



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee

**Date:** June 6, 2014

**From:** Wayne Craig  
Director of Development

**File:** RZ 14-665416

**Re:** **Application by Hollybridge Limited Partnership (Intracorp) for Rezoning at 6888 River Road and 6900 Pearson Way from Residential/Limited Commercial (RCL3) to Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)**

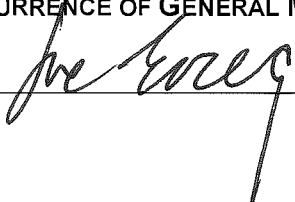
### Staff Recommendation

- 1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9148, to amend the Richmond Zoning Bylaw 8500 to repeal references to 6888 River Road and 6900 Pearson Way in the “Residential/Limited Commercial (RCL3)” zone, create the “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”, and rezone 6888 River Road and 6900 Pearson Way from “Residential/Limited Commercial (RCL3)” to “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”, be introduced and given first reading.
- 2) That Termination of Housing Agreement (5440 Hollybridge Way) Bylaw 9150, to authorize the termination, release, and discharge of the Housing Agreement entered into pursuant to Housing Agreement (5440 Hollybridge Way) Bylaw 8995, be introduced and given first reading.
- 3) That the affordable housing contribution resulting from the rezoning of 6888 River Road and 6900 Pearson Way (RZ 14-665416) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.
- 4) That the child care contribution resulting from the rezoning of 6888 River Road and 6900 Pearson Way (RZ 14-665416) be allocated entirely (100%) to the capital Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw 7812, unless Council directs otherwise prior to the date of the owner’s payment, in which case the payment shall be deposited as directed by Council.

  
Wayne Craig  
Director of Development

WC:spc

Att

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Division	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Hollybridge Limited Partnership (Intracorp) has applied to the City of Richmond for permission to rezone 6888 River Road and 6900 Pearson Way (Attachments 1 & 2) to a new site specific, mixed use zone, “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)” and amend the “Residential/Limited Commercial (RCL3)” zone (to remove references to the two subject lots) in order to remove the requirement that the developer construct on-site affordable housing units as part of the development of these properties. In place of constructing affordable housing units, the subject application proposes that the developer makes a voluntary (density bonus), cash-in-lieu contribution towards the City’s capital Affordable Housing Reserve Fund, which funds may be used, if so determined at the sole discretion of the City, to facilitate the construction of affordable housing Special Development Circumstance projects elsewhere in Richmond.

Richmond Council has approved two affordable housing Special Development Circumstance projects in the City Centre, including the Kiwanis/Polygon project on Minoru Boulevard and a project at the City-owned site at 8111 Granville Avenue and 8080 Anderson Road. The City has directed funds towards these projects, whereby Council-approved Affordable Housing Value Transfer (AHVT) developments have converted the requirement to construct on-site affordable housing units into a cash-in-lieu equivalent contribution to Richmond’s Affordable Housing Reserve Fund (100% capital) based on Council-approved affordable housing density bonus contribution rates. If the subject application is approved and the proposed AHVT cash-in-lieu contribution is deposited in the capital Affordable Housing Reserve Fund, Council may freely decide, at its sole discretion, how the funds will be allocated. Community Services staff recommends that the funds secured through the subject application be directed to the Council-approved Special Development Circumstance project at 8111 Granville Avenue and 8080 Anderson Road. Staff will seek formal Council authorization to utilize the funds once they have been received from the developer.

Off-site servicing and related improvements required with respect to the development of 6888 River Road and 6900 Pearson Way are addressed via the developer’s original rezoning (RZ 09-506904), associated Servicing Agreements (SA 12-622948 and SA 12-626212), and legal agreements registered on the titles of the two lots.

### Background

On September 5, 2012, Council granted third reading to the rezoning of 6888 River Road and 6900 Pearson Way (formerly 5440 Hollybridge Way) in the City Centre’s Oval Village from “Industrial Business Park (IB1)” to “Residential/Limited Commercial (RCL3)” to permit the site’s subdivision into two lots, the dedication and construction of a portion of Pearson Way, and the construction of a high-rise, high density, mixed use development including approximately 586 dwellings and 5% affordable housing secured with a Housing Agreement registered on title. The affordable housing was to be constructed as a “stand alone”, wood frame building and ancillary spaces (e.g., circulation) in the development’s second phase (i.e. 6900 Pearson Way). Prior to rezoning adoption on February 25, 2013, legal agreements were registered on title restricting Development Permit (DP) issuance for the development’s second phase until the developer provides for the required affordable housing, at the developer’s sole cost, to the satisfaction of the City.

A DP and Building Permit (BP) were issued for the development's first phase (i.e. 6888 River Road) in 2013 (DP 12-617639 / BP 13-634548), and the developer has recently submitted a DP application for the project's second phase (DP 14-662341 for the entirety of 6900 Pearson Way). Before staff can consider the developer's Phase 2 DP application, the City must determine whether the developer's proposal to provide a cash-in-lieu affordable housing contribution in place of constructing on-site affordable housing units can be supported and, if so, accordingly amend the Zoning Bylaw, terminate the existing Housing Agreement registered on title, and make changes to related legal agreements and development requirements.

### **Findings of Fact**

A Development Application Data Sheet detailing the developer's proposal and how it compares to existing zoning is attached (Attachment 3).

### **Surrounding Development**

The subject site, which is currently vacant, is situated in the Oval Village. Development in the vicinity of the subject site includes:

- To the North: A new portion of River Road (i.e. former CPR corridor), beyond which is a City-owned park designated as a heritage landscape and five lots owned by ASPAC Developments, zoned for child care and high-density, mixed use development.
- To the East: Gilbert Road, beyond which is a mix of older light industrial uses and newer multi-family residential buildings, including the recently approved mid-rise Onni "Riva" and Amacon "Tempo" developments.
- To the South: The City-owned Richmond Winter Club, beyond which is Lansdowne Road and the recently approved, Cressey "Cadence", high-rise, mixed use development.
- To the West: Hollybridge Way, beyond which is the recently constructed, Onni "Ora", high-rise, mixed use development.

### **Related Policies & Studies**

Development of the subject site is affected by a variety of City policies and regulations, key among them being the City Centre Area Plan (CCAP) (Attachment 4), Affordable Housing Strategy, and Zoning Bylaw. An overview of these items, together with the developer's proposed responses, is provided in the Analysis section of this report.

### **Consultation**

Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no correspondence regarding the application had been received. The statutory Public Hearing will provide local property owners and other interested parties with the opportunity to comment on the subject application.

### **Staff Comments**

Based on staff's review of the subject application, staff is supportive of the proposed rezoning of the developer's properties to a new site specific zone, "Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)", and related amendments to the "Residential/Limited Commercial (RCL3)" zone, provided that the developer fully satisfies the Rezoning Considerations (Attachment 5). In addition, staff notes the following:

Transportation:

Through the original rezoning of the subject site, legal agreements were registered on the title of 6900 Pearson Way to restrict the maximum number of driveways to one, allow for shared use of the driveway in the event the property was subdivided in the future, and require the developer to design and construct the Lansdowne/Hollybridge/Pearson intersection through a Servicing Agreement process (SA 12-626212) based on the City's standard road cross-sections. However, the developer no longer plans to subdivide 6900 Pearson Way and as a result of the development's proposed increase in commercial floor space and increased commercial and residential uses on adjacent properties, staff recommends changes to those earlier directions as follows:

- a) Amend the legal agreements currently registered on title to allow two driveways at 6900 Pearson Way, provided that such driveways do not adversely affect pedestrian amenity, traffic flow, pedestrian or vehicle safety, or streetscape quality as determined to the satisfaction of the City through the City's standard Development Permit review process (DP 14-662341);
- b) Discharge the statutory right-of-way registered on the title of 6900 Pearson Way to facilitate shared driveway use; and
- c) Revise the design of the Lansdowne/Hollybridge/Pearson intersection to be constructed through SA 12-626212 to enhance pedestrian mobility and the role of this crossroads as an important "gateway" to the Oval Village, the Richmond Olympic Oval, and the riverfront (e.g., raised intersection, special pavement treatment, street furnishings and features).

**Analysis**

In addition to the developer's proposal to make a voluntary, cash-in-lieu contribution towards the City's capital Affordable Housing Reserve Fund in place of constructing 5% affordable housing on site, the developer also proposes to utilize the floor area originally intended for affordable housing for market residential purposes and to increase the amount of Village Centre Bonus (commercial) floor area currently permitted on the site.

Affordable Housing Strategy:

The developer proposes a voluntary, cash-in-lieu contribution to Richmond's capital Affordable Housing Reserve Fund in the amount of \$4,639,530. This contribution is based on an Affordable Housing Value Transfer (AHVT) approach whereby the 5% affordable housing the developer is required to construct on-site under the affordable housing density bonus provisions contained within the site's current zone, "Residential/Limited Commercial (RCL3)", is converted, in its entirety, into a cash-in-lieu contribution. The proposed conversion rate of \$210 per square foot of converted affordable housing is consistent with the AHVT rate established by the City for this purpose (i.e. based on wood frame construction and the developer's retention of the floor area for market residential purposes).

The developer proposes to submit the cash-in-lieu contribution in two phases, including \$2,800,000 (cash) prior to adoption of rezoning Bylaw 9148 and the balance (\$1,839,530) prior to Building Permit (BP) issuance for the development's second phase (6900 Pearson Way). The second contribution will be secured with Zoning Bylaw (density bonus) provisions and a "no build" covenant restricting BP issuance for 6900 Pearson Way until the entirety of the required affordable housing cash-in-lieu contribution is submitted to the City.

<b>Proposed Affordable Housing Value Transfer (AHVT)</b>	
Residential - Max Permitted Floor Area	41,049.0 m <sup>2</sup> (441,847 ft <sup>2</sup> )
5% Affordable Housing (subject to AHVT)	2,052.5 m <sup>2</sup> (22,093 ft <sup>2</sup> )
AHVT Cash-in-Lieu Contribution Rate	\$210 / ft <sup>2</sup> AHT
<b>Proposed AHVT Cash-in-Lieu Contribution</b>	<b>\$4,639,530 + CPI (as per proposed site specific zone)</b>
Contribution Strategy	<ul style="list-style-type: none"> <li>▪ Prior to RZ adoption: \$2,800,000 (cash) &amp; "No Build" Covenant</li> <li>▪ Prior to Phase 2 BP issuance: \$1,839,530 + CPI (cash)</li> </ul>

In accordance with the Richmond Affordable Housing Strategy and as secured through the original rezoning (RZ 09-506904), it is the City's preference that a development of this type and size (i.e. more than 80 apartment units) be required to construct affordable housing units on site. Nevertheless, Community Services staff recommends support for the developer's request to provide a voluntary AHVT cash-in-lieu contribution to Richmond's Affordable Housing Reserve Fund (100% capital) in lieu of building affordable housing units on-site because affordable housing is being constructed by other developers in proximity to the subject site and the developer's contribution of funds to the Affordable Housing Reserve Fund (100% capital) would provide Council with the flexibility to provide funds for the construction of affordable housing elsewhere in the city.

Note that City policy directs that monetary affordable housing contributions are allocated 70% to capital and 30% to operating unless otherwise directed by Council. On April 10, 2012, Council endorsed proposed amendments to the Affordable Housing Statutory Reserve Fund Policy 5008, Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Bylaw 8206 to provide Council with the authority to direct different proportions of contributions to the Affordable Housing Reserve Funds, from time to time, to support Affordable Housing Special Development Circumstances. In the case of AHVT cash-in-lieu developer contributions, such as that proposed by the subject developer, 100% is to be allocated to capital to provide capital financial support for specific Affordable Housing Special Development Circumstance projects. The City's Affordable Housing Special Development Circumstance provisions in the Affordable Housing Strategy provide guidance on how the funds may be used by Council, at their discretion, in the future.

If Council chooses to support the developer's affordable housing proposal, its implementation would entail various Zoning Bylaw changes, together with legal and development requirements including:

- a) Adoption of Bylaw 9150, to authorize the termination, release, and discharge of the existing Housing Agreement;
- b) Execution of an agreement to terminate the existing Housing Agreement;
- c) Discharge of the existing affordable housing covenant and rent charge registered on title;
- d) Cancellation of the existing notice on title regarding the Housing Agreement;
- e) Discharge of any additional charges or cancellation of any additional notices on title regarding the affordable housing and the subject properties;
- f) Submission of a voluntary (density bonus) contribution valued at \$2,800,000, in cash, to the City's Affordable Housing Reserve Fund (100% capital); and

- g) Registration of legal agreements to restrict Building Permit issuance for 6900 Pearson Way, in whole or in part, until the developer submits an additional voluntary (density bonus) cash in-lieu contribution, valued at \$1,839,530, to the City's Affordable Housing Reserve Fund (100% capital).

Village Centre Bonus (VCB):

The subject site and other CCAP "village centre" properties are designated as Village Centre Bonus locations with the understanding that pedestrian-oriented, convenience commercial and related uses are important to the vitality and livability of these centres. The developer proposes to increase the amount of VCB floor area in the subject development by locating the additional market residential floor area secured through the AHVT process within one of the two towers planned for Phase 2 (i.e. 6900 Pearson Way) and introducing 1,159.5 m<sup>2</sup> (12,481 ft<sup>2</sup>) of street-fronting ground floor and low-rise retail, office, and related uses along Pearson Way (in the portion of the building previously proposed for affordable housing). As a result of this, the development's proposed commercial density will increase from approximately 0.21 floor area ratio (FAR) to 0.29 FAR.

While the developer does not propose to maximize the commercial density permitted under the VCB (i.e. up to 1.0), the proposed increase in commercial floor area and the establishment of a commercial frontage along Pearson Way are consistent with CCAP objectives and will contribute to the amenity of the Oval Village. Furthermore, as per VCB amenity contribution provisions contained within the CCAP and Zoning Bylaw, the developer's proposed increase in commercial floor area requires a proportional increase in the development's amenity contribution (i.e. 5% of bonus floor area). As was the case when the subject site was originally rezoned (RZ 09-506904), staff recommends that:

- a) The developer should provide a voluntary "construction-value" cash contribution in lieu of constructing community amenity space (i.e. 5% of the VCB floor area is too small to meet identified community amenity needs on its own);
- b) The developer's contribution should be based on \$450/ft<sup>2</sup> of required amenity floor area (i.e. 5% of the VCB floor area), as per the agreed contribution rate determined through the original rezoning of the subject site (RZ 09-506904); and
- c) The cash-in-lieu contribution should be allocated entirely (100%) to the Child Care Development (capital) Reserve Fund, unless Council directs otherwise prior to the date of the owner's payment, in which case the payment shall be deposited as directed by Council.

Note that City policy directs that monetary child care contributions are allocated 90% to capital and 10% to operating, unless otherwise directed by Council. Through the original rezoning of the subject site (RZ 09-506904), 100% of the developer's child care cash-in-lieu contribution was directed to capital to facilitate the construction of a child care elsewhere. Community Services staff likewise recommends that the same approach is taken with respect to the developer's currently proposed additional contribution.

<b>Village Centre Bonus (VCB) Amenity – Child Care</b>	
Non-Residential - Max Permitted Floor Area	4,768.0 m <sup>2</sup> (51,322 ft <sup>2</sup> )
5% VCB Amenity Requirement	238.4 m <sup>2</sup> (2,566 ft <sup>2</sup> )
VCB Amenity Construction Value Cash-in-Lieu Contribution Rate (as per RZ 09-506904)	\$450 / ft <sup>2</sup> VCB Amenity
TOTAL VCB Amenity Contribution	\$1,154,700
LESS Prior VCB Amenity Contribution (RZ 09-506904)	\$874,000
<b>Additional VCB Amenity Contribution</b>	<b>\$280,700</b>
Strategy for Additional VCB Amenity Contribution	<ul style="list-style-type: none"> <li>▪ Prior to RZ adoption: "No Build" Covenant</li> <li>▪ Prior to Phase 2 BP issuance: \$280,700 + CPI (cash)</li> </ul>

If Council chooses to support the developer's Village Centre Bonus proposal, its implementation would entail:

- a) The discharge of the covenant currently registered on title restricting the maximum commercial floor area permitted on 6888 River Road and 6900 Pearson Way;
- b) Amendments to the Zoning Bylaw to restrict the maximum Village Centre Bonus permitted on 6888 River Road and 6900 Pearson Way and specifying related density bonus requirements; and
- c) The registration of legal agreements to restrict Building Permit issuance for 6900 Pearson Way, in whole or in part, until the developer submits the required additional (density bonus) cash in-lieu contribution to the City's Child Care Development Reserve Fund.

#### Other Voluntary Developer Contributions:

In addition to the developer's proposed affordable housing and child care contributions, based on City policy and legal agreements currently registered on title, the developer's proposed increase in market residential and commercial floor area results in increases in developer contribution towards public art and community planning as shown in the tables below. If Council chooses to support the developer's proposal, the developer would be required to submit the community planning contribution prior to adoption of rezoning Bylaw 9148 and legal agreements would be registered on the title of 6900 Pearson Way restricting BP issuance, in whole or in part, until the developer submits the public art contribution.

<b>Public Art</b>	
Total Combined Max Permitted Floor Area	45,817.0 m <sup>2</sup> (493,169.22 ft <sup>2</sup> )
Public Art Contribution Rate (as per RZ 09-506904)	\$0.75/ft <sup>2</sup> max permitted floor area
TOTAL Public Art Contribution	\$369,877
LESS Prior Public Art Contribution (RZ 09-506904)	\$340,891
<b>Additional Public Art Contribution</b>	<b>\$28,986</b>
Strategy for Additional Public Art Contribution	<ul style="list-style-type: none"> <li>▪ Prior to RZ adoption: "No Build" Covenant</li> <li>▪ Prior to Lot 2 BP issuance: \$28,986 (cash)</li> </ul>



<b>Community Planning (CCAP)</b>	
Total Combined Max Permitted Floor Area	45,817.0 m <sup>2</sup> (493,169 ft <sup>2</sup> )
Community Planning Contribution Rate	\$0.25/ft <sup>2</sup> max permitted floor area
TOTAL Community Planning Contribution	\$123,292
LESS Prior Community Planning Contribution (RZ 09-506904)	\$113,630
<b>Additional Community Planning Contribution</b>	<b>\$9,662</b>
Strategy for Additional Community Planning Contribution	Prior to RZ adoption: \$9,662 (cash)

### Richmond Zoning Bylaw:

The subject site is currently zoned “Residential/Limited Commercial (RCL3)”, a standard zone intended for use in high density, mixed use areas of the City Centre where the Village Centre (1.0 FAR) Bonus (i.e. 5% of bonus floor area must be provided as amenity space unless otherwise determined by the City) and the City’s standard affordable housing density bonus provisions apply (i.e. for project with more than 80 units, density is increased from 1.2 FAR to 2.0 FAR if 5% of residential floor area is constructed on-site as affordable housing). Through the original rezoning of the subject site (RZ 09-506904), the “RCL3” zone was amended to allow for an increase in density on the subject site with respect to the developer’s dedication of Pearson Way (i.e. as permitted under CCAP policy with regard to the dedication of fully functional “minor streets” for which Development Cost Charge credits are not applicable). If the zoning of the subject site was to remain “RCL3”, further amendments would be required to allow for the development’s proposed AHVT cash-in-lieu contribution, which could make the “RCL3” confusing. Instead, staff recommends:

- a) Amending the “RCL3” zone to repeal references to 6888 River Road and 6900 Pearson Way; and
- b) Rezoning 6888 River Road and 6900 Pearson Way to a new site specific zone, “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”, which zone is based on “RCL3”, but includes specific provisions with respect to the subject development’s proposed affordable housing and child care cash-in-lieu contributions and CCAP “minor street” dedication.

### Form and Character:

The developer proposes to construct a high-rise, high density residential development over ground floor and low-rise commercial uses. Phase 1 (6888 River Road) has received Development Permit and Building Permit issuance (DP 12-617639 / BP 13-634548) and the design of that phase is unaffected by the proposed AHVT and increase in commercial floor area. The increase in market residential floor area resulting from the subject AHVT is proposed to be located in one of Phase 2’s towers and the Pearson Way frontage vacated by the former “stand alone” affordable housing building is proposed to be replaced with ground floor retail with office and commercial uses above.

Overall, staff supports the development proposal as generally illustrated in the attached Development Concept (Attachment 6). More specifically, the addition of commercial uses along Pearson Way is positive and can be expected to contribute to the vitality of this street; and, the developer has satisfactorily demonstrated that the form and character changes resulting from the proposed AHVT (e.g., reduced variation in tower height) are manageable and can be reasonably addressed through the Development Permit review process.

Based on staff's review, it is recommended that processing of a Development Permit application for Phase 2 (DP 14-662341) be completed to the satisfaction of the Director of Development prior to adoption of the subject rezoning. Through this process, steps should be taken to ensure that:

- a) The form and character of Phase 2 (6900 Pearson Way) contributes towards an attractive, visually interesting streetscape and skyline;
- b) The addition of a second driveway along the Pearson Way frontage does not adversely affect pedestrian amenity, traffic flow, pedestrian or vehicle safety, or streetscape quality; and
- c) Uses and activities at the podium roof level are designed to provide for a good relationship between adjacent residential and non-residential uses.

#### Other Requirements:

Through the original rezoning of the subject site (RZ 09-506904), a covenant was registered on the titles of 6888 River Road and 6900 Pearson Way to restrict DP issuance, on a phase-by-phase basis, until various phasing, heritage landscape/park, and affordable housing requirements are satisfied. Staff recommends that this covenant be discharged on the basis that:

- a) For 6888 River Road (Phase 1): The requirements of the covenant have been fully satisfied by the developer and the City has issued both a DP and Building Permit for this property; and
- b) For 6900 Pearson Way: Prior to adoption of rezoning Bylaw 9148 –
  - The developer's affordable housing contribution will be secured to the City's satisfaction as set out in this report;
  - A DP application (DP 14-662341) will be processed for the entirety of the lot to the satisfaction of the Director of Development (i.e. one phase); and
  - Through the DP review and approval processes, the developer shall be required to address all heritage landscape/park requirements, including any necessary compensation or mitigation, as determined to the satisfaction of the City.

#### **Financial Impact or Economic Impact**

None

#### **Conclusion**

Staff recommends support for the subject rezoning application and related Zoning Bylaw amendments on the basis that they are consistent with City objectives for the development of the City Centre and would provide a significant contribution towards Richmond's capital Affordable Housing Reserve Fund, which may be used, at Council's sole discretion, to facilitate the construction of affordable housing Special Development Circumstance projects elsewhere in Richmond.



Suzanne Carter-Huffman  
Senior Planner/Urban Design

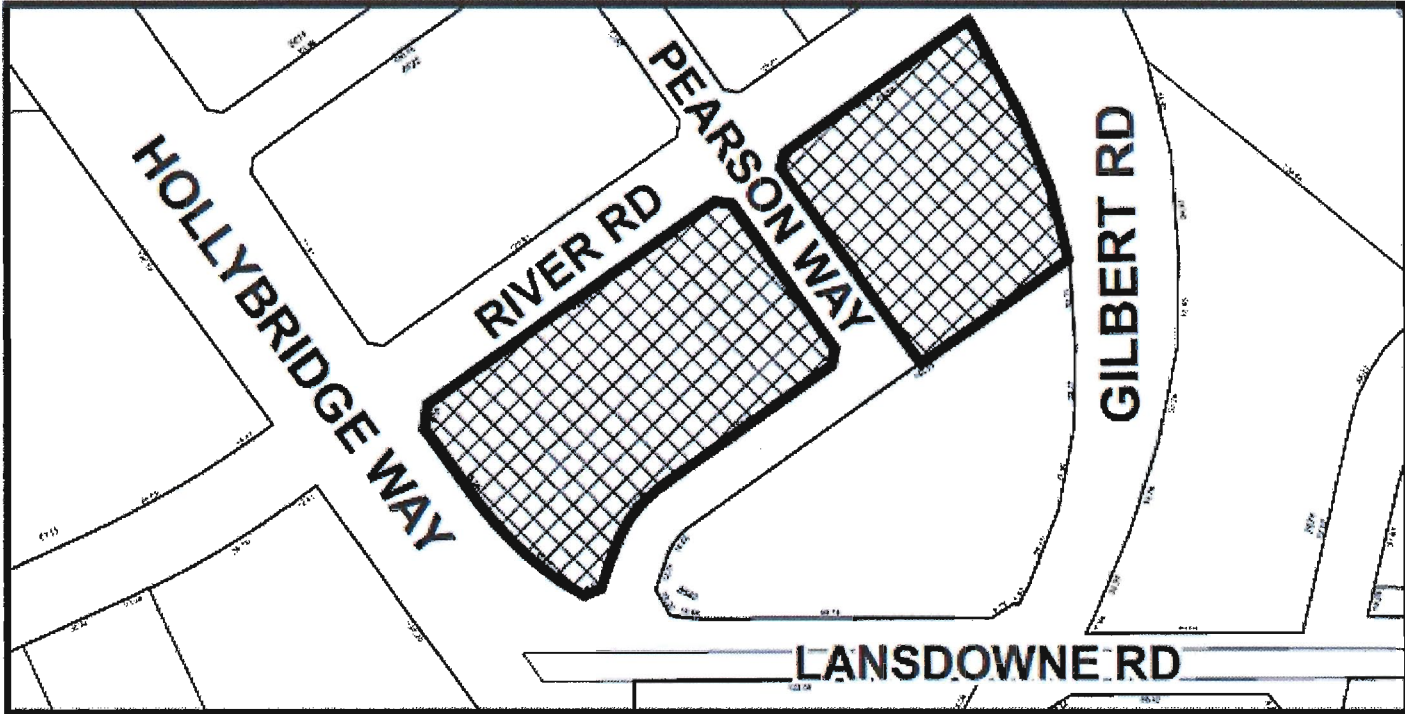
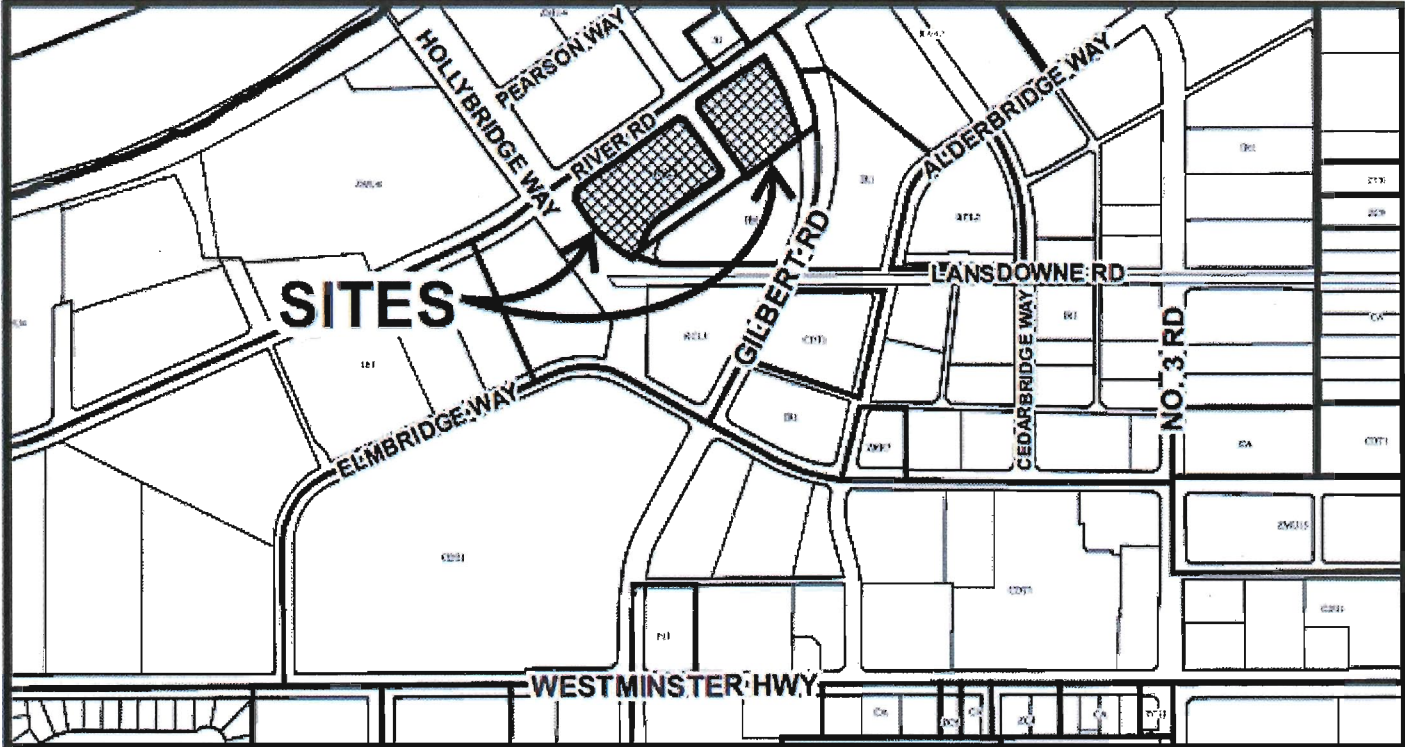
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Attachments:

1. Location Map
2. Aerial Photograph
3. Development Application Data Sheet
4. City Centre Area Plan (CCAP) – Specific Land Use Plan: Oval Village (2031)
5. Rezoning Considerations
6. Conceptual Development Proposal

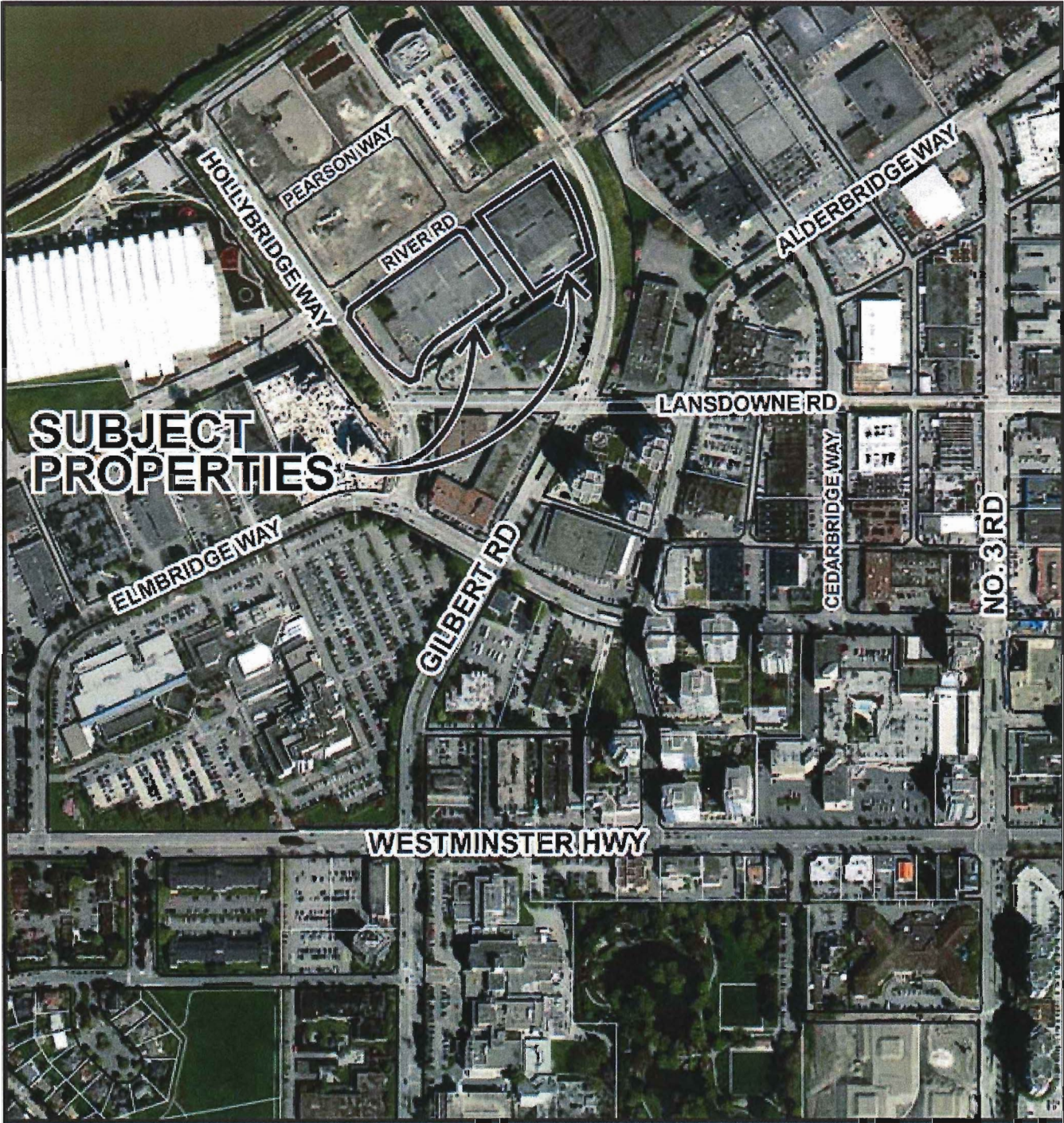
ATTACHMENT 1

Location Map



	<p>RZ 14-657289</p>	<p>Original Date: 03/07/14 Revision Date: 05/12/14 Note: Dimensions are in METRES</p>
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**SUBJECT PROPERTIES**



**RZ 14-665416**

Original Date: 03/07/14

Revision Date: 05/12/14

Note: Dimensions are in METRES



**RZ 14-665416**

Address: 6888 River Road and 6900 Pearson Way

Applicant: Hollybridge Limited Partnership (Intracorp)

Planning

Area(s): City Centre (Oval Village)

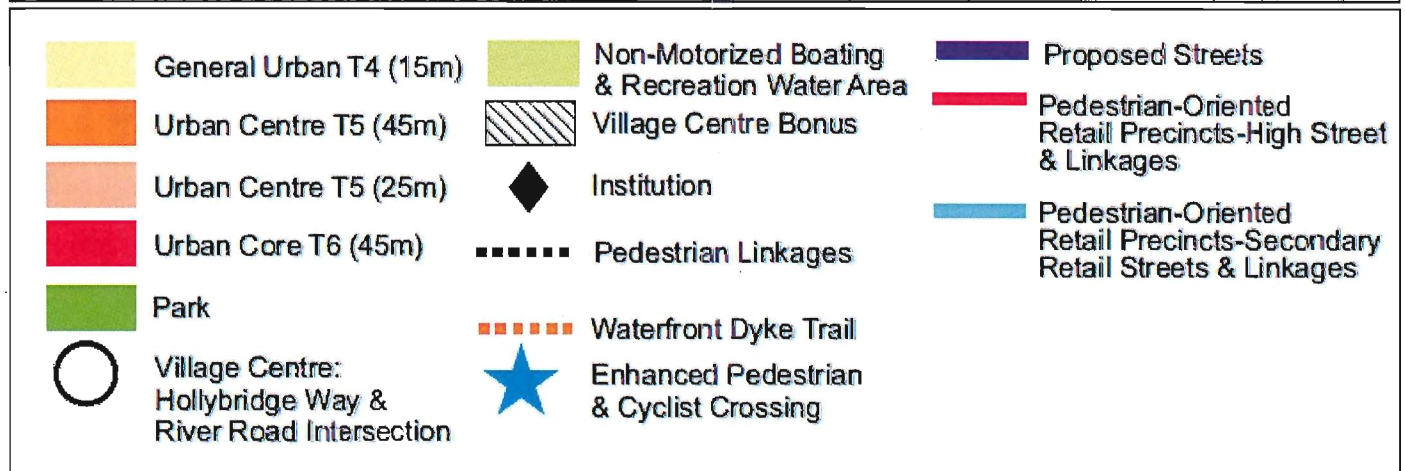
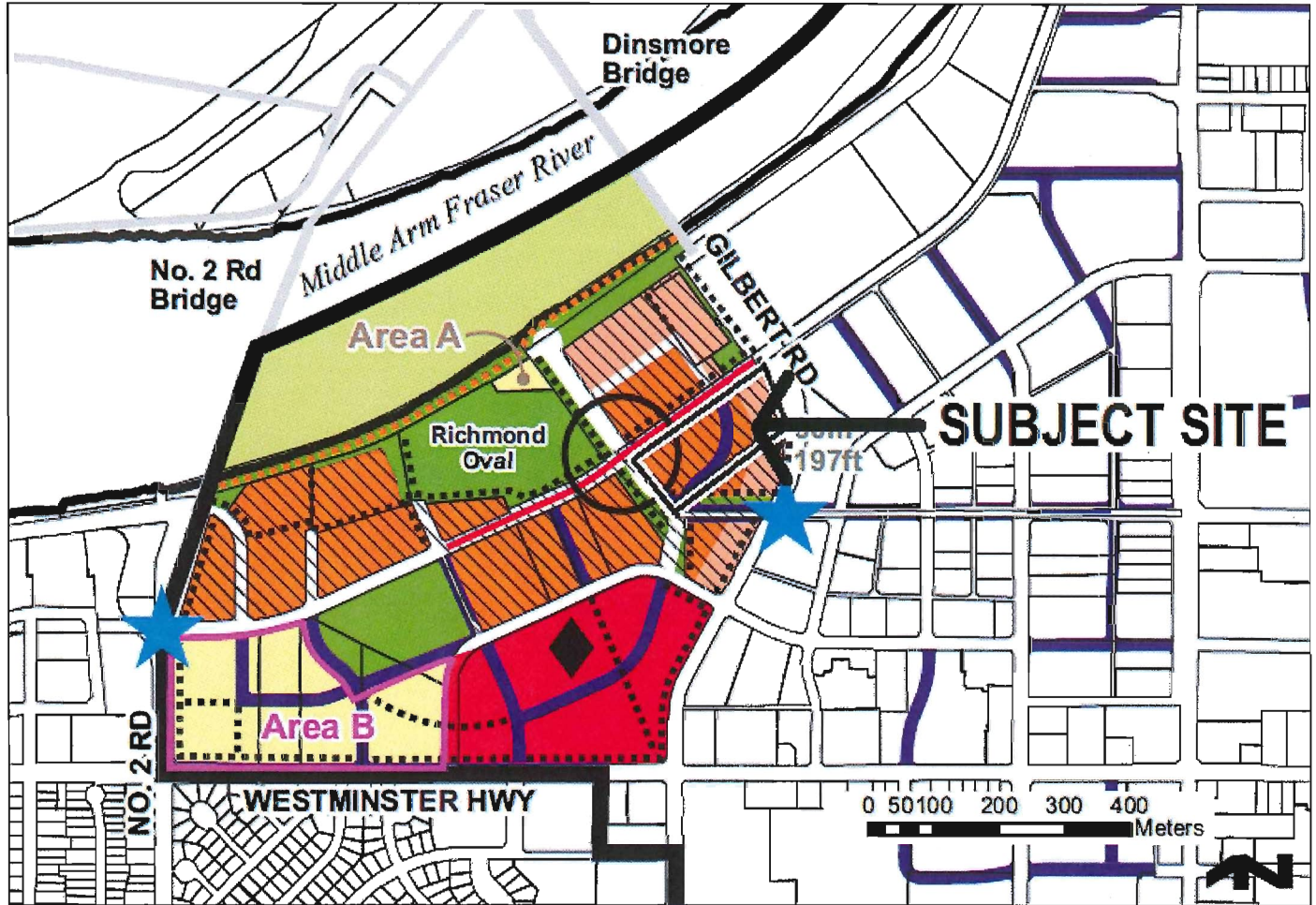
	Existing	Proposed
<b>Owner</b>	<ul style="list-style-type: none"> <li>Hollybridge Project (Nominee) Ltd., Inc. No. BC0947509</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>
<b>Site Size</b>	<ul style="list-style-type: none"> <li>6888 River Road: 6,824.3 m<sup>2</sup></li> <li>6900 Pearson Way: 9,837.3 m<sup>2</sup></li> <li>TOTAL: 16,661.6 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>
<b>Land Uses</b>	<ul style="list-style-type: none"> <li>Vacant</li> </ul>	<ul style="list-style-type: none"> <li>High density, high-rise, mixed use</li> </ul>
<b>OCP</b>	<ul style="list-style-type: none"> <li>Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>
<b>CCAP:</b>	<ul style="list-style-type: none"> <li>Urban Centre T5 (45 m/25 m): 2 FAR</li> <li>Village Centre Bonus (VCB): 1 FAR</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>
<b>Zoning:</b>	<ul style="list-style-type: none"> <li>Residential/Limited Commercial (RCL3)</li> </ul>	<ul style="list-style-type: none"> <li>Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)</li> </ul>
<b>Number of Units</b>	<ul style="list-style-type: none"> <li>Currently: Nil (vacant)</li> <li>RZ 09-506904: 586 total (estimate)</li> </ul>	<ul style="list-style-type: none"> <li>Phase 1: 200 (BP 13-634548 approved)</li> <li>Phase 2: 293 (DP 14-662341 proposed)</li> <li>TOTAL: 493</li> </ul>
<b>Aircraft Noise Sensitive Development (ANSD)</b>	<ul style="list-style-type: none"> <li>All ANSD uses permitted, if a covenant, noise mitigation, and air conditioning or equivalent provided</li> <li>Residential uses limited to 2/3 of maximum CCAP buildable area</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>

	Existing "RCL3"	Proposed "ZMU27"
<b>Floor Area Ratio (FAR) (max.)</b>	<ul style="list-style-type: none"> <li>Residential: 2.0 FAR <i>Includes 5% affordable housing</i></li> <li>VCB (commercial): 1.0 FAR <i>Max. VCB floor area limited via legal agreements on title (+/-0.21 FAR)</i></li> <li>TOTAL: 3.0 FAR</li> </ul>	<ul style="list-style-type: none"> <li>Residential: 2.0 FAR <i>Includes an affordable housing density bonus (i.e. cash-in-lieu contribution)</i></li> <li>VCB (commercial): 0.29 FAR</li> <li>TOTAL: 2.29 FAR</li> </ul>
<b>Floor Area (max.)</b>	<ul style="list-style-type: none"> <li>Residential: 41,049.0 m<sup>2</sup></li> <li>VCB (commercial): 3,608.5 m<sup>2</sup> <i>Max. VCB floor area limited via legal agreements on title (3,608.5 m<sup>2</sup>)</i></li> <li>TOTAL: 44,657.5 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Residential: 41,049.0 m<sup>2</sup></li> <li>VCB (commercial): 4,768.0 m<sup>2</sup></li> <li>TOTAL: 45,817.0 m<sup>2</sup></li> </ul>
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>Building: 90% (max.)</li> </ul>	<ul style="list-style-type: none"> <li>Building: 90% (max.)</li> </ul>
<b>Lot Size (min.)</b>	<ul style="list-style-type: none"> <li>4,000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>6888 River Road: 6,800.0 m<sup>2</sup></li> <li>6900 Pearson Way: 9,800.0 m<sup>2</sup></li> </ul>
<b>Setback @ Street (min.)</b>	<ul style="list-style-type: none"> <li>6.0 m, but may be reduced to 3.0 m based on City-approved design</li> </ul>	<ul style="list-style-type: none"> <li>6.0 m, but may be reduced to 3.0 m based on City-approved design</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>47 m geodetic</li> </ul>	<ul style="list-style-type: none"> <li>47 m geodetic</li> </ul>



Specific Land Use Map: Oval Village (2031)

Bylaws 8685, 8701  
2011/10/24





# City of Richmond

## Rezoning Considerations

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

**Address:** 6888 River Road and 6900 Pearson Way

**File No.:** RZ 14-665416

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9148, the developer is required to complete the following:**

1. Housing Agreement Termination:
  - 1.1. Final Adoption of Termination of Housing Agreement (5440 Hollybridge Way) Bylaw 9150.
  - 1.2. Execution of a consent to the adoption of Termination of Housing Agreement (5440 Hollybridge Way) Bylaw 9150 and entering into a legal agreement with the City to terminate, release, and discharge the associated Housing Agreement and Housing Covenant.
  - 1.3. Discharge of Housing Covenant CA2994213 and Rent Charge CA2994214.
  - 1.4. Cancellation of Housing Agreement Notice CA3043363.
  - 1.5. Discharge of any additional charges or cancel any additional notices on title regarding the Affordable Housing and the subject properties.
2. Affordable Housing Value Transfer (AHVT): The City's acceptance of the developer's voluntary AHVT cash-in-lieu contribution of at least \$4,639,530 to the City's capital Affordable Housing Reserve Fund. The terms of the voluntary developer contribution shall include:
  - 2.1. This contribution is in exchange for the discharge of the Affordable Housing requirements pertaining to 2,052.5 m<sup>2</sup> (22,093 ft<sup>2</sup>) of "required affordable housing" that was to have been constructed, at the developer's sole cost, at 6900 Pearson Way (i.e. 5% of the maximum permitted combined total residential floor area on 6888 River Road and 6900 Pearson Way under the existing "Residential/Limited Commercial (RCL3)" zone and proposed "Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)" zone).
  - 2.2. This contribution is based on \$210 per square foot of "required affordable housing", which rate is the City-approved rate applicable to AHVT proposals for which the developer intends on retaining the floor area of the "required affordable housing" for market residential purposes.
  - 2.3. Prior to rezoning adoption, the developer shall:
    - a) Submit a voluntary contribution valued at \$2,800,000, in cash, to the City's capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812; and
    - b) "No Build": Enter into legal agreements registered on title to 6900 Pearson Way requiring that "no building" shall be permitted and restricting Building Permit\* issuance for 6900 Pearson Way, in whole or in part, until the developer submits an additional voluntarily contribution, in cash, to the City's capital Affordable Housing Reserve Fund, the value of which additional contribution shall be \$1,839,530 adjusted annually beginning at the end of December 2015 by any increase in the CPI Inflation Index as at the end of December 2014, wherein CPI Inflation Index shall mean for the purposes of this bylaw the All-items Consumer Price Index for British Columbia, not seasonally adjusted, as published by Statistics Canada (or its successor government department or agency), or such substitute index as is formally designated by the Government of Canada or, if no index is published or designated by the Government of Canada in substitution therefore, such substitute index as the City considers, in its discretion, most closely approximating the All-items Consumer Price

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Index for British Columbia. Whenever the Official Time Base (currently 2002 = 100) is changed or a substitute index is designated, historical value will be rebased through the use of a conversion factor as published by the Government of Canada or, in the absence of such publication, such conversion factor shall be the conversion factor that the City considers, in its discretion, best achieves comparability.

3. Village Centre Bonus (VCB) Amenity Contribution:

3.1. Discharge of Covenant CA2994207, which restricts the maximum density bonus available to the subject sites.

Note: The purpose of this agreement was to restrict Village Centre Bonus floor area to an amount less than the maximum permitted under the “Residential/Limited Commercial (RCL3)” zone, based on the developer amenity contribution agreed to via RZ 09-506904. This agreement is made redundant by the proposed site specific zone, “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”, Section 20.27.8, as it restricts bonus floor area.

3.2. City acceptance of the developer’s offer to voluntarily contribute at least \$280,700, in cash, to the City’s Child Care Development Reserve Fund, payable prior to Building Permit (BP) issuance for 6900 Pearson Way, in whole or in part. The terms of the voluntary developer contribution shall include:

a) The value of the developer’s voluntary contribution is based on the following, as determined to the satisfaction of the City:

<b>Village Centre Bonus (VCB) Amenity – Child Care</b>	
Maximum Permitted VCB Floor Area	4,768.0 m <sup>2</sup> (51,322 ft <sup>2</sup> ), as per the combined total maximum permitted non-residential floor area at 6888 River Road and 6900 Pearson Way under “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”
VCB Amenity Requirement	238.4 m <sup>2</sup> (2,566 ft <sup>2</sup> ), based on 5% of Maximum Permitted VCB Floor Area
VCB Amenity Cash-in-Lieu Contribution Rate	At least \$450 per ft <sup>2</sup> of VCB Amenity Requirement, as per the VCB cash-in-lieu (construction-value) amenity contribution rate determined through RZ 09-506904
TOTAL VCB Amenity Contribution	At least \$1,154,700
LESS Prior VCB Amenity Contribution	\$874,000, secured through RZ 09-506904
<b>Additional Voluntary VCB Amenity Contribution</b>	<b>At least \$280,700 (cash)</b>

Note: If the BP for 6900 Pearson Way is issued, in whole or in part, after December 31, 2015, then the Additional Voluntary VCB Amenity Contribution shall be adjusted for inflation, as determined to the satisfaction of the City (as per paragraph 3.2(b) below).

b) “**No Build**”: Prior to rezoning adoption, the developer shall enter into legal agreements registered on title to 6900 Pearson Way requiring that “no building” shall be permitted and restricting Building Permit\* issuance for 6900 Pearson Way, in whole or in part, until the developer submits a voluntarily contribution, in cash, to the City’s Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw 7812 (or as otherwise directed by Council), the value of which contribution shall be \$280,700 adjusted annually beginning at the end of December 2015 by any increase in the CPI Inflation Index as at the end of December 2014, wherein CPI Inflation Index shall mean for the purposes of this bylaw the All-items Consumer Price Index for British Columbia, not seasonally adjusted, as published by Statistics Canada (or its successor government department or agency), or such substitute index as is formally designated by the Government of Canada or, if no

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index is published or designated by the Government of Canada in substitution therefore, such substitute index as the City considers, in its discretion, most closely approximating the All-items Consumer Price Index for British Columbia. Whenever the Official Time Base (currently 2002 = 100) is changed or a substitute index is designated, historical value will be rebased through the use of a conversion factor as published by the Government of Canada or, in the absence of such publication, such conversion factor shall be the conversion factor that the City considers, in its discretion, best achieves comparability.

4. **Public Art:** City acceptance of the developer’s offer to voluntarily contribute at least \$28,986, in cash, to the City’s Public Art fund, payable prior to Building Permit (BP) issuance for 6900 Pearson Way, in whole or in part. The terms of the voluntary developer contribution shall include:

- 4.1. The value of the developer’s voluntary contribution is based on the following, as determined to the satisfaction of the City:

<b>Public Art</b>	
Maximum Permitted Floor Area	45,817.0 m <sup>2</sup> (493,169.22 ft <sup>2</sup> ), as per the combined total maximum permitted floor area at 6888 River Road and 6900 Pearson Way under “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)”
Public Art Contribution Rate	At least \$0.75 per ft <sup>2</sup> of Maximum Permitted Floor Area
TOTAL Public Art Contribution	At least \$369,877
LESS Prior Public Art Contribution	\$340,891, secured through RZ 09-506904
<b>Additional Voluntary Public Art Contribution</b>	<b>At least \$28,986 (cash)</b>

Note: If the BP for 6900 Pearson Way is issued, in whole or in part, after December 31, 2015, then the greater of the above Public Art Contribution Rate or the Council-approved public art contribution rate(s) in effect at the time of BP issuance shall apply to the balance of the Maximum Permitted Floor Area not previously approved for construction at 6888 River Road (BP 13-634548) and the required Additional Voluntary Public Art Contribution shall be adjusted accordingly.

- 4.2. “**No Build**”: Prior to rezoning adoption, the developer shall amend the existing Public Art Covenant CA2994217 registered on title or enter into legal agreement(s) registered on title, as determined to the satisfaction of the City, requiring that “no building” shall be permitted and restricting Building Permit\* issuance for 6900 Pearson Way, in whole or in part, until the developer satisfies additional public art requirements (i.e. over and above the developer’s public art contribution secured through RZ 09-506904) in the form of an Additional Voluntarily Public Art Contribution to the Public Art Reserve, in cash, the value of which contribution shall be the greater of \$28,986 or as otherwise determined to the satisfaction of the City (as per paragraph 4.1 above).

Note: The proposed Additional Voluntary Public Art Contribution shall, among other things, be understood to satisfy Section 2.1(c)(ii) of the existing Public Art Covenant CA2994217 registered on title, which requires a developer cash-in-lieu contribution to the City’s Public Art Reserve with respect to eligible floor area in excess of that anticipated through RZ 09-506904.

5. **Community Planning:** City acceptance of the developer’s offer to voluntarily contribute \$9,662, based on \$0.25 per buildable square foot of total combined maximum floor area permitted on 6888 River Road and 6900 Pearson Way (as set out under the proposed “Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)” zone) LESS the developer’s community planning contribution submitted with respect to prior Council approval of RZ 09-506904 (i.e. \$123,292 LESS \$113,630), to the City’s community planning reserve fund.

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6. Vehicle Access:

6.1. Discharge of Statutory Right of Way CA3493966 and Covenant CA3493964 (Lot 2 Driveway) on title to 6900 Pearson Way, registered prior to Phase 1 Building Permit issuance (BP 13-634548).

Note: The purpose of this agreement was to facilitate shared driveway access in the event that 6900 Pearson Way was subdivided. This agreement is made redundant by the proposed site specific zone, "Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)", Section 20.27.8, as it restricts further subdivision of the subject lots.

6.2. Amend the Covenant CA3493968 (Driveway Crossings) on title to 6900 Pearson Way and 6888 River Road, registered prior to Phase 1 Building Permit issuance (BP 13-634548), to increase the maximum number of driveway crossings permitted at 6900 Pearson Way from one (1) to two (2), both of which must be located along the south property line of the lot as determined to the satisfaction of the City through an approved Development Permit and Servicing Agreement.

7. Existing "No Development" Phasing, Heritage Landscape and Park, and Affordable Housing Covenant: Discharge of Covenant CA2994209 (No Development Covenant).

Note: Phasing and affordable housing requirements included in this existing covenant are made redundant by the proposed "Residential/Limited Commercial (ZMU27) - Oval Village (City Centre)" zone and AHVT. Furthermore, Development Permit\* issuance is complete for 6888 River Road and processing of a Development Permit\* for 6900 Pearson Way to the satisfaction of the Director of Development, including the developer's identification and compensation/mitigation with respect to potential heritage landscape and park impacts, is a requirement of the subject rezoning.

8. Development Permit: The submission and processing of a Development Permit\* for the entirety of 6900 Pearson Way, completed to a level deemed acceptable by the Director of Development. Through the Development Permit\* process, the developer shall, among other things, address the following to the satisfaction of the City with respect to the City-owned heritage woodlot and park at 6900 River Road:

- 8.1. Submit a contract entered into between the developer and a registered professional (e.g., Certified Arborist) for the supervision of all work in the vicinity of 6900 River Road, site monitoring inspections, and provisions for the Arborist to submit post-activity assessment report(s) to the City for review;
- 8.2. Submit a Development Impact Assessment, which shall identify any potential impacts on protected trees, habitat, and related heritage and environmental features located at 6900 River Road arising as a result of development at 6900 Pearson Way (e.g., shading, changes in ground water conditions) and demonstrate that any such impacts are minimized; and
- 8.3. In the event that the City determines that impacts may be significant and/or unavoidable, submit a plan for mitigation and/or compensation to the City's satisfaction, which plan may require the developer to submit and receive Council approval for a Heritage Alteration Permit\* and/or enter into legal agreements registered on title to 6900 Pearson Way requiring that "no building" and/or occupancy of a building shall be permitted, in whole or in part, until mitigation and/or compensation are implemented to the City's satisfaction.

**NOTE:**

- \* Items marked with an asterisk require 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.

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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*

\_\_\_\_\_  
Signed

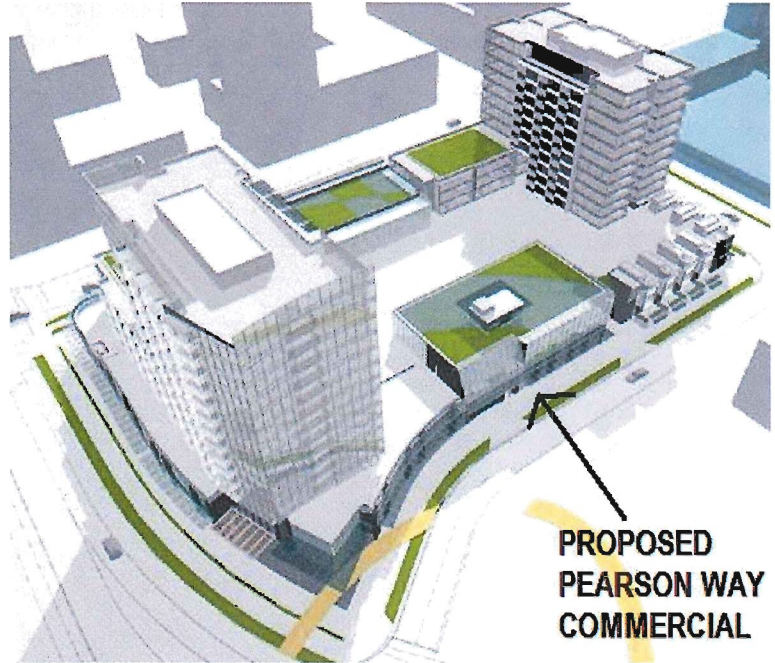
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Date

**6900 PEARSON WAY: Phase 2 Preliminary Design**

**PHASE 2: VIEW FROM SOUTHWEST (HOLLYBRIDGE WAY/PEARSON WAY INTERSECTION)**



RZ 09-506904 Conceptual Design



Proposed Conceptual Design

**PHASE 2: VIEW FROM NORTHWEST (RIVER ROAD IN FOREGROUND)**



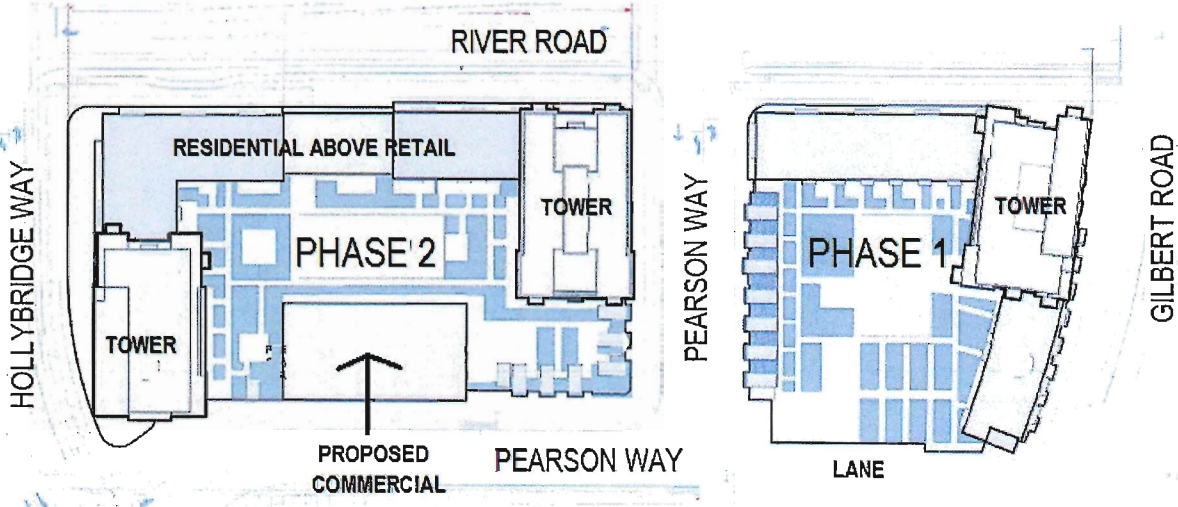
RZ 09-506904 Conceptual Design



Proposed Conceptual Design

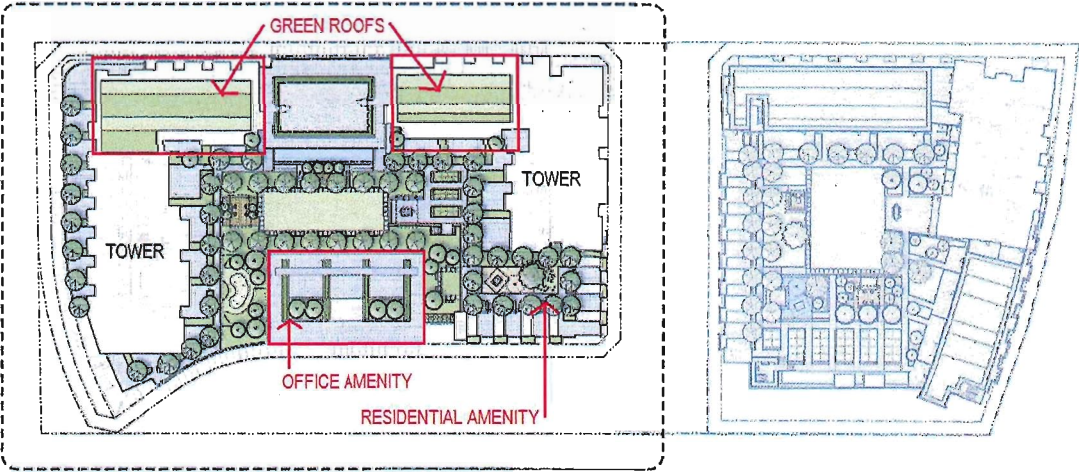


6900 PEARSON WAY: Phase 2 Preliminary Design



PHASE 2: Proposed Conceptual Design

PHASE 1: Approved Design



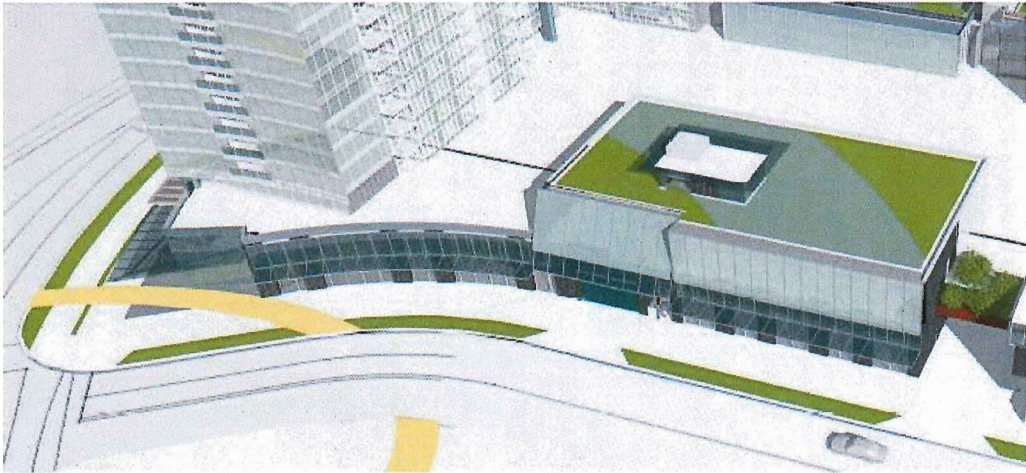
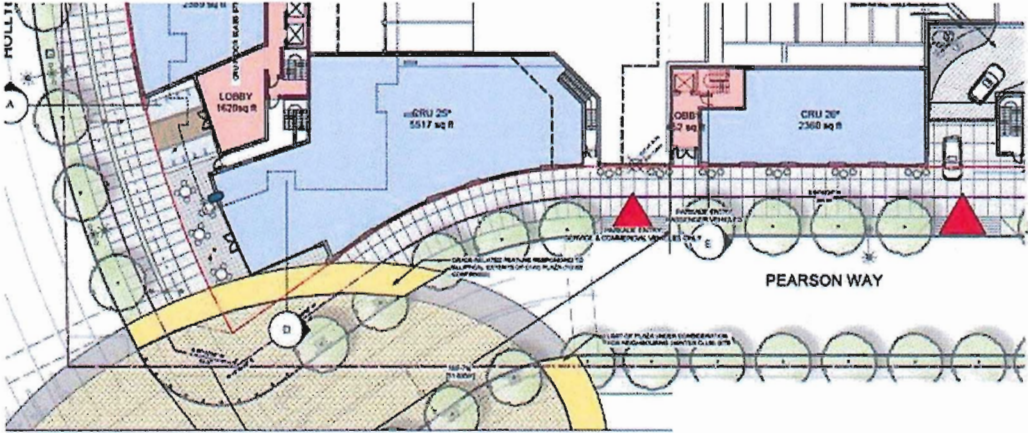
PHASE 1: Approved Design





6900 PEARSON WAY: Phase 2 Preliminary Design

PHASE 2: Proposed Pearson Road Commercial Frontage





Richmond Zoning Bylaw 8500
Amendment Bylaw 9148 (RZ 14-665416)
6888 River Road and 6900 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:
a) repealing Section 9.4.4.6 in its entirety and marking it as "Repealed"; and
b) inserting Section 20.27 as follows:

"20.27 Residential / Limited Commercial (ZMU 27) – Oval Village (City Centre)

20.27.1 Purpose

The zone accommodates mid- to high-rise apartments within the City Centre, plus a limited amount of commercial uses and compatible secondary uses. Additional density is provided to achieve City objectives in respect to road and affordable housing.

20.27.2 Permitted Uses

- child care
• congregate housing
• housing, apartment
• housing, town
• live/work dwelling

20.27.3 Secondary Uses

- amenity space, community
• animal grooming
• boarding and lodging
• broadcast studio
• community care facility, minor
• education, commercial
• entertainment, spectator
• government service
• health service, minor
• home-based business
• hotel
• library and exhibit
• liquor primary establishment
• manufacturing, custom indoor
• office
• park
• parking, non-accessory
• private club



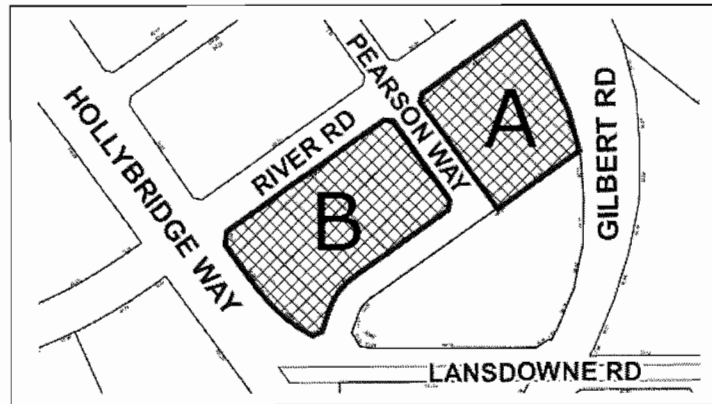
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **vehicle rental, convenience**
- **veterinary service**

#### **20.27.4 Permitted Density**

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.27.4.1, the reference to “1.2”:
  - a) is increased to a higher **floor area ratio** of “1.68”, provided that the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$2,800,000 to the **City’s capital affordable housing reserve**; and
  - b) further increased to a higher **floor area ratio** of “2.0”, provided that the **owner** has paid a sum into the **City’s capital affordable housing reserve** under paragraph 20.27.4.2(a) and paid or secured to the satisfaction of the **City** an additional monetary contribution to the **City’s capital affordable housing reserve**, the value of which additional monetary contribution shall be \$1,839,530 adjusted annually beginning at the end of December 2015 by any increase in the CPI Inflation Index as at the end of December 2014, wherein CPI Inflation Index shall mean for the purposes of paragraph 20.27.4.2(b) the All-items Consumer Price Index for British Columbia, not seasonally adjusted, as published by Statistics Canada (or its successor government department or agency), or such substitute index as is formally designated by the Government of Canada or, if no index is published or designated by the Government of Canada in substitution therefore, such substitute index as the **City** considers, in its discretion, most closely approximating the All-items Consumer Price Index for British Columbia. Whenever the Official Time Base (currently 2002 = 100) is changed or a substitute index is designated, historical value will be rebased through the use of a conversion factor as published by the Government of Canada or, in the absence of such publication, such conversion factor shall be the conversion factor that the **City** considers, in its discretion, best achieves comparability.

3. If the **owner** of a **lot** has paid a sum into the **City's** capital **affordable housing reserve** under paragraphs 20.27.4.2(a) and (b), an additional 0.23 **density bonus floor area ratio** is permitted, provided that:
  - a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
  - b) the **owner** uses the additional 0.23 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g., large format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre as determined to the satisfaction of the **City**;
  - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 0.23 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building** area), for non-residential purposes; and
  - d) the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$1,154,700 to the **City's** capital **child care reserve fund**.
4. For the area within the **City Centre** shown cross-hatched in Section 20.27.4.4, Diagram 1, notwithstanding paragraph 20.27.4.2(b), the reference to "2.0" is increased to a higher **floor area ratio** of "2.47" and, notwithstanding Section 20.27.4.3, the reference to "0.23" is increased to a higher **floor area ratio** of "0.29", provided that:
  - a) the **owner** complies with the conditions set out in paragraphs 20.27.4.2(a) and (b) and paragraphs 20.27.4.3(a), (b), (c), and (d);
  - b) the **owner** dedicates not less than 3,862.9 m<sup>2</sup> of land to the **City** as **road**;
  - c) the maximum total combined **floor area** for the areas shown cross-hatched in Section 20.27.4.4, Diagram 1, shall not exceed 45,817.0 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 41,049.0 m<sup>2</sup> and the **floor area** of other **uses** shall not exceed 4,768.0 m<sup>2</sup>; and
  - d) the maximum **floor area** for the areas shown cross-hatched and indicated as "A" and "B" in Section 20.27.4.4, Diagram 1, shall not exceed:
    - i. for "A": 16,670.0 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 15,496.9 m<sup>2</sup> and the **floor area** of other **uses** shall not exceed 1,173.1 m<sup>2</sup>; and
    - ii. for "B": 29,147.0 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 25,552.1 m<sup>2</sup> and the **floor area** of other **uses** shall not exceed 3,594.9 m<sup>2</sup>.

Diagram 1



### 20.27.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** is 90%, exclusive of portions of the **site** the **owner** dedicated to the **City** for road purposes.

### 20.27.6 Yards & Setbacks

1. Minimum setbacks shall be:
  - a) for **road setbacks**, measured to a **lot line** or the boundary of an area granted to the **City** via a statutory **right-of-way** for **road** purposes: 6.0 m, but this may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
  - b) for **interior side yard setbacks**, measured to a **lot line**: 6.0 m, but may be reduced to 0.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
  - c) for parking situated below finished grade, measured to a **lot line**: 0.0 m.

### 20.27.7 Permitted Heights

1. The maximum **building height** shall be:
  - a) 25.0 m for portions of the **building** located less than 60.0 m from a **lot line** abutting Gilbert Road; and
  - b) 47.0 m geodetic elsewhere.
2. Notwithstanding paragraph 20.27.7.1(a), the maximum **building height** may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings**, **parks**, and **roads**, as specified in a Development Permit approved by the **City**.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 12.0 m.

**20.27.8 Subdivision Provisions**

1. The minimum **lot area** for the areas shown cross-hatched and indicated as “A” and “B” in Section 20.27.4.4, Diagram 1, exclusive of portions of the **site** the **owner** dedicates to the **City** for **road** purposes, shall be:
  - a) for “A”: 6,800.0 m<sup>2</sup>; and
  - b) for “B”: 9,800.0 m<sup>2</sup>.

**20.27.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**20.27.10 On-Site Parking & Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**20.27.11 Other Regulations**

1. Signage shall be provided according to the standards set out in *Sign Bylaw No. 5560*, as amended or replaced from time to time, as it applies to development in the Downtown Commercial (CDT1) **zone**, except that:
  - a) for projecting signs, canopy signs, and fascia signs, maximum **height** shall not project above the first habitable **storey** of the **building**;
  - b) freestanding signs shall include freestanding mall/outside signs; and
  - c) for freestanding signs:
    - i. the maximum number of signs shall be 1 per **lot**;
    - ii. the maximum total combined area of the signs, including all sides used for signs, shall not exceed 10.0 m<sup>2</sup> per lot;
    - iii. the maximum **height**, measured to the **finished site grade** of the **lot** upon which the sign is situated, shall not exceed 4.0 m; and
    - iv. the maximum width, measured horizontally to the outer limits of the sign at its widest point, including any associated structure, shall not exceed 1.2 m.
2. **Congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells, and common elevator shafts.
3. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on the roof of a **building**).
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following lots and by designating it **“RESIDENTIAL / LIMITED COMMERCIAL (ZMU 27) – OVAL VILLAGE (CITY CENTRE)”**:

P.I.D. 029-221-986

Lot 1 Section 5 Block 4 North Range 6 New Westminster District Plan EPP33697

P.I.D. 029-221-994

Lot 2 Sections 5 and 6 Block 4 North Range 6 New Westminster District Plan EPP33697

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9148”**.

FIRST READING

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PUBLIC HEARING

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SECOND READING

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THIRD READING

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OTHER CONDITIONS SATISFIED

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ADOPTED

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MAYOR

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





**Termination of Housing Agreement (5440 Hollybridge Way)  
Bylaw No. 9150**

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

1. The Mayor and City Clerk for the City of Richmond are authorized:
  - a) to execute agreements to terminate the housing agreement referred to in Housing Agreement (5440 Hollybridge Way) Bylaw No. 8995 (the "Housing Agreement");
  - b) to cause Notices and other charges registered at the Land Title Office in respect to the Housing Agreement to be discharged from title; and
  - c) to execute such other documentation required to effect the termination of the Housing Agreement.
2. This Bylaw may be cited as **"Termination of Housing Agreement (5440 Hollybridge Way) Bylaw No. 9150"**.

FIRST READING

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PUBLIC HEARING

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SECOND READING

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THIRD READING

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OTHER CONDITIONS SATISFIED

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ADOPTED

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MAYOR

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

CITY OF RICHMOND
APPROVED by <i>hl</i>
APPROVED by Director or Solicitor <i>nz</i>