



To: Planning Committee

Date: February 20, 2024

From: Wayne Craig
Director, Development

File: ZT 23-026738

Re: Application by HGL Investments Ltd for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” Zone to Permit Education, Commercial and Health Service, Minor uses to the Second and Third floor at 4940 No. 3 Road.

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, for a Zoning Text Amendment to the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:ac
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

HGL Investments Ltd. (Directors: C. Howe, Lincoln Leong, Winston Leong, Nelson Leong) has applied to the City of Richmond for permission to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road. The subject site is currently occupied by a three-storey commercial and office building. A map and aerial photograph showing the location of the subject site is included in Attachment 1.

Background

The site is subject to “Land Use Contract (LUC 040)”, which is set to automatically expire on June 30, 2024. The site was rezoned in 2017 to establish underlying zoning with the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 on October 16, 2017. This established the “Auto-Oriented Commercial (ZC40) – No 3 Rd (City Centre)” zone which permits Education, Commercial and Health Service, Minor uses on the ground floor in keeping with LUC 040. The proposed zoning text amendment outlined in this report would allow the Education, Commercial and Health Service, Minor uses be permitted on the second and third storeys of the building. The applicant is only looking to amend the zoning as they do not anticipate securing Education, Commercial and Health Service, Minor tenants prior to the expiration of LUC 040 on June 30, 2024.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Alexandra Street, Commercial buildings on properties zoned "Auto-Oriented Commercial (CA)".

To the South: Across Alderbridge Way, Lansdowne Mall site zoned "Auto-Oriented Commercial (CA)". Current rezoning (RZ 23-011557) and Development Permit Application (DP 23-011558) for Phase 1A of a multi-phased redevelopment.

To the East: Across Hazelbridge Way, a commercial building on a property governed by Land Use Contract 079, with an underlying zoning designation of Restaurant Commercial (ZC42) – Alderbridge Way (City Centre).

To the West: Across No. 3 Road, commercial buildings on a lot zoned "Auto-Oriented Commercial (CA)" with an application in circulation for Development Permit (DP 23-011292) to facilitate minor alterations to a commercial building on site.

Existing Site Context

There is an existing three-storey commercial retail/office building surrounded by parking on the site.

Related Policies & Studies

Official Community Plan/ City Centre Area Plan

The subject property is designated as “Commercial (COM)” in the Official Community Plan (OCP) and the City Centre Area Plan designation for the subject site is "Urban Centre T5 (25m)" and "Urban Centre T5 (35m)". The zoning text amendment is consistent with these designations and the Aberdeen Village (2031) Land Use Map (Attachment 3).

Public Consultation

A Zoning Text Amendment sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the *City's Zoning Bylaw 8500*.

Analysis

Transportation and Site Access

Vehicular access to the subject site is provided via all four fronting roads including No. 3 Road, Alderbridge Way, Alexandra Road and Hazelbridge Way. Ongoing access in this manner is acceptable to the City's Transportation department. A Traffic Study was conducted by Bunt & Associated Engineering Ltd. to understand existing parking facilities in relation to forecasted demand and subsequently reviewed by the City's Transportation department. Transportation confirmed they have no concerns.

Pedestrian improvements to enhance safety and internal circulation on the site have been included in the proposal. Pedestrian connectivity between the existing on-site sidewalks and city sidewalks will be enhanced at three locations as shown on the landscape plan. Two new connection points will be provided to Alexandra Road to the north and one to Hazelbridge Way to the east (Attachment 4). The latter involves removal of one parking stall which is supported by the information provided and subsequent review by Transportation staff.

Landscaping and Tree Protection

The existing landscaping on the site is in compliance with Richmond's Zoning Bylaw 8500. The applicant has agreed to enhance the existing landscaping buffer along Alderbridge Way as a condition of approval (Attachment 4). This includes the removal of overgrown shrubs and replacement with low evergreen ground cover and a mix of low maintenance, broadleaf evergreen and native shrubs. All existing trees will be retained through these works.

To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10 per cent contingency) prior to final rezoning approval.

The removal and replacement of landscaping materials, as well as the installation of porous pavers, will necessitate works in close proximity to existing trees. The applicant has submitted a Certified Arborist Report to confirm the landscaping improvements, as well as the enhanced pedestrian connections, will not negatively impact the trees. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$5000.00 Tree Survival Security for one tree to be retained.
- Prior to commencing landscaping works on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Sustainability

The applicant has agreed to install four EV charging units to Level 2 Charging as a sustainability improvement for this application. The EV charging units for the commercial development will be secured by legal agreement registered on Title prior to rezoning bylaw adoption.

Site Servicing

There are no site servicing concerns and no frontage improvements are required for this property at this time given the limited scope of the application.

In the future, road dedication, frontage improvements and other site securing requirements will be required where the property is redeveloping, in accordance with the City Centre Area Plan.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the “Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)” zone to permit Education, Commercial and Health Service, Minor uses to the second and third floor at 4940 No. 3 Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10535 be introduced and given first reading.



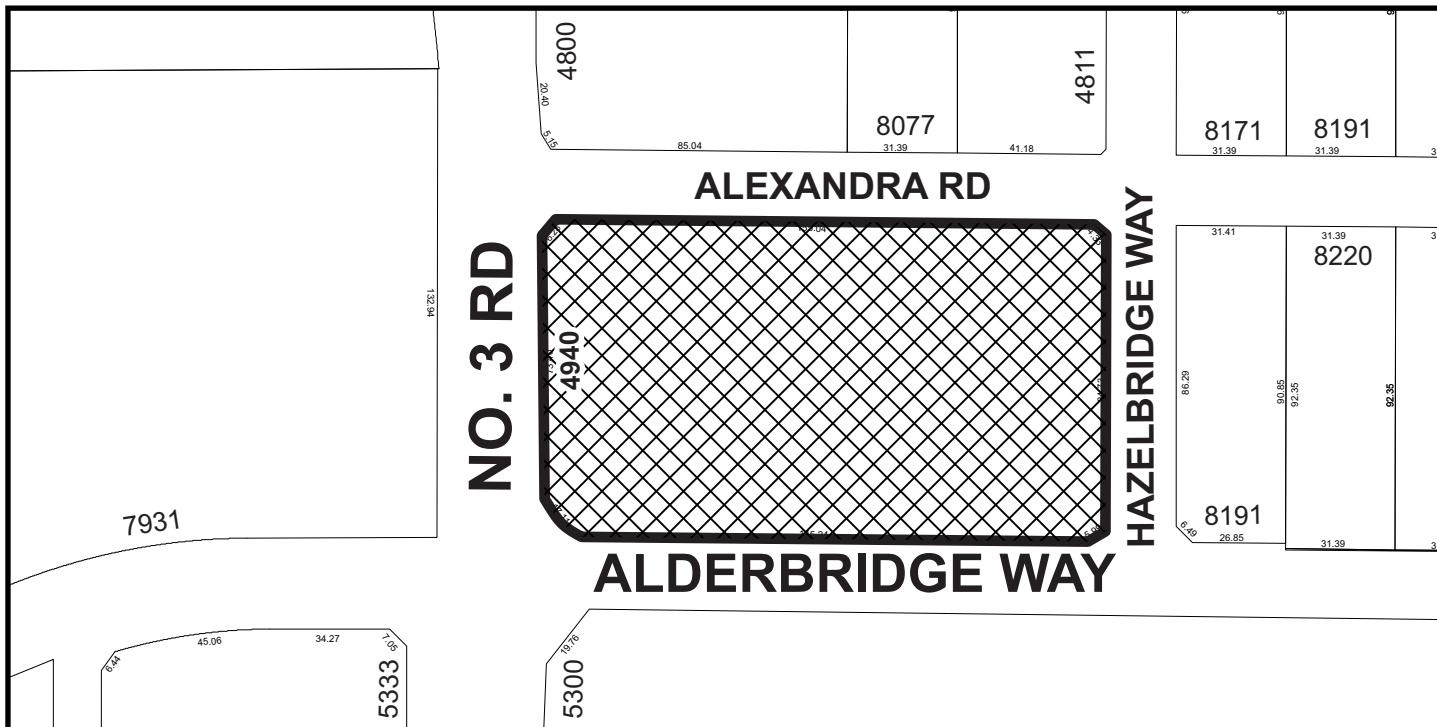
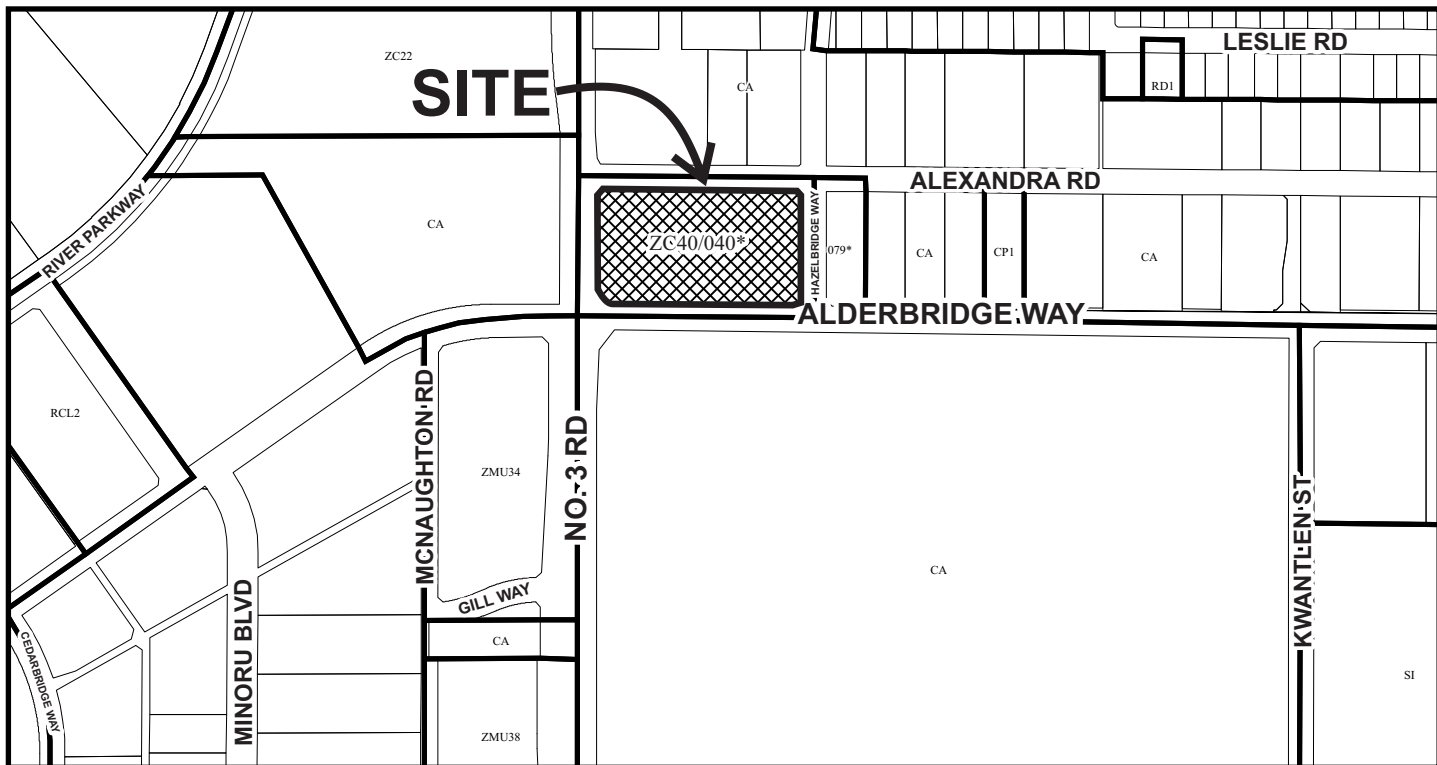
Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

- Att. 1: Location Map & Aerial Photo
 2: Development Application Data Sheet
 3: Aberdeen Village (2031) Land Use Map
 4: Landscape Plan
 5: Rezoning Considerations



City of
Richmond



	<h1>ZT 23-026738</h1>	<p>Original Date: 09/07/23</p>
	<p>PH - 8</p>	<p>Revision Date: 02/15/24</p>
		<p>Note: Dimensions are in METRES</p>



ZT 23-026738

Attachment 2

Address: 4940 No. 3 Road

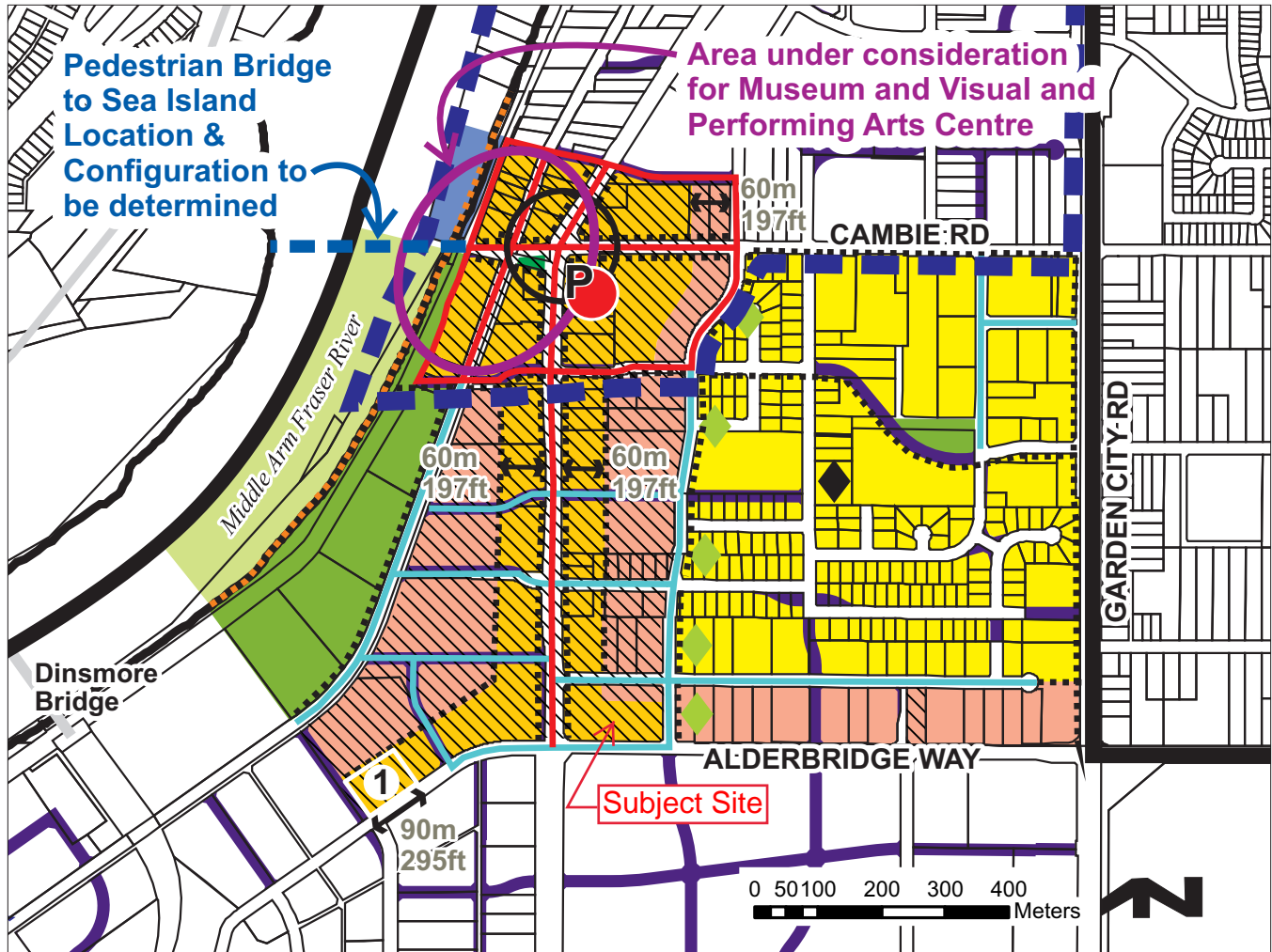
Applicant: HGL Investments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	H G L Investments Ltd	No Change
Site Size (m²):	14, 578 m ²	No Change
OCP Designation:	Commercial, Mixed Use	No Change
Area Plan Designation:	Urban Centre T5	No Change
Zoning:	Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)	No Change
Education, Commercial and Health Service, Minor uses	Permitted on first storey	To be permitted on second and third storey, in addition to the first storey.

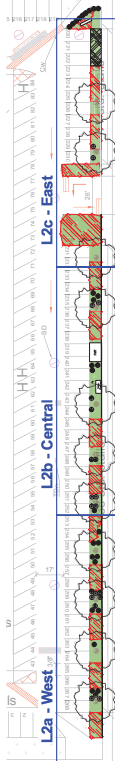
Specific Land Use Map: Aberdeen Village (2031)

Bylaw 10020
2019/05/21



General Urban T4 (25m)	Non-Motorized Boating & Recreation Water Area	Proposed Streets
Urban Centre T5 (35m)	Marina (Residential Prohibited)	Pedestrian-Oriented Retail Precincts-High Street & Linkages
Urban Centre T5 (25m)	Village Centre Bonus	Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
Location where site specific maximum building heights apply:	Institution	Richmond Arts District
(33m)	Pedestrian Linkages	Canada Line Station
Park	Waterfront Dyke Trail	Transit Plaza
Park-Configuration & location to be determined		Village Centre: No.3 Road & Cambie Road Intersection

Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



Alderbridge Way

1
Key Plan
Scale: 1" = 40'-0"

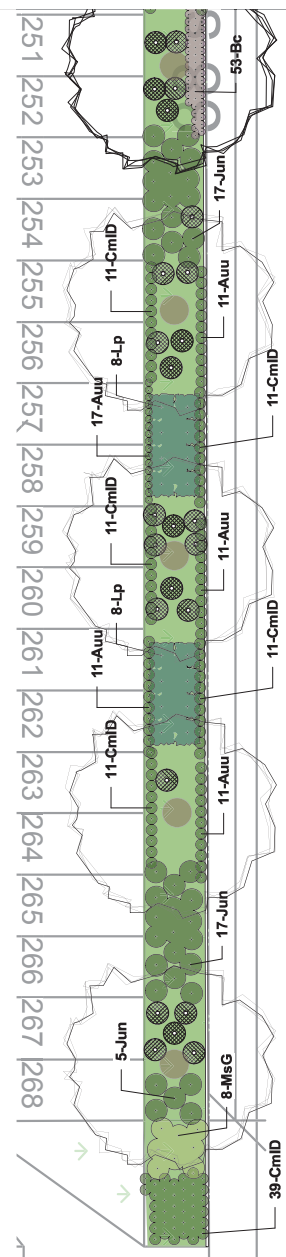
REMOVE LARGES EVERGREEN SHRUBS
RETAIN ROSES

REMOVE LARGES EVERGREEN SHRUBS
RETAIN ROSES

REMOVE LARGES EVERGREEN SHRUBS
REMOVE SOON
RETAIN ROSES



2
Landscape Demolition and Retained Plant Plan West
Scale: 1/8" = 1'-0"



4
Landscape Planting Plan West
Scale: 1/8" = 1'-0"

REMOVE LARGES EVERGREEN SHRUBS
RETAIN ROSES



PLANT USE	Latin Name	Common Name	Quantity	Scheduling Status
SHRUBS				
A-18	Asplenium Platyneuron	Rock Pool Asplenium	15E	A20 8/2 Z Cont.
A-19	Berchemia discolor	Blackberry Bramble	112B	E1. DOC. Cont.
A-20	Arundo donax	Reed	112C	E1. DOC. Cont.
A-21	Chamaecrista fasciculata	Blackberry Aster	112D	E1. DOC. Cont.
A-22	Larrea arborescens	Cholla	112E	E1. DOC. Cont.
A-23	Prosopis juliflora	Acacia	112F	E1. DOC. Cont.
A-24	Quercus laevis	Live Oak	112G	E1. DOC. Cont.
A-25	Quercus macrocarpa	Live Oak	112H	E1. DOC. Cont.
A-26	Quercus imbricaria	Live Oak	112I	E1. DOC. Cont.
A-27	Quercus prinus	Live Oak	112J	E1. DOC. Cont.
A-28	Quercus rubra	Live Oak	112K	E1. DOC. Cont.
A-29	Quercus sp.	Live Oak	112L	E1. DOC. Cont.
A-30	Quercus sp.	Live Oak	112M	E1. DOC. Cont.
A-31	Quercus sp.	Live Oak	112N	E1. DOC. Cont.
A-32	Quercus sp.	Live Oak	112O	E1. DOC. Cont.

2024-02-20 Issue for Planning Amendment
 2024-02-08 Issue for review
 2024-02-02 Draft Renovation Concept
 2024-02-02 Issue Notes



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 4940 No 3 Rd Landscape Reno for R2 amendment
 4940 No 3 Rd Landscape Reno for R2 amendment
 4940 No 3 Rd Landscape Reno for R2 amendment

Project Name: 4940 No 3 Rd Landscape Reno for R2 amendment
 Project Number: 2024-003
 Project Manager: XXX
 Date: 2024-02-02
 Issue Notes:
 Date: 2024-02-02
 Issue Notes:
 Date: 2024-02-02
 Issue Notes:

L1a

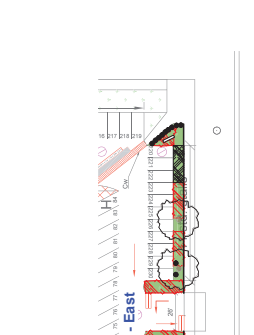
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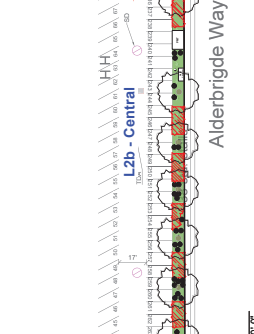
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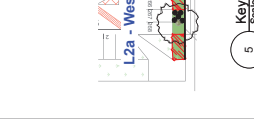
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REMOVE EXISTING



REMOVE EXISTING



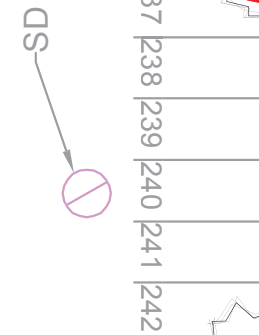
REMOVE OVERGROWN HEDGE



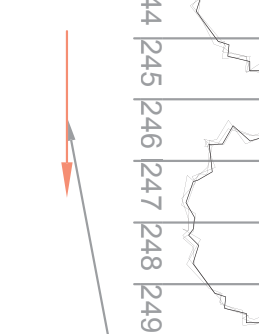
REMOVE OVERGROWN HEDGE



REMOVE OVERGROWN HEDGE



REMOVE OVERGROWN HEDGE

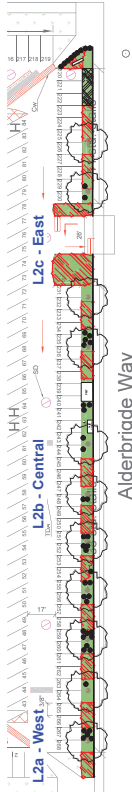


REMOVE OVERGROWN HEDGE

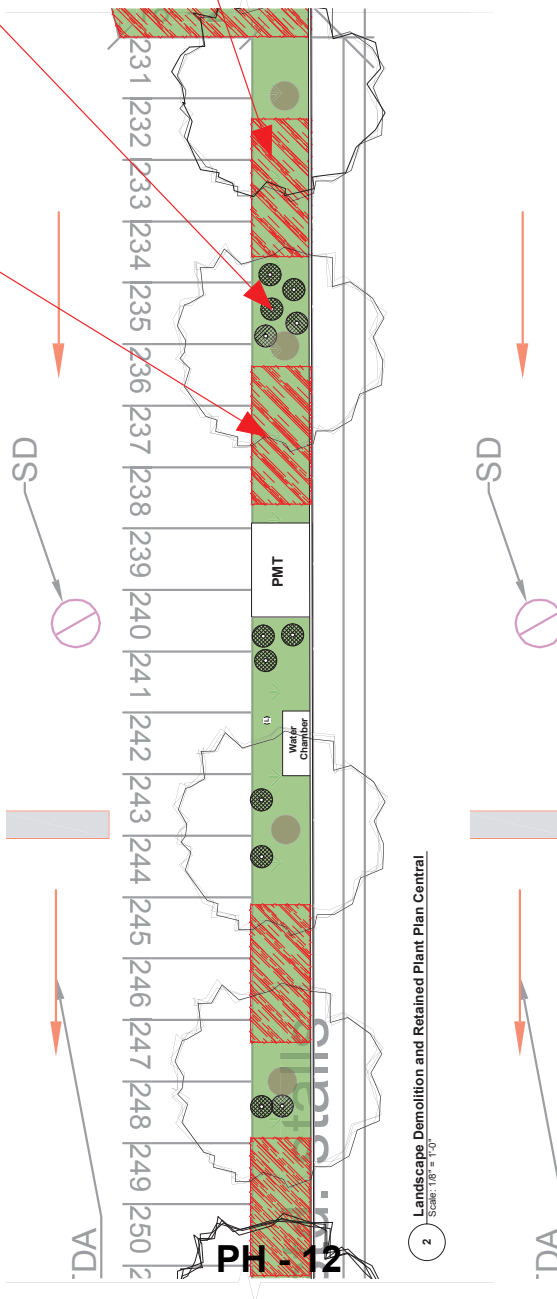


REPLACE EXISTING CURB

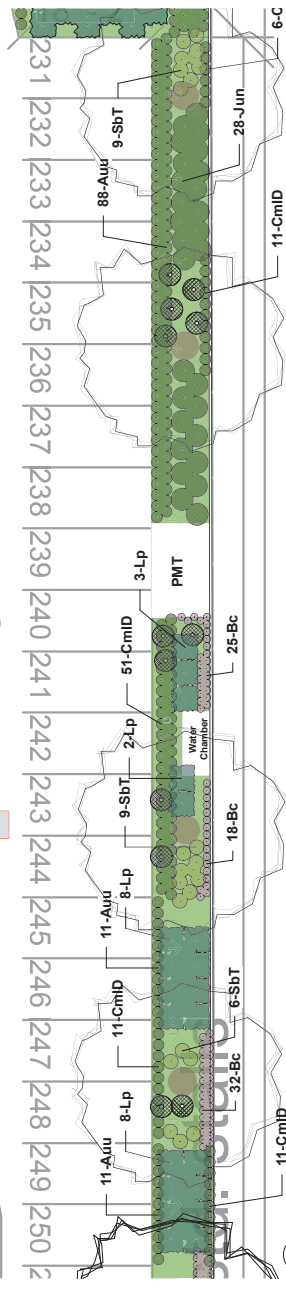
Plant Code	Latin Name	Common Name	Quantity	Schedule 20 Name
100	Quercus sp.	White Oak	1	100
101	Quercus sp.	White Oak	1	101
102	Quercus sp.	White Oak	1	102
103	Quercus sp.	White Oak	1	103
104	Quercus sp.	White Oak	1	104
105	Quercus sp.	White Oak	1	105
106	Quercus sp.	White Oak	1	106
107	Quercus sp.	White Oak	1	107
108	Quercus sp.	White Oak	1	108
109	Quercus sp.	White Oak	1	109
110	Quercus sp.	White Oak	1	110
111	Quercus sp.	White Oak	1	111
112	Quercus sp.	White Oak	1	112
113	Quercus sp.	White Oak	1	113
114	Quercus sp.	White Oak	1	114
115	Quercus sp.	White Oak	1	115
116	Quercus sp.	White Oak	1	116
117	Quercus sp.	White Oak	1	117
118	Quercus sp.	White Oak	1	118
119	Quercus sp.	White Oak	1	119
120	Quercus sp.	White Oak	1	120



5 Key Plan
Scale: 1" = 40'0"



2 Landscape Demolition and Retained Plant Plan Central
Scale: 1/8" = 1'0"



4 Landscape Planting Plan Central
Scale: 1/8" = 1'0"



Prospect & Refuge

LANDSCAPE ARCHITECTS
4052 Springdale Road, Mechanicsville, VA 23103
703.753.8888
www.prospectandrefuge.com

4940 No 3 Rd Landscape Reno for RZ amendment

Project No: 2024-013
AS No: 001

Project Name: 4940 No 3 Rd Landscape Demolition and Planting Plan - Central

Client: AS

Scale: AS

Sheet No: L1b

Date: 2024-02-02
Issue # Notes: 001

Date: 2024-02-08
Issue # Notes: 002

Date: 2024-02-02
Issue # Notes: 003

Date: 2024-02-02
Issue # Notes: 004

Date: 2024-02-02
Issue # Notes: 005

Date: 2024-02-02
Issue # Notes: 006

Date: 2024-02-02
Issue # Notes: 007

Date: 2024-02-02
Issue # Notes: 008

Date: 2024-02-02
Issue # Notes: 009

Date: 2024-02-02
Issue # Notes: 010

Date: 2024-02-02
Issue # Notes: 011

Date: 2024-02-02
Issue # Notes: 012

Date: 2024-02-02
Issue # Notes: 013

Date: 2024-02-02
Issue # Notes: 014

Date: 2024-02-02
Issue # Notes: 015

Date: 2024-02-02
Issue # Notes: 016

Date: 2024-02-02
Issue # Notes: 017

Date: 2024-02-02
Issue # Notes: 018

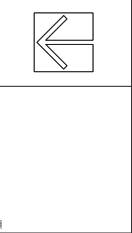
Date: 2024-02-02
Issue # Notes: 019

LEGEND

- Shubs to be removed - ADD 7.5 mm topsoil and 7.5 mm composted bark mulch and topsoil.
- Wood chipping pile to be in a wood chip container with a 6" x 6" edge.
- Existing 5" shrub washed - under 0.8m tall.
- Existing 5" shrub retained - topsoil and 7.5 mm composted bark mulch.
- Existing Tree
- New Zone Slopes
- New 1" x 1" square mesh depth 60g mesh 2' x 2' mesh in Harvest or equivalent.

NOTE: All new plants and shrubs to be shown under the supervision of the project architect.

2024-02-20 Issue for Planning Amendment
 2024-02-08 Issue for review
 2024-02-02 Draft Renovation Concept
 Date Issue Notes



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 4940 No 3 Rd Landscape Reno for RZ amendment

Project No: 2128-013
 Date: AS Noted
 Revision No: AS
 Drawing No: L1c

PH - 13
 SHEET L2C

1 Key Plan
 Scale: 1" = 40'-0"

L2a - West
L2b - Central
L2c - East

Alderbridge Way

RETAIN EXISTING IRIS DIVIDE AND BRIDGE AS IS. ADD LOW CURB AND PLANTING.

REMOVE OVERGROWN WEEDY SHRUBS

RETAIN EXISTING SHRUBS, GRASSCOVER AT TOP AND BOTTOM

2 Landscape Demolition and Retained Plant Plan East
 Scale: 1/8" = 1'-0"

INSTALL NEW CURB

REMOVE OVERGROWN EVERGREEN HEDGING

REMOVE OVERGROWN EVERGREEN HEDGING

OR 2" x 2" WOOD CHIP AND NATIVE GRASSCOVER TO LIMIT SOIL SERVICE

26'

18 219

220 221 222 223 224 225 226 227 228 229 230

CW

4 Landscape Demolition and Retained Plant Plan East
 Scale: 1/8" = 1'-0"

13-Auu

25-Lp

11-MsG

54-CmID

12-Auu

6-Lp

70-Auu

34-Jun

45-CmID

8-MsG

30-CmID

8 219

220 221 222 223 224 225 226 227 228 229 230

CW

26'

15' 20' FT

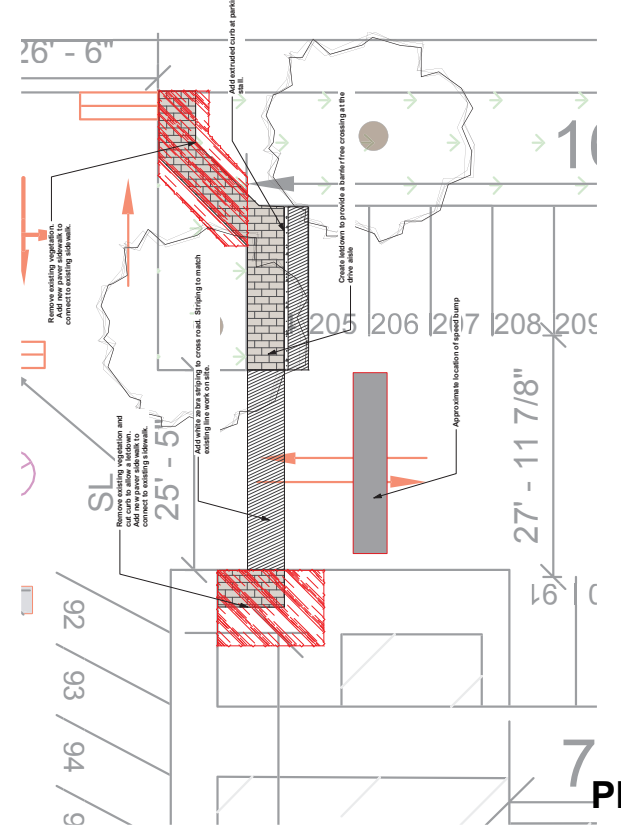
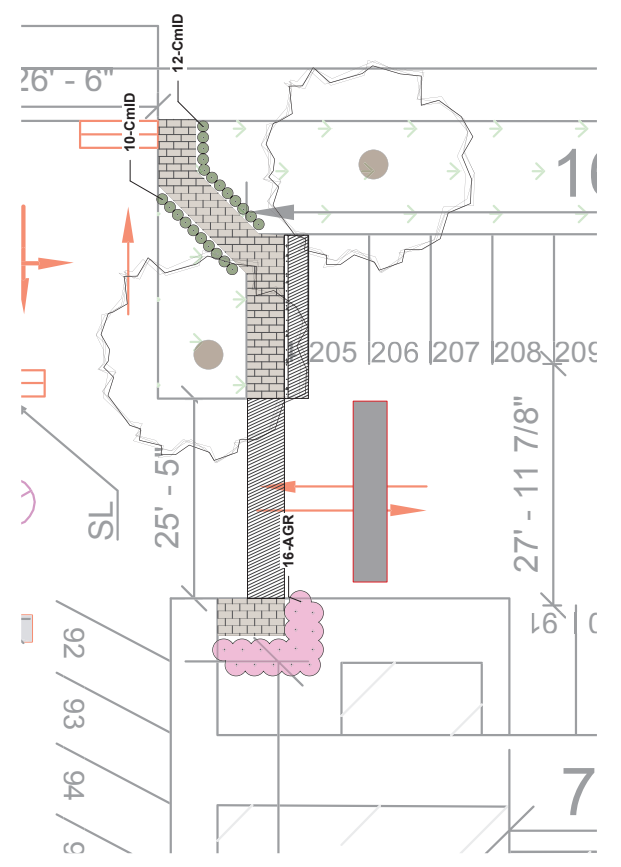
0 10 15 20 FT

PLANT LIST	Plant Name	Quantity	Species	Plant Size
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2	ARBOREUS	1	ARBOREUS	10-12 FT
3	ARBOREUS	1	ARBOREUS	10-12 FT
4	ARBOREUS	1	ARBOREUS	10-12 FT
5	ARBOREUS	1	ARBOREUS	10-12 FT
6	ARBOREUS	1	ARBOREUS	10-12 FT
7	ARBOREUS	1	ARBOREUS	10-12 FT
8	ARBOREUS	1	ARBOREUS	10-12 FT
9	ARBOREUS	1	ARBOREUS	10-12 FT
10	ARBOREUS	1	ARBOREUS	10-12 FT
11	ARBOREUS	1	ARBOREUS	10-12 FT
12	ARBOREUS	1	ARBOREUS	10-12 FT
13	ARBOREUS	1	ARBOREUS	10-12 FT
14	ARBOREUS	1	ARBOREUS	10-12 FT
15	ARBOREUS	1	ARBOREUS	10-12 FT
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17	ARBOREUS	1	ARBOREUS	10-12 FT
18	ARBOREUS	1	ARBOREUS	10-12 FT
19	ARBOREUS	1	ARBOREUS	10-12 FT
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21	ARBOREUS	1	ARBOREUS	10-12 FT
22	ARBOREUS	1	ARBOREUS	10-12 FT
23	ARBOREUS	1	ARBOREUS	10-12 FT
24	ARBOREUS	1	ARBOREUS	10-12 FT
25	ARBOREUS	1	ARBOREUS	10-12 FT
26	ARBOREUS	1	ARBOREUS	10-12 FT
27	ARBOREUS	1	ARBOREUS	10-12 FT
28	ARBOREUS	1	ARBOREUS	10-12 FT
29	ARBOREUS	1	ARBOREUS	10-12 FT
30	ARBOREUS	1	ARBOREUS	10-12 FT
31	ARBOREUS	1	ARBOREUS	10-12 FT
32	ARBOREUS	1	ARBOREUS	10-12 FT
33	ARBOREUS	1	ARBOREUS	10-12 FT
34	ARBOREUS	1	ARBOREUS	10-12 FT
35	ARBOREUS	1	ARBOREUS	10-12 FT
36	ARBOREUS	1	ARBOREUS	10-12 FT
37	ARBOREUS	1	ARBOREUS	10-12 FT
38	ARBOREUS	1	ARBOREUS	10-12 FT
39	ARBOREUS	1	ARBOREUS	10-12 FT
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42	ARBOREUS	1	ARBOREUS	10-12 FT
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44	ARBOREUS	1	ARBOREUS	10-12 FT
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47	ARBOREUS	1	ARBOREUS	10-12 FT
48	ARBOREUS	1	ARBOREUS	10-12 FT
49	ARBOREUS	1	ARBOREUS	10-12 FT
50	ARBOREUS	1	ARBOREUS	10-12 FT
51	ARBOREUS	1	ARBOREUS	10-12 FT
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83	ARBOREUS	1	ARBOREUS	10-12 FT
84	ARBOREUS	1	ARBOREUS	10-12 FT
85	ARBOREUS	1	ARBOREUS	10-12 FT
86	ARBOREUS	1	ARBOREUS	10-12 FT
87	ARBOREUS	1	ARBOREUS	10-12 FT
88	ARBOREUS	1	ARBOREUS	10-12 FT
89	ARBOREUS	1	ARBOREUS	10-12 FT
90	ARBOREUS	1	ARBOREUS	10-12 FT
91	ARBOREUS	1	ARBOREUS	10-12 FT
92	ARBOREUS	1	ARBOREUS	10-12 FT
93	ARBOREUS	1	ARBOREUS	10-12 FT
94	ARBOREUS	1	ARBOREUS	10-12 FT
95	ARBOREUS	1	ARBOREUS	10-12 FT
96	ARBOREUS	1	ARBOREUS	10-12 FT
97	ARBOREUS	1	ARBOREUS	10-12 FT
98	ARBOREUS	1	ARBOREUS	10-12 FT
99	ARBOREUS	1	ARBOREUS	10-12 FT
100	ARBOREUS	1	ARBOREUS	10-12 FT

LEGEND

- Shrubs to be removed - JUDO 75 mm topsoil and 75 mm compost bed bark must be replaced.
- Wood chipping cover to be in place and edge to be replaced with 15 mm aggregate.
- Existing shrub retained - under 6.0m tall.
- Existing shrubs to be retained - topsoil with 75 mm compost bed bark must be replaced.
- Existing Tree
- New Zone Stripes
- New 75 mm wide zone strip with 15 mm aggregate to be used in Harvest, or equivalent.

NOTE: All removal work activities to be done under the approval of the project architect.



DATE	DESCRIPTION	QUANTITY	UNIT	REMARKS
2024-02-20	Issue for Planning Amendment			
2024-02-08	Issue for Review			
2024-02-02	Final Revision Concept			
2024-02-02	Issue Notes			



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 4952 South Pacific Highway, Suite 103
 Melbourne, Victoria 3168
 Phone: (03) 9594 3000
 Email: info@prospectandrefuge.com.au

Project Name: 4940 No 3 Rd Landscape Reno for RZ amendment	
Client: XXX	Project No: XXX
Scale: 1:100	Drawn By: AS
Project No: 2108-013	AS Noted
Project Name: Hazelbridge Pedestrian Connection	Scale: 1:100
Project No: XXX	AS
Revision: L1d	

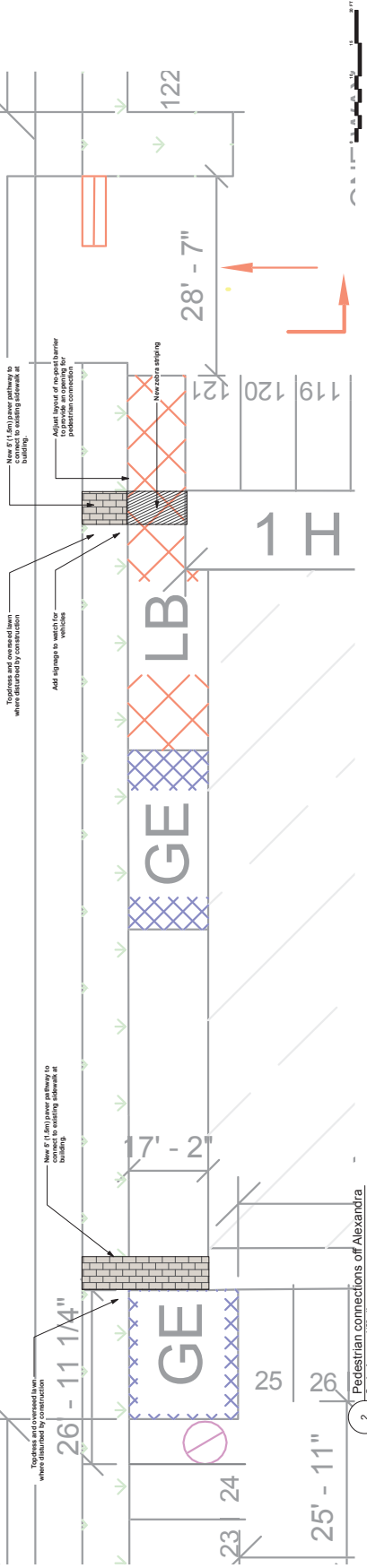
2 Hazelbridge Pedestrian Connection-Planting
 Scale: Approx. 1/8" = 1'

PH 14 Hazelbridge Pedestrian Connection- Demo and Hardscape
 Scale: Approx. 1/8" = 1'



Alexandra

td. stalls



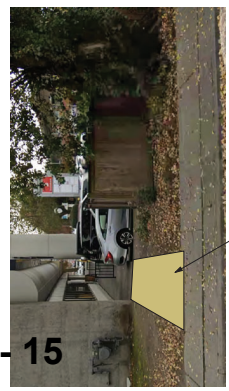
2 Pedestrian connections of Alexandra
Scale: Approx. 1/8"=1'

LEGEND

- Shrubs to be removed - JUDO 75 mm topsoil and 75 mm compost bed bark must be replaced.
- Wood chipping Com to be used and replaced to match any edge.
- Existing shrub retained - under 6.0m tall.
- Existing shrubs to be removed - topsoil and 75 mm compost bed bark must be replaced.
- Existing Tree.
- New Zero Slopes.
- New 6" (1.5m) wide paving with 100mm 75 mm compacted sub-base, 100mm 75 mm compacted sub-base, 100mm 75 mm compacted sub-base, 100mm 75 mm compacted sub-base.

NOTE: All removal work activities to be done under the approval of the project architect.

PH - 15



New 6" (1.5m) wide paving with 100mm 75 mm compacted sub-base from sidewalk to building.



Cut or remove the Post-barrier to allow pedestrian connection.

New 6" (1.5m) wide paving with 100mm 75 mm compacted sub-base to the driveway.



Add signage if required for safety.

Add white zones adjacent to match existing on site.

Adjust layout of no post-barrier to allow for new paving across loading zone.

2024-02-20	Issue for Planning Amendment
2024-02-09	Issue for review
2024-02-02	Final Revocation Concept
Date	Issue Notes

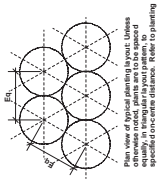


Prospect & Refuge

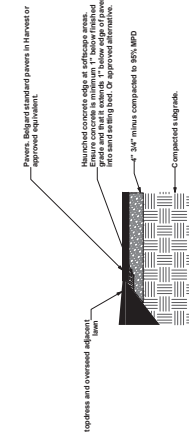
LANDSCAPE ARCHITECTS
1022 Street Road, Melbourne, VIC 3123
Phone: 03 9594 1000
Email: info@prospectandrefuge.com.au

4940 No 3 Rd Landscape Reno for RZ amendment

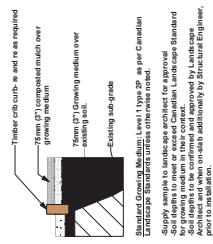
Project Name	4940 No 3 Rd Landscape Reno for RZ amendment
Project No.	2024-03
Project Date	2024-03
Project No.	AS No 100
Project Name	Landscape: NW Pedestrian Connections
Project No.	AS
Project Date	L1e



1 Shrub and Perennial Planting
Scale: 1/2" = 1'-0"



2 Concrete Unit Pavers
Scale: 1/2" = 1'-0"



3 Top Soil
Scale: 1/2" = 1'-0"

2024-02-20	Issue for Rezoning Amendment
2024-02-09	Issue for review
2024-02-02	Final Renovation Concept
Date	Issue Notes
<p>Prospect & Refuge LANDSCAPE ARCHITECTS 4025 S. Fraser Street, Vancouver, BC V6J 3H3 Tel: 604.271.1111 www.prospectandrefuge.com</p>	
<p>4940 No 3 Rd Landscape Reno for RZ amendment</p>	
<p>Project No: 2024-03 Issue No: AS Noted Revision No: AS Drawing No: L1f</p>	



City of
Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4940 No. 3 Road

File No.: ZT 23-026738

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10535, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,957.89 (including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any landscaping or construction activities occurring on-site.
3. Submission of a Tree Survival Security to the City in the amount of \$5000.00 for one tree to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment for the use of the commercial tenants and others as determined to the satisfaction of the City. More specifically, a minimum of 4 of the required parking spaces must be provided with Level 2 EV charging.
6. Receipt of a Letter-of-Credit for Electric Vehicle (EV) Charging Infrastructure in the amount of \$10,000.00. To accompany the EV charging security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the city.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.



Richmond Zoning Bylaw 8500
Amendment Bylaw 10535 (ZT 23-026738)
4940 No 3 Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 22.40 [Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)] by deleting Section 22.40.11.2 and replacing it with the following:
- 2. Notwithstanding Section 22.40.11.1, the following permitted uses may be located on the second and third storeys, in addition to the first storey:
a) education commercial
b) health service, minor
c) office”.
2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10535”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 11 2024

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER