. The last remaining development lot at 14000 Riverport Way is surrounded with temporary frontage works, which are proposed to be completed with construction of the development.

A City sanitary sewer does not service the development. This waterfront community, including the proposed building, is tied into the private sewage treatment plant for the Riverport Sports and Entertainment Complex.

Background

The sites at 14000 and 14088 Riverport Way together are proposed to provide market rental accommodation for employees in the area, and the general public. The vacant site at 14000 Riverport Way is the last development parcel of the former industrial lands at 14791 Steveston Highway to be developed by Legacy Park Lands Limited as part of its waterfront community next to the Fraser River, CN rail lands, and the Riverport Sports and Entertainment Complex. The waterfront development has been the subject of several development applications; a chronology is included as **Attachment 4**. The existing waterfront residential community is characterized by three (3) existing four-storey market condominium buildings, a four-storey market rental building under construction, dike walkway with viewing piers, new Riverport Way public road, Steveston Highway terminus with plaza, pier and float, and walkway and parking improvements in the City-owned lands to the north.

The site at 14000 Riverport Way was originally envisioned as a mixed use site with commercial (office, retail and restaurant) and community meeting space, lift and storage facilities for boats, and dormitory facilities for athletes visiting the nearby Richmond Ice Centre and Watermania pool in the Riverport Sports and Entertainment Complex.

As a result of the construction of the hotel at Triangle Road and No. 6 Road, the previously envisioned dormitory for athletes is no longer needed. The owners have experienced a strong demand for the market rental units approved at 14000 Riverport Way. This led the owners to ask if the City would support the construction of additional market rental apartment housing instead of the previously envisioned dormitory facilities and other uses.

The original site contained contamination and has undergone soil remediation with the phases of development. The remaining subject site is in the process of applying to have the completed soil remediation work cleared to a residential standard. Prior to zoning text amendment approval, documentation is required from the Ministry of Environment, in the form of an appropriate Instrument or Release under Section 40 of the Environmental Management Act, indicating that the City may approve zoning changes. Approval from the Ministry of Environment is a requirement of zoning text amendment.

Surrounding Development

Development surrounding the Fraser Lands Planning Area properties at 14000 and 14088 Riverport Way includes:

- To the northeast, is phase 1 of the waterfront community, consisting of three (3) four-storey market residential buildings at 14100, 14200 and 14300 Riverport Way, with a total of 144 strata-titled apartments over a shared parking structure (DP 04-269797), also zoned Low Rise Apartment (ZLR14) – Riverport;
- To the east, is dike property owned by the City and a water lot owned by Legacy Park Lands Limited, zoned Entertainment & Athletics (CEA), and the Fraser River;
- To the west, across Riverport Way, is CN Rail right-of-way and the Riverport Sports and Entertainment Complex beyond, zoned Entertainment & Athletics (CEA); and
- To the south, across Steveston Highway, is Fraser Wharves land, zoned Light Industrial (IL).

Related Policies & Studies

Official Community Plan (OCP)

In the Official Community Plan (OCP), the subject sites are designated Limited Mixed Use, which supports the proposed residential, limited commercial, and community uses.

Environmentally Sensitive Areas (ESAs)

The area between Riverport Way and the Fraser River is designated as an ESA, including the subject development site. The ESA aspect of the waterfront community shoreline was resolved through an approved Development Permit (DP 97-122639) prior to the rezoning, Servicing Agreement, and Development Permit for the waterfront community development. City and Department of Fisheries and Oceans staff agree that the proposed development does not impact the environmentally sensitive shoreline, as it is restricted to the inland side of the existing dike walkway.

Noise Sensitive Development

- As noted above, the subject site is in close proximity to industrial, commercial and railway lands. It is important to address the adjacency for the comfort of the future residents.
- A restrictive covenant was secured through the approved rezoning (RZ 03-234655) to ensure that residential buildings be built to CMHC Noise Transmission Criteria and to notify potential residents of nearby industrial, commercial and rail operations.
- Registration of a Noise Sensitive Use Restrictive Covenant is a requirement of zoning text amendment to ensure the following appropriate indoor sound levels determined by CMHC and industry standard thermal comfort levels are provided in the residential units. The covenant requires that a registered professional confirm compliance of the project design and construction of the dwelling units.

a) Indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

b) Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy".

- The required Noise Sensitive Use Restrictive Covenant for the subject development proposal is an improvement over some older covenants. The proposed covenant will include specifications for acceptable indoor noise levels, thermal comfort in the summer months, and the requirement to have construction measures designed and reviewed by registered professionals. The acceptable indoor noise levels are set for the different areas of the residential units, with bedrooms as the quietest rooms. Thermal comfort is needed for the summer months when residents would open their windows and lose the benefit of noise insulating construction measures.

Affordable Housing Strategy

The City's Affordable Housing Strategy does not provide explicit reference to purpose-built rental housing requirements. However, the strategy does acknowledge the importance of preserving and maintaining existing and new rental housing stock in Richmond. Separate from the subject application, staff will be reviewing the Affordable Housing Strategy regarding purpose-built, market rental housing contribution requirements.

Purpose-built rental housing provides the following community benefits:

- 1) Relieves pressure on market rental vacancy rates in Richmond (i.e., Canada Mortgage Housing Corporation reports that rental vacancy rates have continued to maintain an average low of 1.5 percent consistently over the past 10 years).
- 2) Supports the availability of non-market affordable rental housing for low to moderate income households.
- 3) Increases housing options for those who do not choose or are not able to purchase a condominium or enter into the homeownership market.

The applicant advised that, in the absence of any advertising in the media, as of August, 2011, 77 rental inquiries have been received for the rental project under construction at 14088 Riverport Way. The interest by potential renters reflects both a need and demand for market rental housing. Further, the proposed development will provide workers with the opportunity to live and work in Richmond.

Given the foregoing and acknowledging that the subject application presents a unique opportunity to provide new rental housing in Richmond (i.e., few developments see a financial incentive in the option), Community Social Services and Development Applications staff recommends that the Affordable Housing Contributions for this project be waived.

Registration of a legal agreement on Title to secure rental use in perpetuity of the proposed apartment housing will be a requirement of the zoning text amendment. To secure market rental use of the proposed apartment housing, the owner is required to enter into a Housing Agreement prior to final adoption of the text amendment bylaw. In order to enter into a Housing Agreement, the Local Government Act, Section 905, requires enactment of a bylaw by the City. The Affordable Housing Coordinator will prepare a separate report, including the Housing Agreement and associated bylaw. The following terms, among others, will be articulated in the Housing Agreement.

Housing Agreement Terms

Rental Rate	Market rent
Tenure of units	Market rental
Ownership	Block ownership of each of the two properties, without subdivision or strata-titling (consolidation is permitted)
Duration of Agreement	Perpetuity
Allocation of Floor Area	<p>14000 Riverport Way Approximate distribution of 4,966.2 m² residential floor area in 60 units. * Ground floor commercial & community amenity uses excluded</p> <p>14088 Riverport Way Approximate distribution of 4,489.5 m² residential floor area in 80 units.</p>

For each property, a legal agreement will secure full and unlimited access and use of the indoor and outdoor amenity spaces provided on-site for all occupants of the rental units on that property. A separate legal agreement will secure the access and use of the community meeting space provided at 14000 Riverport Way for all residents in the waterfront community's five buildings (14000, 14088, 14100, 14200 & 14300 Riverport Way).

Floodplain Management

Through the original rezoning application for this waterfront community (RZ 03-234655), dike improvements were secured through a Servicing Agreement (SA 02-218175) and a floodplain covenant was registered on Title, requiring a minimum elevation for habitable areas (flood construction level) of 3.5 m GSC (Geodetic Survey of Canada).

In addition to the terms of the registered covenant, the applicant is required to comply with the City's Flood Plain Designation and Protection Bylaw No. 8204, which came into effect after the property was originally rezoned. Similar to the building under construction at 14088 Riverport Way, the development proposal for 14000 Riverport Way includes a 4.3 m GSC ground floor elevation to tie into the surrounding sidewalk elevations, which is higher than both the minimum requirements in the covenant (3.5 m GSC) and the bylaw (3.0 m GSC).

The Province has indicated that, in response to the potential effects of global warming, the relatively newly improved dike will need to be raised in the future. The City's current planning horizon requires that dikes are capable of being raised to at least 5.5 m GSC. The existing dike in this area is at a height of under 4.0 m GSC. Since the dike improvements are relatively new in front of this waterfront community, the City does not have plans to raise this portion of the dike at this time. However, the applicant has been asked to take into consideration both the existing elevation and the future higher dike elevation. As a result of these special conditions of the site, in consultation with City Engineering staff, a Dike Maintenance Agreement is required as a condition of the zoning text amendment. Subsurface structures will provide support for a future higher dike.

Registration of a Dike Maintenance Agreement is also required as a condition of the zoning text amendment to permit structures to encroach into the required 7.5 m setback from a dike right-of-way (Flood Plain Designation and Protection Bylaw No. 8204) along Steveston Highway and the east edge of the site. The approved Development Permit (DP 04-269797) included an underground parking structure on the 14000 Riverport Way that encroaches into both required

dike setbacks. In consultation with City Engineering staff, the applicant has maintained the approved setback along Steveston Highway, and increased the setback by 1.4 m along the east edge of the site. The encroaching structures include a required continuous engineered dike support structure designed to support a future raised dike (5.5 m GSC), subsurface parking and bicycle storage, mixed-use building, vehicle and pedestrian circulation, and landscaping elements. The agreement will include an Engineering Report and a safeguard right-of-way for maintenance or removal of encroaching structures.

Provincial approval is required to permit the structures to encroach into the existing dike structure. The proposed underground parking structure encroaches approximately 1.7 m into the inland toe of the existing dike at the northeast corner of the site. On July 6, 2011, staff received a copy of an e-mail from the Ministry of Natural Resource Operations (Provincial dike Authority) that advises that: the Province does not object to the current configuration and its impacts to the dike; and the applicant is required to complete the Dike Maintenance Act approval application process to obtain written approval before any works are started. As part of the application process, the applicant is required to provide additional information regarding analysis, design and construction details for the project, dike and accommodating a future raised dike. Provincial approval is a requirement of the zoning text amendment. Staff from Development Applications and Engineering will continue to work with the applicant and the Provincial Dike Authority to respond to the Province's concerns, recognizing that development of this site has been under review for over seven years and improvements to the dike were recently completed.

Consultation

The development application process to date has included the installation of informational development application signage on the site, and an open house meeting for the residents in the phase 1 market residential buildings at 14100, 14200 and 14300 Riverport Way. The Public Hearing will include notification to neighbours and local newspaper advertising.

School District

This application was not referred to School District No. 38 (Richmond) because it is consistent with the existing OCP designation. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments requiring an OCP amendment which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 60 multiple-family housing units in an area that has not been envisioned to support families due to the distance to the closest schools: Woodward Elementary School west of No. 5 Road, and McNair Secondary School on No. 4 Road north of Williams Road. A legal agreement was registered on Title through the approved rezoning (RZ 03-234655) specifying that all residents would be at least 18 years of age.

Staff did review the application informally with staff from the School District No. 38 (Richmond). School district staff did not express any concerns about the proposal.

CN Rail

CN Rail staff has recently expressed concern about the potential impact of rail noise and vibration on adjacent residential buildings and has advised that any residential development should be designed to anticipate future construction of the rail right-of-way as a branch line.

In the 2003 rezoning staff report, it was noted that rail line construction would ultimately result in the rail line west of the subject site extending to connect the Fraserport Lands to Fraser Wharves. It was noted that there may be up to three (3) tracks within the right-of-way, and shunting or switching of trains was not proposed at this location.

CN Rail staff has asked to receive a copy of the future Development Permit application for their review.

As noted above, registration of a Noise Sensitive Use Restrictive Covenant on Title is a requirement of the zoning text amendment to ensure appropriate indoor sound levels and thermal comfort levels are provided in the residential units.

Public Input

The owner hosted two meetings for the existing waterfront community residents at the nearby Holiday Inn Express Riverport hotel. An open house meeting for residents was held on April 21, 2011 to discuss the construction process for the approved building at 14088 Riverport Way and the development proposal for 14000 Riverport Way. Invitations were posted in the lobby of each of the three (3) existing market residential buildings at 14100, 14200 and 14300 Riverport Way. Five (5) residents signed into the meeting. Comments regarding the proposal included:

- Appreciation of proposed concrete and glass building materials and contemporary design for the proposed building at 14000 Riverport Way.
- Appreciation of commitment to provide transit pass program for the approved building at 14088 Riverport Way.
- Concern that proposed building would impact sight lines for existing residents. *Views of the river from the existing buildings will be impacted by the building at 14088 Riverport Way, which was approved as part of the same development that included the first three (3) existing buildings. The proposed building at 14000 Riverport Way will not impact river views from the existing buildings.*

- Concern that the proposed building was taller than the existing and approved buildings. *The proposed building is taller with a building height of seven stories and roof-top mechanical space. The additional building height and associated smaller building floor plate provide the benefits of: a tall landmark feature marking the east end of Steveston Highway; a greater sense of openness and afternoon sunlight penetration between buildings along Riverport Way; an increased building separation and feeling of privacy for future residents of both rental buildings.*
- Concern regarding existing special event traffic volume westbound on Steveston Highway and the suggestion to install a traffic light at No. 6 Road. *At this time, the City has no plans to install a traffic light at the No. 6 Road and Steveston Highway intersection, but will continue to monitor traffic volume in the area. Transportation staff have reviewed the proposal and there is capacity in the existing road network to accommodate the proposed 60 rental dwelling units.*
- Concern that residents were not able to access the locked public float at Steveston Highway. *The public float was constructed through the approved Servicing Agreement and was opened this year to the public in July, 2011.*

A further meeting was held on May 16, 2011 for the strata council of the Pier 1 building. The strata council president provided the following comments regarding the proposal:

- Appreciation of proposed concrete and glass building materials and contemporary design for the proposed building at 14000 Riverport Way.
- Advice to carefully consider the location of any coloured glass to avoid impacting views from the building out to the river.
- Appreciation of Steveston Highway completion and provision of street parking along both Riverport Way and Steveston Highway.
- Concern that residents were not able to access the locked public float at Steveston Highway. *See open house comments above.*

Public correspondence has been received from Fraser Lands Planning Area resident, Gabrielle Grun, urging the City to provide sanitary sewer service to the Riverport residents. As noted above, the existing waterfront community and proposed development will be serviced by the private sewage treatment plant for the Riverport Sports and Entertainment Complex. The City has no plans to extend sanitary sewer service in the vicinity.

Staff Comments

Project Description

- The applicant proposes approximately 60 market rental apartment housing units with ground level commercial space (approximately 68 m²) within a building consisting of a mid-rise and associated parking structure that is partially submerged and partially screened by ground floor spaces of the mid rise building and landscaping.

- The proposed mid rise development also includes outdoor amenity space on the parking structure roof, and ground level indoor amenity space and community meeting space (approximately 83 m²).
- The proposed shared parking structure provides for the rental residential, visitor and limited commercial parking needs for both the proposed mid rise building at 14000 Riverport Way and the approved low-rise building under construction at 14088 Riverport Way. Parking for residents is provided on both properties, with limited shared use of the parking on the 14000 Riverport Way lot. Parking for visitors and commercial use is provided on the 14000 Riverport Way lot, with shared use for both lots. Registration of a legal agreement on Title to the lot at 14000 Riverport Way is a requirement of the zoning text amendment to provide the following benefits for the lot at 14088 Riverport Way: access to/egress from the underground parking structure; 15 resident parking spaces; and 16 visitor parking spaces.

Analysis

Land Use

- The proposed development complies with the OCP and follows the development pattern for the local waterfront neighbourhood. As noted previously, the subject site is designated in the Specific Land Use Map as 'Limited Mixed-Use'.
- As previously noted, the original site contained contamination and has undergone soil remediation with the phases of development. The remaining subject site is in the process of applying to have the completed soil remediation work cleared to a residential standard. Approval from the Ministry of Environment is a requirement of the zoning text amendment.

"18.14 Low Rise Apartment (ZLR) – Riverport" Site Specific Zone

- "Low Rise Apartment (ZLR) – Riverport" site specific zoning was tailored for the waterfront community through the approved rezoning (RZ 03-234655), with different criteria for each of the portions of the site identified as Area A, B and C. Changes are needed to the site specific zone to allow for the proposed rental apartment housing building on Area A and to allow for a rental residential parking rate for both Area A and B.

Proposed Changes:

- Revising the title of the site-specific zone to read "Low to Mid Rise Apartment (ZLR) – Riverport" to accommodate the proposed mid-rise 7-storey rental apartment housing building in Area A (14000 Riverport Way). The four-storey rental and market residential buildings in Areas B (14088 Riverport Way) and C (14100, 14200 & 14300 Riverport Way) are low-rise buildings.
- Allowing apartment housing and associated minor community care facility and home business in Area A.
- Eliminating outdoor storage, which is a permitted in Area A only. This use accommodates the originally envisioned mixed-use facility with dry boat storage and is no longer appropriate with rental and market residential uses.

- Increasing the permitted density in Area A from 1.0 to 1.91, provided that the increase is used to provide apartment housing, and an additional 0.1 for amenity and community amenity space. The increase in density is needed for the proposed 60 market rental apartments, limited commercial, indoor amenity and community amenity space. The applicant has demonstrated the feasibility of accommodating the proposed density within the site.
- Decreasing the minimum side yard (East) in Area A from 18.0 m to 8.5 m. This setback is measured from the East property line and exceeds the parking structure setback in the approved 2004 Development Permit.
- Increasing the maximum building height in Area A from 18.0 m to 22.5.
- Including a new site specific parking rate in Area A and Area B for rental apartment housing at a rate of 1.32 parking spaces per rental apartment (1.19 parking spaces per unit after TDMs), provided that the rental use is secured with a legal agreement registered on Title. There is an existing legal agreement registered on Title requiring that any hotel, dormitory or rental buildings be used for that purpose in perpetuity. Discharge and registration of a new legal agreement is a requirement of the zoning text amendment to clarify the rental apartment proposal specifics, location and to update the document to current City standards.
- Deleting the on-site parking and loading requirement to provide 460 on-site parking spaces in total in Areas A, B, and C. This requirement was reduced to 420 parking spaces through the approved Development Permit (DP 04-269797). The current proposal is different from the originally envisioned uses for site A, and the new parking need is identified in the parking analysis prepared by the owner's transportation consultant and accepted by transportation staff. With the proposed 115 parking spaces in Area A, a total of 438 parking spaces is provided in Areas A, B and C.

Public Amenities

The following public amenities will be provided as a requirement of the zoning text amendment:

- An additional market rental apartment housing building at 14000 Riverport Way, with limited ground floor non-residential use. In total, two (2) market rental apartment housing buildings will be part of this waterfront community, with the approved rental apartment housing building under construction at 14088 Riverport Way. A legal agreement will be registered on Title to both lots to prohibit strata-titling, subdivision and to secure the rental use in perpetuity. Approximately 140 dwelling units will be provided in total, with 80 dwelling units under construction and an additional 60 dwelling units proposed.
- A 74.3 m² (800 ft²) meeting room for community use, and associated legal agreement to ensure access and use of the community meeting space for all residents in the waterfront community.
- Voluntarily contribution of \$0.75 per buildable square foot (e.g. \$40,742) to the City's Public Art fund or towards installation of Public Art on-site through participation in the City's Public Art Program. The applicant is investigating opportunities for integrating public artwork into the Riverport Way building façade.
- Statutory Rights-of-Way for utilities and public rights-of-passage over the boulevard and sidewalk at the Steveston Highway and Riverport Way intersection (design and construction of works secured via Servicing Agreement SA 02-218175).

Comparison to Previous Site A Proposal Under Approved Rezoning (RZ 03-234655):

- A 74.3 m² (800 ft²) meeting room for community use was proposed – this amenity is included in the subject development.
- A dry boat storage shed (30-vessel) for area residents, together with a boat launch and lift facility was proposed – this amenity is no longer proposed. Instead, the owner is proposing to provide market rental apartment housing to address the community need.

Public Amenities Provided Through Approved Rezoning (RZ 03-234655):

- Rights-of-way for public use were secured over all areas not occupied by buildings or private patio, including the public piers and float.
- Rights-of-way were secured for dike public walkway, access and maintenance.
- Road dedication was provided for new road (Riverport Way).
- Land was exchanged at No. 6 Road and Triangle Road and City land along Steveston Highway.
- \$43,615.00 was received for a waterfront walkway in the City-owned lands to the north.
- \$50,000.00 was received for child care.
- \$10,000.00 was received for child care or Public Art.
- A Servicing Agreement was entered into for the following works:
 - a. New frontage road (Riverport Way).
 - b. Steveston Highway improvements across the frontage and extending to Entertainment Boulevard.
 - c. Three (3) public piers, float, Steveston Highway pedestrian plaza, and continuous waterfront walkway, dike maintenance and access improvements.
 - d. Parking area and improvements in the City-owned lands to the north.

Amenity Space

- The proposed development will provide approximately 125.4 m² indoor amenity space for the use of the residents, which exceeds the requirements of the OCP (100 m²). The proposed indoor amenity space is provided in two (2) ground level meeting rooms, one (1) of which will also be available for community use, as a requirement of the zoning text amendment.
- The proposed development will provide approximately 618 m² of outdoor amenity space for the use of the residents, which far exceeds the requirements of the OCP (360 m²). The proposed outdoor amenity space is provided at the second level on the roof of the concrete parking structure.

Sustainability Measures for proposed building at 14000 Riverport Way:

- The applicant has identified the following sustainability measures for the development proposal:
 - Densification with addition of market rental apartment housing and supporting limited commercial space in close proximity to local employment opportunities and recreation amenities.

- Landscape design will include indigenous species, similar to previously approved and existing landscape treatment at 14088, 14100, 14200, and 14300 Riverport Way.
 - Water efficient low flow fixtures are proposed with dual flush toilets in residential units.
 - Energy efficiency - high efficiency boiler proposed for general heating for the proposed building; efficient lighting throughout building with automated sensors in parking area; efficient LED lighting in corridors; programmable thermostats in commercial and amenity areas, natural day lighting to reduce the need for artificial lighting; and high efficiency heating, ventilation and air conditioning system.
 - Passive Solar Design - intensive green roof for raised outdoor amenity space courtyard, and high albedo ('white roof') roofing membrane for upper roof to mitigate heat gain/urban heat island effect, 30 – 40% solid insulated wall, 60 – 70 % wall glazed with low-E argon filled double glazed window wall system, and partial shading from projecting slab edges.
 - Air quality – low VOC (volatile organic compound) paints, carpeting, and adhesives.
 - Recycling – secure common area proposed for newsprint, mixed paper, cardboard, container, and organics recycling along with garbage.
 - Alternative forms of transportation – locating market rental apartment housing in close proximity to local employment opportunity; within 200 m of transit service, on-site bicycle storage and proposed transportation demand measures including a bus shelter with pad and special crosswalk.
- The applicant has advised that a geothermal system is not practical for this development.

Development Permit

The proposed mid-rise building will be further reviewed through a separate Development Permit application process as a requirement of the zoning text amendment. The review process will consider:

- Detailed Architectural design, with consideration given to relationship with: Steveston Highway terminus and streetscape; Riverport Way streetscape, the waterfront dike walkway, neighbouring waterfront community buildings to northeast, and incorporation of Public Art.
- Landscape design for this vacant lot. There are no existing trees on the property.
- Outdoor amenity space programming.
- Accessibility and aging in place measures.
- Principles of Crime Prevention Through Environmental Design (CPTED).
- Acoustic and Mechanical engineering report design recommendations ensure nearby industrial, commercial and rail noise potential is appropriately taken into consideration.
- Provision of off-street parking. A parking rate of 1.19 parking spaces per rental apartment is proposed, which complies with the proposed zoning bylaw amendments and the permitted reduction based on the owner's commitment to implement the Transportation Demand Management (TDM) strategy supported by Transportation staff. The proposed TDM strategy includes:

- Voluntary contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard (\$25,000), and
- Voluntary contribution towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps (\$45,000).
- Garbage and recycling storage and collection.

Legal Agreements

- Discharge of existing dormitory, hotel and rental use in perpetuity covenant is required for both the 14000 and 14088 Riverport Way lots (BV459923).
- Registration of a Housing Agreement is required for both the 14000 and 14088 Riverport Way lots to secure residential market rental use in perpetuity, with the exception of other permitted uses at the ground floor level of 14000 Riverport Way, and prohibiting subdivision or strata-titling (consolidation is permitted).
- Discharge of existing offsite parking agreement covenants, easement, and priority agreements is required for both the 14000 and 14088 Riverport Way lots for access to/from the underground parking structure at 14088 Riverport Way via the access ramp at 14000 Riverport Way and securing 43 off-site parking spaces at 14000 Riverport Way for the exclusive use of 14088 Riverport Way (BB1703862 through to BB1703867).
- Registration of a legal agreement(s) is required for the 14000 Riverport Way lot to secure for the benefit of 14088 Riverport Way:
 - a. 15 resident off-site parking spaces, 24 hours a day, 7 days a week.
 - b. 16 visitor off-site parking spaces, 24 hours a day, 7 days a week.
 - c. Vehicle access to/from the underground parking structure at 14088 Riverport Way, and to/from the secured off-site parking spaces at 14000 Riverport Way.
- Registration of a legal agreement is required for the 14088 Riverport Way lot to allow access/egress of pedestrians to/from the underground parking northeast exit stairwell on the 14000 Riverport Way lot.
- The granting of Statutory Right-of-Ways for Public-Rights-of-Passage and utilities purposes is required over the 14000 Riverport Way lot for the boulevard and sidewalk at the southwest corner (design and construction of works secured via SA 02-218175).
- Discharge of existing noise covenant is required for the 14000 Riverport Way lot (BV459921).

- Registration of a Noise Sensitive Use Restrictive Covenant is required for the 14000 Riverport Way lot to ensure mitigation of industrial and railway noise potential (branch line) is incorporated into dwelling unit design and construction to achieve the following:

- a. Indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b. Indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy"


- Registration of a Dike Maintenance Agreement (DMA) is required for the 14000 Riverport Way lot, including:
 - a. A provision for structures to encroach within the minimum 7.5 m setback from the dike right-of-way (flood plain designation and protection Bylaw 8204). The structures shall be for the purpose of habitable space, parking, vehicle and pedestrian circulation, and subsurface structure(s) that have been engineered to support a future raised dike. The Owner shall be solely responsible for liability and maintenance of encroachments to the City's satisfaction. The Owner shall be responsible at the Owner's cost to maintain structure(s) or reinstate dike toe approved by the Province.
 - b. The provision of an Engineering Report with specifications to the satisfaction of the City, as an attachment to the DMA, and if required, addressed to the City. The report should address all aspects of the development that have the potential to adversely impact the dike. Aspects should include but not be limited to:
 - i) Structural Building Integrity: all structures will be designed to accommodate a future dike height of 5.5 m plus dike maintenance vehicle loading (H20).
 - ii) Inspection and Maintenance Schedule of Structural Elements: for use by future owners, this will provide a recommended schedule of inspection and maintenance requirements for all structures that interact with the dike.
 - iii) Building Drainage: detail how any proposed drainage system will operate such that they will not negatively impact the dike or the storm sewer system.
 - iv) Construction Methodology: detail construction activities/methodologies that will be used and how they may impact the dike.
 - c. The provision of a statutory right-of-way (SRW) agreement granting the City permission and access to maintain or remove encroaching structures.
 - d. A provision that the Owner shall be responsible for on-site restoration and grade transition works to provide an appropriate interface between the development and any future higher dike.

Financial Impact

No financial impact to the City is anticipated as a result of the proposed development.

Conclusion

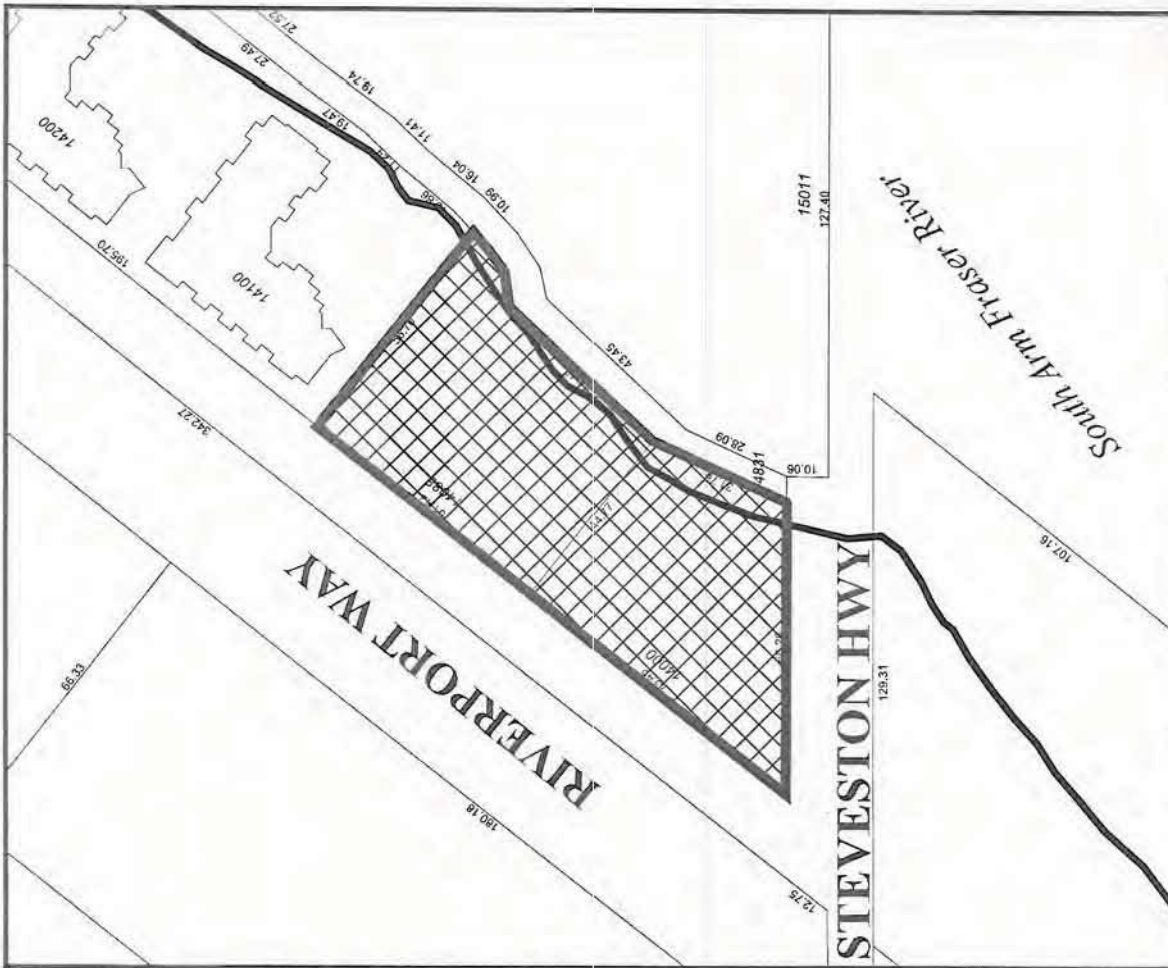
Patrick Cotter Architect Inc. has applied on behalf of the owner Legacy Park Lands Limited to develop its last remaining development parcel in its waterfront community. The proposed development provides 60 units of much needed market rental apartment housing along with community meeting space and limited commercial space. The applicant has demonstrated the feasibility of accommodating the proposed density within a building that responds to its context and a site specific rental residential parking rate. Further design development will occur through the required Development Permit process. On this basis, staff recommends support for this development proposal.



Sara Badyal, M. Arch, MCIP
Planner 1
(604-276-4282)

SB:blg

- Attachment 1: Location Map & Aerial Photo of 14000 & 14088 Riverport Way
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Development Application Chronology
- Attachment 5: Zoning text amendment Considerations

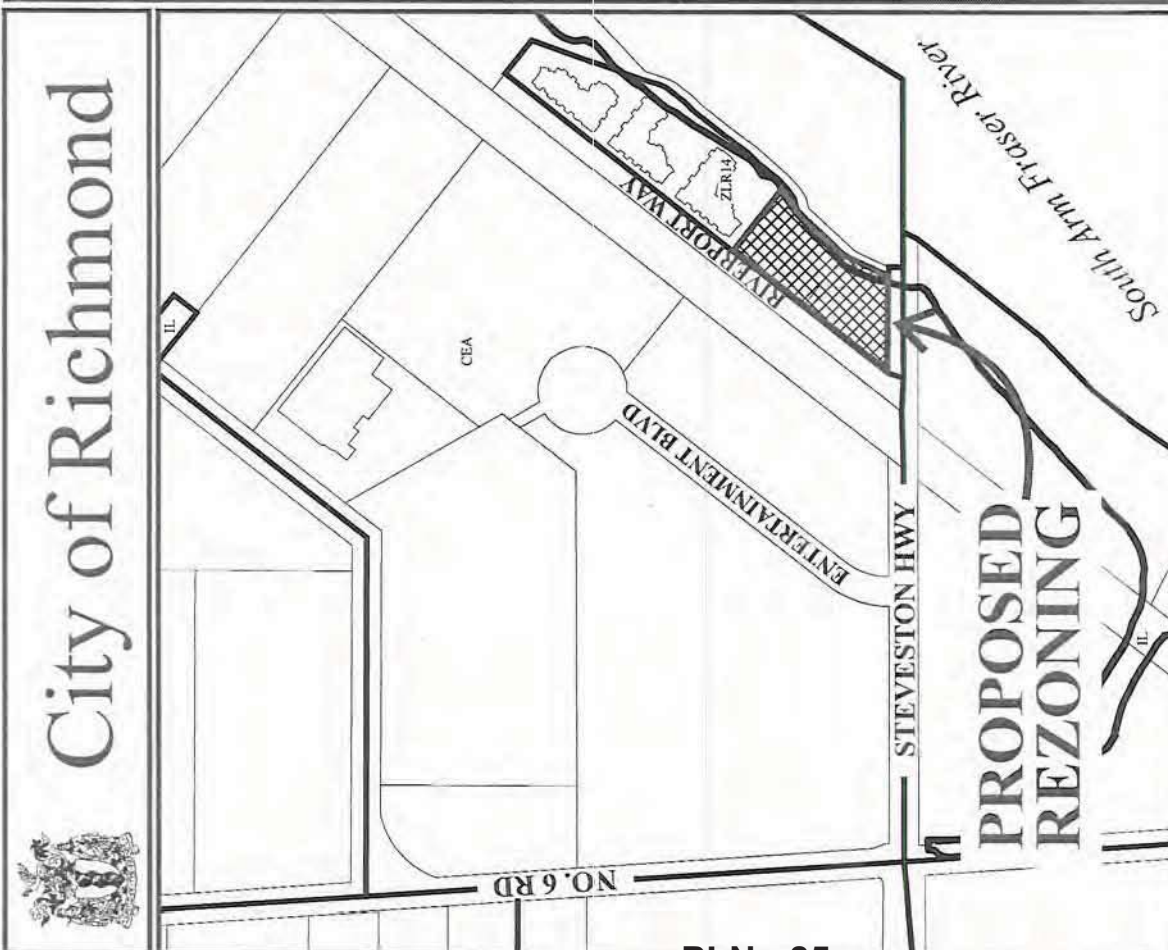


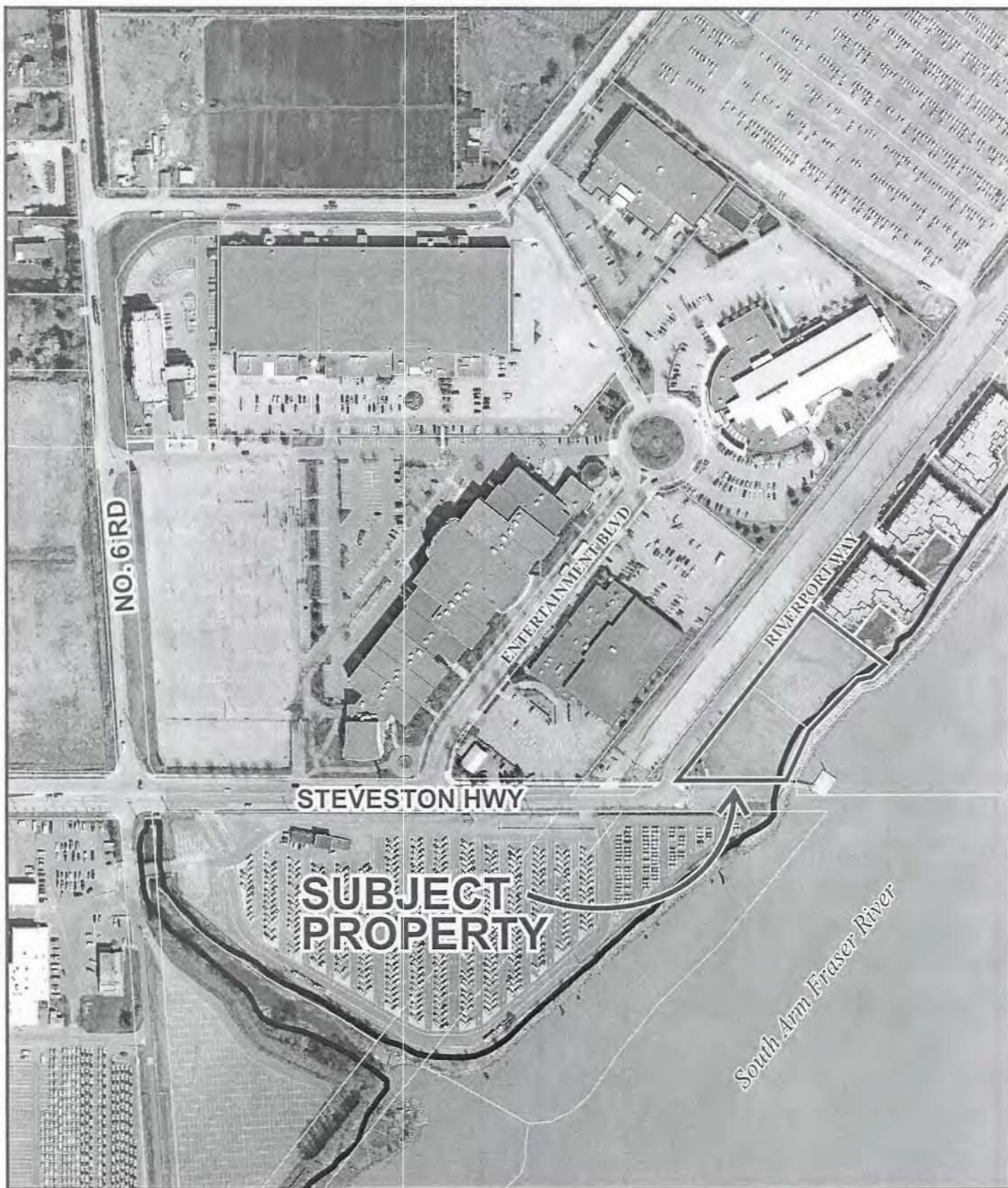
Original Date: 03/02/11

Revision Date:

Note: Dimensions are in METRES

RZ 11-565675





RZ 11-565675

PLN - 86

Original Date: 03/02/11

Revision Date:

Note: Dimensions are in METRES

**14,000 & 14,088 RIVERPORT WAY, RICHMOND, BC
RENTAL DEVELOPMENT**

Date:	26-Aug-11
Revision	Revision 09

Site Summary:		14000	14088	Combined
Net Site Area (sf)	28,442.4 sq.ft.	32,216 sq.ft.	60,668 sq.ft.	
Net Site Area (ac)	0.65 acres	0.74 acres	1.39 acres	
Setback - Side (north west)	9.80 ft/ 3.0 m			
Setback - Front (south)	9.80 ft/ 3.0 m			
Setback - Rear (north east)				
Setback - Side (east)	27.88 ft/ 8.5 m			
Commercial Amenity & Meeting				
CRU Area	735 sq.ft.			
Amenity & Meeting (450 & 900)	1350 sq.ft.			
Lobby	1053 sq.ft.			
Rental Housing		14000	14088	Combined
Unit Count	60 units	80 units	140 units	
Units Per Floor	10	20		
Gross Residential Rental Area	53,456 sq.ft.			
Average Unit Size	775 sq.ft.			
Bylaw Allowable Floor Area		14000		
Net Floor Area (Com. & Res.)	54,324.90 sq.ft.			
Amenity (Meeting Room 1 & 2)	2844 sq.ft.			
	57,169 sq.ft.			
Proposed Floor Area		14000		
Net Gross Floor Area (Com. & Res.)	51,967.2 sq.ft.			
Amenity (Meeting Room 1 & 2)	1,480 sq.ft.			
	53,447 sq.ft.			
Unit Mix		14000 (ave. size)	14088 (ave. size)	Combined
Studio	-	25 (376 s.f.)	25	
1-Bed+	24 (635 s.f.)	52 (541 s.f.)	76	
2-Bed+	36 (886 s.f.)	3 (753 s.f.)	39	
Total:	60	80	140	
Proposed Density Summary		14000	14088	Average
Floor Area Ratio	1.91	1.50	1.75	
Floor Area Ratio - Amenity	0.1			
Parking Summary		14000	14088	Combined
Bylaw Requirement:				
# res. units x 1.32/unit x 0.9 (residential)	71.2 stalls	95.0 stalls*	167 stalls	
# res. units x 0.2/unit (Visitor)	12.0 stalls	18.0 stalls**	28 stalls	
Total required (w/ reductions)	84.0 stalls	111.0 stalls***	195 stalls	
Proposed Parking:				
Regular Stalls	57	41	98 stalls	
Small Car Stalls	56	37	93 stalls	
Handicapped Stalls	2	2	4 stalls	
Total	****115	****80	195 stalls	
Required Bicycle Storage:				
Class 1 secured bike sto. (# units) x 1.25	75 stalls	100 stalls	175 stalls	
Class 2 short term bike sto. (# units) x 0.2	12 stalls	16 stalls	28 stalls	
Proposed Bicycle Storage:				
Class 1	78 stalls	100 stalls	178 stalls	
Class 2	16 stalls	16 stalls	32 stalls	
Parking Summary		14000	14088	Total
DV 04-269787	97	80	420	
Proposed Parking	115	80	438	

- * 15 of 95 stalls are provided for on 14,000 Riverport Way at grade.
- ... 16 of 16 stalls are provided for on 14,000 Riverport Way at grade.
- ... 31 of 111 stalls are provided for on 14,000 Riverport Way at grade.
- ... 31 of 115 stalls are given to 14,088 Riverport Way (at grade stalls).
- All 80 stalls on 14,088 are residential parking stalls

PLN - 87

PROJECT DESCRIPTION

THE NEW RIVERPORT WAY PLATS ARE THE LARGEST WATERFRONT DEVELOPMENT OF CENTRAL ACCOMMODATION IN RICHMOND. THIS REZONING APPLICATION IS BROKEN INTO 7, 14,000 & 14,000. THIS SET OF DRAWINGS IS FOR 14,000 BUT IS ACCOMPANIED WITH BUILDING PERMIT DRAWINGS FROM 14,000. 3,400 CONSISTS OF ONE LEVEL OF RETAIL UNIT AND WITH 2 MEETINGS / AMENITY SPACES. LEVEL 2 PROVIDES 30 UNITS OF RETAIL ACCOMMODATION PER FLOOR. THE BUILDING IS CONCRETE FRAMED FOR CONSTRUCTION AND THERE ARE 40 RESIDENTIAL UNITS, 720 SF RETAIL AND 1,350 SF INDOOR AMENITY MEETING SPACE. OUTDOOR AMENITY IS ON THE COURTYARD LEVEL AND ONE LOOKS THE SOUTH ARM OF THE FRASER RIVER AND ITS ENVIRONMENT.

DRAWING LIST

ARCHITECTURAL

A-001	COVER SHEET
A-010	SITE PLAN
A-020	COPT. OF SURVEY
A-030	GRA PERMITS
A-100	FLOOR PLAN LEVEL P1 (14500 + 14500)
A-110	FLOOR PLAN LEVEL P2
A-120	FLOOR PLAN LEVEL P3
A-130	FLOOR PLAN LEVEL P4
A-140	FLOOR PLAN LEVEL P5
A-150	TYPICAL FLOOR PLAN LEVEL L1-L7
A-200	ROOF PLAN
A-210	BUILDING ELEVATIONS (RENDERED)
A-220	BUILDING ELEVATIONS (RENDERED)
A-230	BUILDING ELEVATIONS (RENDERED)
A-240	BUILDING ELEVATIONS (RENDERED)
A-250	STREETSCAPE ELEVATIONS (RENDERED)
A-300	INDUS. SECTIONS
A-310	PROPOSED FUTURE BUILDING SECTIONS
A-400	INDUS. SECTIONS
A-410	PROPOSED FUTURE BUILDING SECTIONS

PROJECT INFORMATION

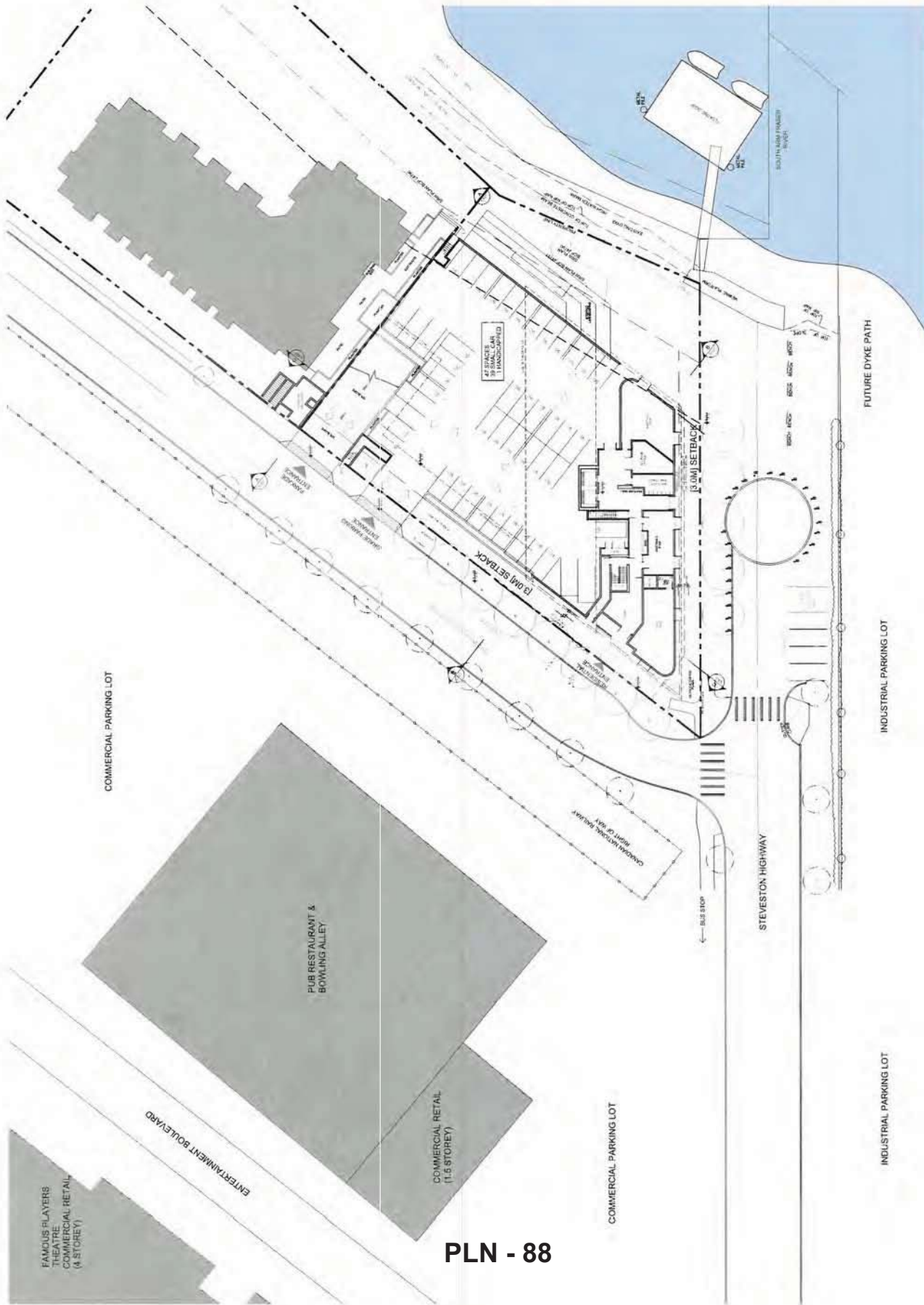
LEGAL ATTENTION
LOT 1 SECTION 33 BLOCK
4 NORTH RANGE 5 WEST
NMD PLAN BCP16152



ATTACHMENT 2

REZONING APPLICATION
FEBRUARY 14, 2011 (REVISED)

(REVISED August 26, 2011)



PLN - 88

NO.	DATE	DESCRIPTION
1	2011-01-11	ISSUED FOR PERMITTING
2	2011-01-11	ISSUED FOR PERMITTING
3	2011-01-11	ISSUED FOR PERMITTING
4	2011-01-11	ISSUED FOR PERMITTING
5	2011-01-11	ISSUED FOR PERMITTING
6	2011-01-11	ISSUED FOR PERMITTING
7	2011-01-11	ISSUED FOR PERMITTING
8	2011-01-11	ISSUED FOR PERMITTING
9	2011-01-11	ISSUED FOR PERMITTING
10	2011-01-11	ISSUED FOR PERMITTING

Patrick Carter
14,000 Riverport Way
Richmond, BC

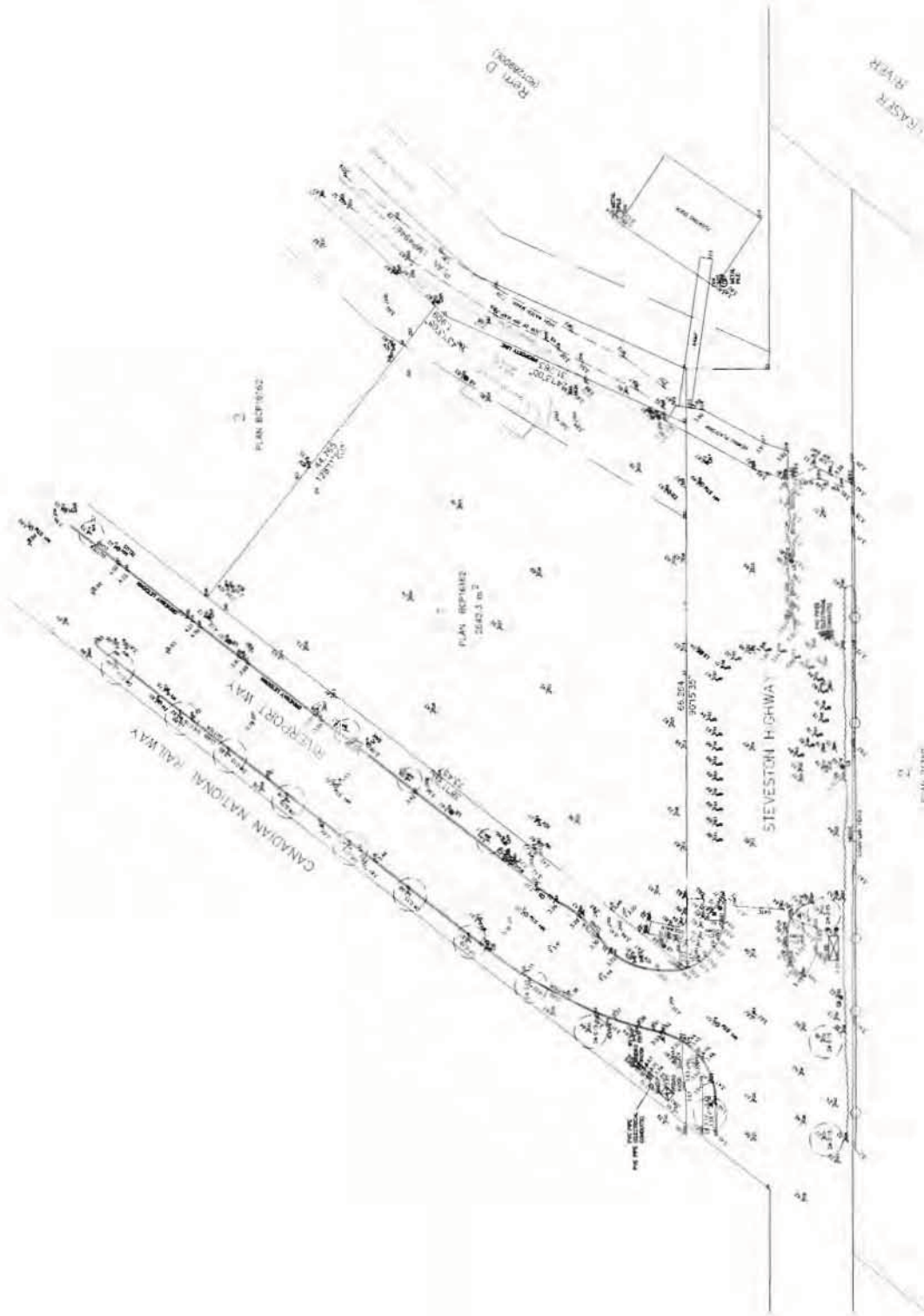
LEGACY PARK
LANDS LTD

SITE PLAN

NO.	DATE	DESCRIPTION
1	2011-01-11	ISSUED FOR PERMITTING
2	2011-01-11	ISSUED FOR PERMITTING
3	2011-01-11	ISSUED FOR PERMITTING
4	2011-01-11	ISSUED FOR PERMITTING
5	2011-01-11	ISSUED FOR PERMITTING
6	2011-01-11	ISSUED FOR PERMITTING
7	2011-01-11	ISSUED FOR PERMITTING
8	2011-01-11	ISSUED FOR PERMITTING
9	2011-01-11	ISSUED FOR PERMITTING
10	2011-01-11	ISSUED FOR PERMITTING

A-101
SHEET 101

SITE PLAN
1"=20'



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Patrick Cutler
 14,000 Riverport Way
 Richmond, BC
 V6X 1A1
 (604) 273-1111
 patrick.cutler@legacylandsltd.com

**LEGACY PARK
 LANDS LTD**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

COPY OF SURVEY

A-102

COPY OF SURVEY
 1/1/2020

Level 02	4672 s.f.
Level 03	2065 s.f.
Level 11	11,194
Level 12	8,502 s.f.
Level 13,17	41,635 s.f. (8,327 s.f. X 5)
Total	54,309 s.f.

[illegible]

Patrick Cotter

14,000 Riverport Way
Richmond, BC

LEGACY PARK
LANDS LTD

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

GFA PERIMETERS

<div style="display: flex; justify-content: space-between;"> 2000000000 A-110 </div>	<div style="display: flex; justify-content: space-between;"> 100 - </div>
--	---

Note: End travel distances will be limited to a maximum of 45m per Clause 3.4.2.5 (1)(c) Overtaking of lorries will not exceed 5m.

A-200



[illegible][illegible]

LEGACY PARK
LANDS LTD

LEVEL P2 FLOOR PLAN

A-201

LEVEL P2 FLOOR PLAN

<p>A-202</p>	<p>001</p>
---------------------	------------



Architectural site plan for a proposed development. The plan shows a large rectangular building footprint with internal room divisions. Key areas include a 'RENTAL BUILDING' at the top left, a 'PARKING ENTRY BUILDING' on the left, and a 'MAIN EXTERIOR AREA SPACE' in the center. The building is surrounded by a 'DRAINAGE DITCH' and an 'EXISTING DYKE'. A 'HIGH TIDE LINE' is marked on the right. The plan includes various labels for rooms like 'BEDROOM', 'BATH', 'KITCHEN', and 'LIVING'. It also shows 'SWR PLAN BOP 24/70' and 'SWR PLAN BOP 24/71'. A grid of numbered circles (0-13) is overlaid on the plan. A scale bar at the bottom indicates distances from 0 to 100 feet.

[illegible]

LEGACY PARK
LANDS LTD

State	Year	Rate
Alabama	1990	1.0
Alaska	1990	1.0
Arizona	1990	1.0
Arkansas	1990	1.0
California	1990	1.0
Colorado	1990	1.0
Connecticut	1990	1.0
Delaware	1990	1.0
District of Columbia	1990	1.0
Florida	1990	1.0
Georgia	1990	1.0
Hawaii	1990	1.0
Idaho	1990	1.0
Illinois	1990	1.0
Indiana	1990	1.0
Iowa	1990	1.0
Kansas	1990	1.0
Kentucky	1990	1.0
Louisiana	1990	1.0
Maine	1990	1.0
Maryland	1990	1.0
Massachusetts	1990	1.0
Michigan	1990	1.0
Minnesota	1990	1.0
Mississippi	1990	1.0
Missouri	1990	1.0
Montana	1990	1.0
Nebraska	1990	1.0
Nevada	1990	1.0
New Hampshire	1990	1.0
New Jersey	1990	1.0
New Mexico	1990	1.0
New York	1990	1.0
North Carolina	1990	1.0
North Dakota	1990	1.0
Ohio	1990	1.0
Oklahoma	1990	1.0
Oregon	1990	1.0
Pennsylvania	1990	1.0
Rhode Island	1990	1.0
South Carolina	1990	1.0
South Dakota	1990	1.0
Tennessee	1990	1.0
Texas	1990	1.0
Utah	1990	1.0
Vermont	1990	1.0
Virginia	1990	1.0
Washington	1990	1.0
West Virginia	1990	1.0
Wisconsin	1990	1.0
Wyoming	1990	1.0

<div style="display: flex; justify-content: space-between;"> <div> <p>DATE: 10/1/11</p> <p>A-203</p> </div> <div> <p>REV: -</p> </div> </div>
--

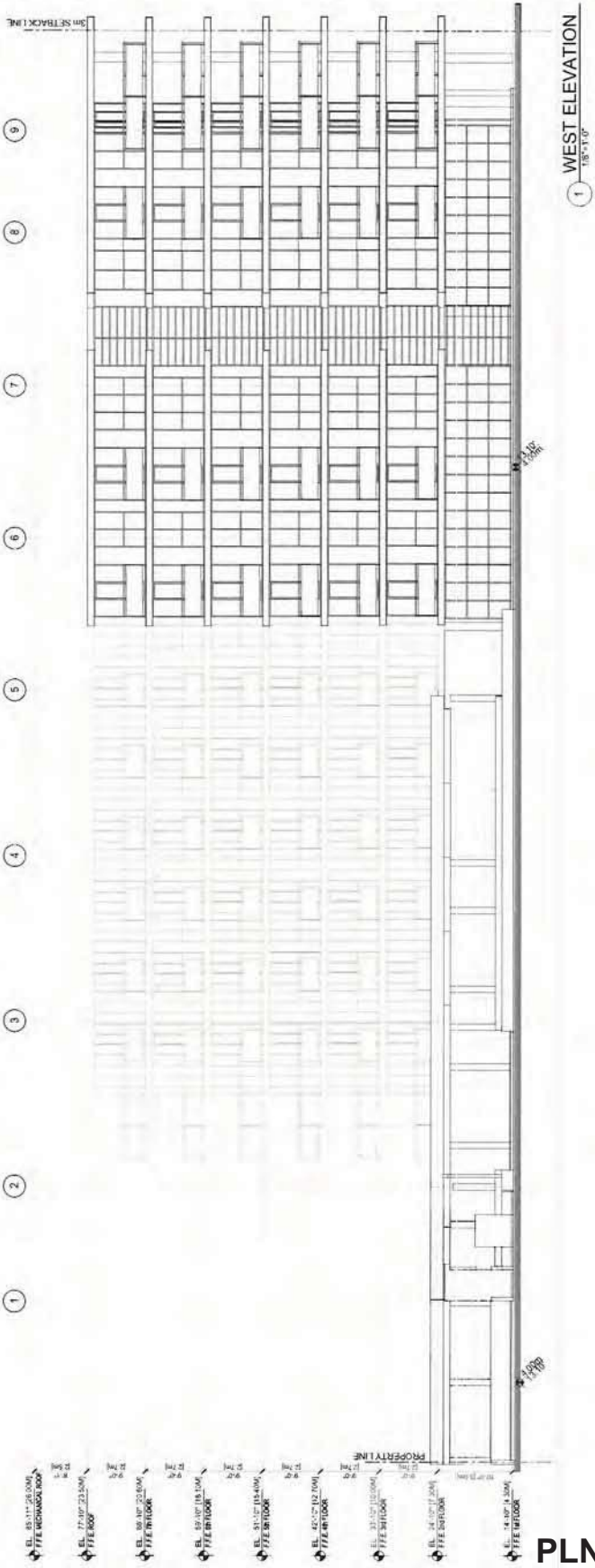
Architectural drawing of a roof plan for a building, labeled "PLN - 96". The drawing shows the building's footprint, including a "MECHANICAL ROOF" area, and surrounding features like "RIVERPORT WAY" and "STEVESTON HIGHWAY". The plan is divided into sections by dashed lines and includes a grid of numbered circles (0-13) and letters (A1, B1, C2, D1, E1, E2). A north arrow is located in the top right corner.

1	NAME OF RESEARCHER	NAME OF RESEARCH INSTITUTION
2	ADDRESS	ADDRESS
3	CITY	CITY
4	STATE	STATE
5	COUNTRY	COUNTRY
6	TELEPHONE	TELEPHONE
7	FAX	FAX
8	E-MAIL	E-MAIL
9	DATE	DATE
10	SIGNATURE	SIGNATURE
11	STAMP	STAMP
12	REMARKS	REMARKS

Patricia Cotter
1,400 Riverport Way
Richmond, BC

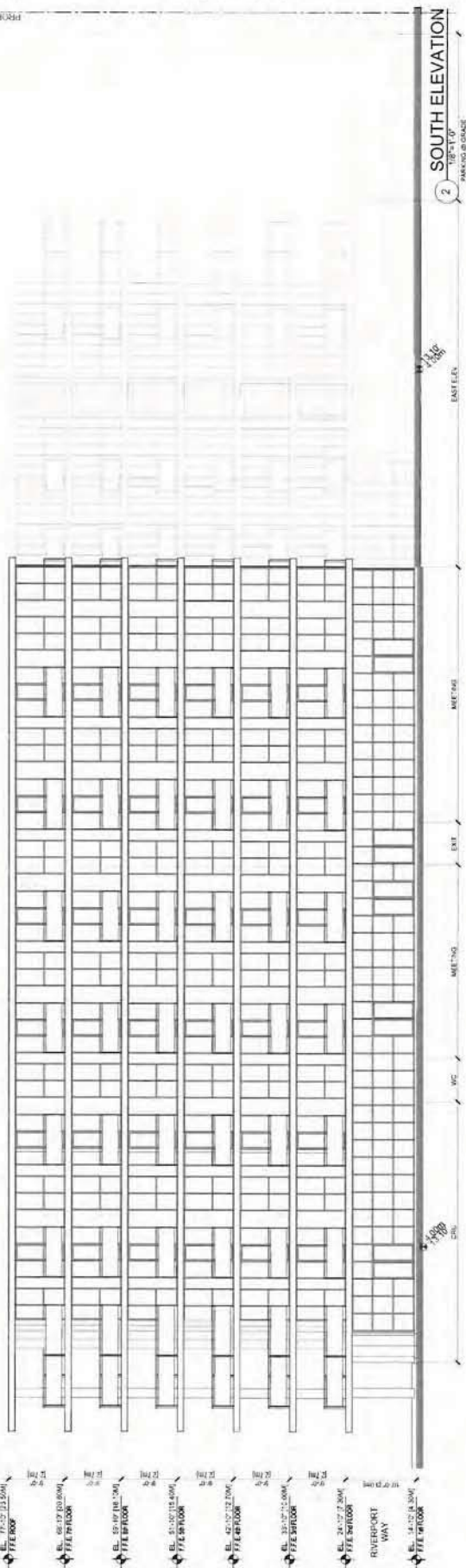
DATE	
AGE	
SEX	
WEIGHT	
HEIGHT	
HAIR	
EYES	
SKIN	
TOTAL	

A-205



PLN - 97

B1 B2 C2 D1 E1 E2



2 SOUTH ELEVATION
1/8" = 1'-0"

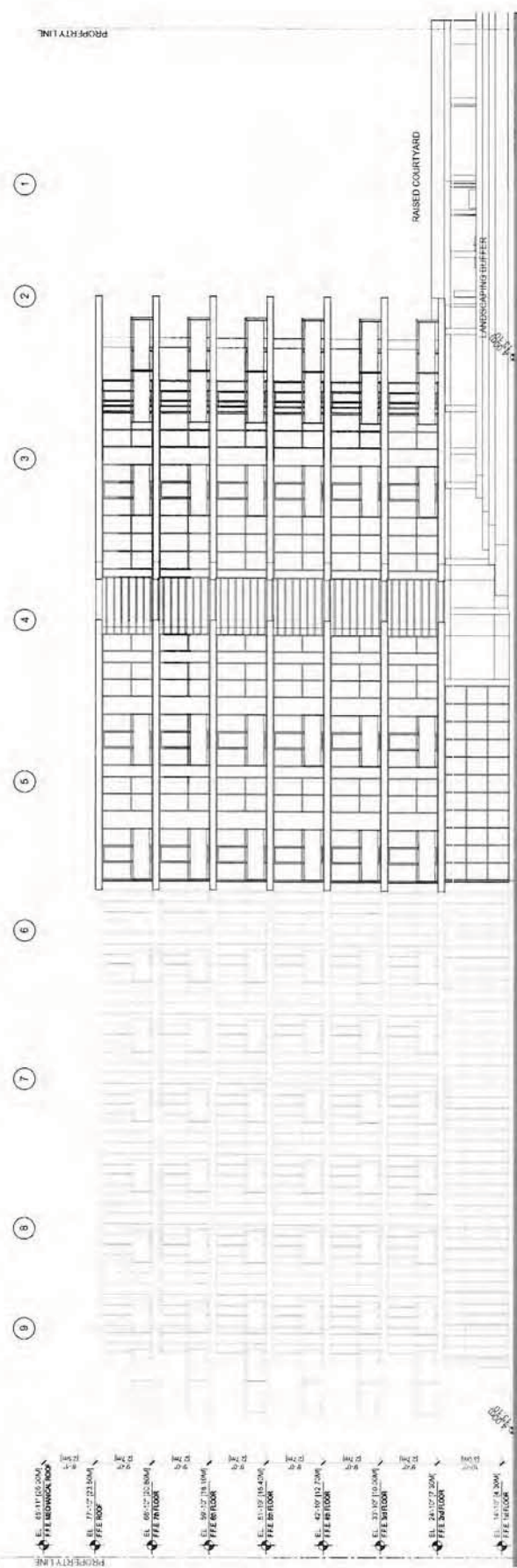
NO.	DATE	DESCRIPTION
1	10/10/2018	ISSUED FOR PERMIT APPLICATION
2	10/10/2018	REVISION: 10/10/2018
3	10/10/2018	REVISION: 10/10/2018
4	10/10/2018	REVISION: 10/10/2018
5	10/10/2018	REVISION: 10/10/2018
6	10/10/2018	REVISION: 10/10/2018
7	10/10/2018	REVISION: 10/10/2018
8	10/10/2018	REVISION: 10/10/2018
9	10/10/2018	REVISION: 10/10/2018
10	10/10/2018	REVISION: 10/10/2018
11	10/10/2018	REVISION: 10/10/2018
12	10/10/2018	REVISION: 10/10/2018
13	10/10/2018	REVISION: 10/10/2018
14	10/10/2018	REVISION: 10/10/2018
15	10/10/2018	REVISION: 10/10/2018
16	10/10/2018	REVISION: 10/10/2018
17	10/10/2018	REVISION: 10/10/2018
18	10/10/2018	REVISION: 10/10/2018
19	10/10/2018	REVISION: 10/10/2018
20	10/10/2018	REVISION: 10/10/2018
21	10/10/2018	REVISION: 10/10/2018
22	10/10/2018	REVISION: 10/10/2018
23	10/10/2018	REVISION: 10/10/2018
24	10/10/2018	REVISION: 10/10/2018
25	10/10/2018	REVISION: 10/10/2018
26	10/10/2018	REVISION: 10/10/2018
27	10/10/2018	REVISION: 10/10/2018
28	10/10/2018	REVISION: 10/10/2018
29	10/10/2018	REVISION: 10/10/2018
30	10/10/2018	REVISION: 10/10/2018
31	10/10/2018	REVISION: 10/10/2018
32	10/10/2018	REVISION: 10/10/2018
33	10/10/2018	REVISION: 10/10/2018
34	10/10/2018	REVISION: 10/10/2018
35	10/10/2018	REVISION: 10/10/2018
36	10/10/2018	REVISION: 10/10/2018
37	10/10/2018	REVISION: 10/10/2018
38	10/10/2018	REVISION: 10/10/2018
39	10/10/2018	REVISION: 10/10/2018
40	10/10/2018	REVISION: 10/10/2018
41	10/10/2018	REVISION: 10/10/2018
42	10/10/2018	REVISION: 10/10/2018
43	10/10/2018	REVISION: 10/10/2018
44	10/10/2018	REVISION: 10/10/2018
45	10/10/2018	REVISION: 10/10/2018
46	10/10/2018	REVISION: 10/10/2018
47	10/10/2018	REVISION: 10/10/2018
48	10/10/2018	REVISION: 10/10/2018
49	10/10/2018	REVISION: 10/10/2018
50	10/10/2018	REVISION: 10/10/2018
51	10/10/2018	REVISION: 10/10/2018
52	10/10/2018	REVISION: 10/10/2018
53	10/10/2018	REVISION: 10/10/2018
54	10/10/2018	REVISION: 10/10/2018
55	10/10/2018	REVISION: 10/10/2018
56	10/10/2018	REVISION: 10/10/2018
57	10/10/2018	REVISION: 10/10/2018
58	10/10/2018	REVISION: 10/10/2018
59	10/10/2018	REVISION: 10/10/2018
60	10/10/2018	REVISION: 10/10/2018
61	10/10/2018	REVISION: 10/10/2018
62	10/10/2018	REVISION: 10/10/2018
63	10/10/2018	REVISION: 10/10/2018
64	10/10/2018	REVISION: 10/10/2018
65	10/10/2018	REVISION: 10/10/2018
66	10/10/2018	REVISION: 10/10/2018
67	10/10/2018	REVISION: 10/10/2018
68	10/10/2018	REVISION: 10/10/2018
69	10/10/2018	REVISION: 10/10/2018
70	10/10/2018	REVISION: 10/10/2018
71	10/10/2018	REVISION: 10/10/2018
72	10/10/2018	REVISION: 10/10/2018
73	10/10/2018	REVISION: 10/10/2018
74	10/10/2018	REVISION: 10/10/2018
75	10/10/2018	REVISION: 10/10/2018
76	10/10/2018	REVISION: 10/10/2018
77	10/10/2018	REVISION: 10/10/2018
78	10/10/2018	REVISION: 10/10/2018
79	10/10/2018	REVISION: 10/10/2018
80	10/10/2018	REVISION: 10/10/2018
81	10/10/2018	REVISION: 10/10/2018
82	10/10/2018	REVISION: 10/10/2018
83	10/10/2018	REVISION: 10/10/2018
84	10/10/2018	REVISION: 10/10/2018
85	10/10/2018	REVISION: 10/10/2018
86	10/10/2018	REVISION: 10/10/2018
87	10/10/2018	REVISION: 10/10/2018
88	10/10/2018	REVISION: 10/10/2018
89	10/10/2018	REVISION: 10/10/2018
90	10/10/2018	REVISION: 10/10/2018
91	10/10/2018	REVISION: 10/10/2018
92	10/10/2018	REVISION: 10/10/2018
93	10/10/2018	REVISION: 10/10/2018
94	10/10/2018	REVISION: 10/10/2018
95	10/10/2018	REVISION: 10/10/2018
96	10/10/2018	REVISION: 10/10/2018
97	10/10/2018	REVISION: 10/10/2018
98	10/10/2018	REVISION: 10/10/2018
99	10/10/2018	REVISION: 10/10/2018
100	10/10/2018	REVISION: 10/10/2018

Patrick Carter
14,000 Riverport Way
Richmond, BC

LEGACY PARK
LANDS LTD

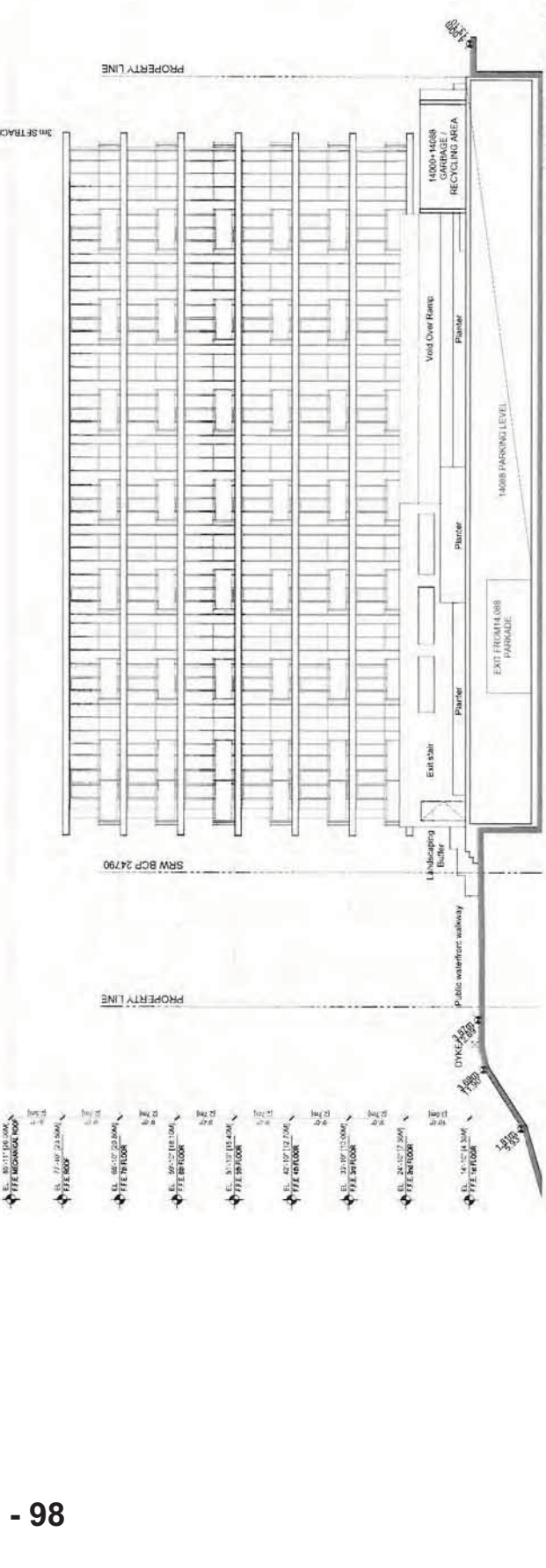
DATE	10/10/2018
SCALE	1/8" = 1'-0"
SHEET NO.	101
SHEET TITLE	BUILDING ELEVATIONS

A-301a

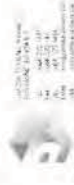


1 EAST ELEVATION
1/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



2 NORTH ELEVATION
1/8" = 1'-0"

**PLN - 99**

14,000 Riverport Way
Richmond, BC

LEGACY PARK
LANDS LTD

[illegible]

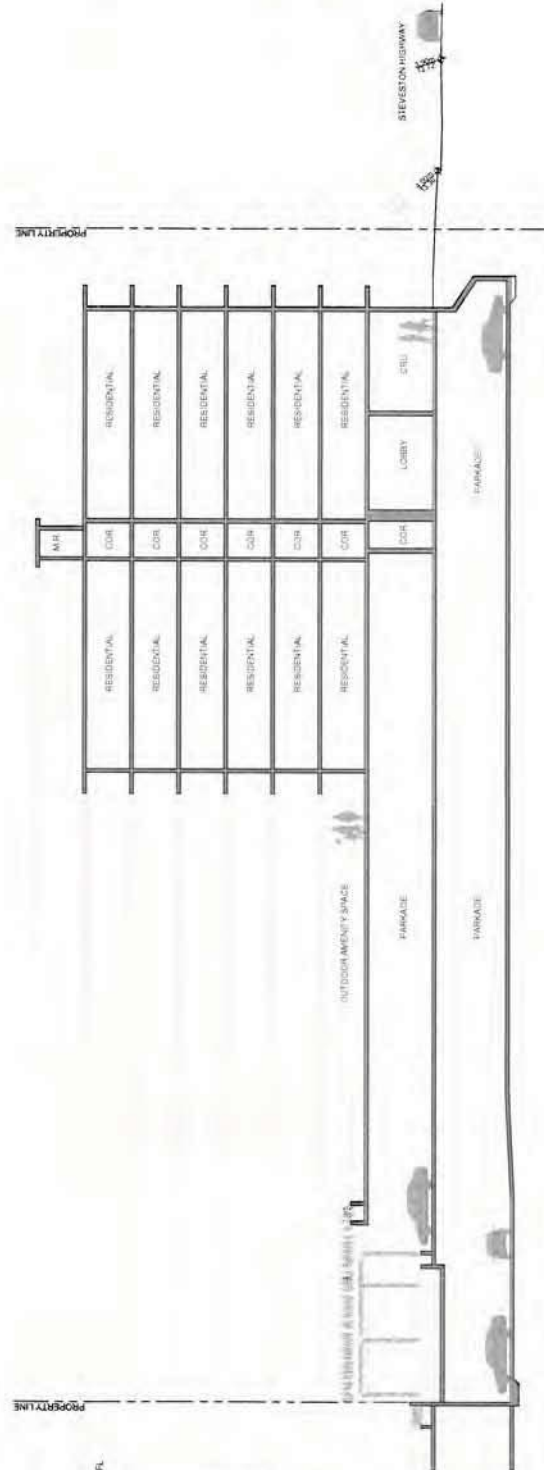
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------

BUILDING SECTIONS

Labeling kit:	RE-
A-401	-



SECTION CC
3:32"=1'-0"



27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

[illegible]

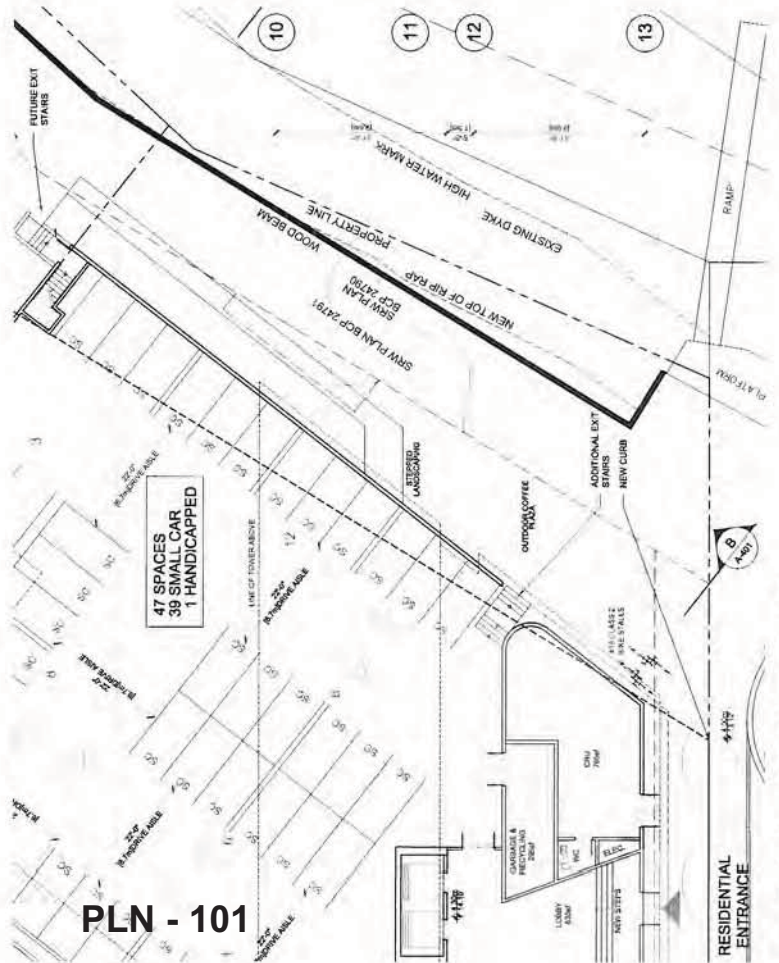
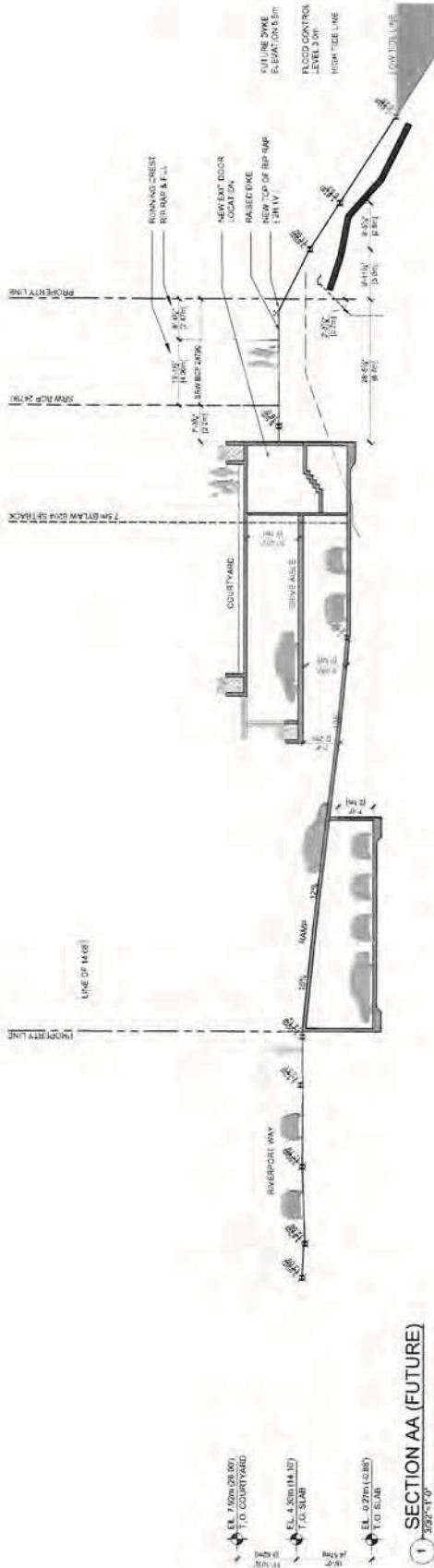
14,000 Riverport Way
Richmond, BC

LEGACY PARK
LANDS LTD

Quartile	Mean	SD
Q1=25.4%		
Q3=74.6%		
Q4=100%		
Q5=100%		

BUILDING SECTIONS

<p>Chassis, NO.1</p> <p>A-402</p>	REV.	-
--	------	---



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
2	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
3	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
4	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
5	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
6	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
7	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
8	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
9	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
10	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
11	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
12	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
13	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
14	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
15	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
16	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
17	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
18	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
19	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
20	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	

Pallick Cotter
14,000 Riverport Way
Richmond, BC

**LEGACY PARK
LANDS LTD**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
2	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
3	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
4	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
5	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
6	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
7	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
8	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
9	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
10	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
11	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
12	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
13	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
14	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
15	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
16	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
17	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
18	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
19	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
20	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	

**PROPOSED FUTURE
FLOOR PLAN &
SECTION**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
2	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
3	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
4	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
5	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
6	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
7	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
8	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
9	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
10	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
11	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
12	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
13	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
14	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
15	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
16	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
17	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
18	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
19	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	
20	ISSUED FOR PERMITTING	2024-01-15	PAUL COTTER	

14000 Riverport, Richmond



Tree and shrub planting



Climbers - clematis



Climbers - clematis



Climbers - clematis



Evergreen Climbers - Pachysandra

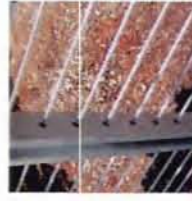


Climbers - clematis

PLANTING FOR 'SCREENING'



Pergola design



Galvanized wires to support climbing plants



Vertical slats, large gaps



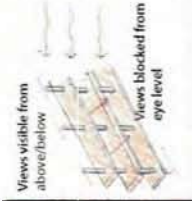
Vertical slat, sculptural forms



Horizontal slats



Sketch of proposed angled slats

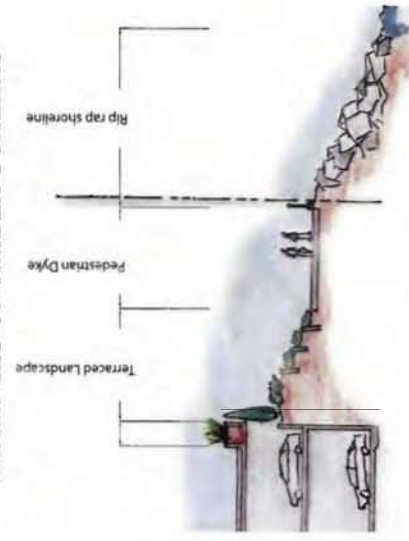
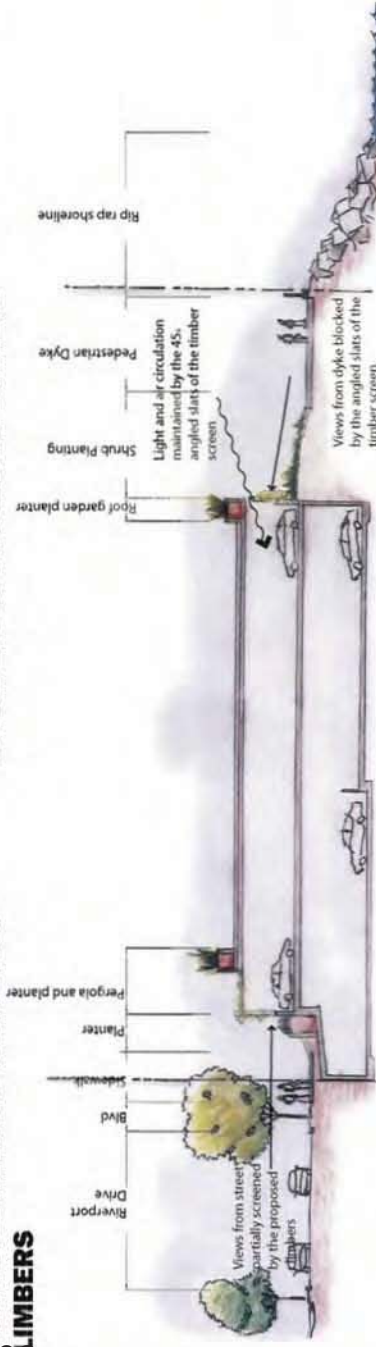


Horizontal slats, small gaps

PERGOLA DETAIL AND WIRES FOR CLIMBERS

EXAMPLES OF ALUMINUM SCREENS

EXAMPLES OF TIMBER SCREENS



CROSS SECTION - OPTION A CROSS SECTION - OPTION B

SKETCH IDEAS

SCREEN WALL PRECEDENTS

August 2nd, 2011


City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

ZT 11-565675

Address: New Building Proposal at 14000 Riverport Way

Applicant: Patrick Cotter Architect Inc.

Planning Area(s): Fraser Lands

14000 Riverport Way	Existing	Proposed
Owner:	Legacy Park Lands Limited	No change
Site Size (m²):	2,642.3 m ²	No change
Land Uses:	Vacant	Market rental apartment housing, community amenity and commercial
OCP Designation:	Limited Mixed Use	No change
Zoning:	Low Rise Apartment (ZLR) – Riverport	Text Amendment
Number of Units:	Vacant	60 market rental apartments 68.3 m ² CRU 83.6 m ² community meeting space

Area A (14000 Riverport Way)	Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.91 & Max. 0.1 amenity	1.91 0.05	None permitted
Lot Coverage – Building:	Max. 46%	Approx. 33%	None
Setbacks: Steveston Highway Riverport Way Side yard (East) Rear yard (North)	Min. 1 m Min. 2 m Min. 8.5 m n/a	2.3 m to 3.7 m 0 m to 3.7 m 8.5 to 16.7 m 0 m	None
Height (m):	Max. 22.5 m	22.5 m	None
Off-street Parking Spaces – Resident Visitor Commercial Accessible 14088 Riverport Way Total	After TDMs 72 12 (3) (2) 31 115	After TDMs 72 12 (Visitor Spaces) (2) 31 115	None
Small Car Parking Spaces:	Max. 50%	49% (56 Spaces)	None
Amenity Space – Indoor:	Min. 100 m ²	125.4 m ²	None
Amenity Space – Outdoor:	Min. 360 m ²	617.8 m ²	None

Chronology of Previous Development Applications at Waterstone Pier
(14000, 14088, 14100, 14200 & 14300 Riverport Way, formerly 14791 Steveston Highway)

Year	Application No.	Description and Status
1997	RZ 97-117077	<ul style="list-style-type: none"> The property was rezoned to "Athletics and Entertainment (AE)" from "Light Industrial District (I2)".
1998	SD 97-122612	<ul style="list-style-type: none"> The City and Legacy Park Lands Ltd. completed a subdivision and land exchange to create development site, for dyking and to provide access to City lands to north.
1998	DP 97-122639	<ul style="list-style-type: none"> A Development Permit was issued to allow the subdivision provided that identified ESA's in the eastern portion of the area and on parts of the shoreline were preserved.
2000	DP 99-170431	<ul style="list-style-type: none"> A Development Permit was issued for a concert hall. The Development Permit lapsed on January 24, 2002.
2002	RZ 02-199258	<ul style="list-style-type: none"> A Rezoning and Official Community Plan amendment was submitted for a mixed-use development consisting of rental housing, condominiums, dormitories, commercial use and recreational facilities. The bylaws 7370 & 7371 had Public Hearing and Third Reading on June 17, 2002. The GVRD rejected the OCP amendment to the Regional Context Statement on October 29, 2002. The proposal was reviewed and refined. The bylaws were abandoned on June 23, 2003.
2003	RZ 03-234655	<ul style="list-style-type: none"> A Rezoning and Official Community Plan amendment was approved for a mixed-use development consisting of rental housing, condominiums, dormitories, commercial use and recreational facilities in 5 buildings. The previous Rezoning application was similar.
2004	DP 04-269797	<ul style="list-style-type: none"> A Development Permit was issued for 3 market residential buildings (14100, 14200 & 14300 Riverport Way) and 1 rental residential building (14088 Riverport Way). The design of the rental residential building (14088 Riverport Way) was amended through General Compliance in 2010.
2005	SD 03-246840	<ul style="list-style-type: none"> A subdivision was completed to create Riverport Way and 3 development parcels (14000, 14088 and 14100/14200/14300 Riverport Way).
2005	SA 02-218175	<ul style="list-style-type: none"> A Servicing Agreement was executed for the design and construction of: Riverport Way; Steveston Highway; riverfront plaza, piers and float; dike roadway, walkway and improvements; and parking and walkway in the City lands to north. A large proportion of the works are constructed and under maintenance. Temporary frontage improvements need to be replaced with permanent works adjacent to the remaining undeveloped lot at 14000 Riverport Way.
2011	ZT 11-565675	<ul style="list-style-type: none"> Current rental residential proposal submitted for consideration.

**Zoning Text Amendment Considerations
14000 & 14088 Riverport Way
ZT 11-565675**

Prior to final adoption of Zoning Text Amendment Bylaw 8811, the developer is required to complete the following:

1. Discharge existing perpetuity covenant registered on title of both the 14000 & 14088 Riverport Way lots (BV459923).
2. Registration of a site specific Housing Agreement on title of both the 14000 & 14088 Riverport Way lots to secure 140 market rental apartment housing units, the combined habitable floor area of which shall comprise all of the subject development's total residential building area (based on the total permitted residential FAR), with the exception of other permitted uses at the ground floor level of 14000 Riverport Way, and prohibiting subdivision or strata-titling (consolidation is permitted). Occupants of the market rental apartment housing units shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided on that property. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Property	Number of Units	Total Residential Floor Area
14000 Riverport Way	60	Approx. 4,966.2 m ²
14088 Riverport Way	80	Approx. 4,489.5 m ²
Total	140	Approx. 9,455.7 m ²

3. Registration of a legal agreement on title of the 14000 Riverport Way lot to secure a meeting room for community use (min. 74.3 m² room area) to benefit the 14000 & 14088 Riverport Way lots and strata plan BCS1965 (14100, 14200 & 14300 Riverport Way).
4. Discharge existing offsite parking agreement covenants, easement, and priority agreements registered on title of both the 14000 & 14088 Riverport Way lots for access to/from the underground parking structure and securing 43 off-site parking spaces (BB1703862 through to BB1703867).
5. Registration of a legal agreement on title of the 14000 Riverport Way lot to secure:
 - a. Vehicle access to/from the underground parking structure for the 14088 Riverport Way lot.
 - b. 15 resident parking spaces, 24 hours a day, 7 days a week, for the 14088 Riverport Way lot.
 - c. 16 visitor parking spaces, 24 hours a day, 7 days a week, for the 14088 Riverport Way lot.
6. Registration of a legal agreement on title of the 14088 Riverport Way lot to allow access/egress of pedestrians to/from the underground parking northeast exit stairwell on the 14000 Riverport Way lot.
7. The granting of a Statutory Right-of-Way for Public-Rights-of-Passage purposes on title of the 14000 Riverport Way lot for the boulevard and sidewalk at the southwest corner (design and construction of works secured via SA 02-218175).
8. The granting of a Statutory Right-of-Way for utilities purposes on title of the 14000 Riverport Way lot for the boulevard and sidewalk at the southwest corner (design and construction of works secured via SA 02-218175).
9. Discharge existing noise covenant registered on title of the 14000 Riverport Way lot (BV459921).

10. Registration of a Noise Sensitive Use Restrictive Covenant on Title of the 14000 Riverport Way lot to ensure mitigation of industrial and railway noise potential (branch line) is incorporated into dwelling unit design and construction to achieve the following:

- a. indoor sound level criteria (with doors and windows closed):

Portion of Dwelling Unit	Maximum Noise Levels (decibels)
Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways, and utility rooms	45 dB

- b. indoor thermal comfort standard (with doors and windows closed throughout all seasons): ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy"

11. Registration of a Dike Maintenance Agreement (DMA) on title of the 14000 Riverport Way lot, including:

- a. A provision for structures to encroach within the minimum 7.5 m setback from the dike right-of-way (flood plain designation and protection Bylaw 8204). The structures shall be for the purpose of habitable space, parking, vehicle and pedestrian circulation, and subsurface structure(s) that have been engineered to support a future raised dike. The Owner shall be solely responsible for liability and maintenance of encroachments to the City's satisfaction. The Owner shall be responsible at the Owner's cost to maintain structure(s) or reinstate dike toe approved by the Province.
- b. The provision of an Engineering Report with specifications to the satisfaction of the City, as an attachment to the DMA, and if required, addressed to the City. The report should address all aspects of the development that have the potential to adversely impact the dike. Aspects should include but not be limited to:
- i. Structural Building Integrity: all structures will be designed to accommodate a future dike height of 5.5m (note: all elevations are based on the City's HPN benchmark datum) plus dike maintenance vehicle loading (H20).
 - ii. Inspection and Maintenance Schedule of Structural Elements: for use by future owners, this will provide a recommended schedule of inspection and maintenance requirements for all structures that interact with the dike.
 - iii. Building Drainage: detail how any proposed drainage system will operate such that they will not negatively impact the dike or the storm sewer system.
 - iv. Construction Methodology: detail construction activities/methodologies that will be used and how they may impact the dike.
- c. The provision of a statutory right-of-way (SRW) agreement granting the City permission and access to maintain or remove encroaching structures.
- d. A provision that the Owner shall be responsible for on-site restoration and grade transition works to provide an appropriate interface between the development and any future higher dike.

12. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$40,742) to the City's public art fund or towards installation of Public Art onsite through participation in the City's Public Art Program.

13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

14. Ministry of Environment approval, in a form acceptable to the Director of Development.

15. Provincial Dike Authority approval, in a form acceptable to the Director of Engineering.

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

- Finalize parking layout and Transportation Demand Measures (TDMs), which include:
 - a. Voluntary contribution towards a bus shelter and bus pad at the existing bus stop at Steveston Highway and Entertainment Boulevard (\$25,000), and
 - b. Voluntary contribution towards a special crosswalk on Steveston Highway at Entertainment Boulevard with wheelchair ramps (\$45,000).
- Submission of a Title summary report of existing charges on Title, with lawyer's assessment recommendations on whether charges/modifications/discharges are required to achieve the development proposal.

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

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Registration of a geotechnical/subsidence covenant on title to the lands, if needed.
- Registration of an alternative solution (Building Code equivalency) covenant on title to the lands, if needed.
- Obtain a separate 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.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed copy on file

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8811 (ZT 11-565675)
14000 AND 14088 RIVERPORT WAY**

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

- 1) Richmond Zoning Bylaw 8500 is amended by:
 - a) Amending the title of the site specific zone to read “18.14 Low to Mid Rise Apartment (ZLR14) – Riverport”
 - b) Amending 18.14.1 (Purpose) to read “The **zone** provides for medium **density**, low to mid rise **apartment housing**, rental **apartment housing**, and limited commercial uses in the Riverport area.”
 - c) Amending 18.14.2 (Permitted Uses) and 18.14.11.1 (Other Regulations) to delete reference to “**outdoor storage**”
 - d) Amending Section 18.14.4 (Permitted Density) by inserting:

“18.14.4.3 The maximum **floor area ratio** for Area A is increased by an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.

18.14.4.4 Notwithstanding Section 18.14.4.2, the reference to “1.0” is increased to a higher **density** of “1.91” if prior to the first occupancy of the **building**, the **owner**:

 - a) provides in the **building** rental **apartment housing** units and the combined **habitable space** of the total number of rental **apartment housing** units would comprise at least 50% of the total **building** area; and
 - b) enters into a **housing agreement** with respect to the rental **apartment housing** units and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.”
 - e) Amending clause 18.14.6.2.a (Minimum side yard) to read “Area A: 8.5 m for **buildings** and **accessory buildings**; 1.0 m for **accessory structures**;”
 - f) Amending 18.14.7.1.a (Permitted Heights) to read “Area A: 22.5 m;”

- g) Amending clause 18.14.10.1 (On-site Parking & Loading) to read “On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

In the areas identified as Area “A” and Area “B” in Diagram 1 in Section 18.4.4.1

- a) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Rental housing, apartment	1.32	0.2”

- h) Deleting clause 18.14.10.2 (On-Site Parking & Loading)
- i) Deleting clause 18.14.11.3 (Other Regulations)
- j) Amending clause 18.14.11 (Other Regulations) by inserting:

“18.14.11.3 The following **uses** are only permitted within the area identified as Area “A” in Diagram 1 in Section 18.14.4.1, if any **apartment housing use** is limited to rental only and is secured by a **housing agreement** registered against the title to the **lot** in the Land Title Office:

- a) **housing, apartment;**
- b) **community care facility, minor; and**
- c) **home business”**

18.14.11.4 For the purposes of this **zone** only, a **housing agreement** means an agreement in a form satisfactory to the **City** that restricts the occupancy of the **dwelling unit** to rental tenure.”

- 2) This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8811**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

PLN - 109

CORPORATE OFFICER