

MOTION: Carol Day

Item # 1 Public Hearing April 19, 2022

34 Townhouses Smith Road

To Refer back to staff Smith road road project to work with the developer Art Homes

to review the option of developing a high density condo complex over a shared parkade.

Rational : There are high density condos located a block away at Willett and Westminbster highway and this area is designated Neighbourhood Village Centre. There is a park across the street from the development and a community centre, shopping mall and school very nearby.

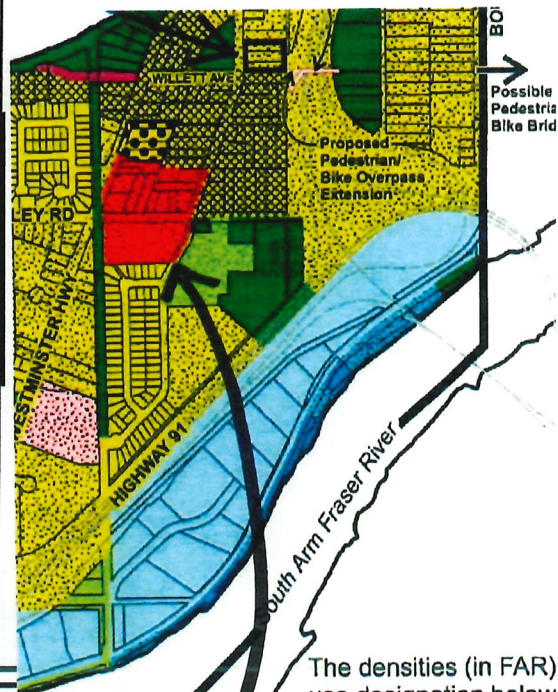
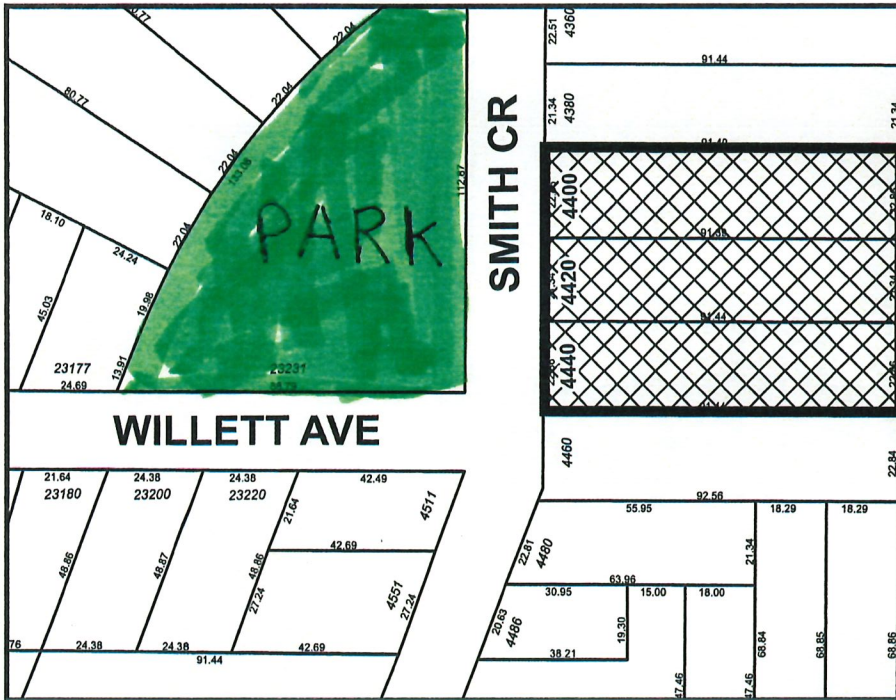
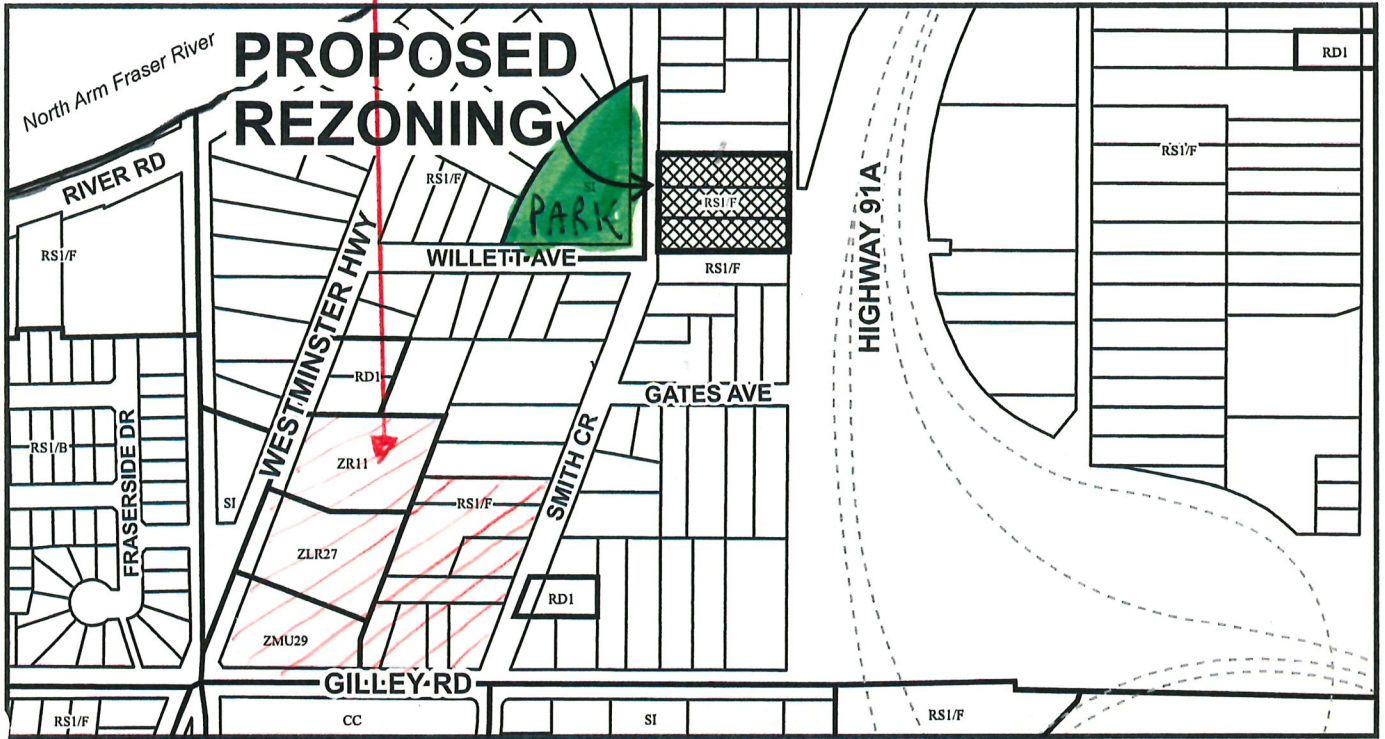
Densifying the project into condos would allow for affordable units perfectly suited to first time buyers and those with a family income of \$ 60,000 to \$ 117,00 dollars to buy or rent a unit.

4 Storey Neighbourhood Village Centre

ATTACHMENT 1



City of
Richmond



RZ 18-802860

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The densities (in FAR) use designation below maximums permitted net parcel area and in density bonus that may be under the Plan's policies.

- Neighbourhood Residential (Stacked Townhouse)
- Neighbourhood Village Centre (Residential 4 Storey)
- Neighbourhood Village Centre (Retail and Office Residential above 4 Storey 1.50 FAR)