



City of Richmond

Report to Committee Planning and Development Division

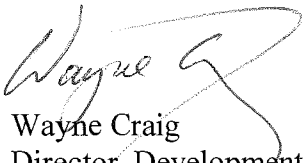
To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 14, 2015
File: ZT 15-695231

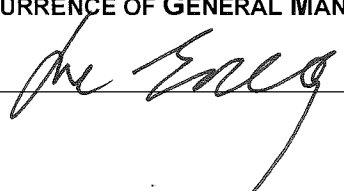
Re: Application by Oval 8 Holdings Ltd. for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" Zone at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone, a site-specific zone applicable at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way, to permit changes to the approved subdivision plan, be introduced and given first reading.


Wayne Craig
Director, Development

WC:spc
Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

Oval 8 Holdings Ltd. (Aspac Developments) has applied to the City of Richmond for a Zoning Text Amendment to the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, the site-specific zone applicable to “River Green”, a multi-phase, high density, mixed use development along the Middle Arm of the Fraser River between the No. 2 Road and Dinsmore Bridges. More specifically, the purpose of the proposed Zoning Text Amendment is to change the subdivision boundaries of the portion of the ZMU4 zone situated east of Hollybridge Way (i.e. between the Richmond Olympic Oval and Gilbert Road) (Attachments 1, 2, and 3) to:

- Consolidate three (3) residential lots into one to improve site planning (Attachments 4 and Attachment 7, Schedule A);
- Consolidate and expand Public Rights of Passage right-of-way areas secured prior to rezoning adoption for walkways and related uses on the three (3) affected lots to provide for a larger, central, riverfront park space (Attachments 5 and 6);
- Construct, at the developer’s sole cost, a new “Temporary Public Open Space” and related City dike/park improvements, to be completed prior to occupancy of the developer’s first phase east of the Richmond Olympic Oval (i.e. Lot 9, currently under construction) for public use until the proposed central public open space is constructed by the developer in its ultimate form in the developer’s fourth/final phase east of the Oval (Attachment 7); and
- Create a fee-simple lot and transfer it to City ownership (at no cost to the City), which lot shall be the future site of a City-owned, stand-alone, turnkey, affordable, child care facility to be constructed by the developer (at the developer’s sole cost) as per legal agreements registered on title prior to rezoning. (Attachment 9, Schedule D)

Findings of Fact

To date, development approvals in the subject area of “River Green” (i.e. east of the Richmond Olympic Oval) include:

- Rezoning (RZ 09-460962): October 2011 / adopted
- Zoning Text Amendment:
 - i. Affordable Housing Value Transfer (ZT 12-610289) September 2013 / adopted
- Development Permits:
 - i. Lot 9 @ riverfront (DP 11-587954) July 2013 / issued
 - ii. Lot 12 @ River Road (DP 11-587896) July 2013 / issued
- Building Permit:
 - i. Lot 9 @ riverfront (BP 13-651592) February 2015 / issued

A Development Application Data Sheet, providing details about the subject development proposal, is attached. (Attachment 8)

Surrounding Development

The subject site is located in the City Centre's Oval Village, an emerging high-rise, high density, mixed use community focussed around the Richmond Olympic Oval, the river, and an array of pedestrian-oriented retail and recreational amenities. Development near the subject site includes:

To the North: The Middle Arm of the Fraser River, dike, and related public amenities and park.

To the East: A City-owned, heritage-designated woodlot at 6900 River Road (the restoration and interpretation of which is the responsibility of the "River Green" developer, as per RZ 09-460962), beyond which is the Gilbert Road approach to the Dinsmore Bridge and light-industrial lands designated for future park use.

To the South: River Road, beyond which lies several sites that are currently under development with high-rise, high density, residential and mixed use buildings, similar in scale and character to the subject "River Green" development.

To the West: Hollybridge Way and canal, beyond which is the Richmond Olympic Oval and the balance of "River Green" (ZMU4-zoned) lands, including Aspac's sales centre and its first phase of residential development (which is occupied).

Related Policies & Studies

Official Community Plan / City Centre Area Plan (Schedule 2.10)

The subject development proposal is in conformance with City Centre Area Plan (CCAP) policies, including:

- Specific Land Use Map: Oval Village (2031), which designates "River Green" for mid- and high-rise, mixed use development (i.e. "Urban Centre T5" and "Village Centre Bonus") with pedestrian-oriented retail and related uses along River Road and a maximum density of 3.0 floor area ratio (FAR);
- Park and public open space linkages, which direct that development of the subject site includes open space features designed to enhance public access to and enjoyment of the City Centre's riverfront; and
- "Village Centre (commercial) Bonus", which requires that at least 5% of bonus floor area is constructed as a City-owned, affordable child care (to a turnkey level of finish, at the developer's sole cost).

As per legal agreements registered on title with respect to RZ 09-460962, in the third phase of development (east of the Richmond Olympic Oval), the developer must construct a 464.5 m² (5,000 ft²) City-owned, affordable child care facility and related outdoor program space and required parking on the subject site, to a turnkey level of finish, at the developer's sole cost.

Public Consultation

Informational signage is posted on the subject site to notify the public of the subject application. At the time of writing this report, no public comment had been received. The statutory Public Hearing will provide neighbours and other interested parties with an opportunity to provide comment.

Analysis

The subject portion of “River Green” (i.e. situated east of the Richmond Olympic Oval) is comprised of five lots zoned for high-density development, including:

- Three (3) waterfront lots zoned for residential uses only; and
- Two (2) lots that front River Road and are zoned for mixed residential/commercial uses, together with (on the east lot only) an affordable child care facility to be constructed by the developer (as per density bonus provisions in “River Green’s” ZMU4 zone).

In addition, through the rezoning of the subject portion of “River Green”, Public Rights of Passage right-of-ways were registered on title to secure 5,473.9 m² (1.35 ac) of the three (3) waterfront lots for public open space purposes, generally in the form of public walkways linking Pearson Way with the City dike and waterfront park.

The developer has requested the subject Zoning Text Amendment on the basis of the following:

- The Middle Arm waterfront is an increasingly popular destination and would benefit from better public access, but planned linkages in the vicinity of “River Green” are limited to Hollybridge Way and the meandering public walkway right-of-ways secured through the site’s original rezoning;
- The consolidation of “River Green’s” three (3) waterfront lots would facilitate the consolidation and expansion of two (2) of the development’s public walkway right-of-ways for use as a larger, central open space that could enhance public access and views to the City dike/waterfront park and accommodate a greater range of informal recreation activities (e.g., children’s play);
- In addition, lot consolidation and subdivision would facilitate the creation of a fee simple lot, to be transferred to the City, for a stand-alone, affordable, turnkey child care (which facility would be constructed by the developer, at the developer’s sole cost, as per density bonus provisions in “River Green’s” ZMU4 zone); and
- The form of development on the consolidated residential lot would be more efficient.

Staff are supportive of the developer’s proposal on the basis that:

- The developer proposes to increase “River Green’s” total area of publicly-accessible open space (east of the Oval) from 1.35 ac to 1.5 ac (5,473.9 m² to 6,076.2 m²);
- Consolidation and expansion of “River Green’s” public open space will enhance its amenity without any cost to the City because the developer will be solely responsible for construction and maintenance (as per legal agreements to be registered on title);
- The developer proposes to accelerate the delivery of public open space amenities within “River Green” with a “Temporary Public Open Space”, which space shall be constructed prior to occupancy of the developer’s first phase east of the Oval (i.e. Lot 9) and maintained for public use until it is replaced by the permanent central public open space in the developer’s final phase (i.e. new Lot 17), all at the developer’s sole cost;
- Transfer of a fee simple lot to the City for child care and community amenity purposes provides the City with a valuable asset and greatly enhances the ability of the City to ensure the affordable and effective operation of the child care facility;

- Proximity of the proposed child care lot to the existing City-owned (heritage woodlot) park at 6900 River Road will enhance the child care experience and visually expand the park's frontage in a key City Centre "gateway" location;
- Low-rise development on the proposed City-owned child care lot will reduce potential development impacts on significant trees and landscape features within the City-owned (heritage woodlot) park, as per the environmental assessment submitted by a registered environmental consultant and arborist on behalf of the developer;
- The development efficiencies achieved by the proposed residential lot consolidation provides for:
 - i. Reduced lot coverage (i.e. 37% versus 45%);
 - ii. Increased tower separation from adjacent lots on and off "River Green" (i.e. previous 24 m minimum separation is increased to 35 m or more);
 - iii. Broad, landscaped areas adjacent to the dike that will visually expand and enhance the public's waterfront park experience
 - iv. Improved views across/around the "River Green" development, both at grade and from surrounding towers;
 - v. Reduced shadowing of on-site public open space and the existing City-owned (heritage woodlot) park at 6900 River Road; and
 - vi. No impacts on parking, vehicle access, residential amenity space, streetscape character or other City Centre Area Plan objectives or related requirements; and
- The developer is not requesting any increase in density or relaxation in development requirements approved by Council via "River Green's" original rezoning (RZ 09-460962).

Sustainability

The developer shall be required to design and construct the subject development to satisfy the following standards:

- Residential and Mixed Use Buildings: LEED Silver (equivalent) standards and City District Energy Utility hook-up (for 70% of space heating); and
- City-Owned Child Care Facility: As for residential and mixed use buildings or, as determined by the City, alternative standards (e.g., Passive House, Net Zero Energy Building) with the aim of achieving greater energy efficiency without increased cost to the developer.

Zoning Bylaw

To facilitate the developer's proposed subdivision changes, amendments to "River Green's" site-specific ZMU4 zone are required (as per Zoning Amendment Bylaw 9487), including:

- Permitted Uses: Addition of "community amenity space" on the proposed City-owned child care lot and changes to the reference map to reflect the proposed subdivision;
- Permitted Density: Public open space density bonus requirements and maximum buildable floor areas for residential and non-residential uses are clarified;
- Permitted Lot Coverage: Requirements for the City-owned child care lot (45% max.) and consolidated residential lot (37% max.);
- Permitted Heights: Requirements for the City-owned child care lot (18 m max.); and
- Subdivision Provisions/Minimum Lot Size: Requirements for the City-owned child care lot and consolidated residential lot.

Site Servicing and Frontage Improvements

All off-site Engineering, Transportation, and Parks requirements with respect to “River Green” were identified and secured via the original rezoning (RZ 09-460962). Legal agreements are registered on title requiring that necessary improvements are designed and constructed, as the developer’s sole cost, on a phase-by-phase basis via the City’s standard Servicing Agreement and/or Development Permit processes. Prior to adoption of the subject Zoning Text Amendment bylaw, minor adjustments to the phasing of works arising from the developer’s proposed subdivision change will be addressed via revisions to legal agreements registered on title.

Existing Legal Encumbrances

Various existing legal agreements registered on title must be revised to facilitate “River Green’s” proposed subdivision changes, transfer of the proposed child care lot to the City, development and public open space phasing, and related requirements. These revisions are itemized in the attached Zoning Text Amendment Considerations (Attachment 9).

Financial Impact or Economic Impact

As a result of the subject application, it is proposed that the City will take ownership of developer-contributed assets related to the child care facility, including building and land improvements. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$40,000 (upon completion of the facility, projected for 2018), which cost will be considered as part of the 2018 Operating budget. Note that operating costs for the child care were anticipated at the time of the original rezoning (RZ 09-460962).

Conclusion

Staff recommend support for the subject Zoning Text Amendment on the basis that it will facilitate a change in “River Green’s” existing subdivision, which will benefit the developer, the general public, and the City through improved site design, enhanced public open space, and the transfer of a fee simple lot to the City for child care purposes.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9487 be introduced and given first reading.

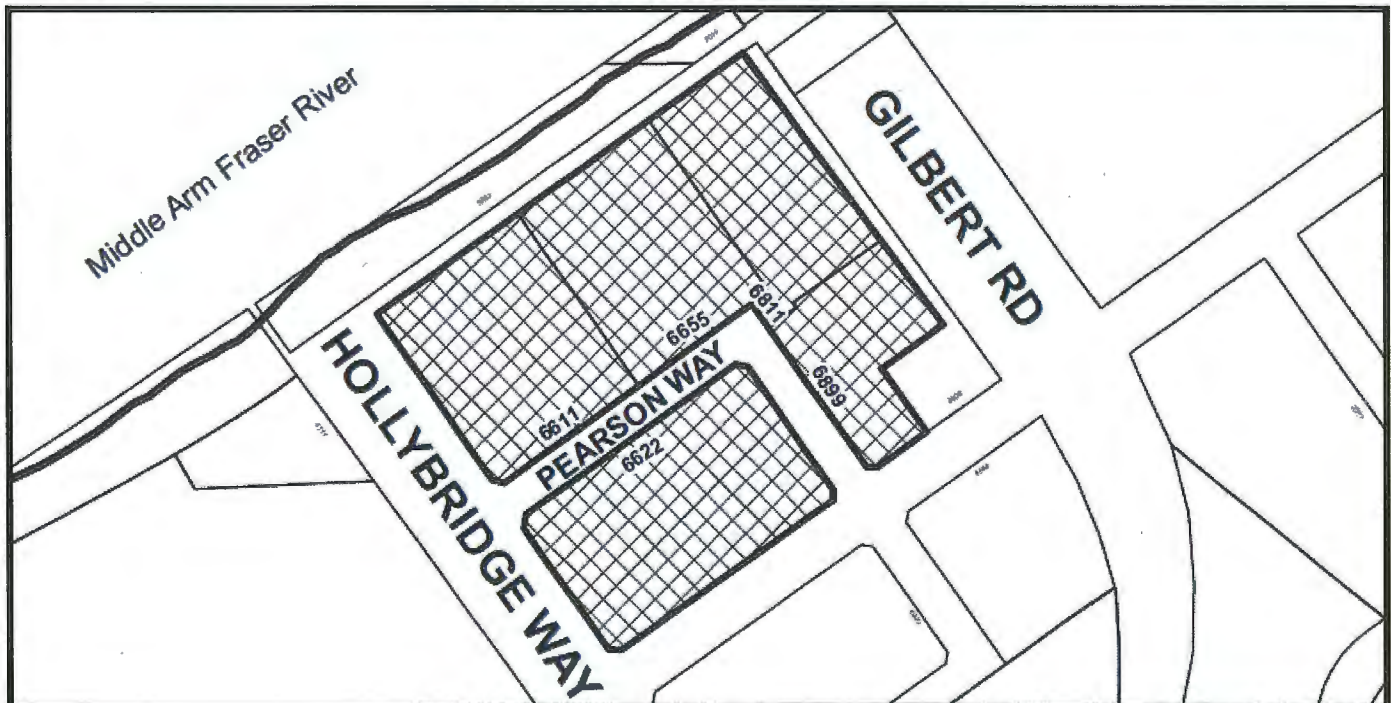
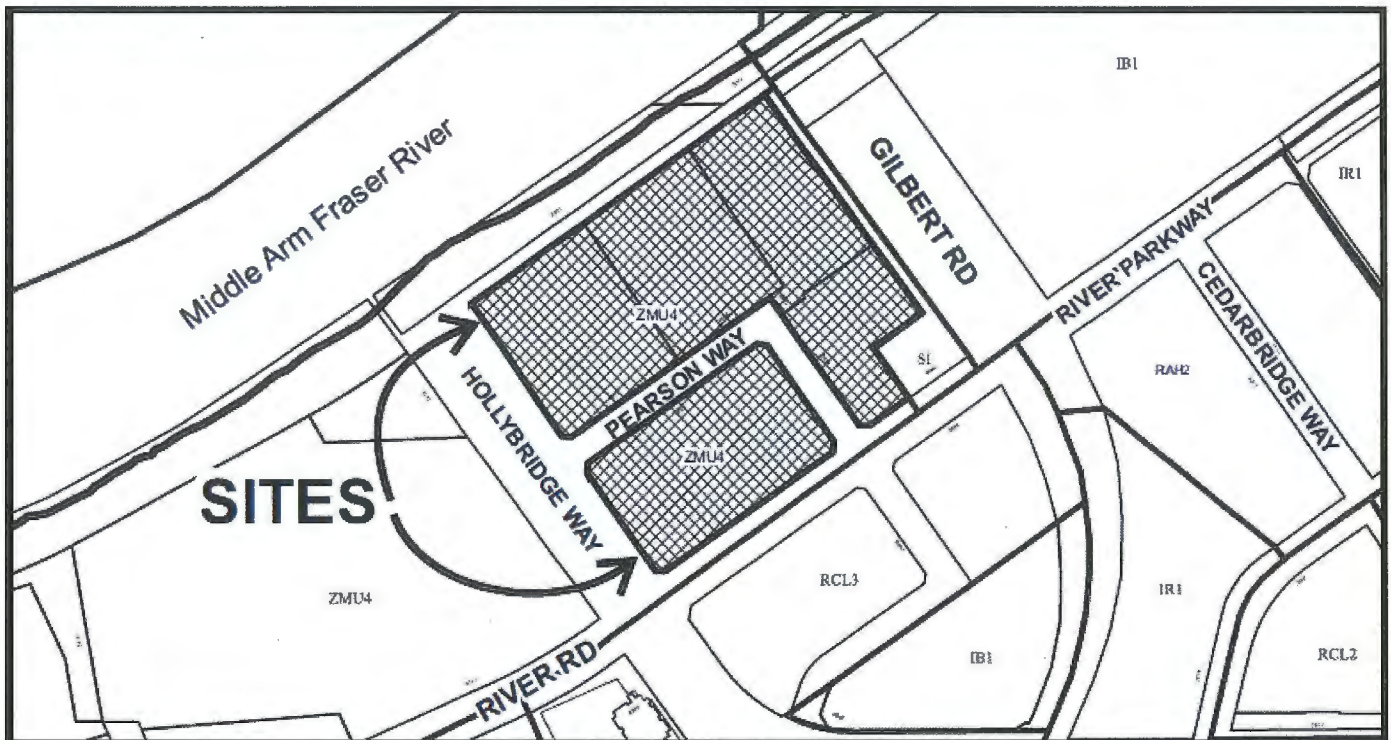


Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

- Attachment 1: Location Map
- Attachment 2: Aerial Photograph
- Attachment 3: “River Green” Location Map
- Attachment 4: Proposed Site Planning Change
- Attachment 5: Proposed Public Open Space Change
- Attachment 6: Proposed “Permanent” Public Open Space @ New Lot 17
- Attachment 7: Proposed “Temporary” Public Open Space @ New Lot 17
- Attachment 8: Development Application Data Sheet
- Attachment 9: Zoning Text Amendment Considerations

Attachment 1
Location Map



ZT 15-695231

Original Date: 04/16/15

Revision Date: 10/13/15

Note: Dimensions are in METRES

Attachment 2
Aerial Photograph



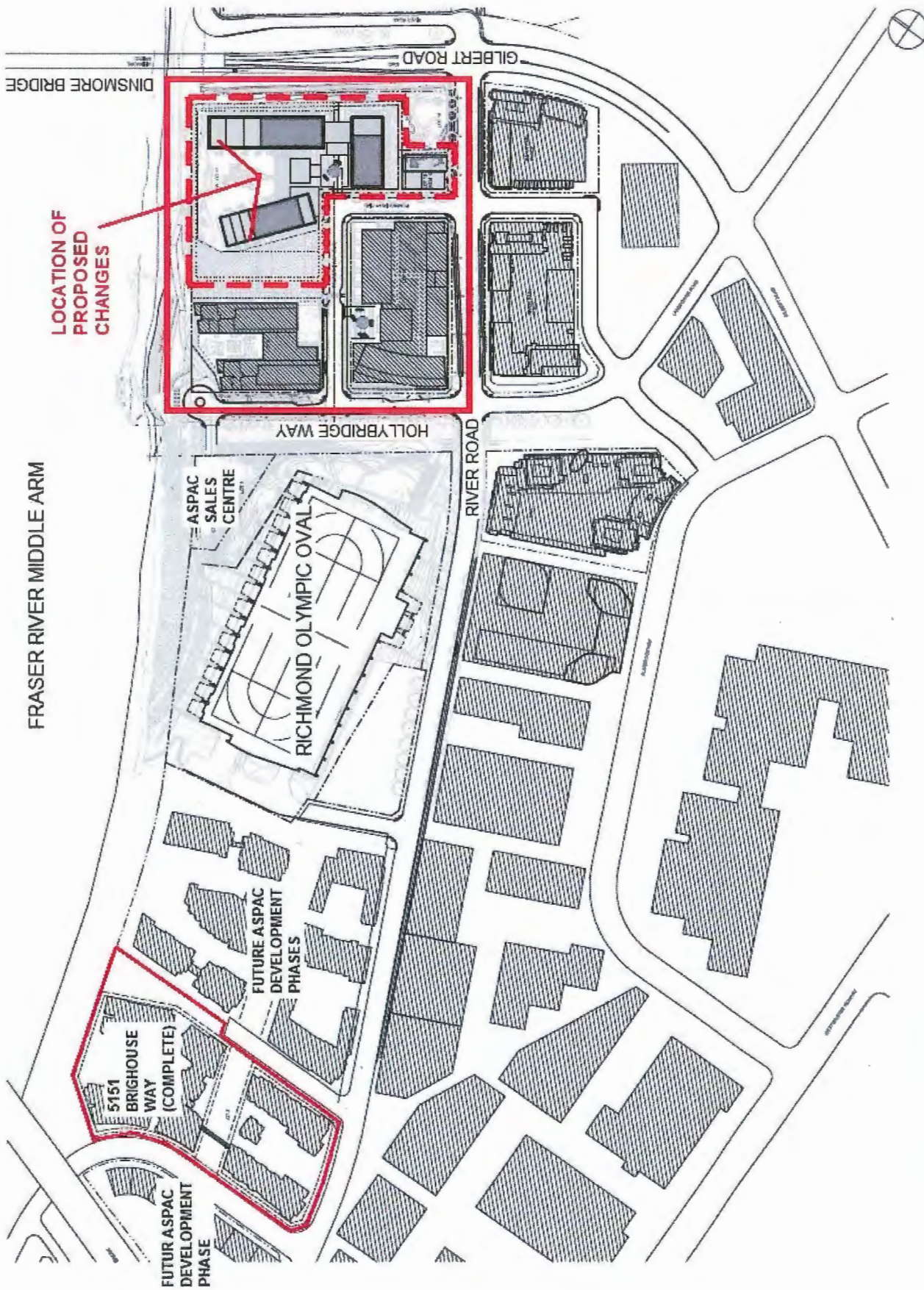
ZT 15-695231

Original Date: 04/16/15

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Note: Dimensions are in METRES

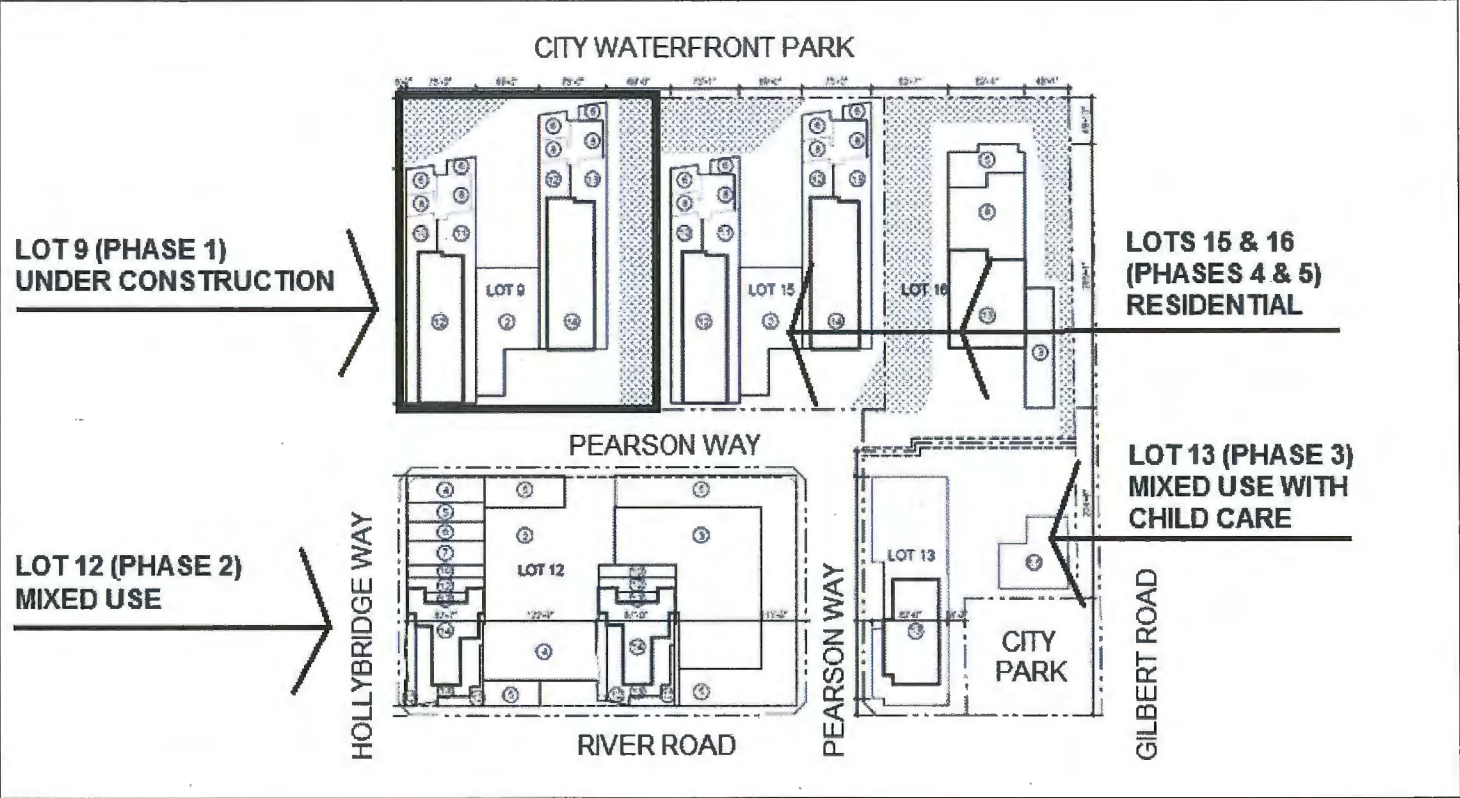
Attachment 3
"River Green" Location Map



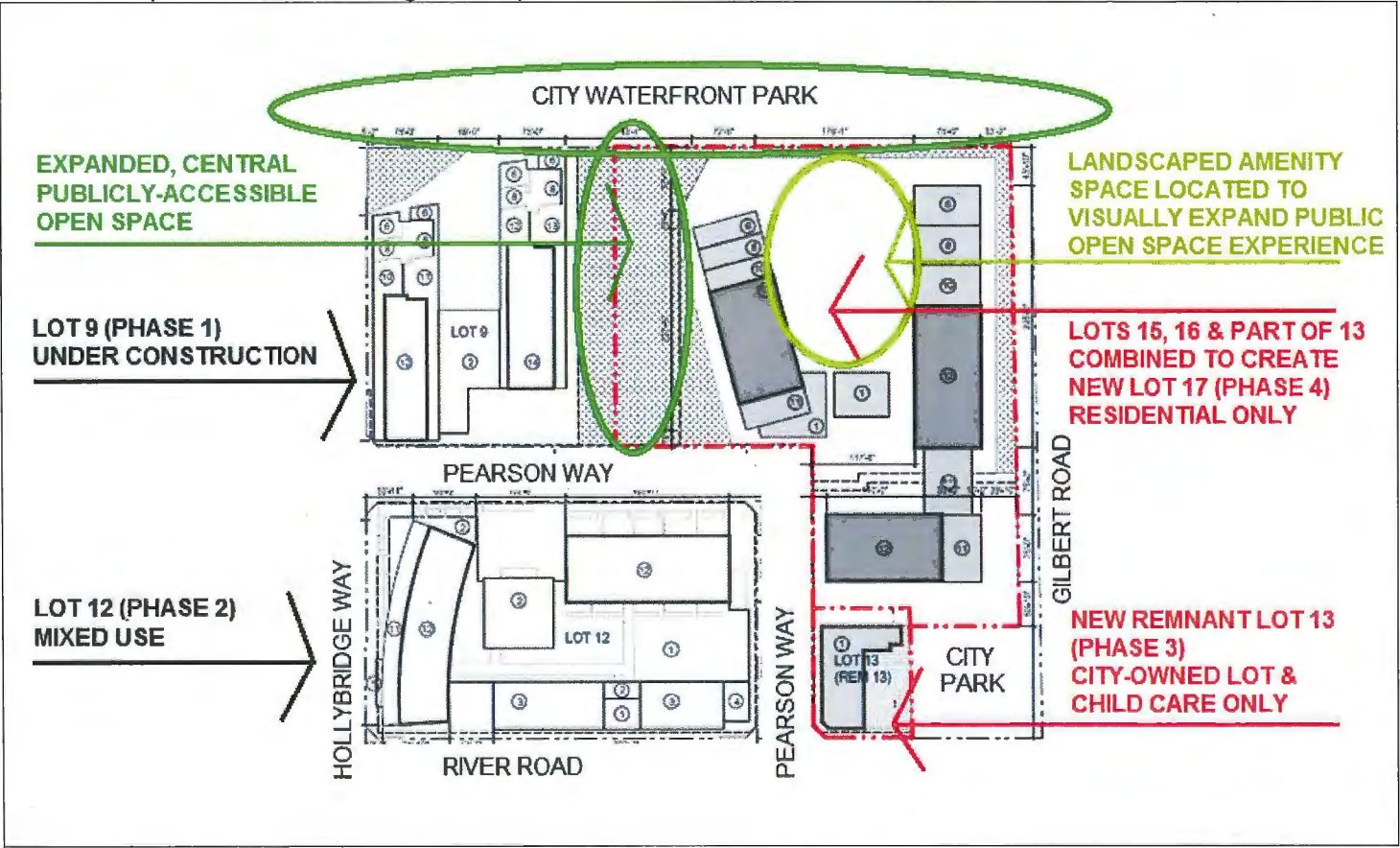
24 AUG 2015
SCALE: N.T.S.

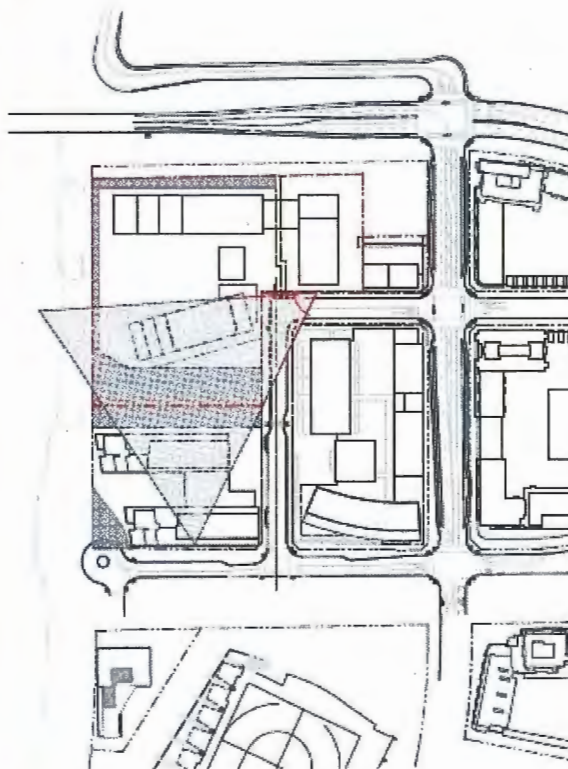
RIVER GREEN ZONING TEXT AMENDMENT
PROPOSED RIVER GREEN MASTER PLAN

Original Site Planning Concept



Proposed Site Planning Concept

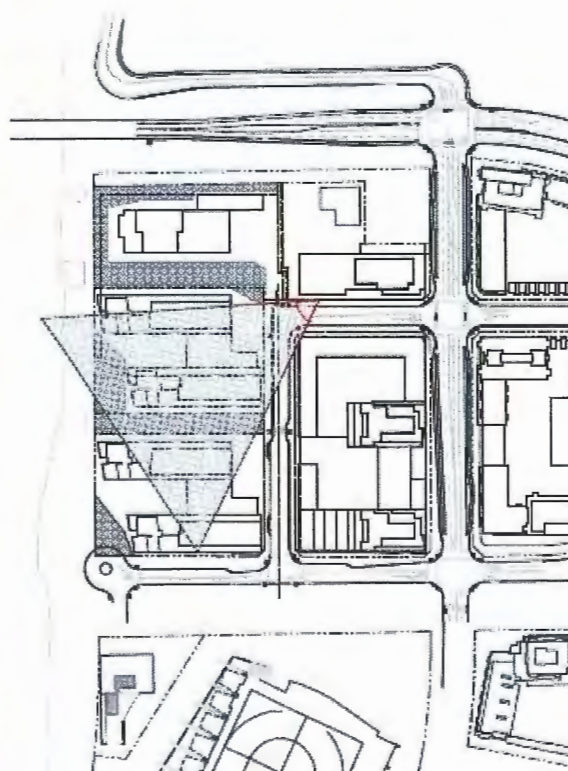




Proposed Master Plan View from Pearson Way (N-S)
• One large integrated open space
• Major views to waterfront

PROPOSED DEVELOPMENT CONCEPT

The same street-level view will open on to the expanded public open space & access to the City waterfront park

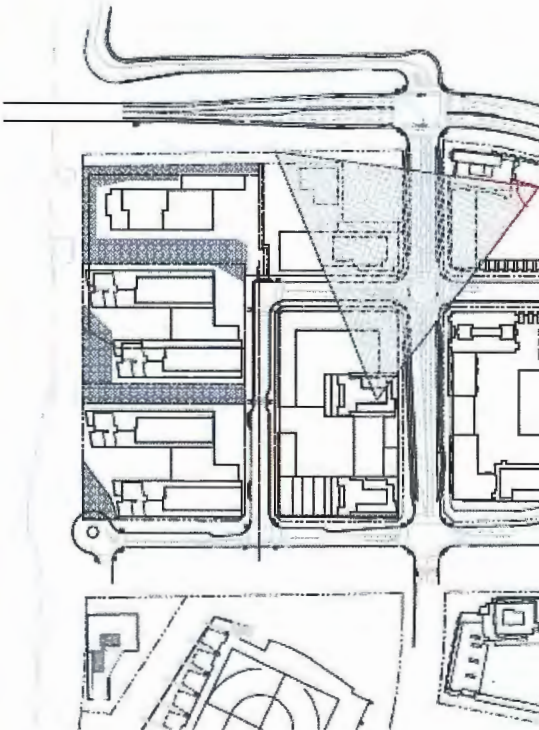
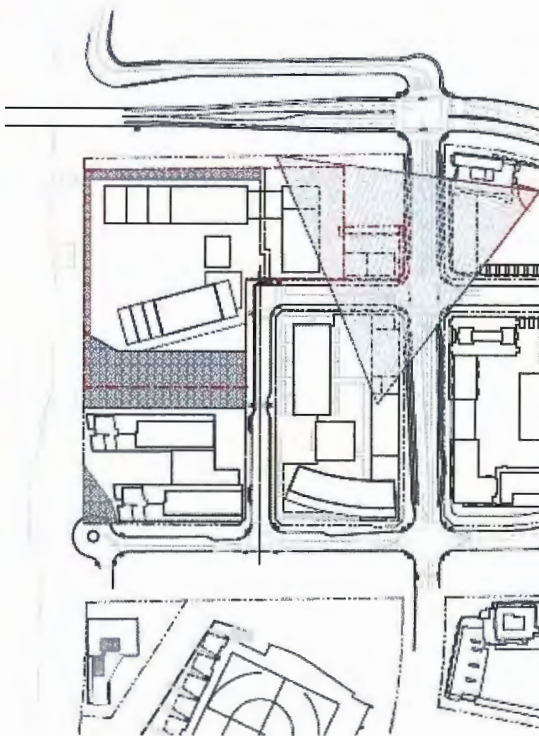


Original Master Plan View from Pearson Way (N-S)
• Two narrow pedestrian views
• Minimum views to waterfront

ORIGINAL DEVELOPMENT CONCEPT

Street-level view looking north along Pearson Way opens on to buildings.

RIVER GREEN ZONING TEXT AMENDMENT
PEDESTRIAN VIEW - FROM PEARSON WAY (N-S)



Proposed Master Plan Bird's Eye View from southeast
- Massing of 4 buildings on waterfront
- Major public views and one large integrated open space on waterfront

Original Master Plan Bird's Eye View from Southeast
- Massing of 5 buildings on waterfront
- Limit public views and open space configuration

PROPOSED DEVELOPMENT CONCEPT

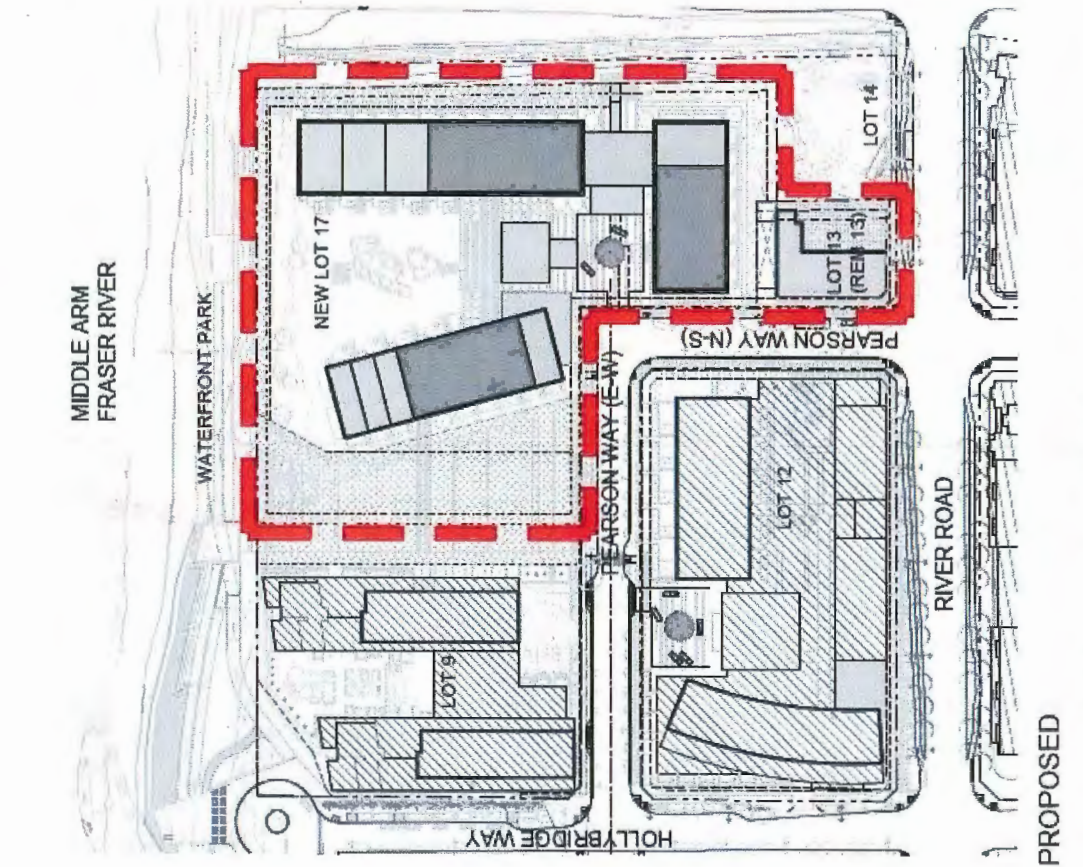
The same high-level view will be enhanced by reduced building height on New Remnant Lot 13 (City-owned, 1-storey child care), greater building separation between New Lot 17 & Lot 9 (under construction) & expanded landscaped areas.

ORIGINAL DEVELOPMENT CONCEPT

High-level view across the subject site towards the river.

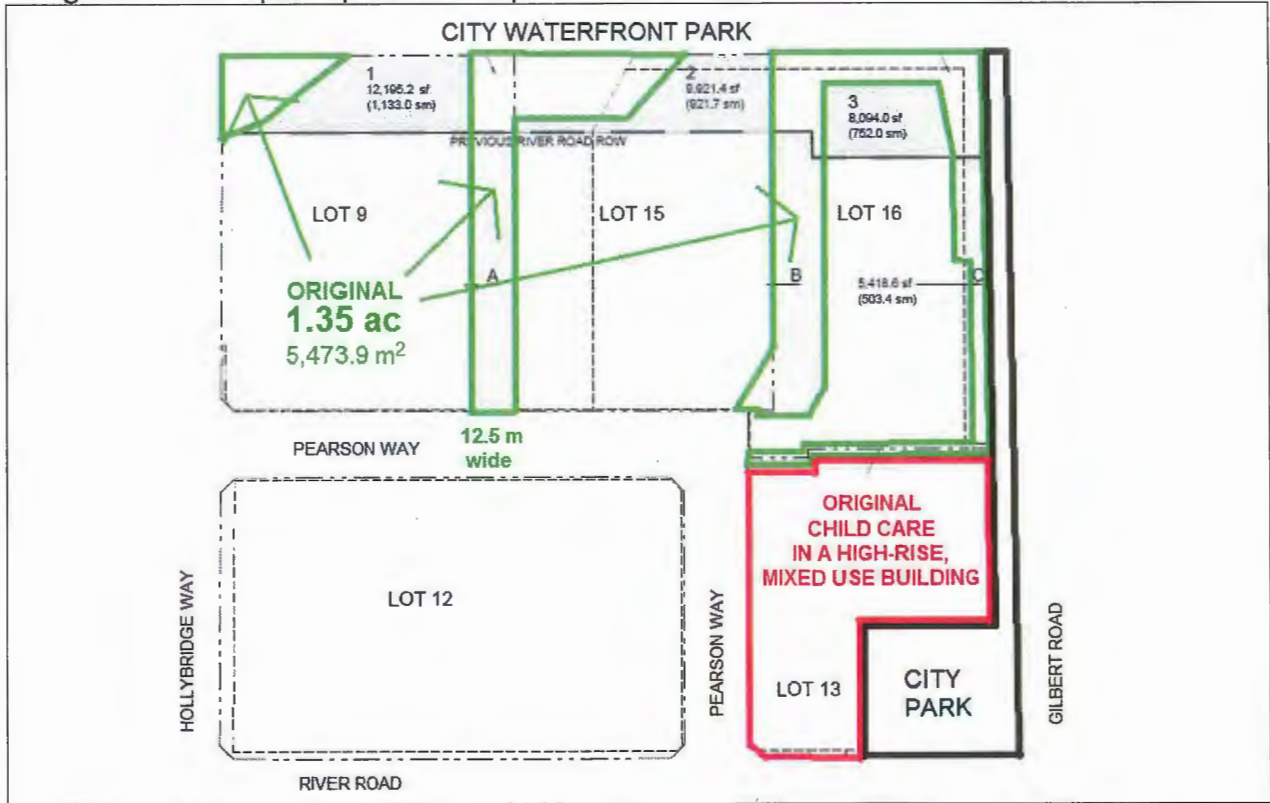
RIVER GREEN ZONING TEXT AMENDMENT
BIRD'S EYE VIEW - OVERVIEW OF RIVER GREEN SITE

Attachment 4
Proposed Site Planning Change

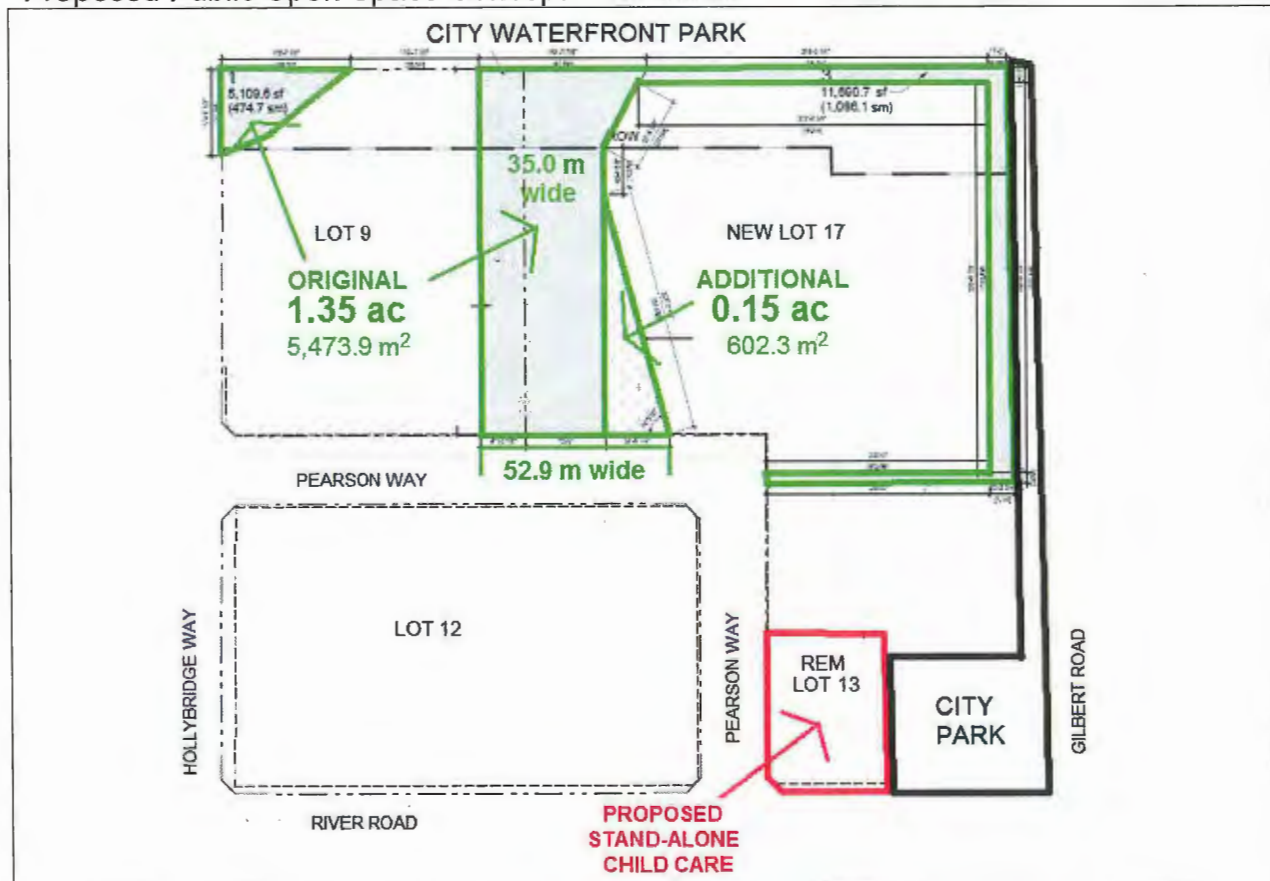


The scale of building on New Lot 17 will be similar to that of the developer's recently completed buildings located west of the Richmond Olympic Oval; however, the separation between New Lot 17 towers and surrounding future towers will be greater.

Original Public Open Space Concept – 1.35 acres



Proposed Public Open Space Concept – 1.5 acres



Waterfront Park / Dike Phase 2 (To be built with the construction of New Lot 17)



Attachment 7

Proposed "Temporary" Public Open Space @ New Lot 17
(to be completed prior to occupancy of Lot 9)

Waterfront Park / Dike Phase 1 Expanded (To be built with the construction of Lot 9)



Phase 1 Expanded Legend Permanent Park Lot 9 Temporary Condition - Not within Public Open Space / Temp Open Space



Development Application Data Sheet
Development Applications Department

ZT 15-695231

Address: 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way

Applicant: Oval 8 Holdings Ltd. (Aspac Developments Ltd.)

Planning Area(s): City Centre (Oval Village)

	Existing	Proposed
Owner	Oval 8 Holdings Inc. No. 0805724	No change
Lot Sizes Affected by Proposed Subdivision Change	Lot 13: 4,814 m2 Lot 15: 8,066 m2 Lot 16: 6,814 m2 TOTAL: 19,694 m2	New Remnant Lot 13 (child care): 1,486 m2 New Lot 17 (residential): 18,208 m2 TOTAL: 19,694 m2
Land Uses	Lot 13: Vacant Lot 15: Vacant Lot 16: Office (mid-2016 demolition)	New Remnant Lot 13: City-owned child care New Lot 17: High-rise residential & public open space
OCP Designation	Mixed Use Park	No change
City Centre Area Plan	Urban Centre T5 Village Centre Bonus Pedestrian Linkages	No change
Zoning	High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	No change; HOWEVER: - Zoning amendments are proposed to facilitate the requested subdivision change
Heritage	Neighbouring City park @ 6900 River Road (Lot 14) designated as a Heritage (landscape) Area	No change

	Existing ZMU4 Requirements	Proposed	Variance
Floor Area Ratio	East of Richmond Oval: 2.9 FAR	No change	None permitted
Lot Coverage	Lot 13: 90% Lot 15: 45% Lot 16: 45%	New Remnant Lot 13: 45% New Lot 17: 37%	None
Lot Size (Minimum)	Lot 13: 4,700 m2 Lot 15: 7,900 m2 Lot 16: 6,700 m2	New Remnant Lot 13: 1,485 m2 New Lot 17: 18,000 m2	None
Setback	River Road: 3.0 m Pearson Way: 3.0 m	No change	None
Height (Maximum)	Within 50.0 m of the dike: 25.0 m, but may be increased to 47.0 m based on approved design Elsewhere: 47.0 m	No change, EXCEPT: - New Remnant Lot 13 reduced to 18.0 m	None
Off-Street Parking Spaces	As per Richmond Zoning Bylaw, EXCEPT a portion of visitor parking may be located off-site	No change (i.e. maximum off-site visitor parking spaces is unchanged)	None



Zoning Text Amendment Considerations

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

Address: 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877 & 6899 Pearson Way

File No.: ZT 15-695231

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, the developer is required to complete the following:

1. Registration of a Subdivision Plan, generally as indicated by the attached Preliminary Subdivision Plan (Schedule A), to consolidate and subdivide existing Lots 13, 15, and 16 to create two (2) new fee simple lots:
 - 1.1. Lot 17 (i.e. existing Lot 15, Lot 16, and north portion of Lot 13), fronting Pearson Way and measuring approximately 18,208.1 m² in size, which lot shall be used by the developer for multiple-family residential and public open space purposes; and
 - 1.2. Remnant Lot 13 (i.e. south portion of existing Lot 13), fronting River Road and Pearson Way and measuring at least 1,485.8 m² in size, which lot shall be used to satisfy the developer's City-owned affordable child care facility requirements.
2. Enter into legal agreement(s), to the satisfaction of the City, to secure transfer of ownership of new Remnant Lot 13, measuring at least 1,485.8 m² in size (Schedule A), together with the child care facility required to be constructed by the developer, at the developer's sole cost, on new Remnant Lot 13 (as per legal agreements registered on title prior to adoption of RZ 09-460962 and updated via the subject bylaw adoption processes for ZT 15-695231), to the City for \$10 as a fee simple tenure, free and clear of encumbrances, for community amenity (e.g., child care) and related purposes.
 - 2.1. The primary business terms of the required transfer shall be to the satisfaction of the Manager, Real Estate Services, the City Solicitor, and the Director of Development and may include, but may not be limited to, requirements that:
 - 2.1.1. The lot and developer-constructed child care facility are not transferred to the City before the child care facility receives final Building Permit inspection granting occupancy; and
 - 2.1.2. All costs associated with the transfer shall be borne by the developer.
 - 2.2. Development phasing requirements with respect to the transfer of new Remnant Lot 13 and the child care facility to the City shall include, but not be limited to:
 - 2.2.1. "No development" shall be permitted on new Lot 17, restricting Development Permit* issuance for new Lot 17, in whole or in part, until the developer designs and secures construction of the required child care facility on new Remnant Lot 13 to the satisfaction of the Director of Development, Manager of Community Social Development, Senior Manager of Parks, and Director of Engineering as per an approved Development Permit* for new Remnant Lot 13;
 - 2.2.2. "No building" shall be permitted on new Lot 17 (except for City-approved improvements within the "Temporary Public Open Space" SRW area), restricting Building Permit* issuance for new Lot 17, in whole or in part, until the required child care facility is included in a Building Permit* for new Remnant Lot 13 to the satisfaction of the Director of Development, Manager of Community Social Development, Senior Manager of Parks, and Director of Engineering as per an approved Building Permit* for new Remnant Lot 13; and
 - 2.2.3. "No occupancy" shall be permitted on new Lot 17, restricting final Building Permit inspection granting occupancy for new Lot 17, in whole or in part, until the entirety of the required child care facility on new Remnant Lot 13 receives final Building Permit* inspection granting occupancy.

3. Granting of a Public Rights of Passage statutory right-of-way (SRW) for public open space and related purposes on new Lot 17, generally as indicated by the attached Preliminary Permanent Public Open Space SRW Plan (Schedule B).
 - 3.1. The size of the SRW area shall be at least 4,325.1 m², which shall be comprised of the area of:
 - 3.1.1. The original 5,256.9 m² “adjacent to the waterfront park” SRW area registered on Lots 9, 10, and 11, as per RZ 09-460962 (BB1991702 to BB1991705 / Plan BCP49386) and amended upon the creation of Lot 15 (formerly Lot 10) and 16 (formerly Lot 11), *excluding* the 1,751.1 m² SRW area subsequently registered on Lot 9 via DP 11-587954, as shown in Schedule C (CA3218553 to CA3218556, CA3218557 to CA3218560, and CA3218561 to CA3218564), *which “adjacent to the waterfront park” SRW shall be discharged and replaced prior to adoption of the subject bylaw: 3,505.8 m², which area includes:*
 - a) Existing Lot 15 SRW area (as shown in Schedule C): 1,733.1 m²;
 - b) Existing Lot 16 SRW area (as shown in Schedule C): 1,645.3 m²; and
 - c) Remnant SRW area NOT accommodated on Lot 9 via DP 11-587954: 127.4 m²;
 - 3.1.2. The existing “pedestrian walkway and utilities” SRW along the common property line of existing Lots 13 and 16 (BB1991712 & BB1991713 / Plan BCP49388), *which “pedestrian walkway and utilities” SRW shall be discharged and replaced prior to adoption of the subject bylaw: 217.0 m² (i.e. 108.5 m² on each lot); and*
 - 3.1.3. The developer’s proposed additional public open space SRW area on new Lot 17 (i.e. over and above the total “adjacent to the waterfront park” and “pedestrian walkway and utilities” SRW areas required via RZ 09-460962): 602.3 m².
 - 3.2. The SRW area shall provide for the same uses, encroachments, and related activities and features as generally provided for under the existing “adjacent to the waterfront park” and “pedestrian walkway and utilities” SRW areas, as determined to the satisfaction of the City, which shall include, but may not be limited to:
 - 3.2.1. 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, features, utilities, and bylaw enforcement;
 - 3.2.2. Building encroachments into the SRW area in the form of parking structures and related features, provided that such encroachments are located entirely below finished grade and do not compromise the City’s intended public use or enjoyment, design quality, or landscaping (e.g., tree planting) of the SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City’s standard Development Permit* and Servicing Agreement* processes;
 - 3.2.3. Revisions to the boundary of the SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City’s standard Development Permit* processes, provided that the intended public use of the SRW area is not compromised and the minimum required size of the SRW area is not reduced (i.e. at least 4,325.1 m²); and
 - 3.2.4. The design, construction, and maintenance of the right-of-way and all associated liability to be the responsibility of the owner, as determined to the satisfaction of the City.

Note: The developer shall not be eligible for Development Cost Charge credits with respect to public open space or related improvements within the SRW area.
 - 3.3. In addition to Section 3.2, the SRW shall expressly provide for its development, in part, as a Temporary Public Open Space, which shall include, but may not be limited to:
 - 3.3.1. A strip of land for public use/access (within the SRW area) measuring at least 20.0 m wide along the entire west property line of new Lot 17, together with additional space (not intended for general public uses/access) to accommodate a landscape buffer (e.g., hedge, fence), slope, retaining walls, and/or other features necessary to safely and attractively demise the publicly-accessible portion of the Temporary Public Open Space from the remainder of new Lot 17 and address the differential in finished grade between the two areas;

- 3.3.2. Revisions to the boundary of the Temporary Public Open Space SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City's standard Servicing Agreement* processes, provided that the total size of the publicly-accessible portion of the Temporary Public Open Space is not reduced;
- 3.3.3. 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, features, utilities, and bylaw enforcement;
- 3.3.4. No building encroachments within the publicly-accessible portion of the Temporary Public Open Space;
- 3.3.5. Raising the finished grade of the publicly-accessible portion of the Temporary Public Open Space to that of the adjacent City-owned dike/park;
- 3.3.6. The design, construction, and maintenance of the affected SRW area and all associated liability to be the responsibility of the owner, as determined to the satisfaction of the City; and
- 3.3.7. Maintenance of the Temporary Public Open Space for uninterrupted public use until such time as the City agrees, in writing, that it must be removed, in whole or in part, to facilitate the development of new Lot 17 and construction of permanent public open space features within the SRW area in compliance with an approved Development Permit*.

Note: The developer shall not be eligible for Development Cost Charge credits with respect to the Temporary Public Open Space.

- 3.4. Legal agreements shall be registered on title with respect to the owner's development of public open space works within the SRW area as follows:
 - 3.4.1. Prior to adoption of the subject Zoning Amendment Bylaw 9487, the developer shall expand the scope of the developer's approved Servicing Agreement for dike and waterfront park works (SA 13-633917 and SA 13-633918), as determined to the satisfaction of the City, to include:
 - a) The design and construction of the Temporary Public Open Space, including raising the finished grade of the publicly-accessible portion of the park to that of the adjacent City-owned dike/park (e.g., fill, lawn, gravel path, landscape buffer with fence, grade-change treatment);
 - b) The design and construction of related improvements within the City-owned dike and waterfront park along the north side of new Lot 17; and
 - c) Letter of Credit, as required, for the expanded scope of works.
 - 3.4.2. For Lot 9, no final Building Permit inspection shall be granted, restricting occupancy of Lot 9 in whole or in part, until the Temporary Public Open Space on new Lot 17 and related improvements within the City-owned dike/waterfront park area are completed to the satisfaction of the City, as per SA 13-633918.
 - 3.4.3. For new Lot 17:
 - a) "No development" shall be permitted, restricting Development Permit* issuance for new Lot 17, in whole or in part, until the developer designs and secures construction to the City's satisfaction (as per an approved Development Permit* and Landscape Letter of Credit) of the public open space area occupying the:
 - Entirety of the new Lot 17 SRW area; and
 - "Remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area.
(See "Note" below.)
 - b) "No building" shall be permitted, restricting Building Permit* issuance for new Lot 17, in whole or in part, until the design of the entirety of the new Lot 17 SRW area and "remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area (see "Note" below) are included in the Building Permit* drawings to the satisfaction of the Director of Development and Senior Manager, Parks.
 - c) "No occupancy" shall be permitted, restricting final Building Permit* inspection granting occupancy for new Lot 17, in whole or in part, until the entirety of the new Lot 17 SRW area and "remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area (see "Note" below) are constructed to the satisfaction of the City.

Initial: _____

Note: The City-approved Development Permit for Lot 9, DP 11-587954, includes landscape within two Public Rights of Passage SRWs that together encompass a space measuring 12.5 m wide and extending along the entire length of the lot's east property line. This Lot 9 SRW area will be contiguous to the subject SRW area on new Lot 17 (as shown in Schedules B and C). It is the intent of the City that the Lot 9 and new Lot 17 SRW areas are designed, constructed, maintained, and operated as one public open space area when new Lot 17's Temporary Public Open Space is completed and, subsequently, when the new Lot 17 SRW area is completed in its final form. In light of this, it is the intent of the City with respect to the "remnant" portion of the Lot 9 SRW area (i.e. an approximately 9.0 m wide strip of land situated east of the approved 3.5 m wide public walkway, to be constructed over Lot 9's parking structure) that:

- *Prior to occupancy of Lot 9, this "remnant" Lot 9 SRW area is developed as lawn, without decorative paving, furnishings, or other features (secured via the existing Landscape Letter of Credit for DP 11-587954); and*
- *Via the Development Permit*, Building Permit*, and occupancy approval processes for new Lot 17, this "remnant" Lot 9 SRW area is comprehensively designed and constructed with the SRW area located on new Lot 17.*

4. Updating of the "Child Care Terms of Reference", attached as Schedule H to the Rezoning Considerations for RZ 09-460962 and referenced in legal documents registered on title, to:
 - 4.1. Reflect the proposed change in form of development (i.e. stand-alone, one-storey building over one level of below-grade parking on a fee-simple, City-owned lot, with loading and garbage/recycling pick-up on-street/curb-side on Pearson Way);
 - 4.2. Include the "Child Care - Illustrative Concept Drawings" attached to these Zoning Text Amendment Considerations as Schedule D (which "concept drawing" shall be understood to illustrate general intent without constraining design development, as determined to the satisfaction of the Director of Development, Manager of Community Social Development, and Director of Engineering); and
 - 4.3. Require the developer to design and construct the child care facility to satisfy the following requirements, to the satisfaction of the Director of Engineering and Director of Development:
 - 4.3.1. LEED Silver (equivalent) and City District Energy Utility service/hook-up (for 70% of space heating); or
 - 4.3.2. Alternative requirements (e.g., Passive House, Net Zero Energy Building), as determined to the sole satisfaction of the City, with the aim of achieving greater energy efficiency while generally being cost-neutral to the developer (i.e. generally equal in cost to the developer's LEED and DEU requirements).
5. Registration of changes to or replacement or discharge of various existing legal agreements registered on title, which may include, but may not be limited to, the following.

Note: "TS" numbers refer to items listed in the Master Summary of Title Encumbrances submitted by the applicant on September 11, 2015 and saved as REDMS #4746201.

- 5.1. (TS2) CA2355841 – Extend the notation of ESA DP 11-593370 across the entirety of new Lot 17.
- 5.2. (TS4) AD147604 – Extend the notation of DVP No. 89-367 across the entirety new Lot 17.
- 5.3. (TS5) AD217827 – Extend the notation of DVP No. 89-367 across the entirety new Lot 17.
- 5.4. (TS6) BB1991763 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.5. (TS7) BB1991764 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.6. (TS8) BB1991771 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.7. (TS9) CA3289620 – Partial release. (Coordinate with TS35.)
- 5.8. (TS10 & TS55) BB1991772 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.

Initial: _____

- 5.9. (TS13) CA3217702 – Discharge of the visitor parking easement benefitting new Remnant Lot 13 over Lot 12. (*Note: The easement shall remain in effect for the benefit of new Lot 17 over Lot 12.*)
- 5.10. (TS14 & TS64) CA4510746 & CA4510747 – Extend the crane swing easement over the entirety of new Lot 17.
- 5.11. (TS18) BP171973 (Plan LMP46822) – Discharge of sanitary sewer agreement (i.e. sewer abandoned). (*Note: Approval of Richmond Engineering Department required.*)
- 5.12. (TS21) BB1991699 – Discharge of “no separate sale” covenant over new Remnant Lot 13. (*Note: The covenant shall remain in effect over other lots.*)
- 5.13. (TS22 & TS23) BB1991702 & BB1991703 (Plan BCP49386) – Discharge and replace the “adjacent to the waterfront park” covenant and SRW as per Zoning Text Amendment Consideration 3 (above).
- 5.14. (TS24 & TS25) BB1991712 & BB1991713 (Plan BCP49388) – Discharge and replace “pedestrian walkway and utilities” covenant and SRW on new Lot 17 as per Zoning Text Amendment Consideration 3 (above).
- 5.15. (TS28) BB1991722 – Discharge from new Lot 17 because it has no frontage along new River Road. (Remains on new Remnant Lot 13.)
- 5.16. (TS29) BB1991723 (Plan BCP49390) - Discharge from new Lot 17 because it has no frontage along new River Road. (Remains on new Remnant Lot 13.)
- 5.17. (TS30, TS31, TS32 & TS33) BB1991727 (Plan BCP49391), CA3289616, BB1991728 & BB1991729 – Discharge and replace with new agreement on new Lot 17.
- 5.18. (TS34, TS35, TS36, TS37, TS38, TS39 & TS40) BB1991739, CA3289618, CA3377759, BB1991741, CA3377761, BB1991745 & CA3377763 – Discharge and replace with separate “no development” covenants on new Lot 17 and new Remnant Lot 13, and make corresponding revisions to ensure consistency between the locations of the new lots and various development requirements and features. In addition, clarification shall be provided with respect to:
 - 5.18.1. Phasing – The order of phasing shall be Lot 9, Lot 12, new Remnant Lot 13 (City child care), and new Lot 17.
 - 5.18.2. District Energy Utility (DEU) – The developer is required to use DEU for a minimum of 70% of space heating;
 - 5.18.3. Park – Replace the meaning of “Pedestrian Walkway” with that portion of the proposed Public Rights of Passage SRW on new Lot 17 linking Lot 14 (City park) with Pearson Way and make the design and construction of the SRW area the sole responsibility of the developer of new Lot 17 (as per Zoning Text Amendment Consideration 3, above).
 - 5.18.4. Child Care – The “Child Care Terms of Reference” attached as Schedule H to the Rezoning Considerations for RZ 09-460962 shall be updated as per Zoning Text Amendment Consideration 4 (above).
- 5.19. (TS43, TS44, TS62 & TS63) BB1991751, BB1991752, CA3289625 & CA3289626 – Discharge and replace Airport Noise Covenants.
- 5.20. (TS49, TS50, TS51, TS52, TS53, TS54 & TS55) BB1991763, BB1991764, BB1991765, BB1991766, BB1991771, BB1991772 & CA3289621 (Plan BCP49391) – Discharge easements and related covenants because lots are to be consolidated.
- 5.21. (TS56) BB1991773 - Discharge because lots are to be consolidated.
- 5.22. (TS57) BB1991774 - Discharge because lots are to be consolidated.
- 5.23. (TS59) BB1350876 – Extend over the portion of Lot 13 within new Lot 17.
- 5.24. (TS61) CA3217706 & CA3217707 – Discharge from new Remnant Lot 13 (City lot).

NOTE:

* *This requires a separate application.*

- *Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.*

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- *Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required 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.*
- *Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.*

SIGNED COPY ON FILE (REDMS #4761012)

Signed _____

Date _____

SCHEDULE A
Preliminary Subdivision Plan (REDMS #4743975)

PROPOSED SUBDIVISION PLAN OF PARTS OF SECTIONS 5 AND 6
BLOCK 4 NORTH RANGE 6 WEST AND SECTION 31
BLOCK 5 NORTH RANGE 6 WEST NWD

PLAN EPP _____

LANDS SUBDIVIDED

LOT 15 Sec 6 Bk4N R6W
NWD PLAN EPP30101

LOT 16 Sec 5 AND 6 Bk4N R6W AND Sec 31
Bk5N R6W NWD PLAN EPP30101

PART OF LOT 13 Sec 5 AND 6 Bk4N R6W
NWD PLAN BCP49385

DRAFT

SCALE 1:1000

20 0 20 40 60 METRES

ALL DISTANCES ARE IN METRES.

MIDDLE ARM FRASER RIVER

ORIGINAL BOUNDARY ACCORDING TO CROWN GRANT
AND PLAN 23626 AND PLAN 79376

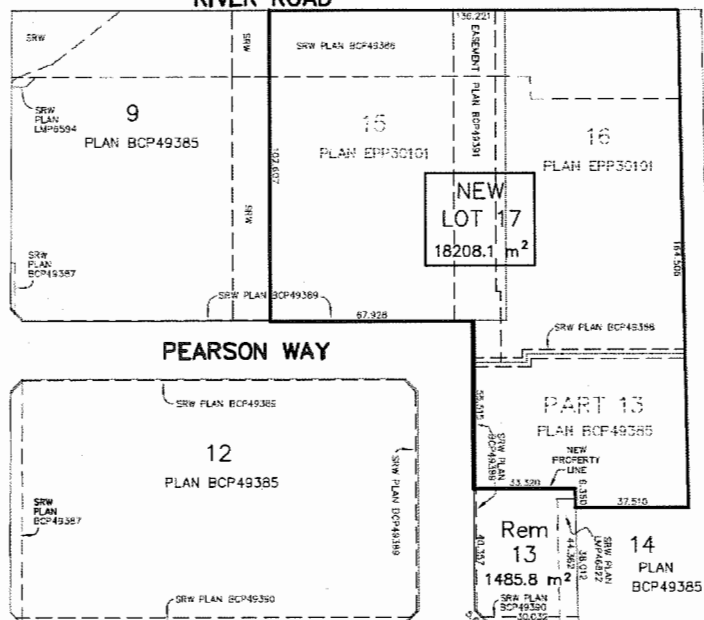
P
PLAN 23626

RIVER ROAD

(DINSMORE BRIDGE)

GILBERT ROAD
PLAN 39196

HOLLYBRIDGE WAY



PEARSON WAY

NEW RIVER ROAD



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 6171 COOK ROAD
RICHMOND, B.C.

V8Y 3T8

PH: 604.270.9331

FAK: 604.270.4137

CADFILE: 15711-SEPT 24-PRO-SUB.DWG

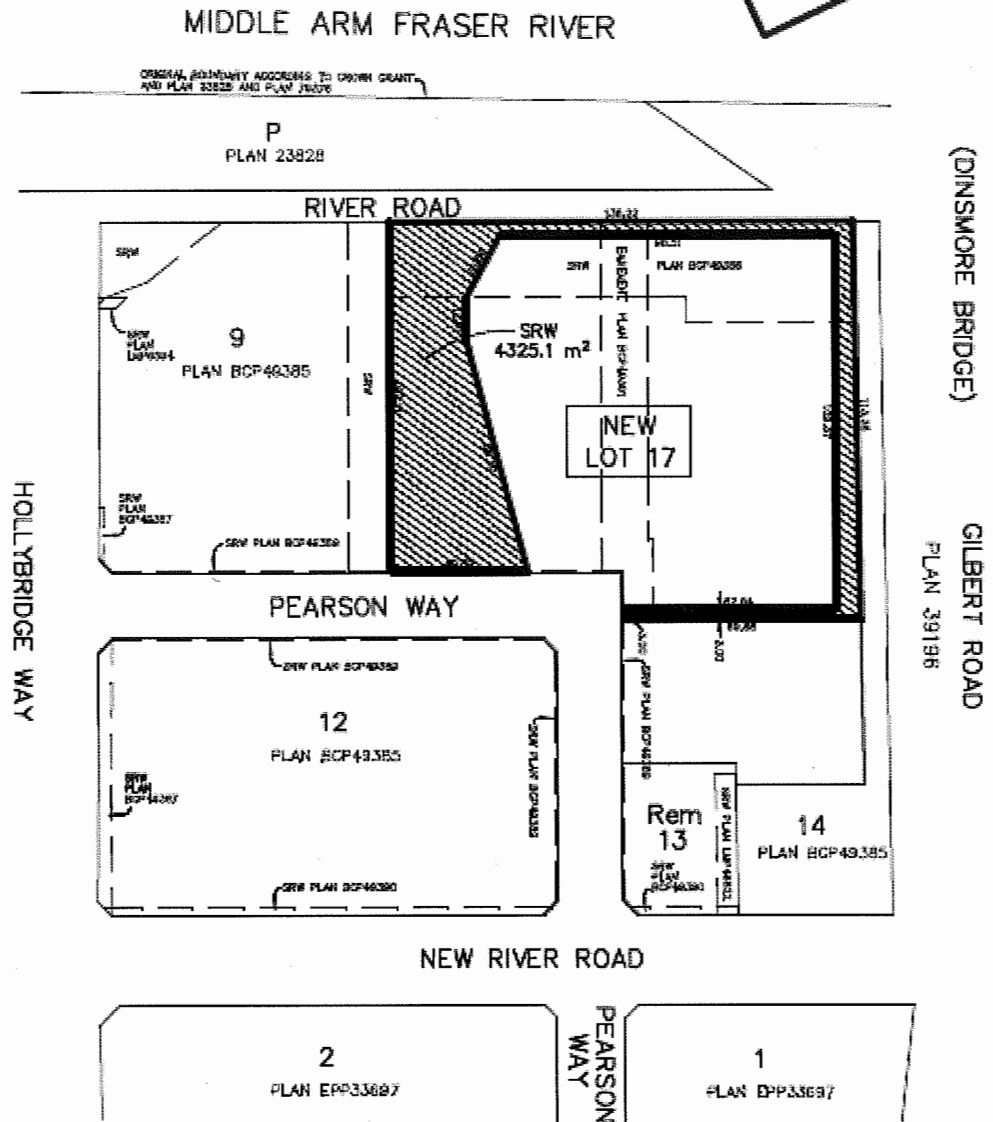
R-15-15711-SUB

DATE: SEPTEMBER 24, 2015

SKETCH PLAN OF PROPOSED STATUTORY RIGHT OF WAYS
OVER NEW LOT 17 SECTIONS 5 AND 6 BLOCK 4 NORTH
RANGE 6 WEST AND SECTION 31 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF PUBLIC OPEN SPACE

DRAFT



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17941-2015-OCT 5-PRO-SRW.DWG

R-15-17941-PRO-SRW

LEGEND
SCALE 1:2000

50 0 50 100

ALL DISTANCES ARE IN METRES

DATE: OCTOBER 5, 2015

DRAFT



ORIGINAL, PRELIMINARY ADDRESS TO CROWN GRANT,
AND PLAN BOOKS AND PLAN BOOKS

P

PLAN 23920

RIVER ROAD

HOLLYBRIDGE WAY

(DINSMORE BRIDGE)

GILBERT ROAD

PLAIN 30136

PEARSON WAY

LOT 9
PLAN BCP49385
474.7m²
275.5m²
1000.5m²
19.5m²
21.8m²
43.7m²

LOT 15
PLAN EPP30101
1733.1m²
34.2m²

LOT 16
PLAN EPP30101
1845.3m²
6.9m²
108.5m²
108.5m²

LOT 12
PLAN BCP49385

LOT 13
PLAN BCP49385

LOT 14
PLAN BCP49385

NEW RIVER ROAD

PEARSON
WAY

2

PLAN EP-33697

1

#LAK OPP35697

© COPYRIGHT

CADFILE: 17941-2015-OCT 5-EX-SRW-1.DWG

SCALE 1:2000

50 0 50 100

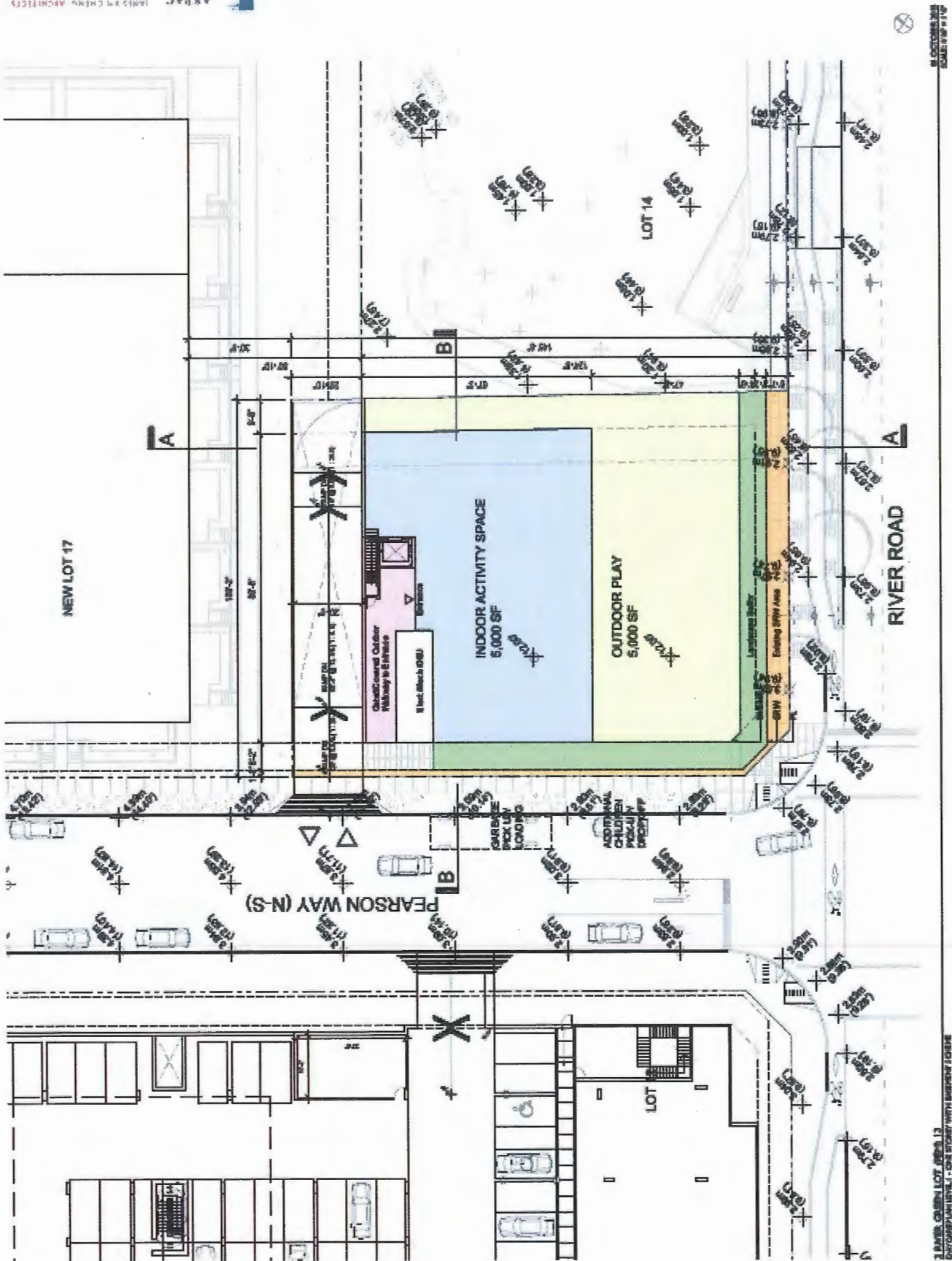
ALL DISTANCES ARE IN METRES

R-15-17941-EX-SRW

DATE: OCTOBER 6, 2015

SCHEDULE D
 Child Care – Illustrative Concept Drawings (REDMS #4750570)

ASPAK LAND & CHINA ARCHITECTS

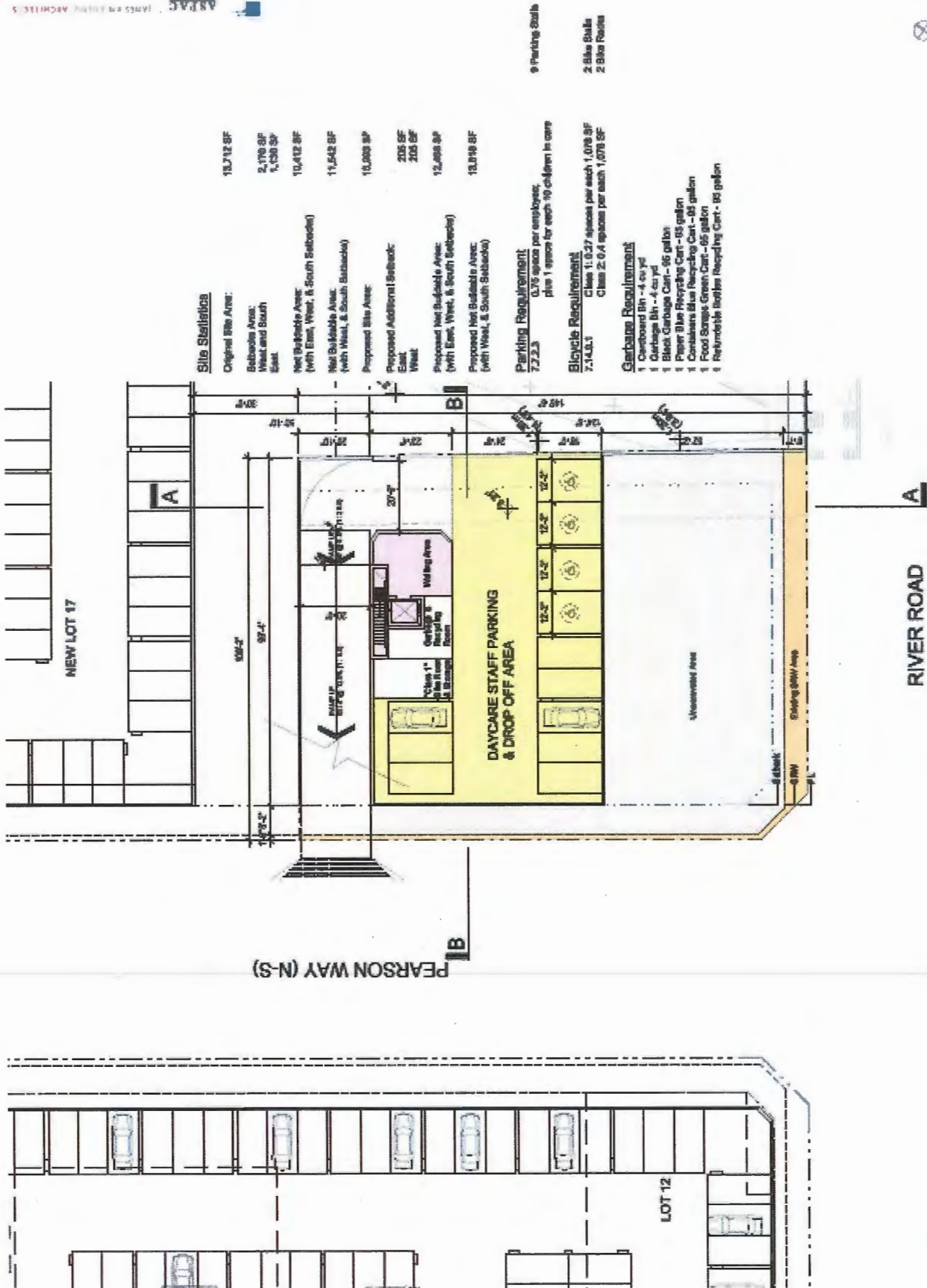


1 DAVIS COURT LOT 13
 OUTDOOR PLAYWAY - ONE STORY WITH BARRIER FENCE

SCHEDULE D

Child Care – Illustrative Concept Drawings (REDMS #4750570)

ALPAC JAMES R. ARCHITECTS



Site Statistics

Original Site Area:	13,712 SF
Setback Area:	2,176 SF
West and South	1,139 SF
East	10,412 SF
Net Buildable Area:	11,542 SF
(With East, West, & South Setbacks)	
Net Buildable Area:	10,000 SF
(With East, West, & South Setbacks)	
Proposed Additional Setback:	205 SF
East	205 SF
West	12,000 SF
Proposed Net Buildable Area:	13,018 SF
(With East, West, & South Setbacks)	

9 Parking Stalls

2 Blue Stalls
2 Blue Routes

Parking Requirement
7.2.3.3 0.75 spaces per employee,
plus 1 space for each 10 children in care

Bicycle Requirement
7.14.0.1 Class 1: 0.37 spaces per each 1,018 SF
Class 2: 0.4 spaces per each 1,078 SF

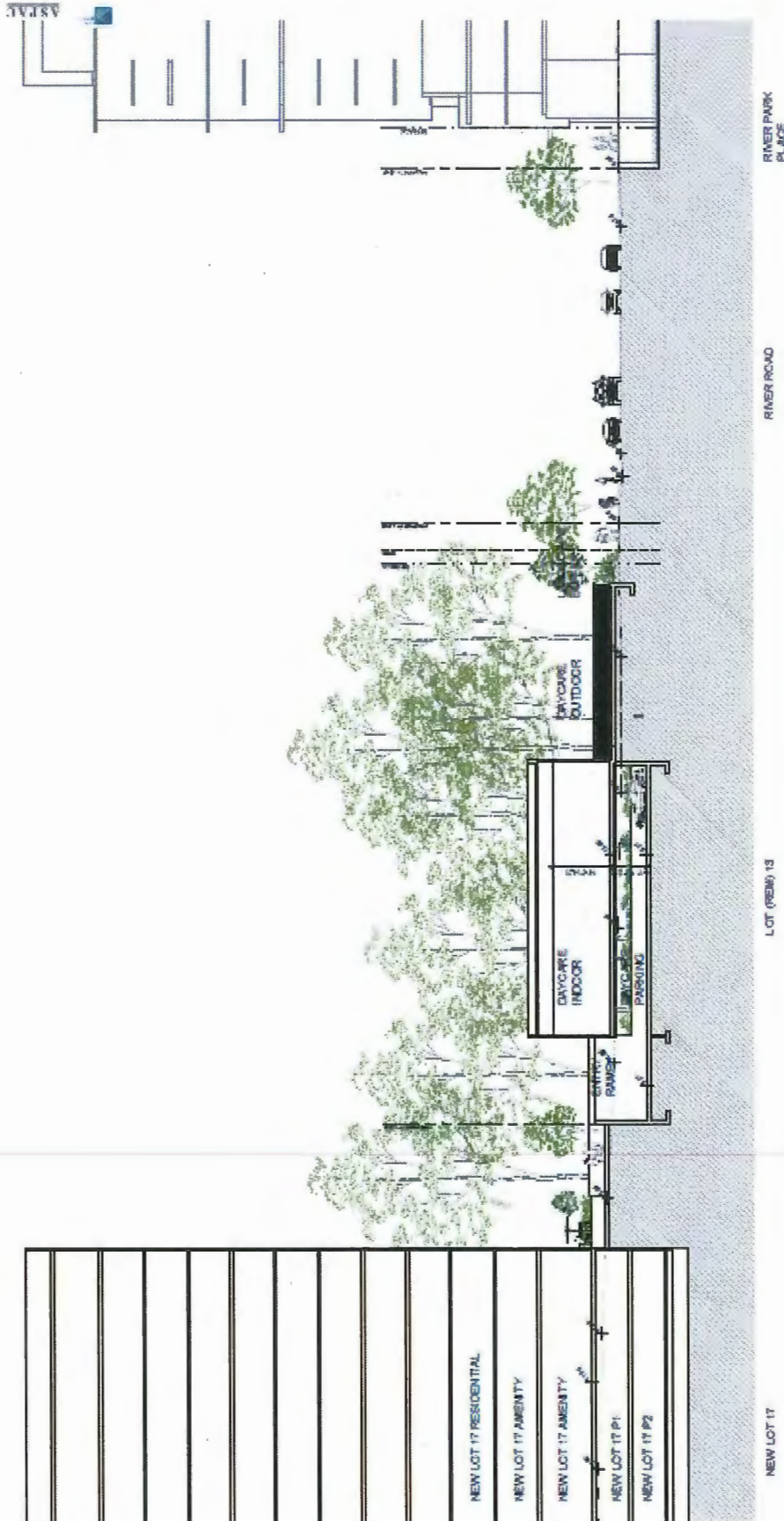
Garbage Requirement
1 Curbside Bin - 4 cu yd
1 Garbage Bin - 4 cu yd
1 Black Garbage Cart - 65 gallon
1 Paper Blue Recycling Cart - 65 gallon
1 Containers Blue Recycling Cart - 65 gallon
1 Food Waste Green Cart - 65 gallon
1 Reusable Bottom Recycling Cart - 65 gallon

10 OCTOBER 2011
SCALE: 1" = 10'

SCHEDULE D

Child Care – Illustrative Concept Drawings (REDMS #4750570)

JAMES R. & LINDA ARCHITECTS



15 OCTOBER 2013
SCALE: 1" = 40'

2. RIVER CREEK LOT (REB) 13
DAYCARE INDOOR AND OUTDOOR ARE UNDER CONSTRUCTION

Child Care – Illustrative Concept Drawings (REDMS #4750570)



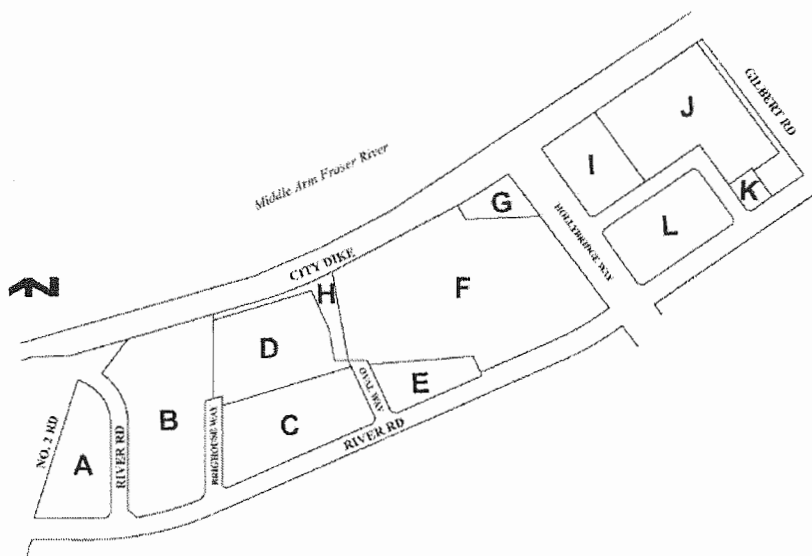
RIVER QUEEN LOT MEMO 13



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9487 (15-695231)
6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - 1.1. In Section 20.4.2 Permitted Uses:
 - 1.1.1. Inserting “**amenity space, community**” as a Permitted Use; and
 - 1.1.2. Repealing Diagram 1 and replacing it with following:



- 1.2. In Section 20.4.4 Permitted Density:
 - 1.2.1. In Sub-Section 1, repealing ““L”, and “M”” and replacing it with “and “L””;
 - 1.2.2. In Sub-Section 2(d), repealing ““L”, and “M”” and replacing it with “and “L””;

1.2.3. Repealing Sub-Section 3 and replacing it with the following:

“Notwithstanding Sections 20.4.4.2d, the reference to “1.2” is increased to a higher **density** of “2.9” provided that:

- a) for the area identified as “I”, “J”, “K”, and “L” in Diagram 1, Section 20.4.2, prior to first occupancy of the **building**, the **owner**:
 - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront;
 - ii) pays or secures to the satisfaction of the **City** a monetary contribution of \$6,791,769 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812;
 - iii) grants to the **City**, via a statutory **right-of-way** or as otherwise determined to the satisfaction of the **City**, rights of public use over a suitably landscaped area of the **site**, at least 6,076.2 m² in size, for **park** and related purposes (but excluding sidewalk widening) within the areas identified as “I” and “J” in Diagram 1, Section 20.4.2, including:
 - for “I”: an area of at least 1,751.1 m²; and
 - for “J”: an area of at least 4,325.1 m²; and
 - iv) enters into legal agreement(s) with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for **child care**; and
- b) prior to first occupancy of the **building** within the area identified as “J” and “K” in Diagram 1, Section 20.4.2, the **owner**, within the area identified as “K” in Diagram 1, Section 20.4.2:
 - i) provides a **child care** facility, the **habitable space** of which shall be at least 464.5 m², excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
 - ii) transfers the **child care** facility and not less than 1,485.0 m² of land to the **City** as fee simple for **child care** or **community amenity space** purposes.”

1.2.4. Repealing Sub-Section 4 and replacing it with the following:

“Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.3, for the area identified as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” in Diagram 1, Section 20.4.2:

- a) the maximum total combined **floor area**, regardless of subdivision, shall not exceed 454,013.2 m², of which the **floor area** of residential

uses shall not exceed 292,929.6 m² and the **floor area** of other **uses** shall not exceed 161,083.6 m²; and

- b) the maximum **floor area** for the areas indicated as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” shall not exceed:
 - i) for “A”, “C”, and “D”: 116,572.1 m², total combined **floor area** regardless of subdivision, for residential **uses** and nil for other **uses**;
 - ii) for “B”: 65,480.0 m² for residential **uses** and nil for other **uses**;
 - iii) for “E”, “F”, and “H”: , total combined **floor area** regardless of subdivision, nil for residential **uses** and 155,456.0 m² for other **uses**;
 - iv) for “G”: nil for residential **uses** and 2,365.7 m² for other **uses**;
 - v) for “I”: 27,650.0 m² for residential **uses** and nil for other **uses**; and
 - vi) for “J” and “L”: , total combined **floor area** regardless of subdivision, 83,227.5 m² for residential **uses** and 3,261.9 m² for other **uses** (provided that all non-residential **uses** are located on “L”).”; and

1.2.5. In Sub-Section 6, repealing “**child care** purposes” and replacing it with “**child care** or **community amenity space** purposes within the area identified as “K” in Diagram 1, Section 20.4.2”;

1.3. In Section 20.4.5 Permitted Lot Coverage:

1.3.1. In Sub-Section 2, repealing ““L”, and “M”” and replacing it with “and “L””;

1.3.2. In Sub-Section 5, repealing ““I”, “J”, and “K”” and replacing it with ““I” and “K””; and

1.3.3. Following Sub-Section 5, inserting a new Sub-Section 6 as follows:

“For the area identified as “J” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 37% (which for the purposes of this bylaw for area “J” only shall mean the percentage of the total horizontal **lot area** that is covered by **buildings** and all enclosed and/or supported **structures**, including landscaped roofs over **parking spaces** where such roofs are situated above **finished site grade**, but excluding **eaves**, **balconies**, unroofed patios and raised decks, and landscaped roofs over **parking spaces** where such landscaped roofs are situated at or below **finished site grade**). A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

- 1.4. In Section 20.4.6 Yards & Setbacks:
 - 1.4.1. In Sub-Section 1(e), following “Notwithstanding Section 20.4.6.1:a.ii,” inserting “in the area identified as “L” in Diagram 1, Section 20.4.2,”;
 - 1.4.2. In Sub-Section 2(a), repealing ““L”, “M”” and replacing it with “and “L””; and
 - 1.4.3. In Sub-Section 2(b), repealing “less then 3.0 m” and replacing it with “less than 3.0 m”;
- 1.5. In Section 20.4.7 Permitted Heights:
 - 1.5.1. In Sub-Section 4, repealing ““G” and H” and replacing it with ““G”, “H”, and “K””;
 - 1.5.2. In Sub-Section 6, in the opening phrase, repealing “and “K”” and replacing it with “and “L””; and
 - 1.5.3. In Sub-Section 6(c), repealing “Section 20.4.7.5.b” and replacing it with “Section 20.4.7.6.b”;
- 1.6. In Section 20.4.8 Subdivision Provisions/Minimum Lot Size:
 - 1.6.1. In Sub-Section 2(i), repealing “7,900.0 m²” and replacing it with “18,000.0 m²”;
 - 1.6.2. In Sub-Section 2(j), repealing “6,700.0 m²” and replacing it with “1,485.0 m²” and, at the end of the Sub-Section, inserting “and”;
 - 1.6.3. In Sub-Section 2(k), at the end of the Sub-Section, repealing “and”; and
 - 1.6.4. Repealing Sub-Section 2(l);
- 1.7. In Section 20.4.10 On-Site Parking and Loading:
 - 1.7.1. In Sub-Section 2(c), in the opening phrase, repealing ““I”, “J”, “K”, and “M”” and replacing it with ““I” and “J””;
 - 1.7.2. In Sub-Section 2(c)(i), repealing ““K”, “L”, and “M”” and replacing it with “and “L””;
 - 1.7.3. Repealing Sub-Section 2(c)(iii) and replacing it with the following:

“a minimum of 12 residential visitor **parking spaces** are provided on area “I” and a minimum of 36 residential visitor **parking spaces** are provided on area “J”.”; and
 - 1.7.4. Repealing Sub-Section 2(c)(iv);

1.8. In Section 20.4.11 Other Regulations:

1.8.1. Repealing Sub-Section 1;

1.8.2. Repealing Sub-Section 2;

1.8.3. Repealing Sub-Section 4;

1.8.4. Repealing Sub-Section 5 and replacing it with the following:

“The following **uses** are permitted within the area identified as “K” in Diagram 1, Section 20.4.2:

a) **amenity space, community**; andb) **child care.**”;

1.8.5. Repealing Sub-Section 6; and

1.8.6. In Sub-Section 7, repealing ““L”, and “M”” and replacing it with “and “L””; and

1.9. Making various text and graphic amendments to ensure consistency throughout the Richmond Zoning Bylaw 8500 as amended.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9487**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by <i>he</i>
_____	APPROVED by Director or Solicitor <i>al</i>

MAYOR_____
CORPORATE OFFICER