



City of
Richmond

Memorandum

Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: April 17, 2014
File: RZ 13-643346
Re: Rezoning Application by Zhao XD Architect Ltd at 8400 General Currie Rd and
7411/7431 St. Albans Rd
Richmond Zoning Bylaw 8500, Amendment Bylaw 9111

Origin

Based on recent queries by the Planning Committee about the sustainability features proposed with development applications for townhouses, the purpose of this memo is to provide an update on commitments made by the applicant for incorporating sustainability features into the development proposal at 8400 General Currie Rd and 7411/7431 St. Albans Rd (RZ 13-643346).

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 list of sustainability features and has identified that the applicant's 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