



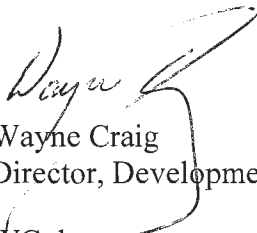
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

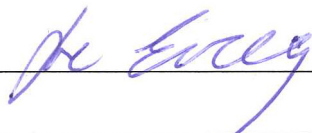
**Date:** December 12, 2017  
**File:** RZ 16-741722

**Re:** Application by Bene No 4 Development Ltd. for Rezoning at 9980 Westminster Highway from the "Gas & Service Stations (CG2)" Zone to a New "Town Housing (ZT83) - North McLennan (City Centre)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9812, for the creation of a new "Town Housing (ZT83) – North McLennan (City Centre)" zone and for the rezoning of 9980 Westminster Highway from the "Gas & Service Stations (CG2)" zone to the "Town Housing (ZT83) - North McLennan (City Centre)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:dn  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing Transportation	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

## Staff Report

### Origin

Bene No 4 Development Ltd. has applied to the City of Richmond to rezone 9980 Westminster Highway (Attachment 1) from the “Gas & Service Stations (CG2)” zone to a new “Town Housing (ZT83) – North McLennan (City Centre)” zone to permit development of 17, 3 storey townhouse units with a driveway access from No. 4 Road.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). Conceptual design drawings are provided in Attachment 3.

### Surrounding Development

The subject site is in the McLennan North Sub Area Plan in an area that is designated Residential Area 4 (Attachment 4). The site is currently vacant and was formerly a gas and service station (cardlock).

Development surrounding the subject site is as follows:

To the North: Westminster Highway and the City owned Garden City Lands park site, which is zoned “Agriculture and Golf Zones (AG1)”, designated “Conservation (CON)” in the Official Community Plan (OCP) and within the Agriculture Land Reserve (ALR).

To the South and West: An existing townhouse development, which is zoned “Town Housing (ZT59) – North McLennan (City Centre)” and designated “Residential Area 4” in the McLennan North Sub-Area Plan.

To the East: No. 4 Road, an existing veterinary hospital and an undeveloped property, which are zoned “Agriculture and Golf Zones (AG1)”, designated “Agriculture” in the East Richmond McLennan Sub Area Plan and within the ALR, the undeveloped property is also designated Environmentally Sensitive Area (ESA).

### Related Policies & Studies

#### Official Community Plan

The site is designated “Neighbourhood Residential” in the Official Community Plan (OCP), which supports the proposed residential use.

#### McLennan North Sub Area Plan

The subject property is located within the McLennan North Sub Area Plan (Schedule 2.10C of OCP Bylaw 7100) and is designated “Residential Area 4” (Attachment 4). The subject townhouse proposal is generally consistent with the plan.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject site is located within an area that permits all aircraft noise sensitive land uses. However, as the site is affected by OCP Airport Noise Contours, the development is required to register a covenant on Title prior to rezoning bylaw adoption that requires the building to be designated and constructed to mitigate potential noise.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP for both aircraft and traffic noise.

Agricultural Land Reserve (ALR) Landscape Buffer

Land north and east of the subject property is within the Agricultural Land Reserve (ALR). Where there is an intervening road between the ALR and non-ALR lands, an appropriate landscaping buffer is required to mitigate land use conflicts between residential uses on the subject site and agricultural land uses.

In accordance with the OCP, the applicant proposes to introduce a landscape buffer within the development’s Westminster Highway and No. 4 Road setbacks comprised of trees, including conifers (pine and spruce), and low landscaping elements, such as shrubs and ornamental grasses. To further enhance this buffer area, Parks Services staff have advised that they will consider the feasibility of including conifers within the City boulevard. The boulevard landscaping details would be undertaken through the Servicing Agreement.

The proposed minimum landscape buffer would include:

Westminster Highway frontage – landscape buffer width		No. 4 Road frontage– landscape buffer width	
On-site	Boulevard	On-site	Boulevard
3.35 m (9 ft.)	3 m (9 ft.)	4.05 m (13 ft.)	1.5 m (5 ft.)
Total proposed on-site soft landscaped buffer area (interrupted by sidewalk): 271 m <sup>2</sup> (2,919 ft <sup>2</sup> )		Total proposed on-site soft landscaping buffer area (interrupted by sidewalk): 99 m <sup>2</sup> (1,065 m <sup>2</sup> )	

The proposed landscape buffer was considered by the Agricultural Advisory Committee (AAC) on November 22, 2017. The proposed buffer is supported conditional to the following amendments to the planting plan:

- Replacement of the proposed blueberry plants (i.e. oval-leaf blueberry and lingonberry); and

- Ensuring Aspen, Birch, and Poplar trees are not planted on the subject site and consideration of replacing Maple trees with a different species.

An excerpt from the meeting notes is attached to this report (Attachment 5). The planting plan details will be developed as part of the Development Permit review process.

In addition, registration of an agreement on Title is required prior to final adoption of the rezoning bylaw to:

- Identify the property's proximity to the ALR where active farming is permitted; and
- Provide notification that farming activities may include impacts (e.g. noise, dust and odour) generated from typical farm activities.

### Public Art

In accordance with the City's Public Art Program (Policy 8703), the applicant will make a voluntary contribution to the City's Public Art Reserve fund (approximately \$20,276.00 as referenced in the Rezoning Considerations). The contribution would be allocated to the Public Art Reserve Fund.

### External Agency

#### *Ministry of Environment*

The property was previously developed as a gas and service station (cardlock). Therefore, the applicant was required to obtain a Certificate of Compliance from the Ministry of Environment, which is on file (dated May 12, 2016).

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have received one call about the rezoning application in response to the placement of the signage on the property to confirm whether the applicant has secured a Certificate of Compliance from the Ministry of Environment. No additional calls or letters were received from the public.

The applicant has consulted with the adjacent strata (at 6188 Birch Street) regarding the development proposal generally and to discuss opportunities to maximize landscaping along the southern property line. The applicant's suggestion to remove a portion of the fence that exists on the southern property line to accommodate additional landscaping was considered at the Strata's annual general meeting. The owners voted in favour of removing a portion of the fence. A copy of the correspondence from 6188 Birch Street's strata is on file (dated August 30, 2017).

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

## Analysis

### Project Description

The applicant proposes to construct 17, 3 storey townhouse units at 9980 Westminster Highway. The development includes one secondary suite, which is proposed to be located above the garbage/collection room and attached to the adjacent townhouse unit. Registration of a covenant to prevent future stratification of the secondary suite is required prior to final adoption of the rezoning bylaw. As part of the Development Permit review, the applicant will confirm the provision of two convertible housing units.

### Proposed Site Specific Zone

While the base density supported on the subject site by its "Residential Area 4" designation in the McLennan North Sub Area Plan is 0.55 Floor Area Ratio (FAR), the area plan includes provisions for additional density in order to achieve community amenities. The applicant proposes to create a new "Town Housing (ZT83) – North McLennan (City Centre)" zone, which permits a maximum density of 0.75 FAR. The applicant proposes to achieve the full 0.75 FAR density. Staff support the proposed density and building height and setbacks based on the following:

- **Land dedication for local road improvements.**  
Land dedications are required along both the Westminster Highway and No. 4 Road frontages and will reduce the size of the site by approximately 8%. This includes a 2.5 m wide dedication along Westminster Highway and a 2 m wide dedication along No. 4 Road, as well as a 4 m x 4 m corner cut at the intersection of Westminster Highway and No. 4 Road.
- **Frontage improvements**  
In addition to frontage improvements along Westminster Highway and No. 4 Road, through the required Servicing Agreement, the applicant would undertake upgrades to the existing signal at Westminster Highway and No. 4 Road to introduce audible pedestrian signals and illuminated street name signs, which may include relocating/replacing traffic signal poles, bases, conduits, junction boxes, vehicle detection devices, etc. In addition, through the Servicing Agreement, the applicant may be required to move an existing bus stop that is currently located west of the subject property. As well, the applicant would be required to confirm resolution of a conflict between the driveway access and a hydro pole. Relocation of the hydro pole would be at the developer's cost and must be undertaken to the satisfaction of staff.
- **Secondary suite & affordable housing**  
In addition to providing a cash contribution to the affordable housing reserve fund in accordance with the Affordable Housing Strategy, the applicant proposes to provide an on-site secondary suite. To maximize its flexible use, the proposed suite includes a separate entrance from the street and a second locked entrance from within the adjacent townhouse unit.
- **Compatible building densities, heights & setbacks**  
The size of the development site and the proposed density is consistent with other existing townhouse developments in the immediate neighbourhood (e.g. 6100 and 6180 Alder Street, 9651 Alberta Road). As well, the proposal to construct three storey

townhouse units is consistent with existing development in the immediate area. The surrounding development is characterized by 3 storey townhouse buildings, with some building ends stepping down to 2 ½ storeys. The proposed setbacks are crafted to facilitate variation in building setbacks, which is consistent with OCP and sub area guidelines. In addition, the applicant has strategically designed the side yard building elevation to minimize alignment between widows on the neighbouring and subject property to address potential privacy and overlook impacts.

- **Voluntary contribution to the McLennan North Road Development Fund.**  
The subject site is within the McLennan North Road Development Fund catchment area, which is an area that has been identified by the Transportation Department as benefitting from the incremental introduction of a finer grain road network. The catchment area was established in 2005 to facilitate the acquisition of land and construction of Katsura Street, Alder Street, and Birch Street. The costs are proportionally shared between properties within the catchment area based on total parcel size and contribution rates that were established in 2005. As a condition of rezoning bylaw adoption, the applicant would voluntarily contribute \$223,142.00 to the McLennan North Road development fund during the 2018 calendar year. The contribution value would be adjusted by 6% per annum for holding and carrying costs if the full amount is not received during the 2018 or any subsequent calendar year.

#### Site Planning, Vehicle Access & Parking

The townhouse units are organized around either the east-west or short north-south internal drive aisle with access to No. 4 Road. Common outdoor amenity space is proposed on the southern side of the property between three unit townhouse clusters and visually linked to Westminster Highway by a proposed walkway. Units located along the property's Westminster Highway and No. 4 Road frontages have varied building setbacks and include direct paths that connect the individual private front doors to the public sidewalk. The proposal includes a private pathway along the south property line to provide pedestrian access to the six townhouse units that are proposed on the southern portion of the site.

Staff support direct access to the subject property from No. 4 Road to improve overall connectivity to the street system, and to support way-finding for future residents, collection/delivery services and visitors to the subject site. To restrict turning movements to/from the subject property, registration of a right in/right out only covenant on Title is required prior to final adoption of the rezoning bylaw. An existing easement with Section 219 covenant that provides access to the subject property through the southern adjacent development at 6188 Birch Street was considered by staff; however, given the site conditions and location, driveway access to No. 4 Road is recommended. Discharge of the covenant is a condition of rezoning bylaw adoption.

All units would include a double car garage. A surface parking space would be provided for the proposed secondary suite and would be labeled on the Development Permit drawings and identified on-site with paint/signage. Although the subject site is located within an area where City Centre Zone 3 parking requirements apply, the provision of a double car garage for each unit would result in a surplus of 10 residential parking spaces. Consistent with the visitor

parking requirements in Richmond Zoning Bylaw 8500, four visitor parking spaces would be provided on-site. On-site loading and collection would occur from the drive aisle.

#### Built Form and Architectural Character

The applicant's proposal to develop three storey craftsman style townhouses is generally consistent with the property's designation in the sub area plan, and is consistent with existing townhouse development in the neighbourhood. The inclusion of on-site pedestrian pathways complies with a fundamental McLennan North Sub Area objective to support pedestrian connections and a "pedestrian-friendly" neighbourhood character. As part of the associated Development Permit review process, the proposed form and character will be reviewed in detail.

#### Common Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes to contribute \$14,000.00 to the City prior to rezoning bylaw adoption in lieu of providing on-site indoor amenity space.

Private outdoor space for the proposed units would be provided in front yards for road fronting units and in the rear yard for the units proposed on the south side of the site. The proposed soft landscaping treatment in these areas includes trees, shrubs and grasses. Only the No. 4 Road fronting units propose to include a small area planted with lawn. With the exception of the secondary suite, all units would have private balconies and porch spaces.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 6 bylaw-sized trees on the subject property and 19 trees on the neighbouring property. There are no existing street trees abutting the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the report with the following comments:

- Five (5) Birch trees (tag #20-25) located on the development site are in poor health (Bronze Birch Borer damage) and should be removed and replaced.
- One (1) multi-branching Black Cottonwood tree (tag #25) is located in the middle of the development site and is not a good candidate for retention due to poor form and conflict with new development and should be removed and replaced.
- Nineteen (19) trees (tag #1-19) are located on the neighbouring property, are in good condition, and should be protected in accordance with City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at a 2:1 ratio as per the OCP.

#### *Tree Replacement*

The applicant wishes to remove six on-site trees (Trees # 20-25). Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 12 replacement trees are required.

The preliminary landscape plan, included in Attachment 3, indicates that 50 replacement trees are proposed to be planted on-site. A detailed review of the proposed plan will be undertaken as part of the Development Permit review process.

#### *Tree Protection*

Nineteen trees on the neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, prior to final adoption of the rezoning bylaw, the applicant is required to submit to the City a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

#### Affordable Housing Strategy

In accordance with provisions in the Affordable Housing Strategy, the applicant will make a cash contribution to the affordable housing reserve fund in accordance with the Affordable Housing Strategy (approximately \$102,664.20 based on a voluntary contribution of \$4.00 per buildable square foot).

#### Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A restrictive covenant, specifying that all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

#### Site Servicing and Frontage Improvements

The applicant is required to dedicate land and to enter into a Servicing Agreement for road and boulevard improvements, and site servicing prior to rezoning bylaw adoption. Supplementary details are listed in Attachment 8.

#### Design Review and Future Development Permit Application Considerations

A Development Permit processed to a satisfactory level is required to demonstrate consistency with the McLennan North Sub Area and OCP design guidelines for townhouses. Further refinements to site planning, architectural character and landscaping will be made as part of the Development Permit application review process, including:



- Design development to the north elevation of townhouse Block A, which is located at the visually prominent corner of Westminster Highway and No. 4 Road, to strengthen the unit's connection with both adjacent streets.
- Amendment of the proposed planting plan to omit oval leaf blueberry and lingonberry. As well, the applicant's landscape architect will review the planting plan to avoid trees and shrub species with potential to spread to the Garden City Lands bog.
- Design development of the proposed recycling/collection room and secondary suite and confirmation whether the proposal to locate a secondary suite above a garbage/recycling room conflicts with the BC Building Code and/or whether special building conditions would apply.
- Finalize a functional plan to the satisfaction of Transportation staff, which will include site access design details, including a median that restricts turning movements to right in/right out only. A copy of the draft functional plan is attached to this report (Attachment 7).
- Consideration of opportunities to introduce additional landscaping at the collection holding area.
- Confirmation that an accessible visitor parking space will be provided on-site, as well as labelling Class 2 bike parking spaces and a surface parking space for the proposed secondary suite on the plans.
- Further study of the proposed width of on-site pedestrian connections with consideration of adjacent building setbacks and height, and landscaping details.
- Design review of the proposed width of the landscaping edge separating the entry drive aisle from the adjacent southern development. As well, the applicant is required to provide supplementary information related to the removal of the existing fence that is located along the southern property line including confirmation regarding the length of fence that would be removed, what if any landscaping/grading improvements would be undertaken on the adjacent property, and a strategy to notify 6188 Birch Street residents regarding the construction schedule.
- Confirmation that private outdoor space, excluding pathway areas, is provided in accordance with OCP guidelines.
- Demonstration that aging in place provisions and the Convertible Unit Guideline requirements have been included in the detailed design.
- Site grading details for the perimeter of the property.
- Review of proposed building materials and colors, as well as landscaping details including illumination details.
- Review of sustainability and Crime Prevention Through Environmental Design (CPTED) features for the development proposal.
- Confirmation that proposed on-site utility locations are supported by the respective utility and comply with City design objectives.
- Confirmation of compliance with OCP and Zoning Bylaw 8500 electric vehicle charging provisions.

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning bylaw approval.

**Financial Impact or Economic Impact**

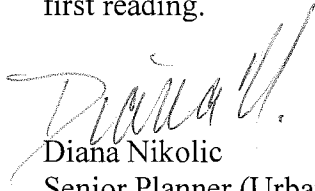
The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site city infrastructure such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

**Conclusion**

The applicant has applied to the City of Richmond to rezone 9980 Westminster Highway from the "Gas & Service Stations (CG2)" zone to a new "Town Housing (ZT83) – North McLennan (City Centre)" zone to permit development of 17, 3 storey townhouse units.

This proposal is generally consistent with the property's land use designation in the OCP and McLennan North Sub Area Plan. Further design review and development will be undertaken as part of the associated Development Permit application review process.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9812 be introduced and given first reading.



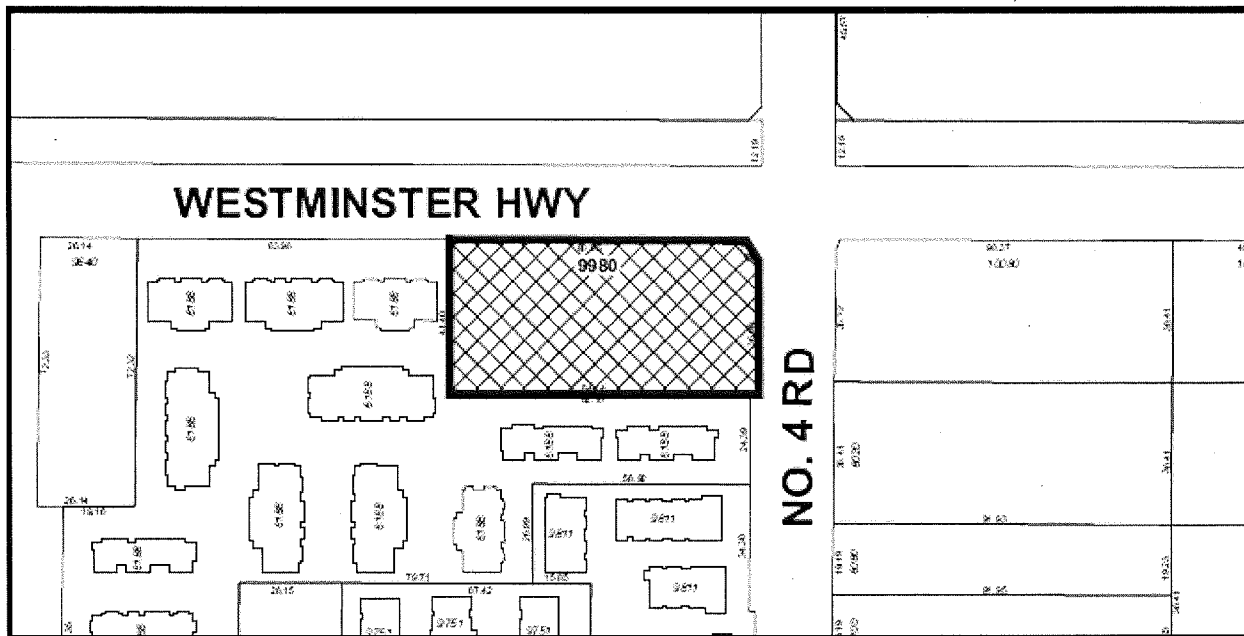
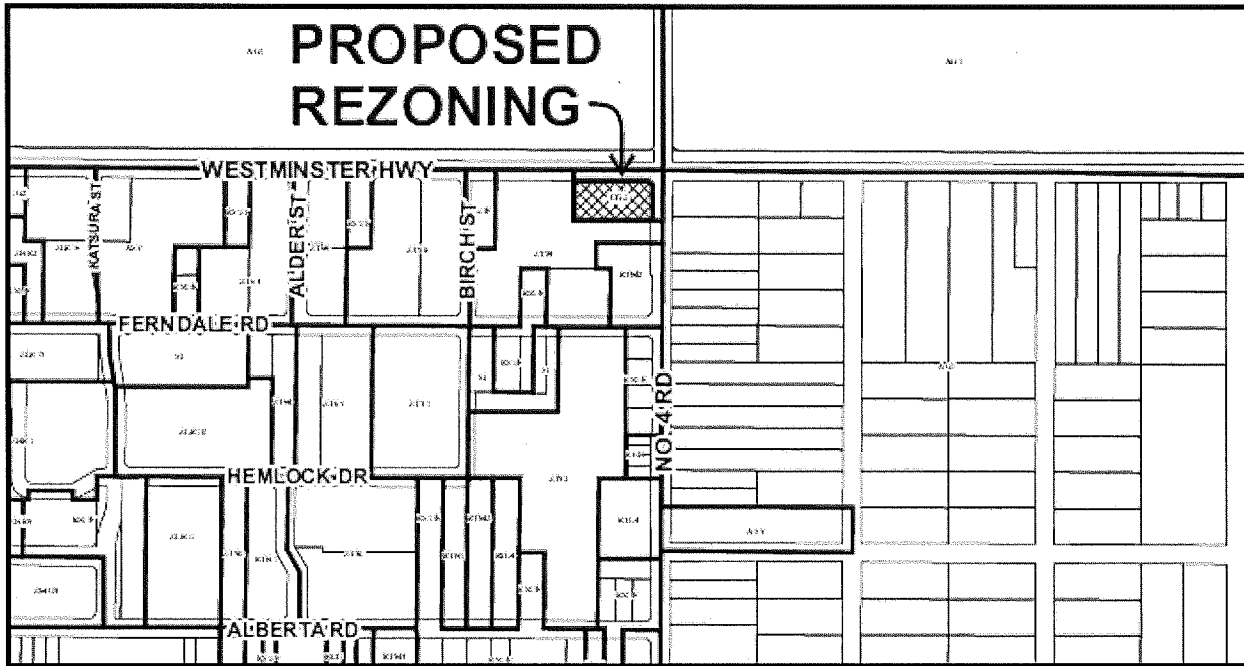
Diana Nikolic  
Senior Planner (Urban Design)

DN:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: McLennan North Sub-Area Plan
- Attachment 5: Agricultural Advisory Committee Meeting Notes (November 22, 2017)
- Attachment 6: Tree Plan
- Attachment 7: Draft Functional Plan
- Attachment 8: Rezoning Considerations



City of  
Richmond



RZ 16-741722

Original Date: 09/19/16

Revision Date:

Note: Dimensions are in METRES



**RZ 16-741722**

**Attachment 2**

Address: 9980 Westminster Highway

Applicant: Bene No 4 Development Ltd.

Planning Area(s): McLennan North

	Existing	Proposed
<b>Owner:</b>	Bene No 4 Development Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	3,469 m <sup>2</sup> (37,326 ft <sup>2</sup> )	3,180.4 m <sup>2</sup> (34,221.4 ft <sup>2</sup> )
<b>Land Uses:</b>	Vacant	17 townhouses and 1 secondary suite
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation:</b>	Neighbourhood Residential 4	Neighbourhood Residential 4
<b>Zoning:</b>	Gas & Service Stations (CG2)	Town Housing (ZT83) – North McLennan (City Centre)
<b>Number of Units:</b>	0	17 and 1 secondary suite

On Future Subdivided Lots	Proposed ZT83 Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.75	0.75	none permitted
Lot Coverage (% of lot area):	Building: Max. 38%	Building: Max. 38%	none
Lot Size (m):	3,180.0 m <sup>2</sup> (34,233 ft <sup>2</sup> )	3,180.4 m <sup>2</sup> (34,233.5 ft <sup>2</sup> )	none
Minimum Setbacks (m):	Westminster Highway: 5.1 m No. 4 Road: 5.7 m All other roads: 6.0 m Side: 3.4 m Rear: 5.2 m (permitted encroachments include: porches, bay windows, cantilevered roofs: 1.1 m into road and rear yard setback, 0.4 m into rear yard setback)	Westminster Highway: 5.1 m No. 4 Road: 5.78 m Side: 3.44 m Rear: 5.23 m	none
Height (m):	12 m	11.1 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	City Centre Zone 3: 1.4/unit: 24 (Resident) 0.2/unit: 4 (Visitor)	Resident: 34 + 1 surface parking stall for the secondary suite Visitor: 4	none
Off-street Parking Spaces – Total:	28	39	none

<b>On Future Subdivided Lots</b>	<b>Proposed ZT83 Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Bicycle Parking	Class 1: 1.25/unit: 2 Class 2: 0.2/unit: 1	Class 1: 14 Class 2: plans to be updated to show 4	none
HC parking	1	To be provided at DP stage	
OCP Electric Vehicle Charging Provisions	Level 2/energized outlet (208 or 240 volt) receptacle in 100% of units if BP is issued after April 1, 2018 OR 20% of parking stalls provided a 120 volt receptacle and an additional 25% of parking stalls to be constructed to accommodate future installation of EV charging equipment if BP issued before April 1, 2018.	Details to be provided at the Development Permit review stage	none
Loading	Medium stall (SU9):	Demonstrated on-site access and maneuvering for a medium (SU9) truck	none
Indoor Amenity		Cash in lieu:	
Outdoor Amenity Space	6m <sup>2</sup> /unit: 102 m <sup>2</sup>	135 m <sup>2</sup>	

ISSUED FOR:  
 100% CONSTRUCTION PERMITS  
 100% CONSTRUCTION PERMITS

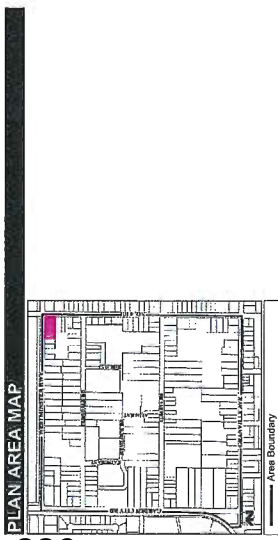
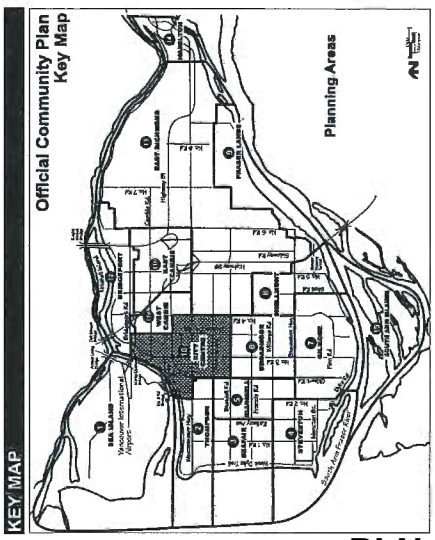
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 100. APPROVED FOR RECORDING OF REVISIONS

SCALE

9980 WESTMINSTER HWY

CONTEXT PLAN

CUSTOMER: ATTACHMENT 3  
 DRAWING: A0.01  
 DATE: 10/26/2024



McLennan North Sub-Area Plan  
 Original Adopted: July 25, 1984 / Plan Adoption: February 16, 2024

PROJECT NO:

DATE:

- 4. DECEMBER 13 2017 ISSUED FOR REVIEW OF PERMITS
- 3. NOVEMBER 8 2017 ISSUED FOR REVIEW OF PERMITS
- 2. OCTOBER 17 2017 ISSUED FOR REVIEW OF PERMITS
- 1. JULY 19 2016

NOTES:

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.  
DO NOT SCALE THIS DRAWING.

FOR FURTHER INFORMATION AND DIMENSIONS TO THE ORIGINAL THAT  
WAS APPROVED BY THE LOCAL AUTHORITY CONTACT THE ARCHITECT  
OR THE ENGINEER. THE CONTRACTOR SHALL BE SUBJECT TO  
CORRECTIONS AT THE DISCRETION OF THE LOCAL AUTHORITY.

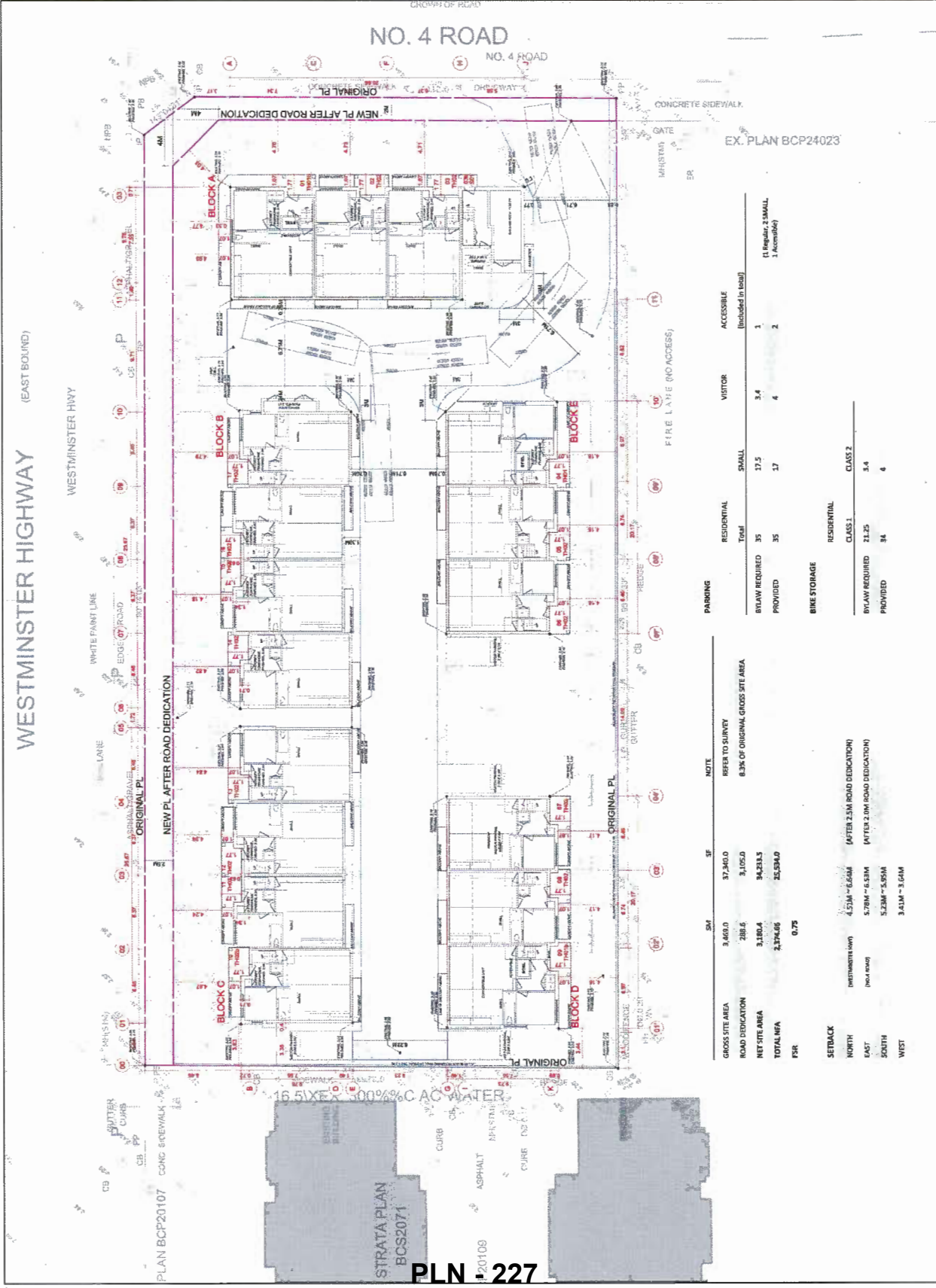
9880 WESTMINSTER HWY

MASTER SITE PLAN

DATE: 07/19/16  
DRAWN BY: [Name]  
CHECKED BY: [Name]

A1.01

15-98



EX. PLAN BCP24023

ACCESSIBLE (included in total)	VISITOR	SMALL	RESIDENTIAL	PARKING	
				BYLAW REQUIRED	PROVIDED
1	3.4	17.5	Total 35	35	
2	4	17	35	35	

BIKE STORAGE	
CLASS 1	CLASS 2
BYLAW REQUIRED 21.25	3.4
PROVIDED 14	4

NOTE	SQ FT	SQ M
REFER TO SURVEY	37,240.0	3,460.0
6.3% OF ORIGINAL GROSS SITE AREA	3,105.0	288.6
	34,233.5	3,180.4
	25,534.0	2,376.66
		0.75

SETBACK	WESTMINSTER HWY (Per A. Hwy)	(AFTER 2.5M ROAD DEDICATION)	(AFTER 2.0M ROAD DEDICATION)
NORTH	4.57M ~ 6.64M		
EAST	5.78M ~ 6.53M		
SOUTH	5.23M ~ 5.95M		
WEST	3.41M ~ 3.64M		

WESTMINSTER HIGHWAY (EAST BOUND)

WESTMINSTER HWY

NO. 4 ROAD

NO. 4 ROAD

NEW PL AFTER ROAD DEDICATION

ORIGINAL PL

ORIGINAL PL

ORIGINAL PL

STRATA PLAN  
BCS2071

PLN 227

REVISIONS  
 1. 11/15/18  
 2. 11/15/18  
 3. 11/15/18  
 4. 11/15/18  
 5. 11/15/18

3. NOVEMBER 8, 2017 - ISSUED FOR RECORDING OF PERMITS  
 4. NOVEMBER 8, 2017 - ISSUED FOR RECORDING OF PERMITS  
 5. JANUARY 18, 2018 - ISSUED FOR RECORDING

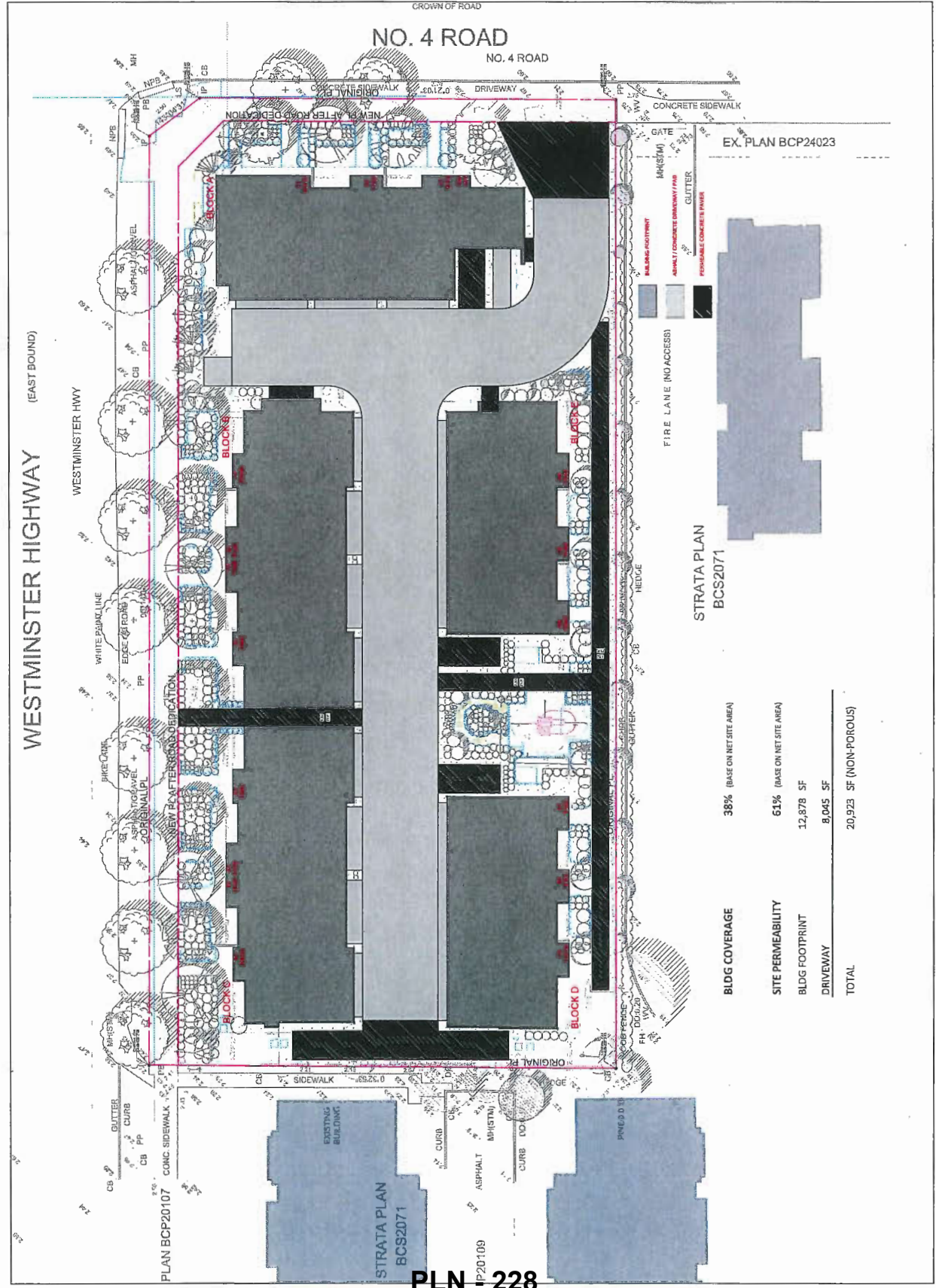
NOTES:  
 1. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS.  
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS.

9980 WESTMINSTER HWY

PERMEABLE SURFACE  
 HARD SURFACE  
 BUILDING COVERAGE

A1.02

15-05



BLDG COVERAGE	38% (BASE ON NET SITE AREA)
SITE PERMEABILITY	61% (BASE ON NET SITE AREA)
BLDG FOOTPRINT	12,878 SF
DRIVEWAY	8,045 SF
TOTAL	20,923 SF (NON-POROUS)

PLN #228



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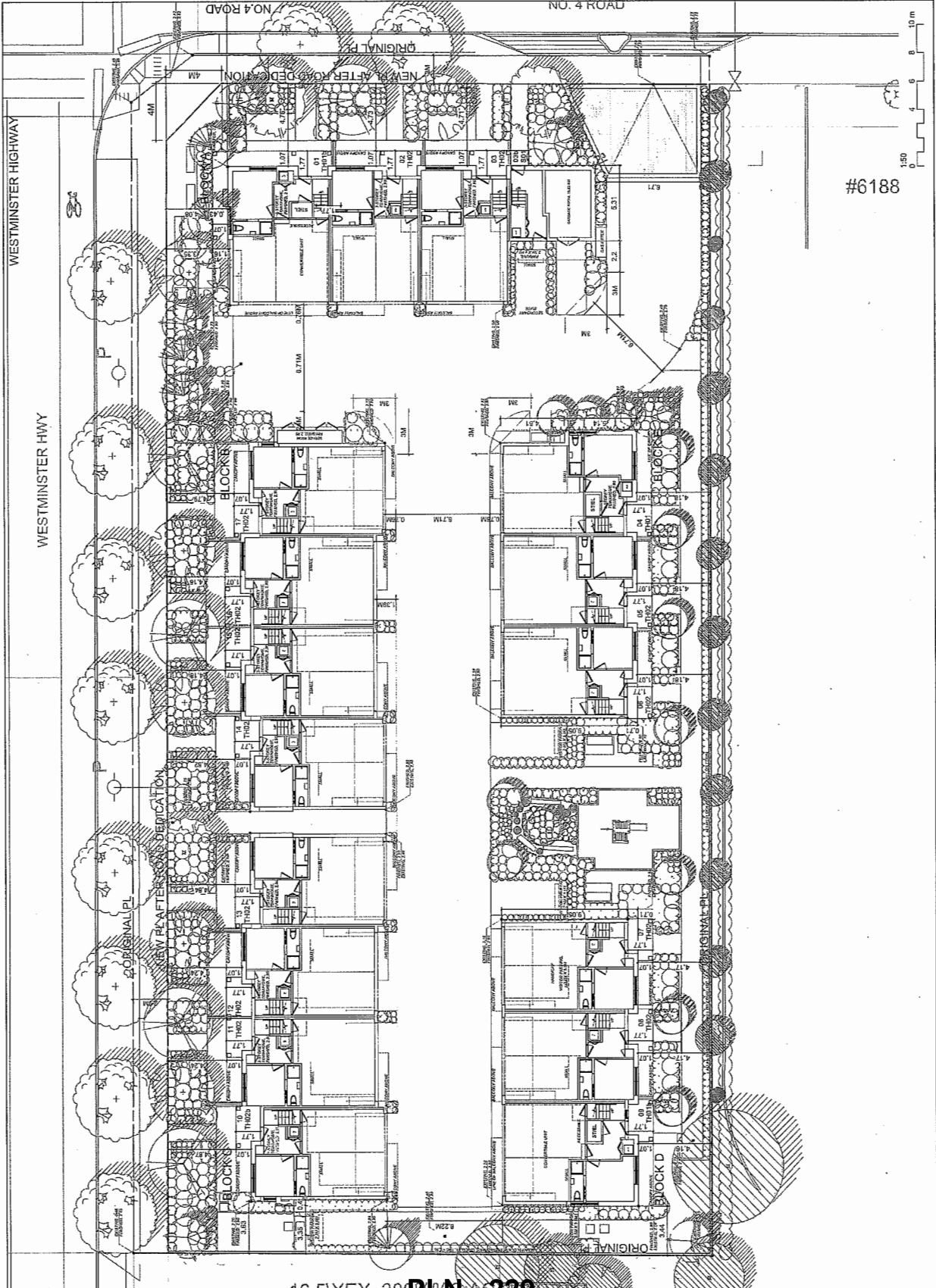
- NOVEMBER 2017 - REVISED FOR RECORDING-UP PERMITS
- AUGUST 2017 - REVISED FOR RECORDING-UP PERMITS
- APRIL 2017 - REVISED FOR RECORDING-UP PERMITS

DATE: 15/05/2017  
PROJECT: 16 FIVEY ROAD  
DRAWN BY: [Name]  
CHECKED BY: [Name]

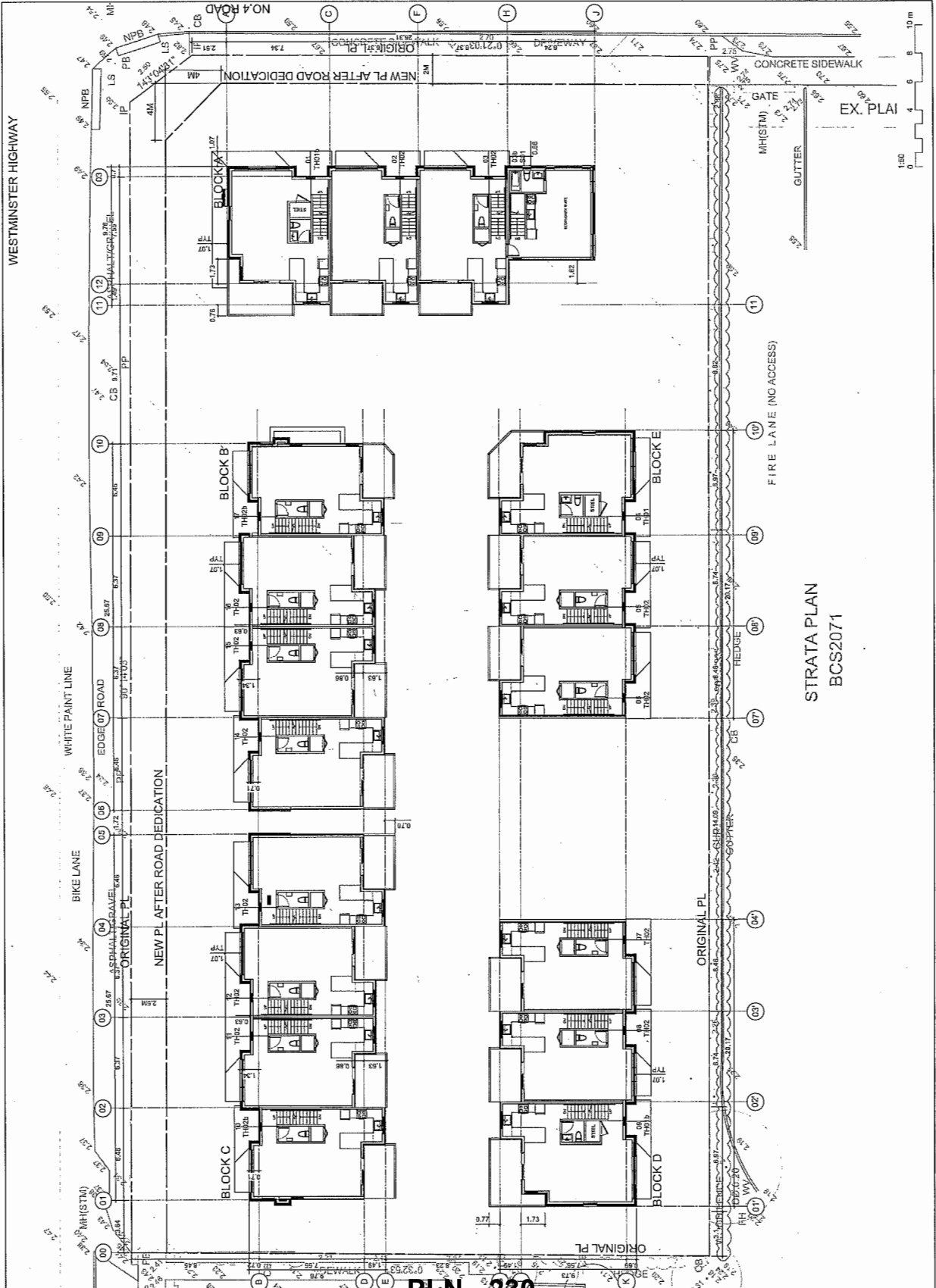
9980 WESTMINSTER HWY  
GROUND FLOOR PLAN

A2.01

15/05



#6188



REVISIONS:

NOVEMBER 2017 - BUILD FOR RECORDING UP REVISIONS  
 OCTOBER 2017 - REVISED PER COMMENTS FROM THE CONSULTANT  
 JULY 2017 - REVISED PER COMMENTS FROM THE CONSULTANT

DATE: 15/06

15/06

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9980 WESTMINSTER HWY

2ND FLOOR PLAN

STRATA PLAN  
BCS2071

9980 WESTMINSTER HWY

2ND FLOOR PLAN

STRATA PLAN  
BCS2071

9980 WESTMINSTER HWY

2ND FLOOR PLAN

STRATA PLAN  
BCS2071

9980 WESTMINSTER HWY

2ND FLOOR PLAN

STRATA PLAN  
BCS2071

9980 WESTMINSTER HWY

2ND FLOOR PLAN

STRATA PLAN  
BCS2071

ISSUED FOR:  
PROJECT NO. 2017-001-001

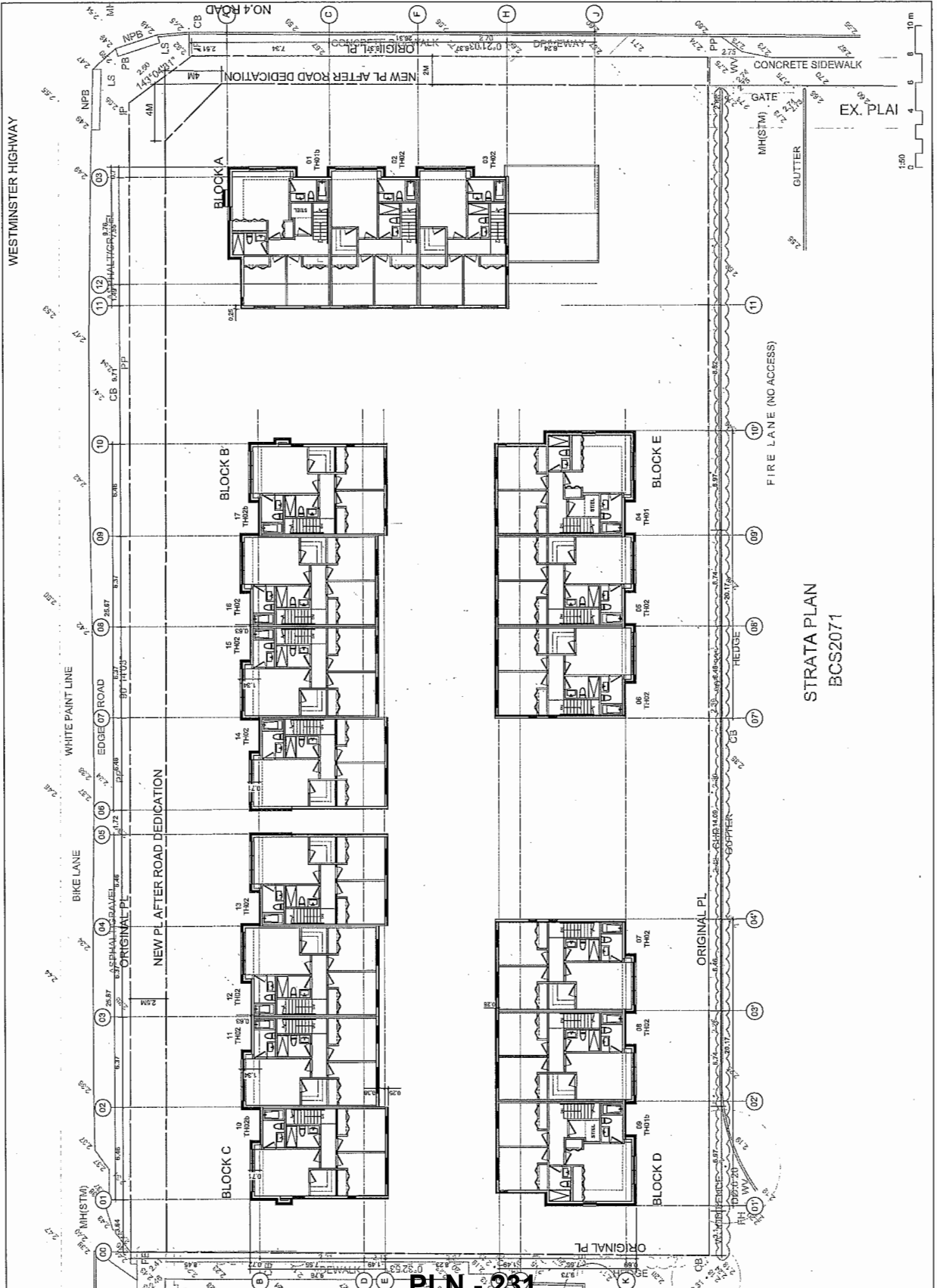
2. NOVEMBER 8, 2017 REVISION FOR RECORDING OF RESUBMISSION  
3. JULY 12, 2017 REVISION FOR RECORDING OF RESUBMISSION  
4. JULY 12, 2017 REVISION FOR RECORDING OF RESUBMISSION

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9880 WESTMINSTER HWY  
3RD FLOOR PLAN  
DRAWN: [blank]  
DATE: [blank]  
CHECKED: [blank]

A2.03

14-06



STRATA PLAN  
BCS2071

202503.DWG

REVISIONS  
NO. DATE BY  
1. 10/11/2024 JMM

2. NOVEMBER 4, 2017  
3. JANUARY 11, 2017  
4. JANUARY 13, 2018

METRIC

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REPORT INCREASING DIMENSIONS AND COORDINATES TO THE CONSULTANT FOR CONSTRUCTION. THE CONSULTANT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND COORDINATES WITH THE WORK. THE CONSULTANT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND COORDINATES WITH THE WORK. THE CONSULTANT SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND COORDINATES WITH THE WORK.

SCALE

9880 WESTMINSTER HWY

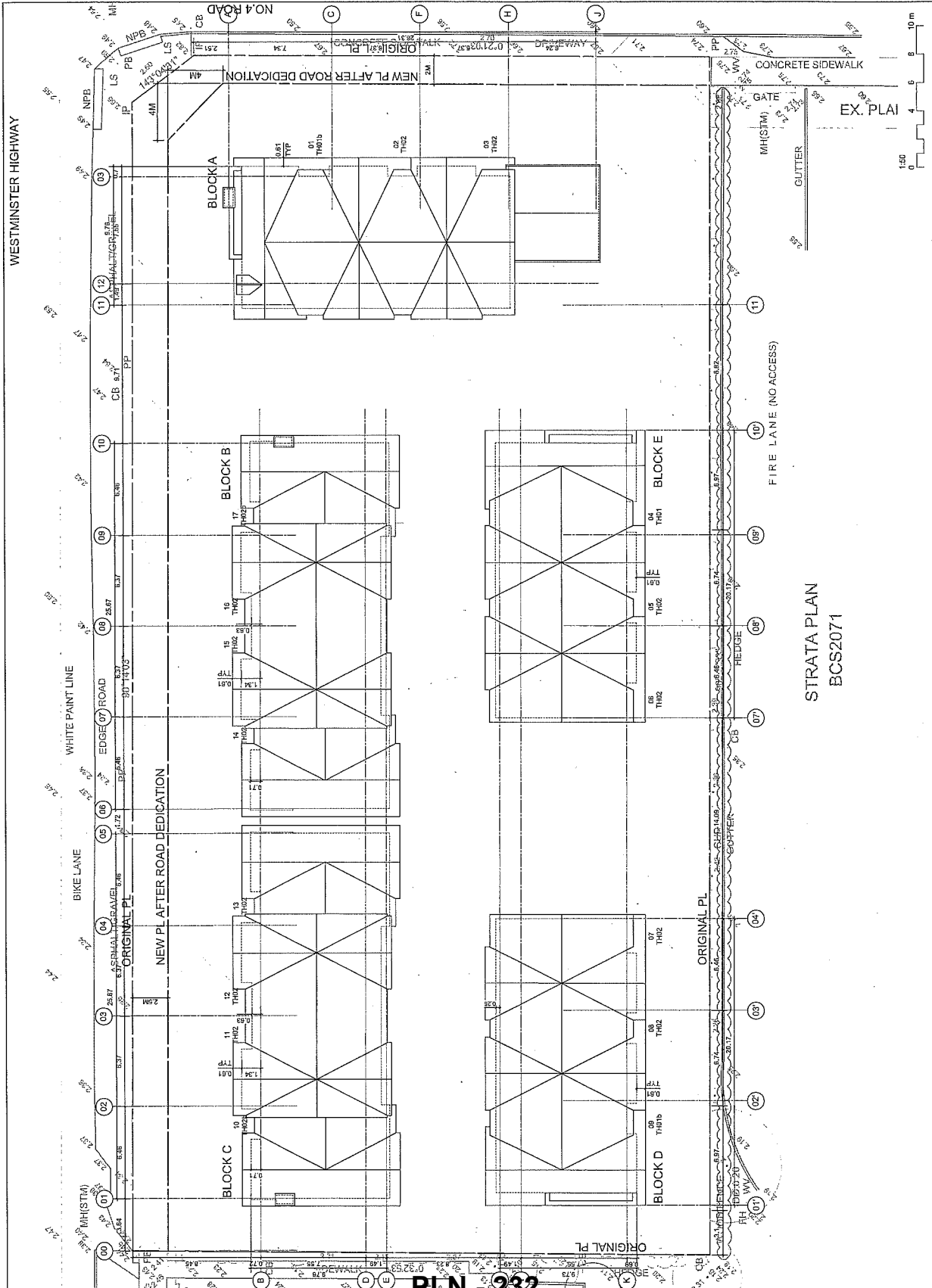
ROOF PLAN

DRAWN BY: JMM

DATE: 03/04/25

A2.04

15/25



STRATA PLAN  
BCS2071

22/2019 FOL

FOR INFORMATION ONLY  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

2. NUMBER & DATE: 22/2019 FOL  
3. DATE FOR REVISION OF REVISIONS: 1. JULY 23 2019  
4. DATE FOR REVISION: 1. JULY 23 2019

METRIC

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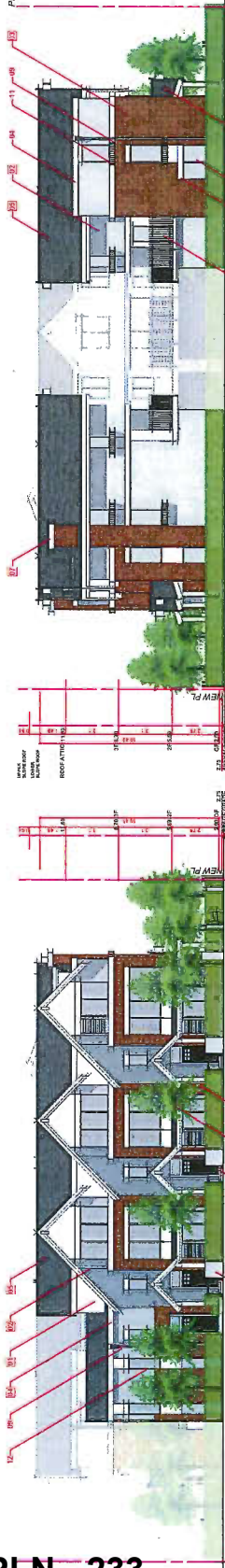
REPORT INCONSISTENCIES AND DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
ANY DISCREPANCIES BETWEEN THE DRAWING AND THE CONSULTANT'S REPORT SHALL BE THE CONSULTANT'S RESPONSIBILITY AND SHALL BE SUBJECT TO CORRECTION AT THE CONTRACTOR'S RISK.

**MATERIAL LEGEND**

- 01. DEMIGRITTIOUS PANEL
- 02. BRICK VENEER
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM
- 05. CONCRETE UPSTAND
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. GUMMIPAL
- 09. POWDER-COATED DOWNPIPE
- 10. POWDER-COATED METAL GATE
- 11. METAL PLANTER
- 12. METAL WINDOW



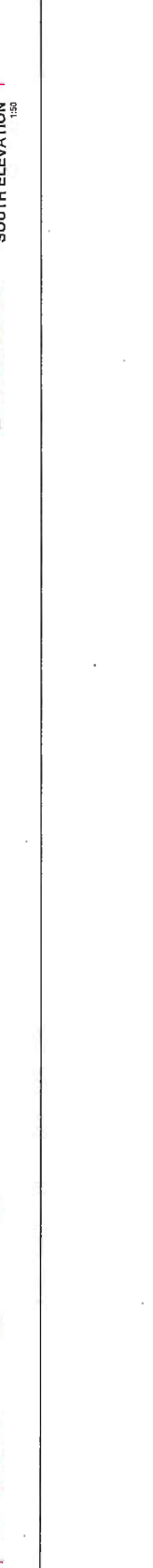
**NORTH ELEVATION**  
1.530



**EAST ELEVATION**  
1.530



**WEST ELEVATION**  
1.530



**SOUTH ELEVATION**  
1.530

9980 WESTMINSTER HWY

SITE ELEVATIONS

DRAWN: [blank]  
PLOT DATE: [blank]  
CHECKED: [blank]

A3.01

15-65

ISSUED FOR:

FOR INFORMATION ONLY  
 NOT FOR CONSTRUCTION  
 1000 WESTMINSTER HWY  
 WESTMINSTER, CO 80057

NOVEMBER 2017 ISSUED FOR RECORDS OF PERMITS  
 JULY 2017 ISSUED FOR RECORDS OF PERMITS  
 JULY 15 2018

NOTES:  
 1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.  
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REAL

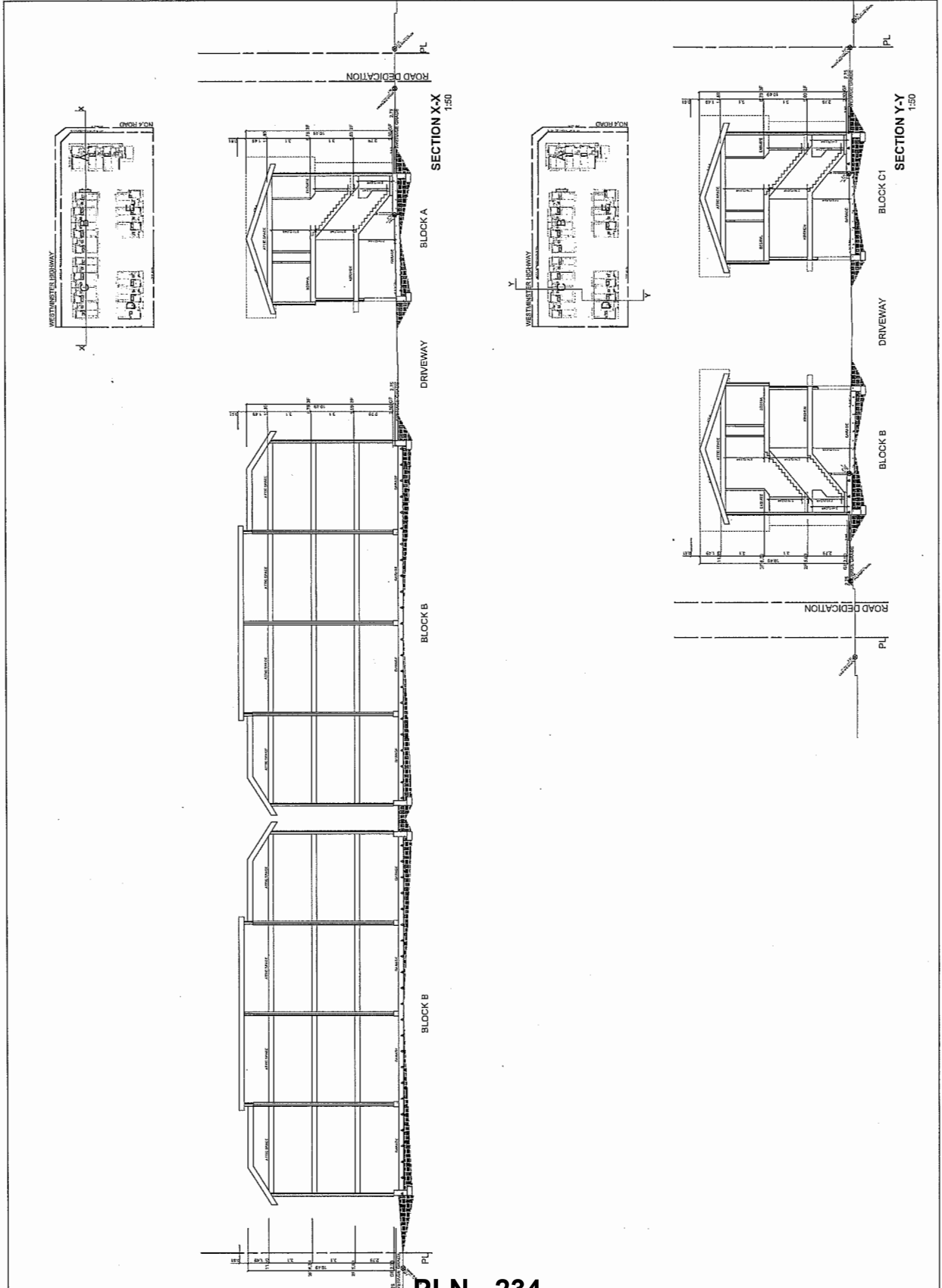
9980 WESTMINSTER HWY

SITE SECTIONS

DRAWING NO. DATE

A3.02

15-05



2025.05.08

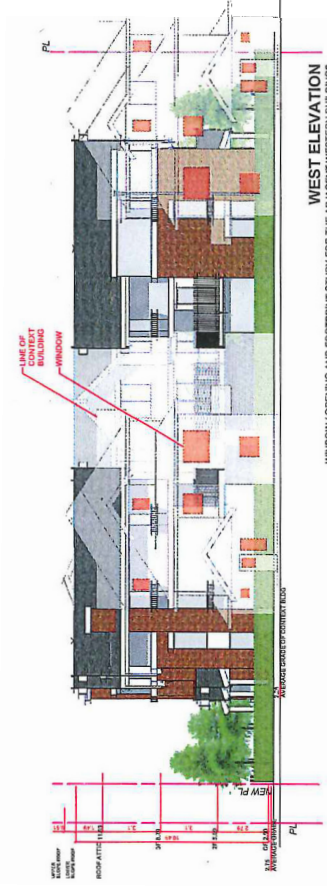
PROJECT: 1912081 ITEM 272044  
 1912081 ITEM 272044

1. WORKABLE SET: REQUIRED FOR FOLLOW-UP REVISIONS
  2. DATE: 05/08/2025
  3. DATE: 05/08/2025
  4. DATE: 05/08/2025
- NOTES:  
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.  
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 REPORT REVISIONS AND CHANGES TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.  
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 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

**STREET ELEVATION ALONG NO.4 ROAD**  
1:50



CONTEXT BUILDING ELEVATION. REFER TO CITY DOCUMENT 1912081 ITEM 272044



**WEST ELEVATION**  
WINDOW / OPENING AND FOOTPRINT STUDY FOR THE ADJACENT WESTERN BUILDING  
1:50

9980 WESTMINSTER HWY

STREET ELEVATION  
CONTEXT BLDG STUDY

DRAWN: [blank]  
 DATE: [blank]  
 CHECKED: [blank]

A3.11

15/05



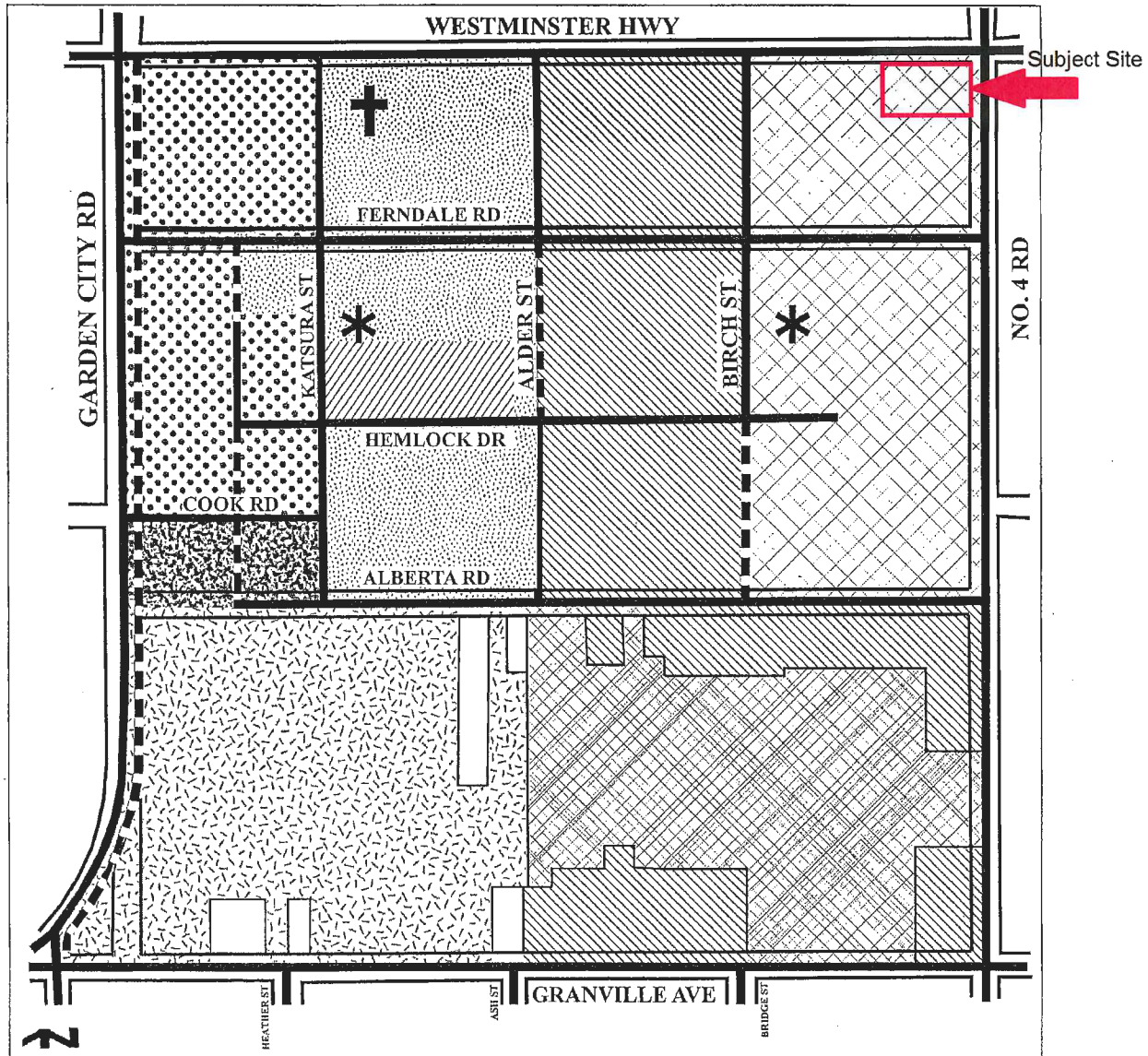






City of Richmond

Land Use Map *Bylaw 8630  
2010/07/19*



Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	

**Excerpt from the Meeting Notes of  
The Agricultural Advisory Committee Meeting**

**Thursday, November 23, 2017 – 7:00 p.m.**

**M.2.002**

**Richmond City Hall**

**2. 9980 Westminster Highway - Rezoning (ALR Adjacency)**

Policy Planning Staff (Diana Nikolic) provided an overview of the rezoning application to develop 17 townhouse units at 9980 Westminster Highway. The subject site was formerly developed as a gas and service station. To the north and to the east are properties within the Agricultural Land Reserve. To the north are Westminster Highway and the Garden City Lands, and to the east are No.4 Road and two smaller parcels: the northern parcel developed with a veterinary hospital and the southern parcel currently undeveloped and designated as an Environmentally Sensitive Area. The project landscape architect provided an overview of the proposed landscape plan and the planting materials.

The Committee provided the following comments:

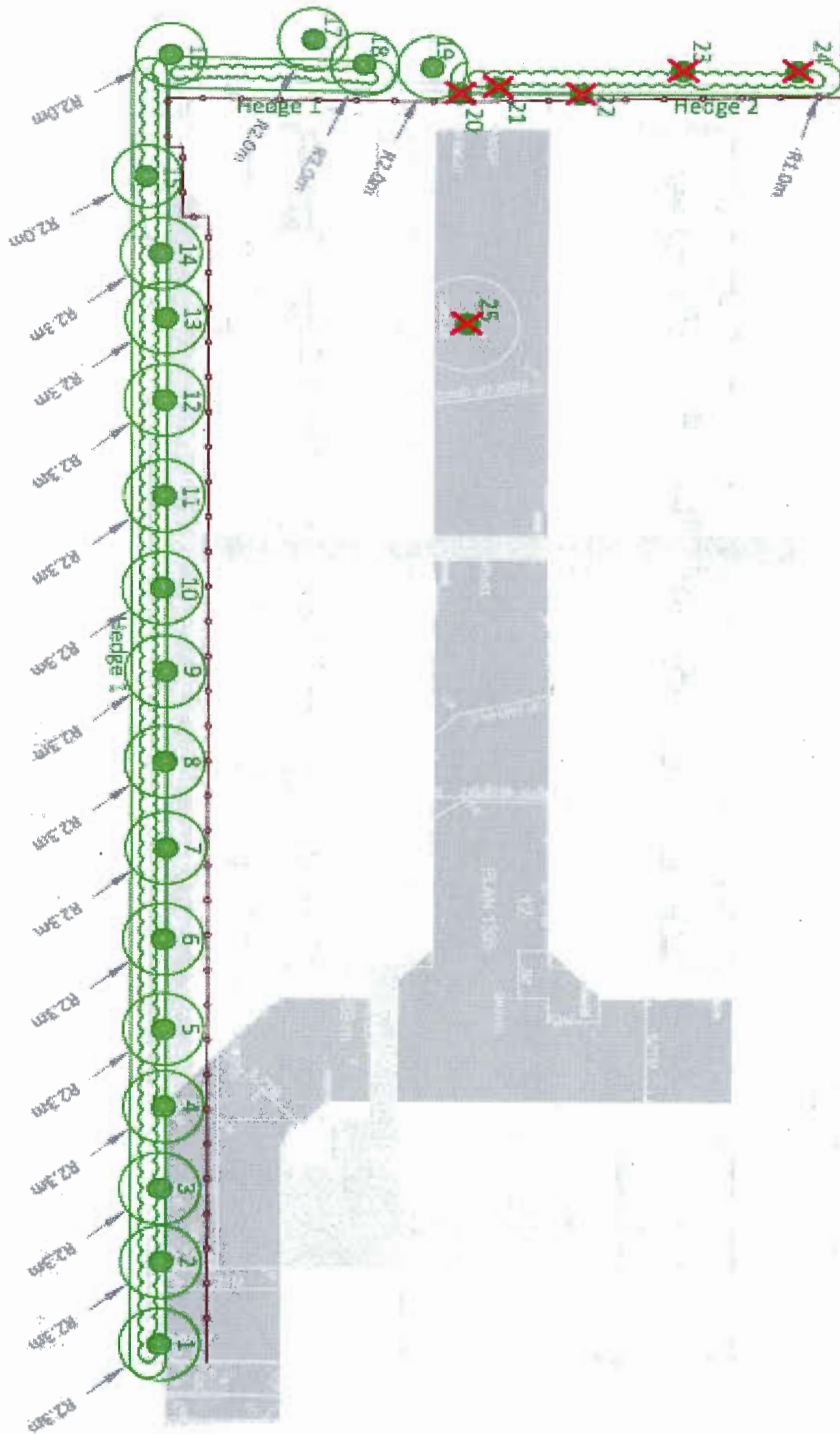
- The Committee noted that it was a well thought-out project.
- Concerns were raised regarding the types of blueberry plants proposed on the subject site. It was noted that non-native blueberry varieties (i.e., oval-leaf blueberry and lingoberry) should be replaced with other planting materials as they can take over native blueberry species on the Garden City Lands.
- The Committee wanted to ensure that Aspen, Birch and Poplar are avoided on the subject site as these non-native species are more competitive and may take over the natural ones. The Committee also noted that maples trees tend to germinate easily.

As a result of the discussion, the following motion was introduced:

*That the rezoning application for 9980 Westminster Highway (RZ16-741722) be supported subject to the following conditions:*

- 1. Replace the proposed non-native blueberry plants (i.e., oval-leaf blueberry and lingoberry) with other planting materials; and*
- 2. Ensure Aspen, Birch, Poplar are avoided on the subject site and consider replacing maple trees with other types of trees.*

Due to the absence of quorum, the motion could not be considered.



**DIAMOND HEAD**

4601 GARDNER ROAD, SUITE 101  
 VANCOUVER BC V6N 1M7  
 TEL: 604.273.4881 | FAX: 604.273.4893

Project: Tree Retention and Removal Plan  
 Client: Gene & Developer  
 Address: 5980 Westminster Highway, Richmond

- LEGEND
- TREE TO BE REMOVED
  - TREE TO BE RETAINED
  - TREE PROTECTION FENCE
  - HEDGE
  - HEDGE
  - HEDGE
  - HEDGE

1. The location of any tree removed from the plan is approximate. Their location and removal shall be carried out in accordance with the requirements of the applicable BC Act and Regulations.
2. All tree protection fences must be built on the outside of the tree's drip line. The distance between the fence and the tree's drip line shall be as shown on the plan.
3. The tree retention zone shall be a practical representation of the critical root zone, measured from the outer edge of the crown of the tree. It shall be a minimum of 1.5m for trees with a DBH of 100mm or less, and 2.0m for trees with a DBH of 100mm or more.
4. Any construction activities or grade changes within the tree protection zone shall be approved by the contractor.
5. This plan is based on a site-specific and tree location survey provided by the contractor. Engineering details shall be provided by the contractor. The contractor shall provide the owner's engineer of record.
6. This plan is provided for guidance only. It is not intended to be a substitute for the contractor's professional judgment. The contractor shall be responsible for the safety of the site and the retention of trees.





**Address:** 9980 Westminster Highway

**File No.:** RZ 16-741722

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9812, the developer is required to complete the following:**

1. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City if applicable.
2. Dedication of a 4 m x 4 m corner cut at the northeast corner of the site.
3. Approximately a minimum 2.5 m wide dedication along the entire length of Westminster Highway and minimum 2 m wide dedication along the entire length of No. 4 Road to facilitate road and frontage upgrades. A functional plan, to the satisfaction of the Director of Transportation, is required to confirm the ultimate required dedication and specifications related to driveway access design (i.e. "pork chop" design).
4. Discharge of covenant BX490990.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a legal agreement on title to ensure that a landscaping buffer is planted on-site along the property's Westminster Highway and No. 4 Road frontage and that the buffer is maintained and will not be abandoned or removed. The agreement is to identify the property's proximity to the Agriculture Land Reserve, where active farming is permitted. The agreement is also to provide notification that farming activities may include impacts (e.g. noise, dust and odour) generated from typical farm activities.
8. Registration of an aircraft noise sensitive use covenant on title.
9. Registration of a flood indemnity covenant on title.
10. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
11. Registration of a legal agreement on title to ensure that the secondary suite cannot be stratified.
12. City acceptance of the developer's offer to voluntarily contribute \$233,142.00 toward the McLennan North Road Implementation Strategy Fund (account: 2264-10-000-90584-0000). This non-refundable contribution applies during the 2018 calendar year and will be adjusted upward by 6% per annum to account for holding carrying costs if the full amount is not received during the 2018 or any subsequent year.
13. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$20,275.00) to the City's public art fund.
14. Contribution of \$1,000.00 per dwelling unit for the 4<sup>th</sup> to 17<sup>th</sup> unit (e.g. \$14,000) in-lieu of on-site indoor amenity space to be deposited in a Leisure Facilities Reserve Fund to be used for indoor public amenity space as identified by the Community Services Division and in alignment with Council priorities for facility and amenity needs for the local community and City-wide.
15. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$102,664.20) to the City's affordable housing fund.
16. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

**PLN - 243**

Initial: \_\_\_\_\_

17. Enter into a Servicing Agreement (SA)\* for the design and construction of the following works, which include but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 895 L/s of water available at a 20 psi residual at the No. 4 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220.0 L/s.
- b) The Developer is required to:
  - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
  - ii. Install fire hydrants along the site's Westminster Highway and No.4 Road frontage to achieve minimum spacing as per City Specifications.
  - iii. Install a new water service connection off of the existing 300mm AC watermain along No.4 Road. The meter is to be located on-site in mechanical room.
- c) At Developers cost, the City is to:
  - i. Cut and cap at main, the existing water service connection at the No.4 Road frontage.
  - ii. Perform all tie-ins of proposed works to existing City infrastructure.

Storm Sewer Works:

- a) The Developer is required to:
  - i. Install a new storm service connection complete with inspection chamber and tie-in to the existing box culvert on No.4 Road.
- b) At Developers cost, the City is to:
  - i. Cut, cap and remove the existing storm service connection and inspection chamber STIC57881 at the southeast corner of the subject site.

Sanitary Sewer Works:

- a) The Developer is required to:
  - i. Install approximately 125 m of sanitary sewer along Ferndale Road and No.4 Road to service the subject site, complete with manholes, service connection and inspection chamber.
- b) At Developers cost, the City is to:
  - i. Perform all tie-ins of proposed works to existing City infrastructure.

Frontage Improvements:

Final required frontage improvements are subject to the Director of Transportation's approval of an acceptable functional plan:

- a. Along Westminster Highway:
  - i. Pavement widening with a bike lane along the curb. A functional road plan is required to show the cross section and lane alignment of Westminster Highway to introduce the right turn lane.
  - ii. Turning movement channelization with concrete islands will be required at the intersection.
  - iii. From the new north curb, introduction of a 0.15 m curb, 3 m wide landscaped and treed boulevard and 2 m wide sidewalk.
  - iv. Works to facilitate moving an existing bus stop that is currently located west of the subject site may be required and will be confirmed through the Servicing Agreement.
- b. Along No. 4 Road:
  - i. Pavement widening.
  - ii. From the new curb, introduction of a 0.15 m wide curb and gutter, 1.5 m wide landscaped boulevard, and 2 m wide sidewalk.



- iii. Confirmation of resolution of a conflict between the driveway access and a hydro pole. Relocation of the hydro pole would be at the developer's cost and must comply with Engineering Design Specifications and be to the satisfaction of the Director of Transportation.
  - iv. A functional plan, to the satisfaction of the Director of Transportation, is required to confirm the ultimate required dedication and specifications related to driveway access design, including the off-site "pork chop" design.
- c. Signal Enhancement: No. 4 Rd//Westminster hwy.
- Upgrade the existing signal to introduce audible pedestrian signals and illuminated street name signs. In addition, modifications to relocate/replace traffic signal poles/bases, conduits, junction boxes, vehicle detection devices, etc. may be required and will be determined through the Servicing Agreement.
- d. The Developer is required to:
- i. Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - To pre-duct for future Hydro, Tel, and cable services along the development's Westminster Highway frontage when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - ii. Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the city. The following are examples of right of ways that shall be shown in the functional plan and registered prior to SA design approval:
    - BC Hydro LPT – 3.5mW X 3.5m (deep)
    - Street light kiosk – 1.5mW X 1.5m (deep)
    - Traffic signal kiosk – 1mW X 1m (deep)
    - Traffic signal UPS – 2mW X 1.5m (deep)
    - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  - iii. Complete other frontage improvements as per Transportation's requirements.

General Items:

- a. 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.

**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

- 1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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Initial: \_\_\_\_\_

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed original in the file

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9812 (RZ 16-741722)  
9980 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

**“17.83 ZT83 Town Housing – North McLennan (City Centre)**

**17.83.1 Purpose**

The **zone** provides for **town housing** and other compatible **uses**.

**17.83.2 Permitted Uses**

- **child care**
- **housing, town**

**17.83.3 Secondary Uses**

- **boarding and lodging**
- **home business**
- **community care facility, minor**
- **secondary suites**

**17.83.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

**17.83.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 38% for **buildings**.

**17.58.6 Yards & Setbacks**

1. The minimum **road setback** is:
  - a) 5.7 m from No. 4 Road;
  - b) 5.1 m from Westminster Highway; and
  - c) 6.0 m on all other public **roads**.

2. The minimum **side yard** is 3.4 m.
3. The minimum **rear yard** is 5.2 m.
4. **Porches, bay windows and cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance not more than 1.1 m.
5. **Porches, bay windows**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** for a distance not more than 0.4 m and into the **rear yard** for a distance not more than 1.1 m

#### **17.58.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### **17.58.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,180.0 m<sup>2</sup>.

#### **17.58.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### **17.58.10 On-Site Parking and Loading**

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

#### **17.58.11 Other Regulations**

1. 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.

- 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 area and by designating it **“TOWN HOUSING (ZT83) – NORTH MCLENNAN (CITY CENTRE)”**.

P.I.D. 004-248-023

East Half Lot 12 Except: Firstly: The Northerly 33 Feet Shown On Plan With Bylaw Filed 16918; Secondly: Part Shown On Bylaw Plan 55607; Thirdly: Parcel “B” (Bylaw Plan 64702). Block A Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

- This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9812”**.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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