



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** May 25, 2020

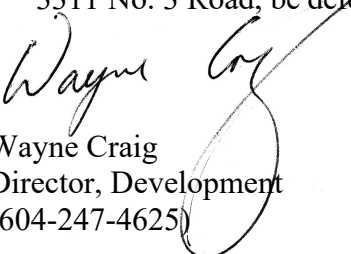
**From:** Wayne Craig  
Director, Development

**File:** ZT 19-872212

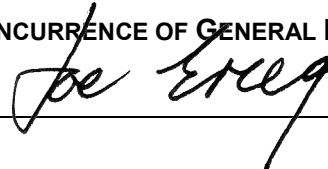
**Re:** Application by Yuanheng Seaside Developments Ltd./Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" Zone at 3399 Corvette Way and 3311 & 3331 No. 3 Road

### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10189, for a Zoning Text Amendment to the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone, a site-specific zone applicable at 3399 Corvette Way and 3311 & 3331 No. 3 Road, to:
  - a) Increase the maximum number of permitted dwelling units from 850 to 941 (without any increase in total residential floor area); and
  - b) Relocate 964 m<sup>2</sup> (10,371 ft<sup>2</sup>) of permitted (unbuilt) floor area from the development's first phase at 3331 No. 3 Road to its second phase at 3311 No. 3 Road and third phase at 3399 Corvette Way;be introduced and given first reading.
2. That the terms of the voluntary developer community amenity contribution secured through the original rezoning of 3399 Corvette Way and 3311 & 3331 No. 3 Road (RZ 12-603040) be amended to permit the completion of the proposed City Centre North Community Centre, at 3311 No. 3 Road, be deferred from December 31, 2021 to December 31, 2023.

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

WC:sch  
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Project Development	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied for a Zoning Text Amendment with respect to a three-lot, high-rise, mixed use development at 3399 Corvette Way (Lot C), 3311 No. 3 Road (Lot B), and 3331 No. 3 Road (Lot A) (Attachments 1 and 2) to:

1. Amend the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone, for the purpose of increasing the subject site’s maximum permitted number of units from 850 to 941 and relocating 964 m<sup>2</sup> (10,371 ft<sup>2</sup>) of permitted (unbuilt) floor area from the development’s first phase at 3331 No. 3 Road (Lot A) to its second phase at 3311 No. 3 Road (Lot B) and third phase at 3399 Corvette Way (Lot C); and
2. Make changes to the terms of the voluntary developer community amenity contribution secured through rezoning (RZ 12-603040), for the purpose of deferring completion of the community centre at 3311 No. 3 Road (Lot B) from December 31, 2021 to December 31, 2023

On May 4, 2020, the General Purposes Committee considered the subject application and referred it back to staff. It was moved and seconded:

***That the staff report titled “Application by Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd. for a Zoning Text Amendment to the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” Zone at 3399 Corvette Way and 3311 and 3331 No. 3 Road”, dated April 23, 2020, from the Director, Development, be referred back to staff to provide more information on the following:***

- 1. the proposed changes to the dwelling unit sizes compared to the original proposal;***
- 2. the proposed number of rental units;***
- 3. options to increase the affordable housing contribution;***
- 4. rationale for waiving the Public Hearing;***
- 5. the proposed amount of amenity space;***
- 6. the rationale for the deferral of the proposed City Centre North Community Centre and the proposed construction timeline; and***
- 7. the proposed governance model of the City Centre North Community Centre.***

The purpose of this report is to respond to this referral motion and present the applicant’s revised development proposal for consideration. Details are included in the Analysis section of the report. Key changes to the developer’s original proposal include:

1. A maximum of 941 dwelling units (i.e. reduced from the developer’s previous proposal for 960), which is 91 units more than the current limit of 850 units under the “Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)” zone;
2. Four additional two-bedroom affordable LEMR units, which increases the development’s total number of affordable units to 63 (from a rezoning target of 59), including 41 currently under

construction at 3331 No. 3 Road (Lot A) and 22 (instead of 18) in the project's second phase at 3311 No. 3 Road (Lot B);

3. 165 m<sup>2</sup> (1,773 ft<sup>2</sup>) of additional affordable low-end-of-market-rental (LEMR) housing floor area, which represents 17% of the 964 m<sup>2</sup> (10,371 ft<sup>2</sup>) of permitted (unbuilt) floor area that the developer proposes to relocate from the project's first phase at 3331 No. 3 Road (Lot A) to its second phase at 3311 No. 3 Road (Lot B) and third phase at 3399 Corvette Way (Lot C), together with a corresponding decrease in the floor area of market ownership units (i.e. no change in total permitted residential floor area); and
4. Refinements to the form of the developer's additional Capstan Station Bonus (CSB) public open space contribution (i.e. required with respect to the increase in number of units) to better respond to CSB objectives for the provision of park-like open spaces.

In light of the concerns raised by the General Purposes Committee on May 4, 2020, regarding staff's recommendation that the Public Hearing be waived for the subject application, this recommendation has been withdrawn and, if endorsed, the application will be subject to the City's standard Public Hearing process.

The governance model for the community centre will be addressed through a separate report.

### **Findings of Fact**

A Development Application Data Sheet with details of the development is provided in Attachment 3.

### **Analysis**

#### **1. Proposed Changes in Dwelling Unit Sizes (Referral item 1)**

On May 4, 2020, the General Purposes Committee questioned whether increasing the subject development's maximum number of permitted dwelling units would negatively affect minimum unit size or unit mix (i.e. resulting very small units or too few family-friendly, two-bedroom and larger units). In brief, the subject development includes the following:

- a) 63 affordable LEMR housing units are proposed, including 41 under construction in the first phase and 22 proposed for the second phase. The minimum sizes of the proposed LEMR units complies with the City's Affordable Housing Strategy, and the proposed percentage of two-bedroom and larger LEMR units exceeds the Strategy's minimum requirement (i.e. 63% versus 60%).
- b) 878 market ownership housing units are proposed, including 536 under construction in the first phase and 405 proposed for the second and third phases. The following table summarizes the minimum sizes of the proposed market ownership housing units, broken down by unit type and phase. The proposed minimum unit sizes (which vary slightly between the three phases) are consistent with that of other market residential developments under construction in Richmond. Of the total proposed market units, 67% have two or more bedrooms, which exceeds the Official Community Plan target for family-friendly housing (i.e. 40%).

MARKET OWNERSHIP UNITS							
Unit Type	Phase 1 (Lot A) Under Construction		Phase 2 (Lot B)		Phase 3 (Lot C)		Total Market Ownership # Units
	#	Min. Unit Size	#	Min. Unit Size	#	Min. Unit Size	
Studio	0	N/A	0	N/A	0	N/A	0
1-BR	162	48 m <sup>2</sup> (515 ft <sup>2</sup> )	129	57 m <sup>2</sup> (608 ft <sup>2</sup> )	0	N/A	291 (33%)
2-BR	251	73 m <sup>2</sup> (781 ft <sup>2</sup> )	113	74 m <sup>2</sup> (801 ft <sup>2</sup> )	34	74 m <sup>2</sup> (796 ft <sup>2</sup> )	398 (45%)
3-BR	113	98 m <sup>2</sup> (1,059 ft <sup>2</sup> )	11	109 m <sup>2</sup> (1,172 ft <sup>2</sup> )	40	101 m <sup>2</sup> (1,082 ft <sup>2</sup> )	164 (19%)
4-BR+	10	145 m <sup>2</sup> (1,558 ft <sup>2</sup> )	0	N/A	15	142 m <sup>2</sup> (1,523 ft <sup>2</sup> )	25 (3%)
Total	536	Varies	253	Varies	89	Varies	878 (100%)

## 2. Increased Affordable Housing (Referral items 2 & 3)

The developer proposes to provide four additional two-bedroom affordable LEMR units, which will increase the development's total number of LEMR units from 59 to 63. Of the total, 41 LEMR units are currently under construction in the development's first phase and 22 are proposed for the second phase. The addition of four two-bedroom affordable housing units brings the development's overall percentage of family-friendly (two-bedroom and larger) units to 63%, which slightly exceeds the target identified at rezoning stage (i.e. 60%).

LOT	PHASE	REZONING (TARGET)			PROPOSED		
		Bachelor & 1-BR	2-BR & Larger	Total	Bachelor & 1-BR	2-BR & Larger	Total
A	1	12	29	41	12	29	41
B	2	11	7	18	11	11	22
C	3	0	0	0	0	0	0
Total		23 (40%)	36 (60%)	59 (100%)	23 (37%)	40 (63%)	63 (100%)

To help achieve the proposed increase in the number of affordable housing units, the developer proposes to increase the floor area of affordable housing in the development's second phase, at 3331 No. 3 Road (Lot B), by 165 m<sup>2</sup> (1,773 ft<sup>2</sup>), as indicated in the table below. This additional affordable housing area:

- Represents 17% of the 964 m<sup>2</sup> (10,371 ft<sup>2</sup>) of permitted (unbuilt) floor area that the developer proposes to relocate from the project's first phase to its second and third phases;
- Shall be provided in addition to the voluntary developer affordable housing contribution secured through rezoning, based on the City's Affordable Housing Strategy in effect at that time (i.e. 5% of total residential floor area);
- Will increase the percentage of affordable housing floor area in the development's second phase from 6% to 7% (relative to the total residential floor area in the second phase); and
- Reduces the developer's maximum buildable floor area of market ownership housing by 165 m<sup>2</sup> (1,773 ft<sup>2</sup>) (i.e. equal to the area of additional affordable housing), such that there is no increase in total permitted residential floor area.

Prior to rezoning adoption, a housing agreement and covenant were registered on 3331 No. 3 Road (Lot A) and 3311 No. 3 Road (Lot B) to secure the developer's voluntary 5% affordable housing contribution. Prior to adoption of the subject zoning text amendment bylaw (as set out in the Zoning Text Considerations, Attachment 4), the housing covenant registered on 3311 No. 3 Road (Lot B) will be revised to include the developer's additional 165 m<sup>2</sup> (1,773 ft<sup>2</sup>) affordable housing contribution.

LOT	PHASE	AS APPROVED THROUGH REZONING (RZ 12-603040) & PHASE 1 DP (DP 16-745853)	REVISED PROPOSAL
A	1	3,093 m <sup>2</sup> (33,287 ft <sup>2</sup> ) (Under construction)	3,093 m <sup>2</sup> (33,287 ft <sup>2</sup> ) (Under construction)
B	2	1,349 m <sup>2</sup> (14,524 ft <sup>2</sup> )	1,514 m <sup>2</sup> (16,297 ft <sup>2</sup> ) <b>(2)</b>
C	3	0	0
<b>Total</b>		<b>4,442 m<sup>2</sup> (47,811 ft<sup>2</sup>) (1)</b>	<b>4,607 m<sup>2</sup> (49,584 ft<sup>2</sup>) (2)</b>

(1) At rezoning stage, the minimum total affordable housing contribution was based on 5% of total residential floor area.

(2) Minimum affordable housing increased by 165 m<sup>2</sup> (1,773 ft<sup>2</sup>). (Market housing reduced by an equal amount).

### 3. Public Hearing (Referral item 4)

In light of the concerns raised by the General Purposes Committee on May 4, 2020, regarding staff's recommendation that the Public Hearing be waived for the subject application, this recommendation has been withdrawn and, if endorsed, the application will be subject to the City's standard Public Hearing process.

Zoning Text Amendment informational signage has been installed on the subject property. At the time of writing the subject report, staff have not received any comments from the public about the application in response to the placement of the information signage on the property.

Should the General Purposes Committee endorse this application and Council grant first reading to the zoning text amendment bylaw, the bylaw will be forwarded to the Public Hearing scheduled for July 20, 2020, 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*.

### 4. Capstan Station Bonus (CSB) Publicly Accessible Open Space (Referral item 5)

The Capstan Station Bonus requires that developments making use of CSB bonus density (including the subject development) must contribute publicly accessible open space at a rate of 5 m<sup>2</sup> (54 ft<sup>2</sup>) per dwelling unit. If the developer's proposal is approved, such that the maximum permitted number of units on the site is increased to 941, the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone will be amended to require a minimum CSB public open space contribution of 4,705 m<sup>2</sup> (1.16 ac.). Prior to rezoning adoption, the developer contributed 4,308 m<sup>2</sup> (1.06 ac.) of CSB public open space (i.e. riverfront park, community centre plaza, and Capstan Way greenway). To satisfy the amended ZMU30 zone, prior to adoption of the zoning text amendment bylaw, the developer will be required to contribute an additional 397 m<sup>2</sup> (0.10 ac.) of CSB public open space, secured with statutory rights-of-ways registered on title. The conceptual design of the additional CSB open space comprises three locations (Attachment 5), including:

- a) Expansion of the riverfront park (secured through the developer's rezoning application) at the north end of 3399 Corvette Way (Lot C), including improvements to the stair and universally-accessible ramp required to gain access to the crest of the dike, together with a covered area for individual or small group activities (e.g., tai chi), planting, seating, lighting, signage, and related features, which will enhance the park's amenity and visibility from Corvette Way and improve access for the general public and users of the nearby community centre;
- b) Expansion of the community centre plaza (secured through the developer's rezoning application), on 3311 No. 3 Road (Lot B), to better meet the needs of the community centre, including roughly doubling the size of the plaza's programmable area (as compared to what was approved through rezoning) and opening the plaza to the sky (by shifting the adjacent residential tower northward to reduce building overhangs); and
- c) A new public open space near the corner of Corvette Way and McMyn Way, on 3311 No. 3 Road (Lot B), in the form of a neighbourhood pocket park, including seating, planting, trees, lighting, a covered area (e.g., to play board games and eat outdoors), and other features that will provide for an intimately-scaled place to socialize and relax.

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

- a) The developer's proposed public open space contribution complies with Capstan Station Bonus requirements for 941 units;
- b) Two of the proposed public open space locations will enhance key City Centre amenities secured through the original rezoning (i.e. riverfront park and community centre), while the third is a new neighbourhood pocket park that will enhance livability for local residents and employees; and
- c) As set out in the Zoning Text Amendment Considerations (Attachment 4), all three public open spaces will be secured with statutory rights-of-ways prior to adoption of the zoning text amendment bylaw, and their design, construction, and maintenance shall be the responsibility of the developer, at the developer's sole cost, as determined to the City's satisfaction through the Development Permit processes for the project's second and third phases (DP 17-794169).

#### 5. City Centre North Community Centre Construction Timeline and Rationale (Referral item 6)

The delivery of the proposed community centre, as approved through rezoning, is tied to the development's second phase of construction, proposed for 3311 No. 3 Road (Lot B). More specifically, legal agreements registered on title to the subject site restrict Development Permit and Building Permit issuance for the second phase unless those permits include the community centre, and restrict occupancy of the second phase (and third phase) until the community centre has been completed to the City's satisfaction. In addition, among other things, legal agreements registered on title also restrict occupancy of the development's first phase, in part or in whole, prior to Building Permit issuance for the community centre and require completion of the community centre by December 31, 2021.

The table below provides the developer's key dates for completion of the community centre and the development's first phase. The community centre schedule allocates approximately nine months for permit approvals (i.e. Development Permit, Building Permit, and Servicing Agreements, including City approval as the future owner of the facility) and 33 months for construction (which is generally consistent with industry standards for a complex development project).

KEY DATES	COMMUNITY CENTRE	RESIDENTIAL/COMMERCIAL USES
Present (June 2020)	Review & approval of the Development Permit, Building Permit, Servicing Agreements (for utilities, roads, dike & park) & related City requirements as the future owner of the community centre	Phase 1 (Lot A) under construction
October 2020		Phase 1 (Lot A) – Occupancy of first 1/3 (190 units, including 21 affordable housing units) <b>NOTE: Requires occupancy hold to be lifted</b>
January 2021		Phase 1 (Lot A) – Occupancy of second 1/3 (203 units, including 7 affordable housing units) <b>NOTE: Requires occupancy hold to be lifted</b>
March 2021	Building Permit (BP) issuance & construction starts	Phase 2 (Lot B) & Phase 3 (Lot C) Building Permit issuance & construction starts
July 2021	Under construction	Phase 1 (Lot A) – Occupancy of final 1/3 (184 units, including 13 affordable housing units) <b>NOTE: Occupancy hold shall remain in effect</b>
December 31, 2023	Completion & occupancy <b>NOTE: Requires completion to be deferred from Dec. 31, 2021</b>	Phase 2 (Lot B) 1 <sup>st</sup> occupancy

The developer has indicated that, due to the complexity of constructing the community centre as an integral part of a high-rise, mixed use development, it cannot be completed earlier than December 31, 2023. In light of this, as described in the staff report from the Director, Development, dated April 23, 2020, the developer proposes to:

- Submit voluntary cash contributions to cover City costs arising from deferring completion of the community centre to December 31, 2023 (\$136,000) and reduce projected City costs for the community centre's furnishings, fixtures, and equipment (FFE) (\$800,000);
- Provide for refinements and enhancements to the conceptual design approved through the rezoning, at no cost to the City, to improve the facility's functionality and amenity, as determined to the City's satisfaction; and
- Amend the existing occupancy hold registered by legal agreement on the development's first phase to permit occupancy of two-thirds of the first phase's units (i.e. 393 of 577, including 28 affordable LEMR units), which are already under construction, in advance of Building Permit issuance for the community centre. (Note that existing restrictions on occupancy of the first phase's final 184 units, including 13 affordable LEMR units, would remain in effect; as would existing legal agreements requiring completion of the community centre prior to occupancy of residential and commercial uses proposed for the development's second and third phases).

Denial of the developer's proposal will not result in the community centre being completed earlier than December 31, 2023. Moreover, if the developer's proposal was to be denied, the City would forego the voluntary developer contributions outlined above and occupancy of 393 units in the development's first phase (including 28 LEMR units) would be delayed by up to six months (i.e. from October 2020 to March 2021, when Building Permit issuance for the community centre is targeted).

As described in the previous staff report and memorandum from the Director, Recreation and Sports Services (Attachment 6), deferral of the community centre's completion to December 31, 2023, is supported on the basis that:

- a) The later completion date is expected to improve initial community centre attendance, as the number of local residents will be greater and the Capstan Canada Line Station will be complete (i.e. targeted for mid-2022);
- b) The needs of Capstan Village residents can be adequately served in the interim by existing facilities, including the City Centre Community Centre, Minoru Centre for Active Living, and Richmond Olympic Oval;
- c) Refinements to the community centre's original conceptual design, including expansion of the plaza (to enhance its role as a community gathering place and venue for programs and events) and improved interior daylighting, will serve to enhance the facility's vibrancy, livability, and overall customer experience (at no cost to the City); and
- d) The proposed voluntary developer cash-in-lieu contribution towards furnishing, fixtures, and equipment (\$800,000) will reduce projected City costs by 50% (i.e. \$1.6M in 2023 dollars).

The developer's proposal, as described above, was presented to and endorsed by the Senior Management Team and Chief Administrative Officer.

6. City Centre North Community Centre Governance Model (Referral item 7)

The anticipated governance model for the community centre will be addressed through a separate report from the Director, Recreation and Sport Services.

### **Zoning Bylaw**

In light of the developer's revised proposal, Zoning Amendment Bylaw 10189 provides for the following key changes to the site-specific "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone, including:

1. Increasing the maximum number of permitted dwellings from 850 to 941;
2. Relocating 964 m<sup>2</sup> (10,371 ft<sup>2</sup>) of permitted (unbuilt) floor area from the development's first phase to its second and third phases; and
3. Increasing the minimum size of the developer's Capstan Station Bonus public open space contribution to reflect the increase in the development's permitted number of dwelling units.

### **Site Servicing and Frontage Improvements**

Off-site Engineering, Transportation, and Parks requirements were identified via rezoning of the subject site (RZ 12-603040). Legal agreements are registered on title requiring that all necessary improvements are designed and constructed, at the developer's sole cost, on a phase-by-phase basis, via the City's Standard Servicing Agreement processes.

### **Existing Legal Encumbrances**

The Zoning Text Amendment Considerations (Attachment 4) set out the changes required to various existing legal agreements to facilitate the developer's proposed changes in floor area distribution, number of units, affordable housing, public open space, and completion of the community centre.



## Financial Impact or Economic Impact

The developer proposes to submit voluntary cash-in-lieu contributions to offset costs incurred by the City due to deferring completion of the community centre to December 31, 2023 (\$136,000) and for the facility's furniture, fixtures, and equipment (FFE) (\$800,000). Acceptance of the developer's voluntary cash-in-lieu contributions would fully cover City cost arising from the proposed schedule change and reduce future City costs by 50% for FFE (based on an estimated total FFE cost of \$1.6M, 2023 dollars).

## Conclusion

Yuanheng Seaside Developments Ltd. and Yuanheng Seaview Developments Ltd. have applied for a Zoning Text Amendment to make changes to the "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)" zone and defer completion of the City Centre North Community Centre from December 31, 2021 to December 31, 2023. In response to the referral from the General Purposes Committee on May 4, 2020, the development proposal has been revised to include a maximum of 941 units (reduced from the previous proposal for 960), increase the developer's affordable housing contribution, including 165 m<sup>2</sup> (1,773 ft<sup>2</sup>) of additional floor area and four more two-bedroom units, and improve the design of the developer's expanded Capstan Station Bonus public open space contribution. In addition, as previously presented, the developer proposes to refine the community centre design, as requested by the City, and submit additional voluntary cash-in-lieu contributions to the City for cost recovery and furnishings, fixtures, and equipment. Legal agreements registered on title to the subject site shall ensure that a Building Permit will be issued for the community centre prior to occupancy of the final third of units under construction in the project's first phase, and the community centre will be completed prior to any occupancy of the project's second or third phases.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10189 be introduced and given first reading.

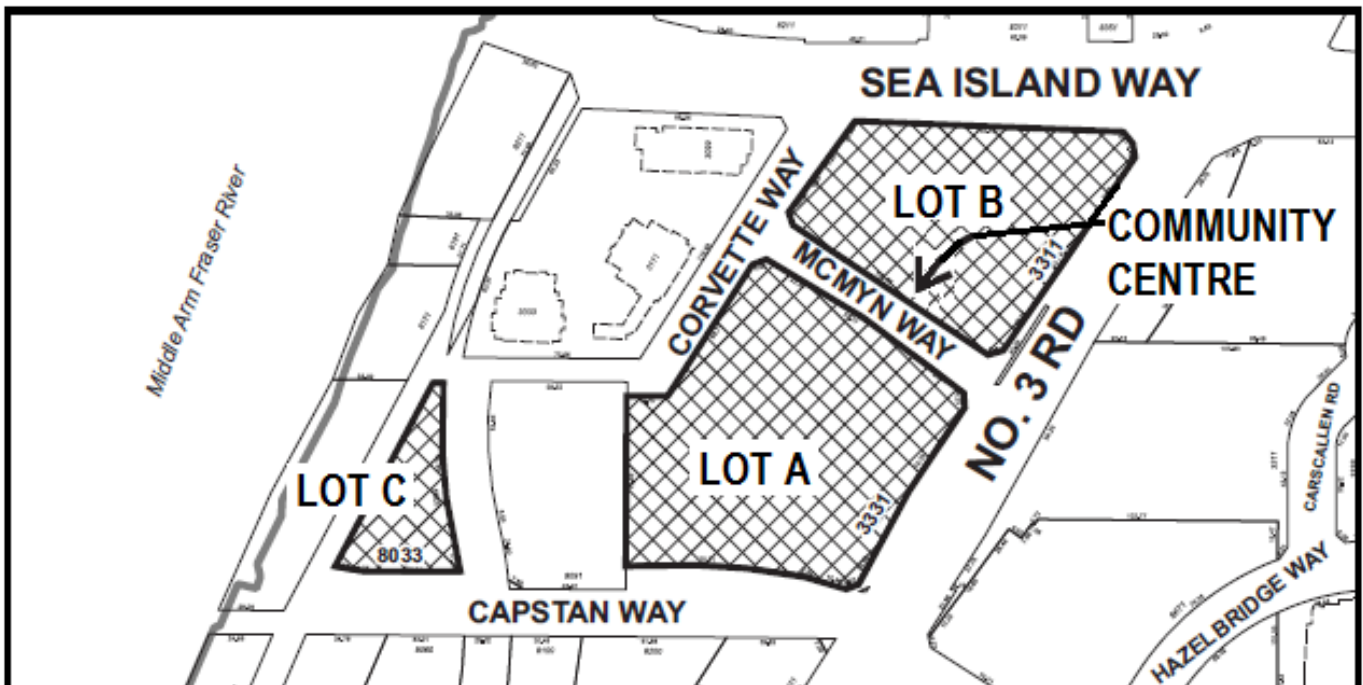


Suzanne Carter-Huffman  
Senior Planner / Urban Design

SCH:blg

### Attachments:

1. Location Map
2. Site Plan
3. Development Application Data Sheet
4. Zoning Text Amendment Considerations
5. Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space
6. Memorandum – Director, Recreation and Sports Services

[illegible]

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**“VIEWSTAR” Site Plan**

3331 No. 3 Rd (Lot A/Phase 1/under construction), 3311 No. 3 Rd (Lot B/Phase 2) & 3399 Corvette Way (Lot C/Phase 3)





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**ZT 19-872212**

Address: 3399 Corvette Way (**Lot C**), 3311 No. 3 Road (**Lot B**), and 3331 No. 3 Road (**Lot A**)

Applicant: Yuanheng Seaside Developments Ltd. / Yuanheng Seaview Developments Ltd.

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

	Existing	Proposed
<b>Owner</b>	Yuanheng Seaside & Seaview Developments	No change
<b>Site Size</b>	3 lots comprising 24,643 m <sup>2</sup> (265,255 ft <sup>2</sup> )	No change
<b>Land Uses</b>	Vacant (under construction)	Mixed residential & commercial uses
<b>OCP Designation</b>	Mixed Use & Park	No change
<b>CCAP Designation</b>	Institution (i.e. community centre), Urban Centre (T5), Capstan Station Bonus & Park	No change
<b>Zoning</b>	Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	No change
<b>Aircraft Noise Sensitive Development</b>	Moderate (Area 3) – All uses may be considered	No change

**NOTE:** Lot references (below) mean 3399 Corvette Way (**Lot C**), 3311 No. 3 Road (**Lot B**), and 3331 No. 3 Road (**Lot A**)

	Existing ZMU30 Zone	Proposed	Variance
Buildable Floor Area* (Max): • Total	113,131.8 m <sup>2</sup> including: • Lot A: 57,108.8 m <sup>2</sup> • Lot B: 43,179.8 m <sup>2</sup> • Lot C: 12,843.2 m <sup>2</sup>	113,131.8 m <sup>2</sup> including: • Lot A: 56,145.2 m <sup>2</sup> • Lot B: 43,937.0 m <sup>2</sup> • Lot C: 13,049.6 m <sup>2</sup>	None permitted
Buildable Floor Area* (Max): • Residential	88,836.0 m <sup>2</sup> including: • Lot A: 54,977.8 m <sup>2</sup> (1) • Lot B: 21,015.0 m <sup>2</sup> (1) • Lot C: 12,843.2 m <sup>2</sup> (1) All affordable housing (4,441.8 m <sup>2</sup> ) must be located on Lots A & B	88,804.0 m <sup>2</sup> including: • Lot A: 54,014.2 m <sup>2</sup> (1) • Lot B: 21,740.2 m <sup>2</sup> (1) • Lot C: 13,049.6 m <sup>2</sup> (1) Additional 164.7 m <sup>2</sup> of affordable housing on Lots A & B (Total = 4,606.5 m <sup>2</sup> )	None permitted
Buildable Floor Area* (Max): • Non-Residential	24,295.8 m <sup>2</sup> including: • Lot A: 2,131.0 m <sup>2</sup> • Lot B: 22,164.8 m <sup>2</sup> (2) • Lot C: Nil (2) Lot B incl. at least 3,106.6 m <sup>2</sup> for community centre use	24,327.8 m <sup>2</sup> including: • Lot A: 2,131.0 m <sup>2</sup> • Lot B: 22,196.8 m <sup>2</sup> (2) • Lot C: Nil (2) Lot B incl. at least 3,106.6 m <sup>2</sup> for community centre use	None permitted
No. of Dwellings	850 units max., including: • Market ownership units: 791 • Affordable units: 59 (RZ target), including: a) Lot A: 41 units (under construction) b) Lot B: 18 units c) Lot C: Nil (All units are required to be located on Lots A & B)	941 units max., including: • Market ownership units: 878 • Affordable units: 63, including: a) Lot A: 41 units (under construction) b) Lot B: 22 units (i.e. 4 additional units) c) Lot C: Nil (All affordable housing units must be located on Lots A & B)	None permitted
Capstan Station Bonus Open Space	Min. public open space: 4,250 m <sup>2</sup> , based on 850 units @ 5 m <sup>2</sup> /unit	Min. public open space: 4,705 m <sup>2</sup> , based on 941 units @ 5 m <sup>2</sup> /unit	None permitted
Lot Coverage	90% max	No change	None
Height	47.0 m max.	No change	None

\* Preliminary estimate (not inclusive of garage). Actual building size to be confirmed lot-by-lot at Building Permit stage.



**City of  
Richmond**

## **Zoning Text Amendment Considerations**

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

**Address:** 3399 Corvette Way and 3331 and 3311 No. 3 Road

**File No.:** ZT 19-872212

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10189, the developer is required to complete the following:**

1. Ministry of Transportation & Infrastructure (MOTI): Final MOTI approval is required.
2. Community Centre Agreement (CA5970496 – CA5970503): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the developer's commitment to the proposed City Centre North Community Centre on the lot:
  - 2.1. To defer the "Deadline" date for completion of the community centre from December 31, 2021 to December 31, 2023.

The City acknowledges that the Deadline date (December 31, 2023) is based on a 33-month construction schedule (April 2021 to December 2023) that assumes Development Permit issuance for Lot B in October 2020 and Building Permit issuance for Lot B in March 2021. The City will use all reasonable efforts to achieve these permit issuance dates, on the understanding that the developer shall satisfy, fulfil, and comply with all bylaw, Building Code, and related requirements as needed to facilitate the timely issuance of the required permits.

- 2.2. To increase the "Cash-in-Lieu Contributions" specified in the agreement for:
  - (i) Project management from \$300,000 to \$406,000, to include \$75,000 for cost recovery and \$31,000 for cost escalation;
  - (ii) Construction management from \$150,000 to \$165,000, to include \$15,000 for cost escalation;
  - (iii) ICT infrastructure from \$150,000 to \$165,000, to include \$15,000 for cost escalation; and
  - (iv) Furniture, fixtures, or other equipment ("FF&E") from nil to \$800,000.

Prior to Building Permit\* issuance for Lot B, the developer shall submit:

- (i) \$136,000 in cash to the City, based on the combined total value of the additional cash-in-lieu contributions specified in 2.2(i), (ii), and (iii); and
- (ii) \$800,000 in the form of a Letter of Credit, based on the value of the additional cash-in-lieu contribution specified in 2.2(iv).

On December 31, 2022 (i.e. one year ahead of the "Deadline" date for completion of the community centre), the developer shall replace the Letter of Credit with a cash contribution (\$800,000) or the City shall cash the Letter of Credit.

- 2.3. To amend the "City Centre Conceptual Plan" and "Terms of Reference" (i.e. Schedules A and B respectively to the agreement), to:
  - (i) Provide for minor interior changes that do not impact overall construction costs;
  - (ii) Improve interior daylighting, including additional lobby windows fronting the plaza and clerestory windows at the second storey; and
  - (iii) Coordinate the community centre design with the expanded the programmable outdoor plaza area secured through the modification or replacement of the existing Community Centre Plaza – North (Statutory Rights-of-Way) agreement (CA5970406 – CA5970409); and
- 2.4. To make related changes to the terms of the existing agreement as required for consistency and clarity.
3. Additional Capstan Station Bonus (CSB) Publicly-Accessible Open Space: Registration of additional Statutory Rights-of-Way (SRW) areas on title to Lot B and Lot C to facilitate public access, together with related landscaping and amenities, in order that the public may have use and enjoyment of the areas as if they were City

park, as required to satisfy CSB publicly-accessible open space bylaw requirements, based on 941 dwelling units, as generally set out in Schedule A.

The required additional CSB open space SRW area shall be provided in a combination of new and expanded (existing) locations. The actual size of each SRW area shall be determined through the Lots B and C Development Permit\* (DP 17-794169), to the satisfaction of the City. The sizes and configurations of the new and expanded SRW areas, together with their uses, program elements, landscape and infrastructure features (e.g., lighting, water, electrical), and related aspects shall take into account, among other things, coordination with the City-owned riverfront park fronting Lot C and community centre public access and program objectives on Lot B. Design and construction of the SRW areas shall be at the sole cost and responsibility of the developer, as determined to the City's satisfaction. Maintenance shall be at the sole cost and responsibility of the developer/owner (except for any City-owned sidewalk, utilities, streetlights, traffic signals, and related equipment, street trees, and furnishings, as determined to the City's sole satisfaction through an approved Servicing Agreement\*). The developer's construction of the SRW areas shall be secured with the Lots B and C Development Permit\* (DP 17-794169) landscape security (Letter of Credit), unless otherwise determined through DP 17-794169. Other terms of the SRW agreements shall generally be consistent with those SRW agreements registered on title to the lots to satisfy CSB open space requirements through "Viewstar's" original rezoning application (RZ 12-603040), unless otherwise determined to the satisfaction of the City through DP 17-794169 and/or the related community centre and Servicing Agreement (e.g., riverfront park) review and approval processes.

Required changes to existing CSB SRW agreements shall include the following:

- 3.1. "Community Centre Plaza – North" Statutory Rights-of-Way (CA5970406 – CA5970409): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B with respect to the plaza secured for the shared use of the community centre on the lot:
  - (i) To increase the existing SRW area by approximately 141.9 m<sup>2</sup>, from 125.4 m<sup>2</sup> to approximately 267.3 m<sup>2</sup> or as otherwise determined to the satisfaction of the City through the Lot B Development Permit\* (DP 17-794169) and related community centre approval processes, which increase in SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
  - (ii) To increase the programmable area of the plaza to roughly double that originally approved through RZ 12-603040;
  - (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, public use and program objectives, permitted permanent and temporary plaza features and encroachments, building interface considerations (e.g., residential lobby and fronting commercial uses), and related factors; and
  - (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.
- 3.2. "River Road Park Entrance" Statutory Rights-of-Way (CA5970416 – CA5970419): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C with respect to the publicly-accessible open space secured at the north end of the lot:
  - (i) To replace the existing 66.8 m<sup>2</sup> SRW area (which, for clarity, was not eligible for use as Capstan Station Bonus publicly-accessible open space) with an expanded SRW area, approximately 78.2 m<sup>2</sup> in size or as determined to the satisfaction of the City through the Lot C Development Permit\* (DP 17-794169), which expanded SRW area shall be secured for the purpose of satisfying the developer's required Capstan Station Bonus publicly-accessible open space contribution;
  - (ii) To remove provisions in the existing agreement that permit the owner to use the SRW area for loading vehicles and related purposes;
  - (iii) Make related changes to the agreement, as required, to accurately reflect the approved plaza design, intended public use and access to/from the adjacent City-owned riverfront park and dike, permitted permanent and temporary plaza features and encroachments, building interface considerations, and related factors; and
  - (iv) Make related changes to the terms of the existing agreement as required for consistency and clarity.



4. “Driveway Crossings” Covenant (CA5970432 – CA5970433): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot C to remove the “River Road Driveway”, for the purpose of restricting vehicle access by the owner to the “River Road Park Entrance” plaza SRW (CA5970416 – CA5970419), which agreement shall be modified or replaced, as described above, to remove the owner’s ability to use the plaza for loading and related purposes, and make related changes to the terms of the existing Driveway Crossing agreement as required for consistency and clarity.
5. “Phasing” Covenant (CA5970452 – CA5970453): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the phased development and occupancy of the lands to:
  - 5.1. For Lot A: Amend the “Specific Lot A/Phase 1 Restrictions” regarding the prior-to-occupancy requirements with respect to Building Permit issuance for Lot B and the community centre such that those prior-to-occupancy requirements shall only apply to “Stage 3” (i.e. Buildings D & E as set out in the “Phase 1/Lot A Staging” covenant registered on Lot A, CA5970512 – CA5970513 / CA6833328 – CA6833329), and not to “Stage 1” or “Stage 2” (i.e. Buildings B & C and Buildings A & J, respectively);
  - 5.2. Clarify that for the purpose of the agreement, “occupancy” or “final Building Permit inspection granting occupancy” shall mean using, possessing, taking up, keeping, holding, utilizing, moving into or, living in, taking possession of premises and any other actions resulting in the foregoing, except to the extent that such is permitted by the City for the limited purposes of improving such premises (e.g., constructing tenant improvements) prior to fully taking occupancy; and
  - 5.3. Make related changes to the terms of the existing agreement as required for clarity and consistency.
6. “Unit Allocation” Covenant (CA5970464 – CA5970465 / CA6833325 – CA6833327): Registration of modifications to or replacement of the existing legal agreement registered on title to Lots A, B, and C with respect to the maximum permitted number of units on the lots:
  - 6.1. To increase the maximum permitted combined total number of units on Lots A, B, and C from 850 to 941;
  - 6.2. To increase the maximum permitted number of units on Lot B to 275 and on Lot C to 89, unless otherwise approved through the Development Permit\* for Lots B & C (DP 17-794169); and
  - 6.3. Make related changes to the terms of the existing agreement as required for consistency and clarity.
7. Affordable Housing Covenant for Lot B (CA5970492 – CA5970503): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B to accurately reflect the development proposal approved through ZT 19-872212 and the Development Permit for Lot B, which shall include:
  - 7.1. A voluntary developer contribution comprising 164.7 m<sup>2</sup> of additional affordable low-end-of-market-rental housing (i.e. over and above the minimum area required by the amended ZMU30 zone); and
  - 7.2. At least 22 affordable housing units (including 11 family-friendly, 2-bedroom or larger units) and related parking, bike storage, amenities, and other features, as determined to the satisfaction of the Director of Community Social Development and Director of Development.
8. Development Permit: Processing of a Development Permit\* for Lots B and C (DP 17-794169) to a level deemed acceptable by the Director of Development.

**Prior to Development Permit for 3311 No. 3 Road and 3399 Corvette Way (DP 17-794169), among other things, the developer is required to complete the following:**

1. Sea Island Way Greenway (CA5970410): Registration of modifications to or replacement of the existing legal agreement registered on title to Lot B to amend the boundaries of the SRW area and provide for related changes, as determined to the satisfaction of the City, to accommodate Ministry of Transportation & Infrastructure (MOTI) design requirements for Sea Island Way.

2. Community Centre Agreement (CA5970496 – CA5970503): Submission and approval of the Development Design Plans for the community centre, including refinements and enhancements to the conceptual design originally approved through rezoning (e.g., improved daylighting and expansion of the plaza), as determined to the satisfaction of the City as the future owner of the facility.

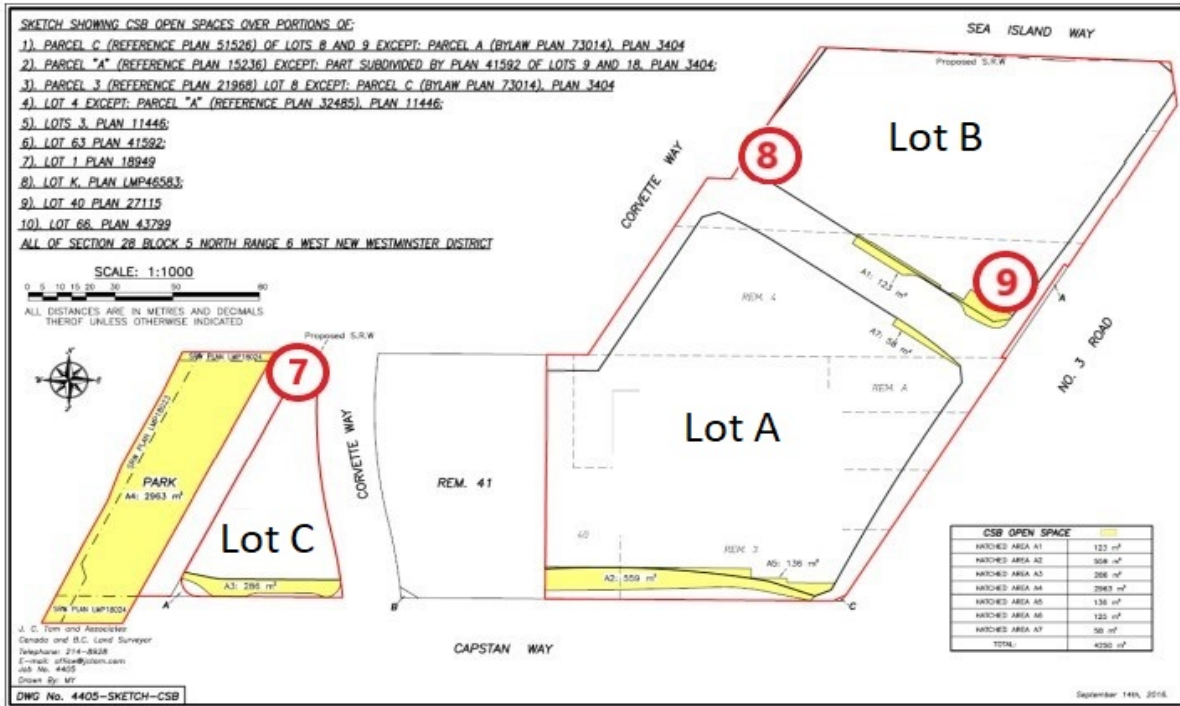
**Note:**

- An asterisk (\*) indicates that a separate application is required.
- 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.

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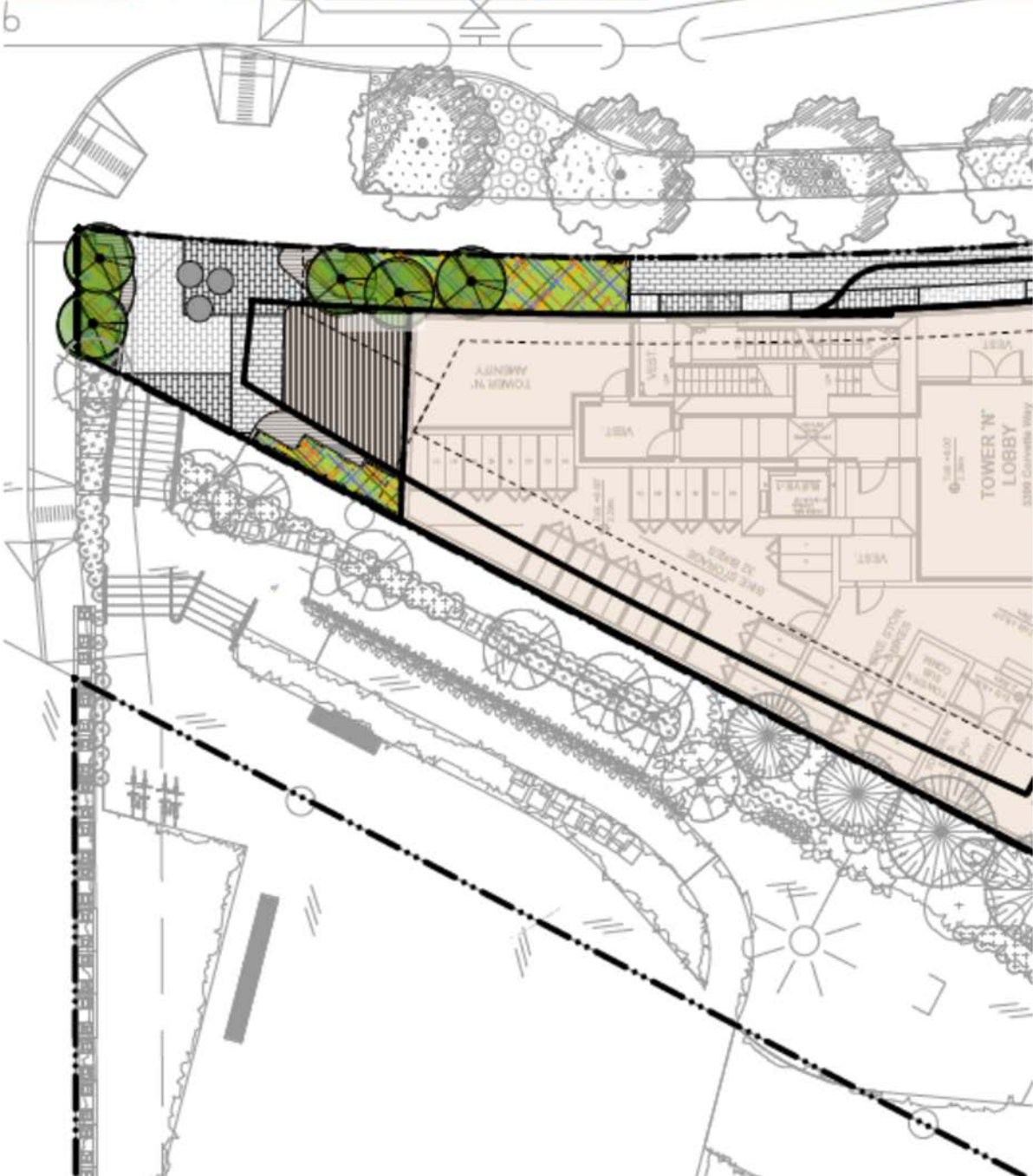


## Capstan Station Bonus (CSB) – Additional Publicly Accessible Open Space Requirements



CSB PUBLIC OPEN SPACE FEATURES (1)		CSB Voluntary Public Open Space Contribution		
		Fee Simple	Dedication	SRW
1.	Riverfront Park	2,963.0 m <sup>2</sup>	Nil	Nil
2.	McMyn Way – Sidewalk widening	Nil	123.0 m <sup>2</sup>	Nil
3.	Capstan Way – Sidewalk widening	Nil	845.0 m <sup>2</sup>	Nil
4.	Capstan Way Plaza (Lot A)	Nil	Nil	136.0 m <sup>2</sup>
5.	Community Centre Plaza – South (Lot A)	Nil	Nil	116.0 m <sup>2</sup>
6.	Community Centre Plaza – North (Lot B)	Nil	Nil	125.4 m <sup>2</sup>
<b>SUB-TOTAL (Secured through RZ 12-603040)</b>		2,963.0 m <sup>2</sup>	968.0 m <sup>2</sup>	377.4 m <sup>2</sup>
<ul style="list-style-type: none"> <li>Min. 4,250.0 m<sup>2</sup> required for 850 units</li> <li>Actual area exceeds minimum by 58.4 m<sup>2</sup></li> </ul>		<b>4,308.4 m<sup>2</sup> (1.06 acres)</b>		
7.	River Road Park Entrance – New (Lot C)	Nil	Nil	78.2 m <sup>2</sup> (2)
8.	McMyn Neighbourhood Pocket Park – New (Lot B)	Nil	Nil	176.5 m <sup>2</sup> (2)
9.	Community Centre Plaza (North) – Expansion (Lot B)	Nil	Nil	141.9 m <sup>2</sup> (2)
<b>SUB-TOTAL (ZT 19-872212)</b>		Nil	Nil	396.6 m <sup>2</sup>
<ul style="list-style-type: none"> <li>Area required for 91 additional units = 455.0 m<sup>2</sup></li> <li>LESS 58.4 m<sup>2</sup> excess secured via RZ 12-603040</li> </ul>		<b>Additional 396.6 m<sup>2</sup> (0.10 acres)</b>		
<b>MINIMUM CSB PUBLIC OPEN SPACE AREA</b>		<b>4,705.0 m<sup>2</sup> (1.16 acres)</b>		
<ul style="list-style-type: none"> <li>Based on a maximum of 941 units (3)</li> </ul>				

- 1) CSB public open space features are NOT eligible for Development Cost Charge credits (for park or road acquisition or construction), but, as per the ZMU30 zone, the developer may use the area of CSB public open space features for density calculation purposes.
- 2) The areas shown in the table are preliminary. The actual size of each individual public open space will be determined, to the City's satisfaction, prior to Zoning Text Amendment bylaw adoption, through the Lot B and C Development Permit (DP 17-794169). For the community centre plaza, the plaza's size and design shall be subject to all applicable City reviews and Council approvals, and the additional SRW area shall serve to roughly double the plaza's programmable space (as compared to that approved via RZ 12-603040).
- 3) The combined total number of dwellings on Lots A, B, and C shall not exceed 941. If the combined total number of dwellings is less than 941, there shall be no reduction in the MINIMUM CSB PUBLIC OPEN SPACE AREA.

[illegible]

3 CSB Open Space - Corvette Way and River Rd  
Scale: 1:200

**eta** landscape architecture

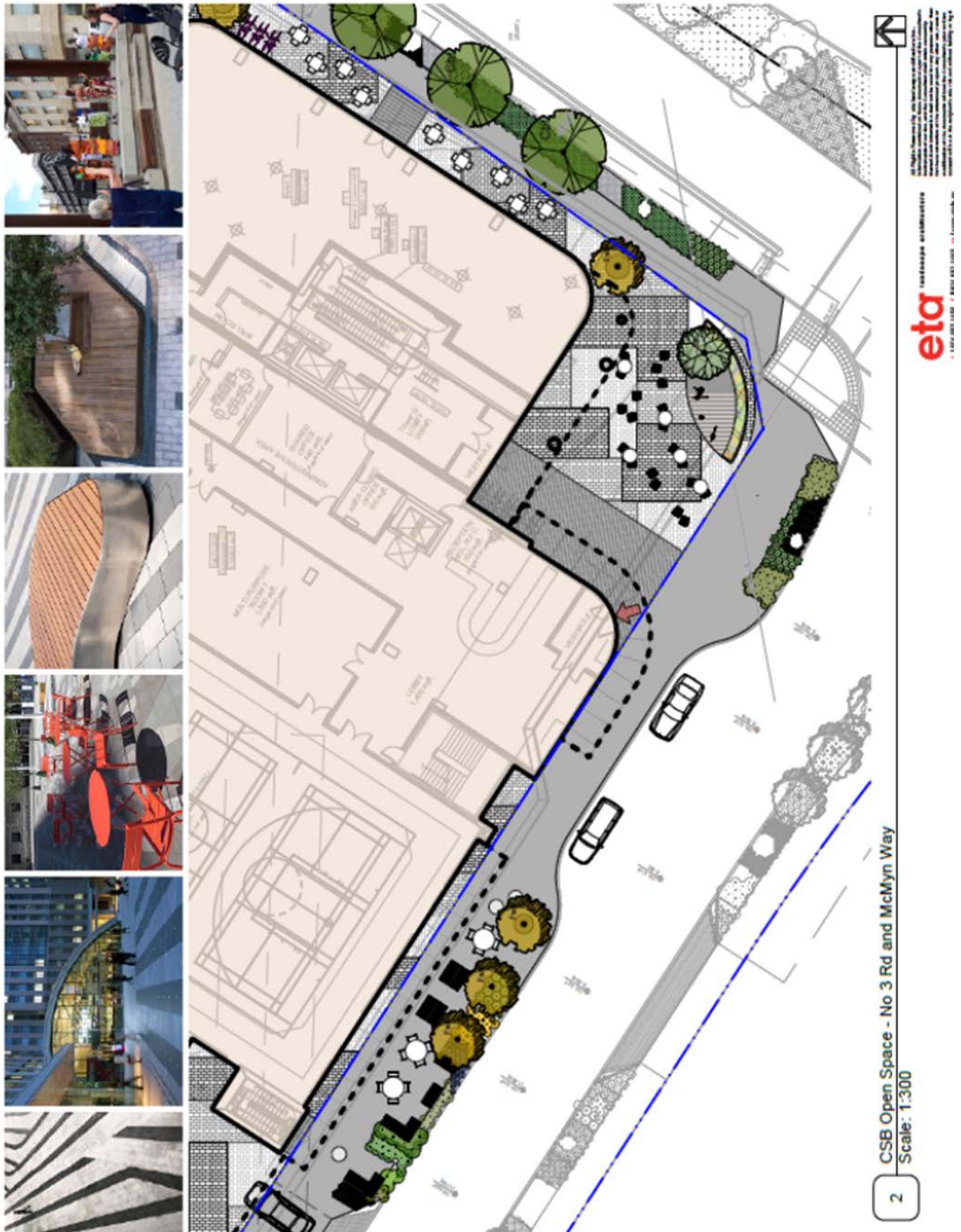
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Community Centre Plaza Expansion – Preliminary Conceptual Design





**City of  
Richmond**

**Memorandum**  
Community Services Division  
Recreation Services

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**To:** Wayne Craig  
Director, Development

**Date:** April 21, 2020

**From:** Elizabeth Ayers  
Director, Recreation and Sport Services

**File:** 06-2052-25-CCNO1/Vol 01

**Re:** **Application by Yuanheng Seaside Developments Ltd. – Deferral of Community Centre Completion**

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The purpose of this memo is to confirm Community Recreation Services' support of the proposal from Yuanheng Seaside Developments Ltd. to defer completion of the community centre in the Capstan Village area from December 31, 2021 to December 31, 2023, as proposed in Zoning Text Amendment application (ZT-19-872212).

Although, the City Centre is identified as the area with the greatest projected population growth in Richmond, the Capstan Village population can adequately be accommodated at the City's other community services facilities, in particular the City Centre Community Centre, the new Minoru Centre for Active Living and the Richmond Olympic Oval, until the new community centre is completed in December 2023. By this time, the number of dwellings in Capstan Village are projected to increase by 60 per cent, or from approximately 2,700 to 4,400 units, compared to December 2020. The Capstan Station will also be operational, bringing even more people to the Capstan Village area. Aligning the community centre's completion with this population surge will ensure increased attendance and access to community recreation services for a larger number of the local population starting from opening day.

As a result of the delay the Developer has agreed to provide additional benefits that will significantly enhance the community centre. The benefits negotiated are:

1. Expanded Public Plaza – An expanded outdoor community centre plaza of approximately 2,000 sq. ft. which will serve as a public gathering space as well as an area for enhanced programs and events. These opportunities will provide improved service to the community and build a sense of belonging for the new residents;
2. Design Modifications – The Developer has agreed to allow flexibility to modify and fine-tune the previously approved community centre conceptual design and Terms of Reference to better meet anticipated community needs and interests. These changes will provide enhanced customer experiences without impacting overall construction costs;
3. Improved Interior Daylighting – The Developer has identified opportunities to provide additional natural daylight, particularly to interior spaces that were previously without windows. This will provide a more vibrant facility with increased program flexibility; and

April 21, 2020

- 2 -

4. Cash contribution of \$800,000 – The Developer will provide an additional cash-in-lieu contribution of \$800,000 towards the Furnishings, Fixtures, and Equipment (FFE) for the facility. The FFE budget is projected to be \$1.6M and is the responsibility of the City, resulting in an \$800,000 capital savings to the City.

In summary, the proposed deferral in the community centre's completion is supported for the reasons outlined above. Denying the developer's Zoning Text Amendment proposal could compromise the developer's ability to construct the community centre, and would mean the loss of additional community benefits and compensation volunteered by the developer.

Regards,



Elizabeth Ayers  
Director, Recreation and Sport Services  
604-247-4669

pc: SMT  
Jim V. Young, P. Eng., Director, Facilities and Project Development  
Paul Brar, Manager, Community Services Planning and Projects



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10189 (ZT 19-872212)  
3399 Corvette Way and 3311 and 3331 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 by:
  - 1.1. In Section 20.30.4.2(c), replacing “4,250.0 m<sup>2</sup>” with “4,705.0 m<sup>2</sup>”;
  - 1.2. Replacing Section 20.30.4.5(a) with the following:

“the maximum total combined **floor area** for the **site** shall not exceed 113,131.8 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 88,804.0 m<sup>2</sup>, including at least 4,441.8 m<sup>2</sup> for **affordable housing units**, and the **floor area** for other **uses** shall not exceed 24,327.8 m<sup>2</sup>, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and”;
  - 1.3. Replacing Sub-Sections 20.30.4.5(b)(i), 20.30.4.5(b)(ii), and 20.30.4.5(b)(iii) with the following:
    - “i for “A”: 54,014.2 m<sup>2</sup> for residential **uses**, including at least 3,092.5 m<sup>2</sup> for **affordable housing units**, and 2,131.0 m<sup>2</sup> for other **uses**;
    - ii for “B”: 21,740.2 m<sup>2</sup> for residential **uses**, including at least 1,349.3 m<sup>2</sup> for **affordable housing units**, and 22,196.8 m<sup>2</sup> for other **uses**, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and
    - iii for “C”: 13,049.6 m<sup>2</sup> for residential **uses**, including nil for **affordable housing units**, and nil for other **uses**; and”;
  - 1.4. In Section 20.30.4.5(c), replacing “850” with “941”.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10189**”.

FIRST READING

JUN 22 2020

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER