



City of
Richmond

Memorandum *Bylaw 905*
Planning and Development Department
Development Applications

To: Mayor and Councillors **Date:** April 17, 2014
From: Wayne Craig **File:** RZ 12-619835
Director of Development
Re: **Rezoning Application by 664525 BC Ltd at 7400, 7420, 7440 Railway Ave
Richmond Zoning Bylaw 8500, Amendment Bylaw 9015**

Origin

At the Planning Committee meeting held on March 18, 2014, the Committee had queries about the sustainability features proposed with the rezoning application by 664525 BC Ltd to develop 14 townhouses at 7400, 7420, and 7440 Railway Avenue (RZ 12-619835). In response to the Committee's queries, the applicant advised that they would work with City staff to explore the potential sustainability options available for the proposed development.

The purpose of this memo is to provide an update on the applicant's commitment to incorporating sustainability features into the development proposal at the subject site.

Proposed Sustainability Features

The applicant has provided staff with a list of commitments that they are making regarding sustainability features proposed with development at the subject site. The applicant has committed to achieving an EnerGuide rating of 82 for the proposed development. The details of construction requirements needed to achieve the rating will be resolved as part of the Development Permit Application review process.

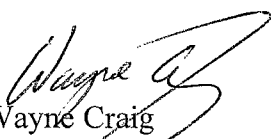
Analysis of Energy Reductions

City staff in the Sustainability Division has reviewed the applicant's list of sustainability features and has identified that the commitment to achieve an EnerGuide rating of 82 for the proposed development yields the following rough per unit estimates of annual energy and greenhouse gas (GHG) savings (based on median amounts and averaged electric and natural gas units):

- Annual energy savings: 8.6 GJ (2,400 kWh) or 15%; and
- Annual GHG savings: 0.20 tonnes CO₂ emissions.

Conclusion

City staff in the Development Applications Division and Sustainability Division has reviewed the list of sustainability features that the applicant has committed to incorporating into the proposed development and recommend support for the rezoning moving forward on this basis.


Wayne Craig
Director of Development
WC:cl