

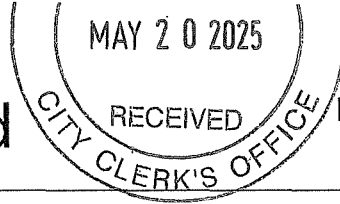
Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, May 20, 2025.

ON TABLE ITEM

Date: May 20, 2025
Meeting: Public Hearing
Item: Item #2



**City of
Richmond**



Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors

Date: May 20, 2025

From: Joshua Reis
Director, Development

File: RZ 23-033712

**Re: Public Hearing Item 2 – 9000 No. 3 Road
Revised Schedule 1 to Attachment 8**

It has been noted that Schedule 1 to Attachment 8 of the Report entitled "Application by Panatch Group for Rezoning at 9000 No. 3 Road from the "Gas & Service Stations (CG1)" Zone to the "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor) Zone" identified as Item 2 on the May 20th Public Hearing agenda is missing 2 pages.

Please find attached the corrected version of Schedule 1 for your reference. City Council should consider second and third readings of the proposed bylaws with the corrected version of Schedule 1.


Joshua Reis
Director, Development

JR:cl
Att. 1

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Sanitary Sewer Works:

7. At the applicant's cost, the applicant is required to:
 - a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - b) Not install any permanent structures or trees within the existing SRW for the sanitary sewer.
8. At the applicant's cost, the City will:
 - a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) Remove existing sanitary connection and cap at MH.
 - c) Install new connection c/w chamber within the existing SRW at furthest SE corner of the East property line and tie into main.

Street Lighting

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

General Items Including Transportation Infrastructure:

10. At the applicant's cost, the applicant is required to complete the following frontage improvements:
 - a) Construct the following along the site's Francis Road frontage:
 - i. From north to south along the subject site's full frontage along Francis Road:
 - New curb and gutter to be aligned with existing curb and gutter line;
 - 2.0 m wide grassed boulevard;
 - 2.85 m wide sidewalk.
 - ii. Transition sidewalk to meet existing conditions east of the subject site. Transitions shall include reverse curve designs.
 - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's east property line. Driveway shall be constructed with a center dividing median to enforce right-in/right-out movement.
 - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and future roadway as designed through the ultimate road functional plan, unless specifically permitted by the Director of Transportation.
 - v. Signage and pavement modifications to reflect changes to on-street parking and lane merging resulting from the proposed driveway installation.
 - b) Construct the following along the subject site's No. 3 Road frontage:
 - i. From west to east along the site's full No. 3 Road frontage:
 - New curb and gutter to be aligned with existing curb and gutter line;
 - 1.1 m grassed or treed boulevard / utility strip;
 - 2.85 m wide sidewalk.
 - ii. Transition sidewalk to meet existing conditions south of the subject site.
 - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's south property line. Driveway shall be constructed with a centre dividing median to enforce right-in/right-out movement.
 - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and roadway, unless specifically permitted by the Director of Transportation.
 - c) Construct intersection upgrades at the southeast corner of Francis Road and No. 3 Road, including:
 - i. Provision of a new traffic signal cabinet located on the subject property along the No. 3 Road frontage within a new minimum 1.8 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.
 - ii. Provision of a new UPS battery backup system cabinet located on the subject property along the Francis Road frontage within a new minimum 2.0 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.

submission confirming that they have coordinated with civil engineer(s) of any adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
- Pipe sizes, material and slopes.
- Location of manholes and fire hydrants.
- Road grades, high points and low points.
- Alignment of ultimate and interim curbs.
- Proposed street lights design.

- k) Enter into, if required, additional legal agreements, as determined through the subject development's SA(s) and/or Development Permit(s), and/or BP(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.