



To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: December 4, 2019
File: RZ 15-835532
Re: December 16, 2019 Public Hearing - 9900 No. 3 Road and 8031 Williams Road

Purpose

This memorandum provides an update on staff discussions with the applicant in response to Council's direction at the November 12, 2019 City Council meeting to work with the applicant on options to expand the private outdoor spaces for some units in the subject rezoning application.

Background

As indicated in the Staff Report associated with the rezoning application, both private outdoor space and common outdoor amenity space is proposed on-site. The details of the proposed outdoor spaces are as follows:

- Four units on the second level of the building are proposed to contain private outdoor spaces in the form of decks (each approximately 9 m²/90ft² per unit), which exceed the 6 m²/unit size guideline in the Official Community Plan (OCP).
- One unit on the second level is proposed to contain both a small deck and a Juliet balcony (approximately 4 m²/36 ft² in total), which together nearly achieve the OCP size guideline.
- 28 units on the second, third, and fourth levels are proposed to contain Juliet balconies (each approximately 0.86 m²/9 ft² per unit), which do not meet the OCP size guideline.

The Staff Report also notes that the proposed 338 m² common outdoor amenity space on the rooftop is significantly larger than the OCP minimum size guideline (198 m²). The total on-site private and common outdoor space combined meets the OCP minimum size guideline for outdoor space per unit (i.e., a total of 400 m² is proposed, while the OCP minimum size guideline is a total of 396 m²).

Discussion with the Applicant

As directed by City Council, staff have discussed with the applicant the concerns with the 28 private outdoor spaces proposed in the form of Juliet balconies and the request by City Council to consider options to expand the outdoor spaces. Options discussed with the applicant included increasing the depths of the balconies by recessing some of space within the unit, combined with further projecting some of the outdoor space beyond the building face.

The applicant has advised that they have carefully considered the provision of larger private outdoor spaces for the 28 units in question from both the early stages of project conception to more recently in response to the comments by City Council. Please see the attached formal response from the applicant regarding City Council's direction.

The applicant cites several challenges associated with responding to City Council's comments, and that meeting the balcony size guidelines in the OCP is not feasible for this project. They are willing to consider projecting the balconies up to a depth of 3 ft. (0.9 m) to provide tenants with their own space to sit outdoors. However, this will necessitate modification of the common outdoor space on the rooftop in order to offset the costs associated with the increased projecting balcony design. The applicant has identified that they are prepared to investigate further the proposed modifications through the Development Permit application review process.

Should City Council grant Second and Third Readings to the proposed rezoning bylaw, detailed information will be provided in the Staff Report to the Development Permit Panel on the outcome of the applicant's investigation into the proposed modifications.

If you have any questions about this memo, please contact me directly at 604-247-4625.



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

WC/CL:blg
Att. 1

pc: SMT
Joe Erceg, General Manager, Planning and Development
Suzanne Smith, Program Coordinator, Development
Joshua Reis, Program Coordinator, Development

MOSAIC

December 2, 2019

Cynthia Lussier
Development Applications
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: 9900 NO. 3 ROAD & 8031 WILLIAMS ROAD [RZ 18-835532] – Outdoor Amenity Response

Dear Ms. Lussier,

This letter is provided in response to Richmond Council's direction to investigate options to expand the private outdoor spaces in the above noted proposal.

Balconies at the size dictated by the Richmond OCP (65 sq. ft. per unit) are not proposed for 28 of the 33 homes in this development for the following primary reasons:

- Recessed balconies would critically diminish unit plan functionality and/or reduce the total number of rental homes provided, as the building footprint is very restricted;
- Cantilevered balconies, in addition to the proposed rooftop amenity design, are cost prohibitive under the economic model of a small-scale woodframe rental project; and,
- Balconies on the south and west sides of the building would be compromised by their public exposure to busy arterial roads, while balconies on the more private north and east sides of the building would risk increasing overlook towards our adjacent residential neighbours.

Market rental housing values in Richmond today represent a discount of up to 35% from 'for-sale' condo. Notwithstanding, construction costs for rental and condo multi-family buildings are the same, and the liveability of a unit plan is equally important to both tenants and homeowners. This means rental builders have to get creative to make the numbers work, without compromising the functionality of the homes.

The compact unit plans dictated by the building size cannot sacrifice interior area to provide recessed balconies, and the total number of units simply can't be reduced without detrimentally impacting project feasibility. Without having the ability on this site to satisfactorily provide both, we propose that functional indoor dwelling space is more critical to the day-to-day liveability of a home, than outdoor balcony space that is used less frequently throughout the year.

Enlarging the balconies would thus require a more complex cantilevered design, which increases costs in terms of framing, waterproofing, structural support, weather protection, and fire suppression. The proposed juliet balconies avoid these costly requirements, while still enabling us to provide sliding doors for every unit. Future tenants will be able to bring the outdoors into their home by opening up their living space to fresh air and light.

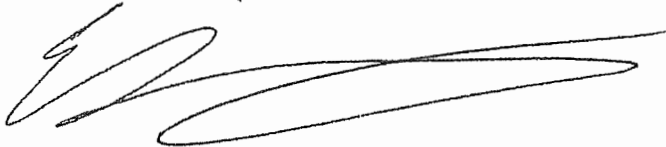
The liveability of larger balconies, which might facilitate activities like group dining or lounging, is challenged by the building location at the intersection of two busy arterial roads. Where Mosaic has previously completed mixed-use projects on busy streets like West Broadway in Vancouver, larger balconies were only provided where the floor plate allowed them to be fully recessed and well protected. That style of balcony is not achievable for this proposal, which led us to instead propose a larger rooftop amenity that benefits from greater vertical separation from the street, protection by the parapet wall, and limited overlook towards the adjacent residential properties.

While we maintain that full size balconies are neither desirable nor feasible for this project, we understand Council's interest in realizing more usable private outdoor space for these homes. We are willing to consider projection of the private balconies to a depth of 3', which in our experience is sufficient to accommodate a comfortable arrangement of two chairs with a side table. This would provide future tenants with their own space to sit outdoors on a nice day, without detracting from valuable indoor dwelling space.

In order to offset costs associated with the more complex cantilevered balcony design, the common outdoor amenity space on the rooftop must be modified in both size and programming. Nonetheless, pending more detailed study, we anticipate the total proposed rooftop amenity area could still notably exceed the minimum OCP requirement. It will continue to accommodate activities that might otherwise be enjoyed on a larger balcony, like hosting an outdoor meal with friends and family, as well as a variety of recreational programming.

This modification to our proposal will be investigated in further detail through the Development Permit application review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elise Spearing', with a long horizontal flourish extending to the right.

Elise Spearing
Development Manager
Mosaic Homes
O 604.685.3888



To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 21, 2019
File: RZ 18-835532

Re: Application by Mosaic No. 3 Road and Williams Limited Partnership to Amend the 2041 OCP Land Use Map Designation of 8031 Williams Road in Schedule 1 of Richmond Official Community Plan Bylaw 9000, Create the "Commercial Mixed Use (ZMU44) – Broadmoor" Zone, and Rezone 9900 No. 3 Road and 8031 Williams Road from the "Gas & Service Stations (CG2)" and "Single Detached (RS1/E)" Zones (respectively), to the "Commercial Mixed Use (ZMU44) – Broadmoor" Zone


Staff Recommendation

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110, to redesignate 8031 Williams Road from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (2041 OCP Land Use Map), be introduced and given First Reading.
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

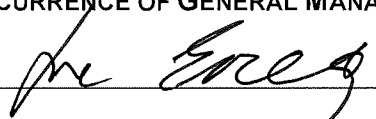
3. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10111 to create the "Commercial Mixed Use (ZMU44) – Broadmoor" zone, and to rezone 9900 No. 3 Road from the "Gas & Service Stations (CG2)" zone, and 8031 Williams Road from the "Single Detached (RS1/E)" zone, to the "Commercial Mixed Use (ZMU44) - Broadmoor" zone, be introduced and given First Reading.



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

WC:cl
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Mosaic No. 3 Road and Williams Limited Partnership have applied to the City of Richmond for permission to:

- Amend the land use designation of 8031 Williams Road in Schedule 1 of Richmond Official Community Plan Bylaw 9000 (i.e., the 2041 OCP Land Use Map) from “Neighbourhood Residential” to “Neighbourhood Service Centre”; and
- Rezone 9900 No. 3 Road from the “Gas & Service Stations (CG2)” zone, and 8031 Williams Road from the “Single Detached (RS1/E)” zone, to a new site-specific zone entitled “Commercial Mixed Use (ZMU44) - Broadmoor”, which is to be established for this proposal;

in order to develop a four-storey mixed use building containing non-residential uses on the ground floor and 33 secured market rental units above the ground floor, with right-in/right-out vehicle access to No. 3 Road and Williams Road. The subject site is currently 3,020.7 m² in size and is located on the northeast corner the No. 3 Road and Williams Road intersection, in the Broadmoor Planning Area (Attachment 1).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2

Subject Site Existing Housing Profile

The subject site currently consists of a vacant former gas station lot at 9900 No. 3 Road and a vacant single-family dwelling at 8031 Williams Road. The applicant indicates that the single-family house at 8031 Williams Road will be demolished prior to consolidation of the two lots.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, is an existing townhouse complex fronting No. 3 Road on a lot zoned “Medium Density Townhouses (RTM1)” at 9700 No. 3 Road, as well as an existing single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 9871 Pigott Road.
- To the south, across Williams Road, is a one-storey commercial building containing a convenience store and medical offices, as well as three-storey rental apartments on a site zoned “Local Commercial (CL)” and “Medium Density Low Rise Apartments (RAM1)” on the southeast corner of the intersection at 10060, 10100 No. 3 Road and 8080 Williams Road.
- To the east, is an existing townhouse complex fronting Williams Road on a lot zoned “Medium Density Townhouses (RTM3)” at 8091 Williams Road.
- To the west, across No. 3 Road, is an existing townhouse complex on a lot zoned “Low Density Townhouses (RTL1)” at 7711 Williams Road.

The subject site is also opposite an existing mixed-use neighbourhood shopping centre containing a gas station, a range of commercial services, and a six-storey apartment building on the southwest corner of the No. 3 Road and Williams Road intersection.

Existing Legal Encumbrances

Legal encumbrances existing on Title of the subject properties include (but are not limited to) a Statutory Right-of-Way (SRW) agreement for the sanitary sewer (G113388 Inter Alia, Plan 40608), which is required to be discharged from Title of the properties following the removal of the existing sanitary manhole and main, and a new SRW agreement registered on Title to reflect the revised location of sanitary sewer infrastructure on-site.

Legal notations also exist on Title for the benefit of the subject properties, and include, but are not limited to easements with neighbouring properties to the north and east, which are not proposed to be made use of as part of this development proposal (e.g., shared vehicle access, shared garbage/recycling).

Related Policies & Studies

Official Community Plan

The subject site is identified in the Official Community Plan (OCP) as being located in the Broadmoor planning area. The 2041 OCP Land Use Map Designations for 9900 No. 3 Road and 8031 Williams Road are “Neighbourhood Service Centre” and “Neighbourhood Residential”, respectively. The applicant is seeking to amend the 2041 OCP Land Use Map Designation in Schedule 1 of the OCP for the most eastward property at 8031 Williams Road from “Neighbourhood Residential” to “Neighbourhood Service Centre”, to accommodate the proposed development on a land assembly with a single designation (OCP Amendment Bylaw 10110).

The OCP also identifies the intersection of No. 3 Road and Williams Road as one of eight future Neighbourhood Centres, in which a range of land uses and densities supporting residential, employment, daily shopping, personal service and enhanced transit service is envisioned (Attachment 3).

The property at 9900 No. 3 Road is also identified in the OCP’s Employment Lands Strategy (ELS) as being part of the supply of commercial lands required to 2041 in the Central Richmond area. The ELS encourages retention of existing commercially-zoned sites in this area, such as 9900 No. 3 Road, and supports intensification of sites identified as Neighbourhood Centres to accommodate mixed residential/commercial redevelopments (e.g., four-storey to six-storey versus one-storey to two- storey).

Consistent with the planning policies in the OCP regarding sites within a Neighbourhood Centre, and the ELS, the proposed development at the subject site involves the retention of commercial uses on the ground floor as well as land use intensification and diversification through the provision of secured market rental units above the ground floor. On this basis, staff recommend support for the proposed OCP Amendment Bylaw 10110 for 8031 Williams Road.

Market Rental Housing Policy

In recognition of market rental housing comprising an important piece of the city's housing supply, the OCP encourages the development of new purpose-built market rental housing units secured through registration of a legal agreement on Title or other alternative approach to the satisfaction of the City. A series of incentives are identified in the OCP to encourage the development of new market rental housing. Such incentives may include an increase in density, parking rate reductions and exemptions from all or part of Public Art, community planning, and affordable housing contributions.

The proposal at the subject site is consistent with the intent of the Market Rental Housing Policy in that 100% of units are proposed to be market rental secured through rental tenure zoning and registration of a market rental agreement on Title. The density proposed with this application is being considered more so on the basis of consistency with the planning policies regarding Neighbourhood Centres in the OCP, and the ELS, as well as the proposed form of development being well-integrated with the surrounding neighbourhood, rather than strictly on the basis that secured market rental housing is proposed.

Affordable Housing Strategy

Consistent with the incentives identified in the OCP to encourage market rental housing, this application is exempt from the requirement to contribute to the City's Affordable Housing Reserve Fund.

Public Art Program Policy

Consistent with the incentives identified in the OCP to encourage market rental housing, this application is exempt from the requirement to contribute to the City's Public Art Reserve Fund for City-wide projects on City lands. Also, the Public Art Program Policy as it relates to the non-residential component of the proposal is not applicable as the total floor area is less than 2,000 m².

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.

Noise Management

To mitigate unwanted noise from commercial areas on residential properties, the OCP requires that new development proposals involving commercial uses within 30 m of any residential use demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's noise bylaw; and that noise generated from rooftop HVAC units will comply with the City's noise bylaw.

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on No. 3 Road and Williams Road, noise attenuation is to be incorporated into dwelling unit design and construction.

A legal agreement is required to be registered on title prior to final adoption of the rezoning bylaw to ensure that the necessary noise mitigation measures are incorporated into building design and construction, as per an acoustic and thermal/mechanical report prepared by a registered professional to be submitted as part of the Development Permit application review process.

Ministry of Environment and Climate Change Strategy Referral

A referral to the Ministry of Environment and Climate Change Strategy (MOECCS) is not required for the subject site because the property at 9900 No. 3 Road received a Certificate of Compliance from the MOECCS in 2011. Land from the subject site is suitable to be dedicated as roadway to the City.

Public Consultation

A rezoning sign has been installed on the subject property. With the exception of some initial inquiries by phone from members of the public regarding what is being proposed at the subject site, staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant has identified that they have reached out to the neighbouring property owners immediately to the north and east of the subject site to discuss their development proposal. Staff understands that the primary concerns of the neighbouring owners are to provide screening of the proposed building as much as possible and to minimize opportunities for overlook. The applicant has responded to these concerns by ensuring that the principal building is situated furthest away from the common property lines with adjacent sites, and that a buffer to adjacent sites is made possible by the proposed drive-aisle, surface parking, trees, and fencing. Where a one-storey accessory bike storage building is proposed along the north property line, it is proposed to be screened with climbing vines.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Staff have reviewed the proposed OCP amendment, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP amendment.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
Richmond School Board	No referral necessary. This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school-aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school-aged children do not need to be referred to the School District (e.g., typically around 295 multi-family housing units). This redevelopment proposal only involves 33 multi-family housing units.
The Board of Metro Vancouver	No referral necessary, as the proposed amendment refers to the redesignation on the 2041 OCP Land Use Map of a property from "Neighbourhood Residential" to "Neighbourhood Service Centre" consistent with the OCP planning policies regarding Neighbourhood Centres and the ELS.
BC Land Reserve Commission	
The Councils of adjacent Municipalities	
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	
TransLink	No referral necessary, as the proposed amendment refers to the redesignation on the 2041 OCP Land Use Map of a property from "Neighbourhood Residential" to "Neighbourhood Service Centre" consistent with the OCP planning policies regarding Neighbourhood Centres and the ELS.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	
Richmond Coastal Health Authority	
Community Groups and Neighbours	
All relevant Federal and Provincial Government Agencies	

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Analysis

The proposal at the subject site is to develop a four storey mixed-use building containing approximately 765 m² (8,200 ft²) of non-residential floor area on the ground floor (e.g., commercial, office, and a limited range of other uses and services), and 33 secured market rental apartment housing units totalling approximately 2,230 m² (24,000 ft²) above the ground floor, on a site that would be approximately 2,800 m² (30,145 ft²) in area after the required road dedication at the intersection and along Williams Road. Conceptual development plans proposed by the applicant are included in Attachment 4.

The proposal is consistent with the policies in the OCP as it relates to sites within a Neighbourhood Centre and as it relates to the provision of a variety of housing types to

accommodate the needs of a diverse population as encouraged by the Market Rental Housing Policy. Specifically, the proposal involves:

- 100% market rental housing units secured through a market rental agreement registered on title and rental tenure zoning (i.e., 33 dwelling units). The legal agreement would also prohibit stratification, or creation of air space parcels, of individual dwelling units. There will be no restriction on tenant incomes or rental rates for the market rental units, as the applicant's intention is that the rental rates would fluctuate with market demand. The approximate rental rates that the applicant would target at this time are as follows:

Type of Unit (# units)	Approx. Rental Rate (as per applicant)	Estimated Total Household Annual Income required (of which rent would comprise 30%)
Studio (8)	\$1,400 - \$1,600	\$56,000 - \$64,000
1-Bedroom (11)	\$1,700 - \$2,000	\$68,000 - \$80,000
2-Bedroom (14)	\$2,300 - \$2,400	\$92,000 - \$96,000

- 42% of the units being designed with two or more bedrooms that are suitable for families (i.e., 14 two-bedroom units);
- 30% of the units being designed with basic universal housing features (i.e., 10 units in total consisting of three two-bedroom units, one 1-bedroom unit, and six studios);
- The provision of aging-in-place features in all units (stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower);

The proposed number of family-friendly and basic universal housing units will be secured through the legal agreement which must be registered on Title prior to final adoption of the rezoning bylaw.

The form and character of the proposed development is well-integrated with the surrounding neighbourhood, and generally complies with the design guidelines for low-rise mixed-use developments in the OCP. The form and character of development, and the proposed accessible features will be further reviewed through the Development Permit application review process.

Proposed "Commercial Mixed Use (ZMU44) – Broadmoor" Zone

A new site-specific zoned entitled "Commercial Mixed Use (ZMU44) – Broadmoor" is proposed to accommodate the development under Zoning Amendment Bylaw 10111, and to rezone the subject site to the new zone. The zone has been prepared to accommodate a limited range of non-residential uses, with market rental dwelling units above the ground floor. The ZMU44 zone also reflects various other aspects of the development proposal to accommodate setbacks that are consistent with the City's design guidelines for commercial buildings, a four-storey building height plus rooftop access structures, mechanical equipment and screening, site-specific landscaping, fencing, and screening, and site-specific parking rates substantiated by the analysis included in a Traffic Impact Assessment report prepared by a registered professional engineer.

Specifically, the proposed ZMU44 zone provides for:

- A total maximum density of 1.08 Floor Area Ratio (FAR), subject to a maximum of 0.28 FAR permitted for non-residential uses (exclusive of building entrance lobbies) and a maximum of 0.80 permitted for apartment housing if the owner provides 33 market rental dwelling units on-site with a combined floor area of at least 2,230 m², secured through registration of a market rental agreement on title prior to final adoption of the rezoning bylaw;
- A maximum principal building height of four storeys and 20.0 m;
- Minimum 2.0 m setbacks to No. 3 Road and Williams Road, with site-specific projections for awning and balconies;
- Minimum 20.0 m setbacks to the east and north property lines along the common boundary with adjacent residential sites;
- An accessory bike storage building to be located 0.85 m from the north lot line subject to landscaping and screening along its north side;
- Surface parking setbacks of at least 2.0 m from property lines abutting a road, and 0.6 m to 1.2 m from the north and east lot lines (respectively);
- Landscaped areas within 2.0 m of road frontages;
- Fence heights of 2.0 m and 2.4 m in height along the north and east lot lines (respectively), in response to specific comments received from the adjacent property owners, but stepping down to no more than 1.2 m in height where fences on side lot lines approach road frontages (to ensure visibility); and
- A site-specific parking rate of 1.0 space per market rental housing unit.

Site Planning

The proposed site layout consists of the principal building at southwest corner of the property, close to the No. 3 Road and Williams Road intersection, and an L-shaped drive aisle flanked by surface parking to the north and east of the building. A one-storey accessory building containing long-term bike parking for residents of the building is proposed approximately mid-way along the north property line of the site, which is to be screened from the north by fencing and climbing vines.

A shadow impact analysis is included as part of the conceptual development plans, which supports the proposed location of the building closest to the intersection and away from the existing adjacent low density housing to the north and east. Consistent with the design guidelines in the OCP, the analysis uses prescribed dates and times to gauge the level of sun penetration and shadowing during high-use periods (i.e., 10:00 am to 2:00 pm, and 4:00 pm) between March 21st and September 21st. The analysis indicates that the building will not cast shadows on the adjacent properties the majority of these times, with the exception that negligible shadowing will occur along a strip at the west edge of the property to the east at 8091 Williams Road for a few hours prior to sunset at the equinoxes (March 21st and September 21st).

Entrances to the non-residential units on the ground floor are proposed via walkways along the Williams Road frontage and along the north side of the building, and are accentuated through the use of individual awnings, non-fixed landscape planters, and storefront glazing. The entrance to the residential lobby is proposed on the east side of the building, and is accentuated through a large awning with signage, decorative paving stones, soft landscaping including trees, and an arrival area with seating.

Garbage, recycling, and organics storage is incorporated into the northeast corner of the building on the ground floor to facilitate access by building users and during collection service. The storage area is sized to accommodate the appropriate number of carts to service the development.

A large common outdoor amenity space for residential users is proposed on the south side of the rooftop, which is accessible by elevator and stairway, and consists of a children's play hut, hopscotch surface, rubber mounds, an artificial turf play area with mounting fixtures for removable badminton net and putting green, ping pong tables, a potting bench with planters for gardening, seating areas, and a dining area. Small trees and planting areas containing shrubs are also proposed. The area is screened through several measures, such as setting the area back from the edges of the building, using a roof parapet, as well as metal picket guardrail and planters. Rooftop mechanical equipment is screened by solid privacy fencing.

Private outdoor space is proposed on the second, third, and fourth floors in the form of decks (approx. 9 m² (90 ft²)/unit) or Juliet balconies (approx. 0.86 m² (9 ft²)/unit). This is acceptable to staff on the basis that the proposed rooftop common outdoor amenity space is substantially greater than the amount identified in the design guidelines in the OCP, and that the total amount of common and private outdoor space required per unit is achieved when considering all of the on-site outdoor space combined.

Consistent with the OCP, the applicant proposes to submit a contribution to the City in the amount of \$75, 200 prior to rezoning bylaw adoption in-lieu of the provision of common indoor amenity space on-site (i.e., \$1,600/unit for the first 19 units; plus \$3,200 for the remaining 14 units).

Vehicle Access, Parking, and Transportation Improvements

The subject site is currently accessed by a total of three driveway crossings (two on No. 3 Road and one on Williams Road). For the development proposal, one of the driveway crossings on No. 3 Road will be eliminated, and two new driveway crossings will be proposed in approximately the same locations as the remaining existing driveway crossings (i.e., at the southeast corner on Williams Road, and at the northwest corner on No. 3 Road). Both new driveway crossings will be constructed with a triangular-shaped raised barrier curb island within the boulevard to physically restrict vehicle movements to the site to right-in/right-out only.

The applicant submitted a Traffic Impact Assessment report prepared by a registered professional engineer. The Report has been reviewed and the findings are supported by staff. The Report confirms that the proposed vehicle access at the subject site, with right-in/right-out restrictions to Williams Road and No. 3 Road, minimizes disruption to existing traffic operations

on both roads and reduces conflicting vehicle movements compared to the access configuration of the previous gas station that occupied the site.

Defined pedestrian access is provided to the subject site via walkways leading from the public sidewalks on both Williams Road and No. 3 Road. Pedestrian circulation on-site is also provided through defined walkways along the east and north sides of the building, leading to the non-residential building entries, main residential entrance lobby, and service areas.

A total of 55 surface parking spaces are proposed for the development, 22 of which are for non-residential uses, and 33 of which are for the residential market rental use. The seven required residential visitor parking spaces are proposed to be shared among the non-residential parking spaces in recognition that the primary demand of such parking spaces by each of those uses occurs at different periods of the day. The applicant is providing a comprehensive Transportation Demand Management (TDM) strategy as part of the proposed development, including but not limited to: monthly transit passes (2-zone) for one year for all 33 dwelling units, upgrades to the Williams Road bike lane, and a contribution in the amount of \$15,000 to the City for future streetscape improvements at the No. 3 Road and Williams Road intersection.

On-site bike parking and loading is proposed on-site consistent with the requirements in the Zoning Bylaw.

The proposed shared commercial/visitor parking spaces, common long-term bike storage for all building occupants, shared commercial/residential loading space, and TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw.

Road and frontage improvements along both Williams Road and No. 3 Road are required with the development proposal, and will be designed and constructed as part of a Servicing Agreement (SA), which is to be entered into prior to rezoning bylaw adoption. The scope of improvements includes (but is not limited to):

- Traffic Signal Infrastructure – provision and installation of a Traffic Signal cabinet, and an Uninterrupted Power Supply (UPS) Cabinet for the No. 3 Road and Williams Road intersection;
- Bus Stop Infrastructure – an existing Translink bus stop and shelter on the east side of No. 3 Road, south of Williams Road, is proposed to be relocated to the north side of Williams Road and improved to current City and Translink Accessible Bus Stop standards, complete with concrete pad for the bus shelter and pre-ducting for electrical connections;
- Williams Road – road widening to accommodate an on-street bike lane along the north side of Williams Road complete with a raised buffer between the bike lane and vehicle lanes, new concrete curb and gutter, treed/grass boulevard, and concrete sidewalk at the new property line after road dedication, complete with transition to meet the existing frontage condition east of the subject site.
- No. 3 Road – removal of the existing sidewalk and boulevard, and construction of a new treed/grass boulevard and concrete sidewalk at the new property line after road dedication, complete with transition to meet the existing frontage condition north of the subject site.

- No. 3 Road – removal of the existing sidewalk and boulevard, and construction of a new treed/grass boulevard and concrete sidewalk at the new property line after road dedication, complete with transition to meet the existing frontage condition north of the subject site.

Further details on the scope of the frontage improvements are included in Attachment 7.

To accommodate the required road improvements, the applicant is required to provide a minimum road dedication of 2.0 m along the entire frontages of No. 3 Road and Williams Road, and a 4 m x 4 m corner cut dedication at the intersection for adequate visibility and streetscape infrastructure. Although a preliminary functional road plan has been prepared to conceptually illustrate the proposed road and frontage improvements required with redevelopment of the subject site (Attachment 5), the exact amount of road dedication is to be finalized through a functional road plan prepared through the SA design review process.

Tree Retention and Landscaping

The Site Survey submitted by the applicant indicates that there are no bylaw-sized trees on-site, that there are trees on the adjacent properties to the north near common property lines, and that there is a hedge along the front property line at 8031 Williams Road that encroaches into the boulevard on City-owned property. The City's Tree Preservation Coordinator and the City's Parks Department staff have conducted site inspections and visual tree assessments, and provide the following comments:

- Neighbouring trees will not be impacted by the proposed development on the subject site.
- The hedge along the Williams Road frontage is authorized to be removed as it conflicts with the required frontage improvements, and is inconsistent with the design guidelines in the OCP, which encourage an animated public realm for mixed-use developments. The hedge is proposed to be removed prior to issuance of a Demolition Permit for the existing dwelling at 8031 Williams Road.

The applicant's preliminary Landscape Plan illustrates that 22 trees of a variety of species and sizes are proposed to be planted throughout the site, including the rooftop outdoor amenity space (e.g., Dogwood, Sweetgum, Pine, Columnar Aspen, Spruce). The preliminary Landscape Plan also includes a variety of shrubs, perennials, vines, and grasses to enhance the subject site (e.g., Azalea, Mexican Orange Blossom, Salal, Spiraea, Topiary Cedar, Trumpet Creeper Vine, Evergold Japanese Sedge, Winter Heather, Blue Fescue, Daylily).

A variety of hardscape material is also proposed to provide visual interest and includes the use of some materials that increase site surface permeability (e.g., two-toned cast-in-place concrete walkways, porous paving, decorative pavers at key pedestrian areas at grade, as well as hydra pressed pavers and wood decking on the rooftop).

To ensure that the trees and landscape materials are installed in accordance with the Landscape Plan, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by the Registered Landscape Architect (including all materials, installation, and a 10% contingency) prior to issuance of a Development Permit.

Energy Step Code

This development application was received after July 16, 2018, and is subject to the Energy Step Code (Step 2 for non-residential uses; and Step 3 for residential uses).

Applicants are expected to conduct energy modelling early on as part of their development plans to confirm that their proposed design is able to meet the requirements of BC Energy Step Code that will be in place at the time of their Building Permit application. Attached is a statement from the applicant acknowledging that the proposed development will comply with this requirement (Attachment 6).

Site Servicing

Prior to rezoning, the applicant is required to enter into a SA for the design and construction of the required water, storm, and sanitary service connection works and upgrades, as well as the frontage and transportation infrastructure improvements described previously. The scope of the servicing works includes (but is not limited to):

- Relocation of the existing fire hydrant on Williams Road;
- Replacement of a portion of the watermain on No. 3 Road at the crossing location with the proposed storm sewer;
- Upgrading of the existing storm sewer along Williams Road at No. 3 Road;
- Removal of the existing sanitary manhole and main in the northwest corner of the existing property at 8031 Williams Road, and subsequent discharge of the existing SRW from the Title of the properties and registration of a new SRW on Title of the properties to reflect the new location of the infrastructure;

Further details on the scope of the servicing works are included in Attachment 7.

Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure further consideration of the design guidelines for mixed-use buildings contained within the OCP. Further refinements to the Site Plan, Landscape Plan, and Architectural Elevation Plans may be made as part of the Development Permit application review process, including:

- Strengthening of the on-site pedestrian circulation through the surface parking area.
- Refining the concepts for the required City infrastructure on-site (e.g., location of water meter and traffic infrastructure cabinets etc.).
- Demonstrating that all of the proposed accessibility features are incorporated into unit design.
- Finalizing the proposed colour palette, exterior building materials, and landscape elements.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Financial Impact

This 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 purpose of this application is to:

- Amend the land use designation of 8031 Williams Road in Schedule 1 of Richmond Official Community Plan Bylaw 9000 (i.e., the 2041 OCP Land Use Map) from “Neighbourhood Residential” to “Neighbourhood Service Centre”; and
- Rezone 9900 No. 3 Road from the "Gas & Service Stations (CG2)" zone, and 8031 Williams Road from the "Single Detached (RS1/E)" zone, to the "Commercial Mixed Use (ZMU44) - Broadmoor" zone, which is to be established for this proposal;

in order to develop a four-storey mixed use building containing non-residential uses on the ground floor and 33 secured market rental housing units with residential rental tenure zoning above the ground floor, with right-in/right-out vehicle access to No. 3 Road and Williams Road.

The proposal is consistent with the planning policies in the ELS, and those in the OCP regarding sites identified as a future Neighbourhood Centre. The proposal is also consistent with the intent of the Market Rental Housing Policy as 100% of the dwelling units proposed are market rental housing units to be secured through a market rental agreement on title and rental tenure zoning.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10111, is included in Attachment 7.

It is recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10111, be introduced and given First Reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpts from OCP – Future Neighbourhood Centres Map & Broadmoor
Planning Area Map

Attachment 4: Conceptual Development Plans

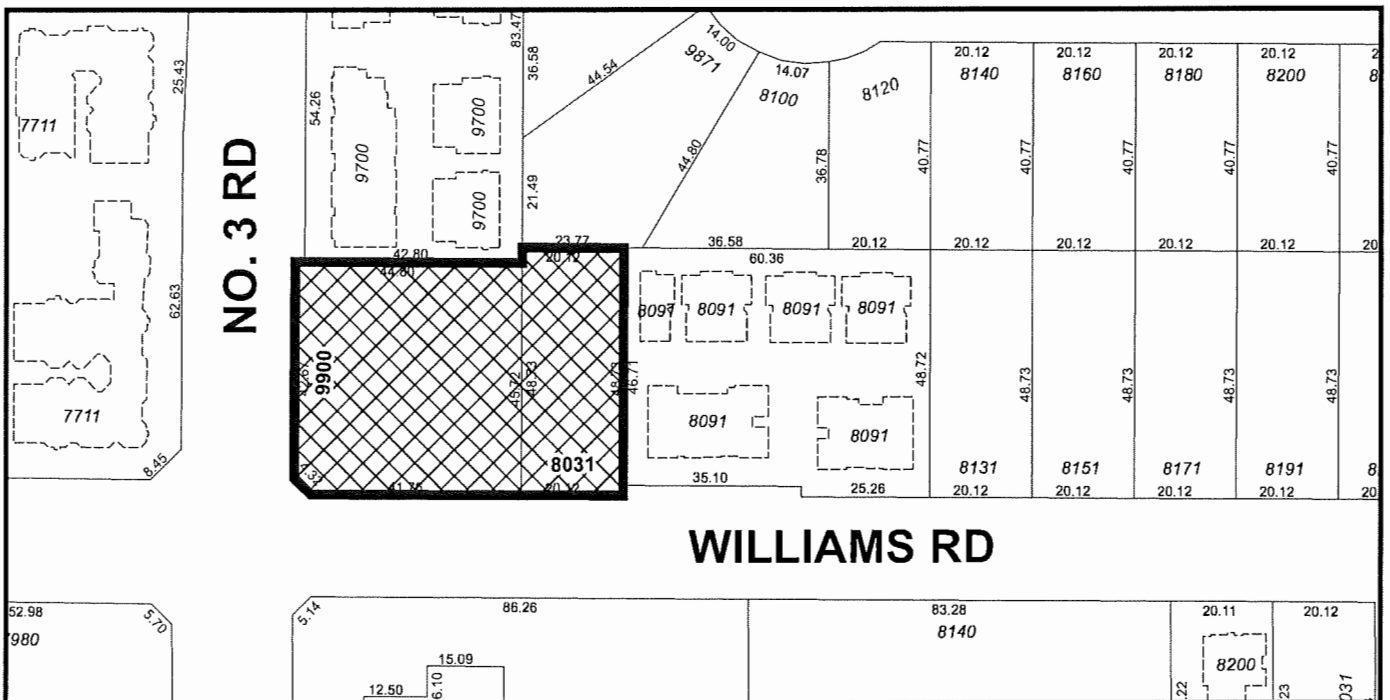
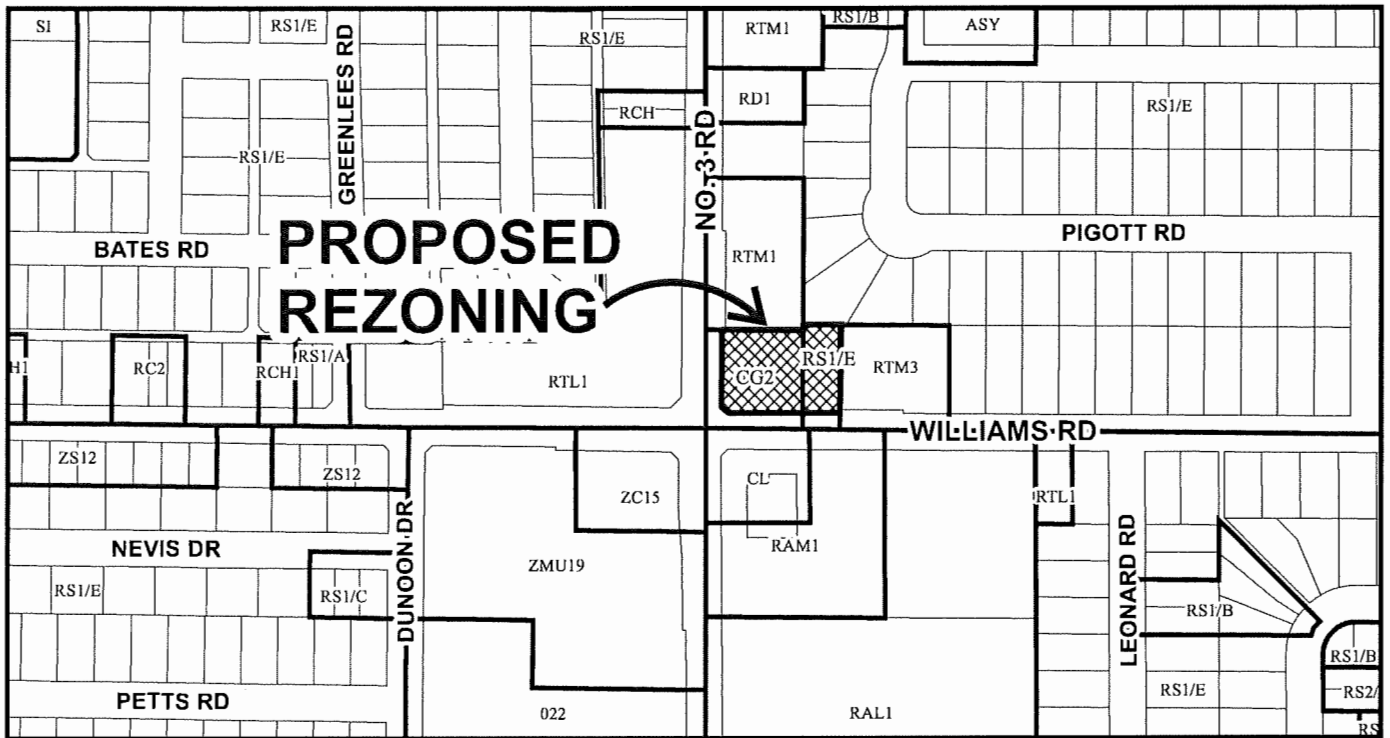
Attachment 5: Preliminary Functional Road Plan

Attachment 6: Statement regarding BC Energy Step Code

Attachment 7: Rezoning Considerations



City of Richmond



RZ 18-835532

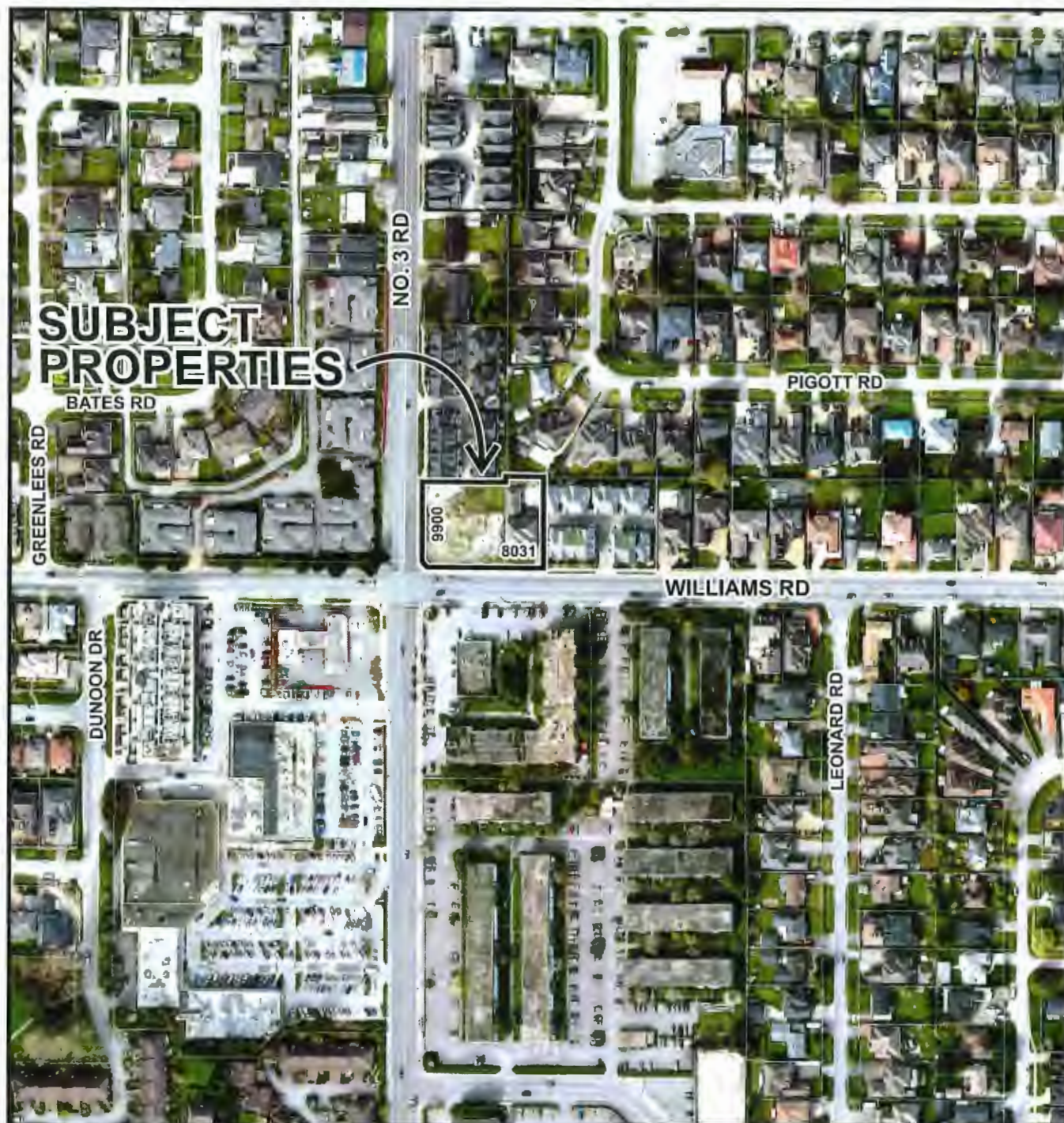
Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 18-835532

Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-835532

Address: 9900 No. 3 Road and 8031 Williams Road

Applicant: Mosaic No. 3 Road and Williams Limited Partnership

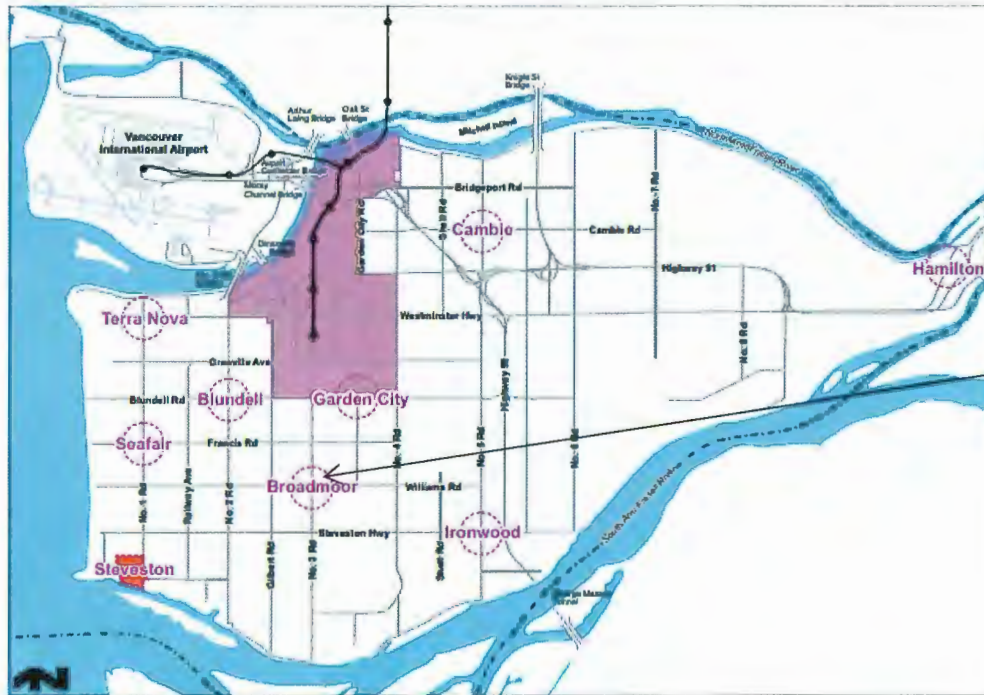
Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Mosaic (9900 – No. 3 Road) Corporation	Mosaic (9900 – No. 3 Road) Corporation
Site Size (m²):	9900 No. 3 Road - 2,041.5 m ² 8031 Williams Road - 979.2 m ² Total 3,020.7 m ² (21,974 ft ²)	2,800.6 m ² (30,145 ft ²) after the required road dedication and land consolidation
Land Uses:	9900 No. 3 Road - Vacant 8031 Williams Road - Single-family dwelling	4-storey mixed commercial/residential market rental building with rooftop amenity space
OCP Designation:	9900 No. 3 Road - Neighbourhood Service Centre 8031 Williams Road - Neighbourhood Residential	Neighbourhood Service Centre
Zoning:	9900 No. 3 Road - Gas & Service Stations (CG2) 8031 Williams Road - Single Detached (RS1/E)	Commercial Mixed Use (ZMU44) - Broadmoor"
Number of Units:	1	33

	Proposed Bylaw/OCP Requirement		Proposed	Variance
Floor Area Ratio:	Max. 1.08		1.08	None permitted
Buildable Floor Area (m ²):	3,024.65 m ² (32,557 ft ²)		2,999.51 m ² (32,286 ft ²)	None permitted
Lot Coverage (% of lot area):	40%		33%	None
Minimum Lot Size:	2,800.00 m ²		2,800.60 m ²	None
Minimum Setbacks (m):	No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.0 m East: 20.0 m		No. 3 Road: 2.0 m Williams Road: 2.0 m North: 20.37 m East: 20.58 m	None
Maximum Building Height (m):	20.0 m		18.91 m	None
On-Site Parking Spaces – Residential:	1.0/unit	33 spaces	33 spaces	None
On-Site Parking Spaces – Residential Visitor:	0.2/unit	7 spaces	7 spaces (shared with commercial)	

	Proposed Bylaw/OCP Requirement		Proposed	Variance
On-Site Parking Spaces – Commercial:	3/100 m ² of gross leasable floor area up to 350 m ² , and 4/100m ² beyond 350 m ²	23 spaces	22 spaces	None
	10% reduction for TDMs	- 2 spaces		
	Total:	21 spaces		
On-Site Parking Spaces – Total:	54 spaces		55 spaces	
Small Parking Spaces:	Maximum 50% of spaces provided (16 residential spaces; 11 commercial spaces)		50% (16 residential spaces; 11 commercial spaces)	None
Accessible Parking Spaces:	2% of total required parking spaces (2 spaces)		2 spaces	None
Amenity Space – Indoor:	70 m ² or Cash-in-lieu		Cash-in-lieu	N/A
Amenity Space – Outdoor:	6 m ² /unit (198 m ²)		338.07 m ²	N/A

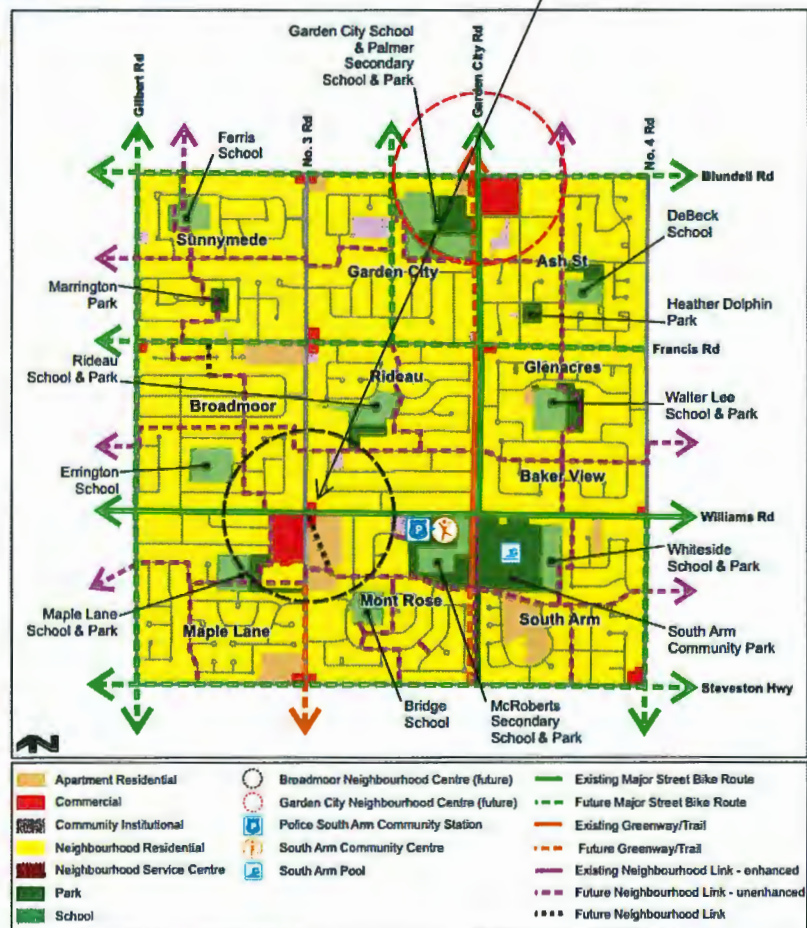
Future Neighbourhood Shopping Centre Map



Subject Site



6. Broadmoor



MOSAIC



1 SOUTH WEST CORNER ELEVATION



2 NORTH WEST CORNER ELEVATION



3 NORTH EAST CORNER ELEVATION



4 SOUTH EAST CORNER ELEVATION

REF.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR RETURNING REQUESTION	HC	01.10.18
-	ISSUED FOR RETURNING REQUESTION	HC	03.11.18
-	ISSUED FOR RETURNING REQUESTION	HC	24.07.18

EXPON. NO. _____
 SMO FILE _____

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD	
ISSUANCE TITLE	PROPOSED BUILDING 3D ELEVATIONS	
DATE	MAY 2018	SCALE N/A
PROJECT NUMBER	18-02	DATE REC. A002
RECORD	NO	NO



ALL OF THE INFORMATION PROVIDED IN THIS DOCUMENT IS THE PROPERTY OF PROSCENIUM ARCHITECTURE + INTERIORS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROSCENIUM ARCHITECTURE + INTERIORS INC. IN VANCOUVER, BC.



4 SECORNER WILLIAMS & NO 3 ROAD



8 WILLIAMS STREET



3 NE CORNER WILLIAMS & NO 3 ROAD



7 BLAIR HOUSE APARTMENTS



2 CIRCA RESIDENCES



6 WILLIAMS FRONTAGE



1 CIRCA RESIDENCES



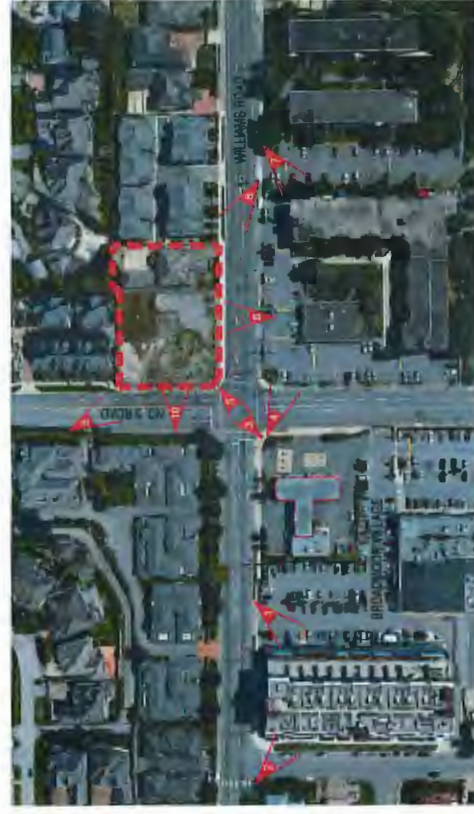
5 NE CORNER WILLIAMS & NO 3 ROAD



10 SITE FROM NO 3 ROAD



9 NO 3 ROAD



11 CONTEXT PLAN

REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR RECORDING	HC	08.10.18
2	ISSUED FOR RECORDING	HC	08.10.18
3	ISSUED FOR RECORDING	HC	08.10.18
4	ISSUED FOR RECORDING	HC	08.10.18
5	ISSUED FOR RECORDING	HC	08.10.18
6	ISSUED FOR RECORDING	HC	08.10.18
7	ISSUED FOR RECORDING	HC	08.10.18
8	ISSUED FOR RECORDING	HC	08.10.18
9	ISSUED FOR RECORDING	HC	08.10.18
10	ISSUED FOR RECORDING	HC	08.10.18
11	ISSUED FOR RECORDING	HC	08.10.18
12	ISSUED FOR RECORDING	HC	08.10.18
13	ISSUED FOR RECORDING	HC	08.10.18
14	ISSUED FOR RECORDING	HC	08.10.18
15	ISSUED FOR RECORDING	HC	08.10.18
16	ISSUED FOR RECORDING	HC	08.10.18
17	ISSUED FOR RECORDING	HC	08.10.18
18	ISSUED FOR RECORDING	HC	08.10.18
19	ISSUED FOR RECORDING	HC	08.10.18
20	ISSUED FOR RECORDING	HC	08.10.18
21	ISSUED FOR RECORDING	HC	08.10.18
22	ISSUED FOR RECORDING	HC	08.10.18
23	ISSUED FOR RECORDING	HC	08.10.18
24	ISSUED FOR RECORDING	HC	08.10.18
25	ISSUED FOR RECORDING	HC	08.10.18
26	ISSUED FOR RECORDING	HC	08.10.18
27	ISSUED FOR RECORDING	HC	08.10.18
28	ISSUED FOR RECORDING	HC	08.10.18
29	ISSUED FOR RECORDING	HC	08.10.18
30	ISSUED FOR RECORDING	HC	08.10.18
31	ISSUED FOR RECORDING	HC	08.10.18
32	ISSUED FOR RECORDING	HC	08.10.18
33	ISSUED FOR RECORDING	HC	08.10.18
34	ISSUED FOR RECORDING	HC	08.10.18
35	ISSUED FOR RECORDING	HC	08.10.18
36	ISSUED FOR RECORDING	HC	08.10.18
37	ISSUED FOR RECORDING	HC	08.10.18
38	ISSUED FOR RECORDING	HC	08.10.18
39	ISSUED FOR RECORDING	HC	08.10.18
40	ISSUED FOR RECORDING	HC	08.10.18
41	ISSUED FOR RECORDING	HC	08.10.18
42	ISSUED FOR RECORDING	HC	08.10.18
43	ISSUED FOR RECORDING	HC	08.10.18
44	ISSUED FOR RECORDING	HC	08.10.18
45	ISSUED FOR RECORDING	HC	08.10.18
46	ISSUED FOR RECORDING	HC	08.10.18
47	ISSUED FOR RECORDING	HC	08.10.18
48	ISSUED FOR RECORDING	HC	08.10.18
49	ISSUED FOR RECORDING	HC	08.10.18
50	ISSUED FOR RECORDING	HC	08.10.18
51	ISSUED FOR RECORDING	HC	08.10.18
52	ISSUED FOR RECORDING	HC	08.10.18
53	ISSUED FOR RECORDING	HC	08.10.18
54	ISSUED FOR RECORDING	HC	08.10.18
55	ISSUED FOR RECORDING	HC	08.10.18
56	ISSUED FOR RECORDING	HC	08.10.18
57	ISSUED FOR RECORDING	HC	08.10.18
58	ISSUED FOR RECORDING	HC	08.10.18
59	ISSUED FOR RECORDING	HC	08.10.18
60	ISSUED FOR RECORDING	HC	08.10.18
61	ISSUED FOR RECORDING	HC	08.10.18
62	ISSUED FOR RECORDING	HC	08.10.18
63	ISSUED FOR RECORDING	HC	08.10.18
64	ISSUED FOR RECORDING	HC	08.10.18
65	ISSUED FOR RECORDING	HC	08.10.18
66	ISSUED FOR RECORDING	HC	08.10.18
67	ISSUED FOR RECORDING	HC	08.10.18
68	ISSUED FOR RECORDING	HC	08.10.18
69	ISSUED FOR RECORDING	HC	08.10.18
70	ISSUED FOR RECORDING	HC	08.10.18
71	ISSUED FOR RECORDING	HC	08.10.18
72	ISSUED FOR RECORDING	HC	08.10.18
73	ISSUED FOR RECORDING	HC	08.10.18
74	ISSUED FOR RECORDING	HC	08.10.18
75	ISSUED FOR RECORDING	HC	08.10.18
76	ISSUED FOR RECORDING	HC	08.10.18
77	ISSUED FOR RECORDING	HC	08.10.18
78	ISSUED FOR RECORDING	HC	08.10.18
79	ISSUED FOR RECORDING	HC	08.10.18
80	ISSUED FOR RECORDING	HC	08.10.18
81	ISSUED FOR RECORDING	HC	08.10.18
82	ISSUED FOR RECORDING	HC	08.10.18
83	ISSUED FOR RECORDING	HC	08.10.18
84	ISSUED FOR RECORDING	HC	08.10.18
85	ISSUED FOR RECORDING	HC	08.10.18
86	ISSUED FOR RECORDING	HC	08.10.18
87	ISSUED FOR RECORDING	HC	08.10.18
88	ISSUED FOR RECORDING	HC	08.10.18
89	ISSUED FOR RECORDING	HC	08.10.18
90	ISSUED FOR RECORDING	HC	08.10.18
91	ISSUED FOR RECORDING	HC	08.10.18
92	ISSUED FOR RECORDING	HC	08.10.18
93	ISSUED FOR RECORDING	HC	08.10.18
94	ISSUED FOR RECORDING	HC	08.10.18
95	ISSUED FOR RECORDING	HC	08.10.18
96	ISSUED FOR RECORDING	HC	08.10.18
97	ISSUED FOR RECORDING	HC	08.10.18
98	ISSUED FOR RECORDING	HC	08.10.18
99	ISSUED FOR RECORDING	HC	08.10.18
100	ISSUED FOR RECORDING	HC	08.10.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
DRAWING TITLE	EXISTING CONTEXT PHOTOS
PROJECT NUMBER	18-02
DWG. NO.	A003
DATE	MAY 2018
SCALE	1:100
DRAWN	HC
CHECKED	HC



1 MARCH 21ST @ 10AM



2 MARCH 21ST @ 12PM



3 MARCH 21ST @ 2PM



4 MARCH 21ST @ 4PM



5 JUNE 21ST @ 10AM



6 JUNE 21ST @ 12PM



7 JUNE 21ST @ 2PM



8 JUNE 21ST @ 4PM

PH - 180



9 SEPTEMBER 21ST @ 10AM



10 SEPTEMBER 21ST @ 12PM



11 SEPTEMBER 21ST @ 2PM



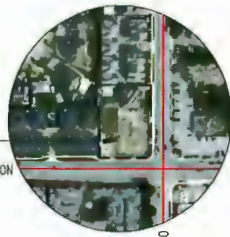
12 SEPTEMBER 21ST @ 4PM

REV.	DESCRIPTIONS	BY	DATE
1	ISSUED FOR RECORDS	HW	08.10.18
2	ISSUED FOR RECORDS	HW	08.10.18
3	ISSUED FOR RECORDS	HW	08.10.18
4	ISSUED FOR RECORDS	HW	08.10.18
5	ISSUED FOR RECORDS	HW	08.10.18
6	ISSUED FOR RECORDS	HW	08.10.18
7	ISSUED FOR RECORDS	HW	08.10.18
8	ISSUED FOR RECORDS	HW	08.10.18
9	ISSUED FOR RECORDS	HW	08.10.18
10	ISSUED FOR RECORDS	HW	08.10.18
11	ISSUED FOR RECORDS	HW	08.10.18
12	ISSUED FOR RECORDS	HW	08.10.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT NAME	9900 NO.3 ROAD & 8031 WILLIAMS ROAD
PROJECT NUMBER	18-02
PROJECT TYPE	SHADOW ANALYSIS
PROJECT SCALE	A004
DATE	MAY 2019
SCALE	1/8" = 1'-0"
DESIGN	PROSCENIUM
DATE	MAY 2019
SCALE	1/8" = 1'-0"
DESIGN	PROSCENIUM

9980 NO.3 ROAD
8031 WILLIAMS ROAD



WILLIAMS ROAD

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PROSCENIUM ARCHITECTURE + INTERIORS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROSCENIUM ARCHITECTURE + INTERIORS INC.



PH - 181

② PROPOSED STREETSCAPE ON NO.3 ROAD



① PROPOSED STREETSCAPE ON WILLIAMS STREET

REV.	DESCRIPTION	BY	DATE
1	ISSUED FOR RECORDING	HC	06.10.18
2	ISSUED FOR RECORDING	HC	06.10.18
3	ISSUED FOR RECORDING	HC	06.10.18
4	ISSUED FOR RECORDING	HC	06.10.18
5	ISSUED FOR RECORDING	HC	06.10.18
6	ISSUED FOR RECORDING	HC	06.10.18
7	ISSUED FOR RECORDING	HC	06.10.18
8	ISSUED FOR RECORDING	HC	06.10.18
9	ISSUED FOR RECORDING	HC	06.10.18
10	ISSUED FOR RECORDING	HC	06.10.18
11	ISSUED FOR RECORDING	HC	06.10.18
12	ISSUED FOR RECORDING	HC	06.10.18
13	ISSUED FOR RECORDING	HC	06.10.18
14	ISSUED FOR RECORDING	HC	06.10.18
15	ISSUED FOR RECORDING	HC	06.10.18
16	ISSUED FOR RECORDING	HC	06.10.18
17	ISSUED FOR RECORDING	HC	06.10.18
18	ISSUED FOR RECORDING	HC	06.10.18
19	ISSUED FOR RECORDING	HC	06.10.18
20	ISSUED FOR RECORDING	HC	06.10.18
21	ISSUED FOR RECORDING	HC	06.10.18
22	ISSUED FOR RECORDING	HC	06.10.18
23	ISSUED FOR RECORDING	HC	06.10.18
24	ISSUED FOR RECORDING	HC	06.10.18
25	ISSUED FOR RECORDING	HC	06.10.18
26	ISSUED FOR RECORDING	HC	06.10.18
27	ISSUED FOR RECORDING	HC	06.10.18
28	ISSUED FOR RECORDING	HC	06.10.18
29	ISSUED FOR RECORDING	HC	06.10.18
30	ISSUED FOR RECORDING	HC	06.10.18
31	ISSUED FOR RECORDING	HC	06.10.18
32	ISSUED FOR RECORDING	HC	06.10.18
33	ISSUED FOR RECORDING	HC	06.10.18
34	ISSUED FOR RECORDING	HC	06.10.18
35	ISSUED FOR RECORDING	HC	06.10.18
36	ISSUED FOR RECORDING	HC	06.10.18
37	ISSUED FOR RECORDING	HC	06.10.18
38	ISSUED FOR RECORDING	HC	06.10.18
39	ISSUED FOR RECORDING	HC	06.10.18
40	ISSUED FOR RECORDING	HC	06.10.18
41	ISSUED FOR RECORDING	HC	06.10.18
42	ISSUED FOR RECORDING	HC	06.10.18
43	ISSUED FOR RECORDING	HC	06.10.18
44	ISSUED FOR RECORDING	HC	06.10.18
45	ISSUED FOR RECORDING	HC	06.10.18
46	ISSUED FOR RECORDING	HC	06.10.18
47	ISSUED FOR RECORDING	HC	06.10.18
48	ISSUED FOR RECORDING	HC	06.10.18
49	ISSUED FOR RECORDING	HC	06.10.18
50	ISSUED FOR RECORDING	HC	06.10.18
51	ISSUED FOR RECORDING	HC	06.10.18
52	ISSUED FOR RECORDING	HC	06.10.18
53	ISSUED FOR RECORDING	HC	06.10.18
54	ISSUED FOR RECORDING	HC	06.10.18
55	ISSUED FOR RECORDING	HC	06.10.18
56	ISSUED FOR RECORDING	HC	06.10.18
57	ISSUED FOR RECORDING	HC	06.10.18
58	ISSUED FOR RECORDING	HC	06.10.18
59	ISSUED FOR RECORDING	HC	06.10.18
60	ISSUED FOR RECORDING	HC	06.10.18
61	ISSUED FOR RECORDING	HC	06.10.18
62	ISSUED FOR RECORDING	HC	06.10.18
63	ISSUED FOR RECORDING	HC	06.10.18
64	ISSUED FOR RECORDING	HC	06.10.18
65	ISSUED FOR RECORDING	HC	06.10.18
66	ISSUED FOR RECORDING	HC	06.10.18
67	ISSUED FOR RECORDING	HC	06.10.18
68	ISSUED FOR RECORDING	HC	06.10.18
69	ISSUED FOR RECORDING	HC	06.10.18
70	ISSUED FOR RECORDING	HC	06.10.18
71	ISSUED FOR RECORDING	HC	06.10.18
72	ISSUED FOR RECORDING	HC	06.10.18
73	ISSUED FOR RECORDING	HC	06.10.18
74	ISSUED FOR RECORDING	HC	06.10.18
75	ISSUED FOR RECORDING	HC	06.10.18
76	ISSUED FOR RECORDING	HC	06.10.18
77	ISSUED FOR RECORDING	HC	06.10.18
78	ISSUED FOR RECORDING	HC	06.10.18
79	ISSUED FOR RECORDING	HC	06.10.18
80	ISSUED FOR RECORDING	HC	06.10.18
81	ISSUED FOR RECORDING	HC	06.10.18
82	ISSUED FOR RECORDING	HC	06.10.18
83	ISSUED FOR RECORDING	HC	06.10.18
84	ISSUED FOR RECORDING	HC	06.10.18
85	ISSUED FOR RECORDING	HC	06.10.18
86	ISSUED FOR RECORDING	HC	06.10.18
87	ISSUED FOR RECORDING	HC	06.10.18
88	ISSUED FOR RECORDING	HC	06.10.18
89	ISSUED FOR RECORDING	HC	06.10.18
90	ISSUED FOR RECORDING	HC	06.10.18
91	ISSUED FOR RECORDING	HC	06.10.18
92	ISSUED FOR RECORDING	HC	06.10.18
93	ISSUED FOR RECORDING	HC	06.10.18
94	ISSUED FOR RECORDING	HC	06.10.18
95	ISSUED FOR RECORDING	HC	06.10.18
96	ISSUED FOR RECORDING	HC	06.10.18
97	ISSUED FOR RECORDING	HC	06.10.18
98	ISSUED FOR RECORDING	HC	06.10.18
99	ISSUED FOR RECORDING	HC	06.10.18
100	ISSUED FOR RECORDING	HC	06.10.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND, BC

PROJECT
9900 NO.3 ROAD &
8031 WILLIAMS ROAD
CONTEXT STUDY
STREETSCAPE

PROJECT NO.
18-02
SHEET NO.
A005

DATE
2018
SCALE
1/8" = 1'-0"
DRAWN
JAY
CHECKED
JAY



NOTE: OFF-SITE FRONTAGE DESIGN IS TO BE FINALIZED AS PART OF THE SA DESIGN REVIEW PROCESS.

PLAN LEGEND

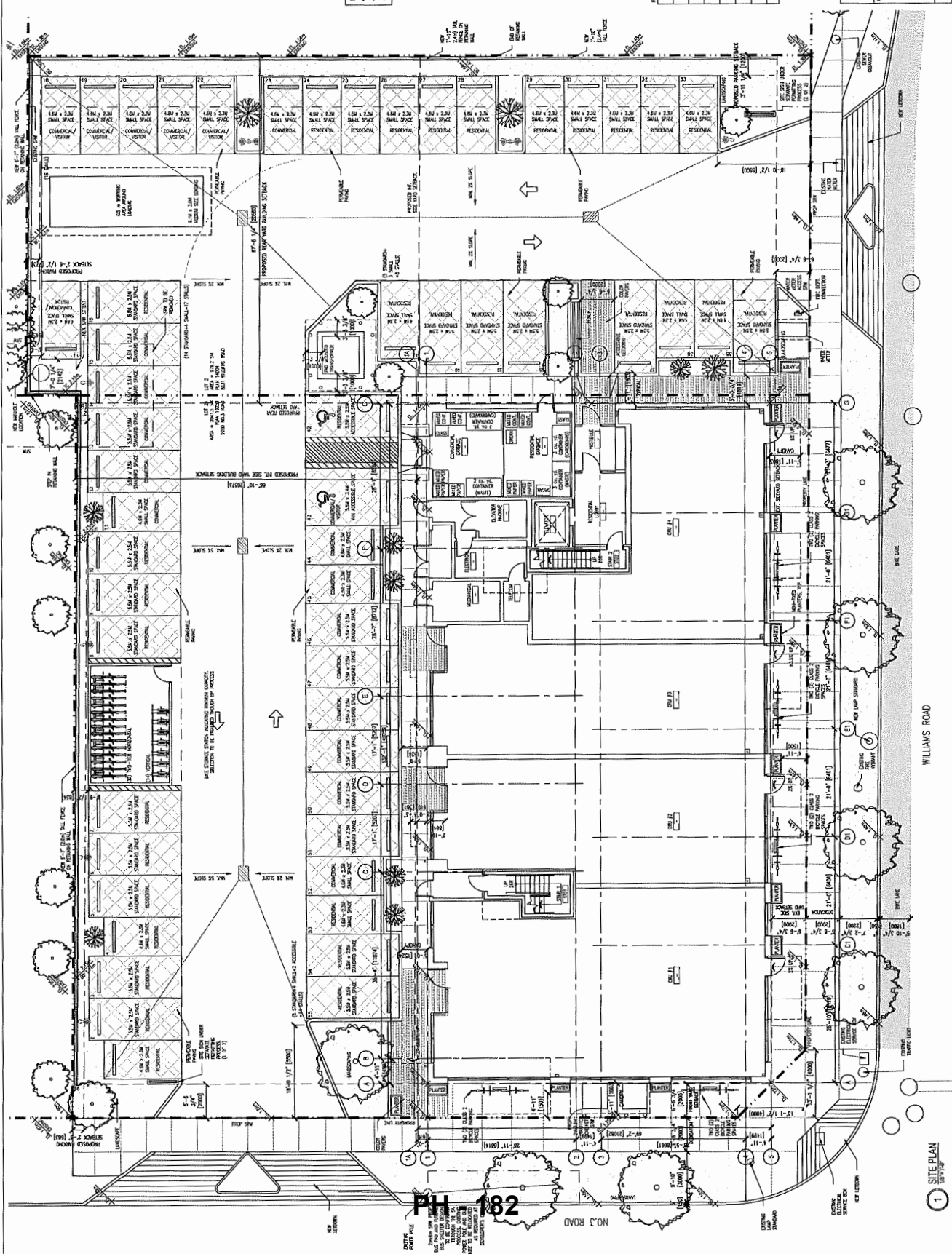
—	PROPERTY LINE	—	STATUTORY R.O.W.
—	BASELINE STRACK	—	ADJ. WALL
—	PAVING STRACK	—	

ALL OF THE DOCUMENTS PROVIDED BY PROLOGUE™
PROCEEDINGS AND PRESENTATIONS TO THE CONVENTION
WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE
EDUCATION OF THE FUTURE PRESIDENTS ARCHITECTURE.
THIS DOCUMENTS PROVIDES THE PROJECT IS CREDITED OR
NOT. THESE DOCUMENTS ARE NOT TO BE USED ON ANY OTHER
PROJECTS WITHOUT THE DESIGNER'S PERMISSION. ANY
VIOLATION OF THESE TERMS WILL BE PROSECUTED.

REV.	DESCRIPTIONS	BY	DATE
	ISSUED FOR RECEIVING RETURNISSON	HC	09.10.18
-	ISSUED FOR RECEIVING RETURNISSON	HC	05.04.19
-	ISSUED FOR RECEIVING	HC	09.07.18

PROJECT ADDRESS
9900 NO.3 ROAD
RICHMOND BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	SITING TITLE SITE PLAN	PROJECT NUMBER 18-02	SHEET NO. A100	DATE MAY 2016	SCALE 1/8"=1'-0"	DRAWN BVA/H	CHECKED HC



[illegible]

ALL OF THE SERVICES PREPARED BY PROCEADAM FOR THE PROJECTS ARE PROVIDED BY INTERIOR AND EXTERIOR PROCEADAM ARCHITECTURE, INC., AN AFFILIATE COMPANY WITH THE PROJECTS ARE INSTRUMENTAL SERVICES FOR THE EXECUTION OF THE PROJECTS. PROCEADAM ARCHITECTURE, INC. INTERIOR AND EXTERIOR ARCHITECTURE, INC. AND PROCEADAM INTERIOR AND EXTERIOR ARCHITECTURE, INC. ARE NOT PROVIDING THESE SERVICES AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF PROCEADAM.

REV.	DESCRIPTIONS	BY	DATE
-	ISSUED FOR RECEIVING RESUBMISSION	NC	08.10.18
-	ISSUED FOR RECEIVING RESUBMISSION	NC	03.24.18
-	ISSUED FOR RECEIVING	NC	09.07.18

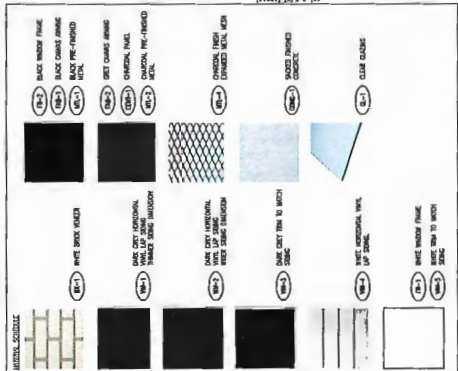
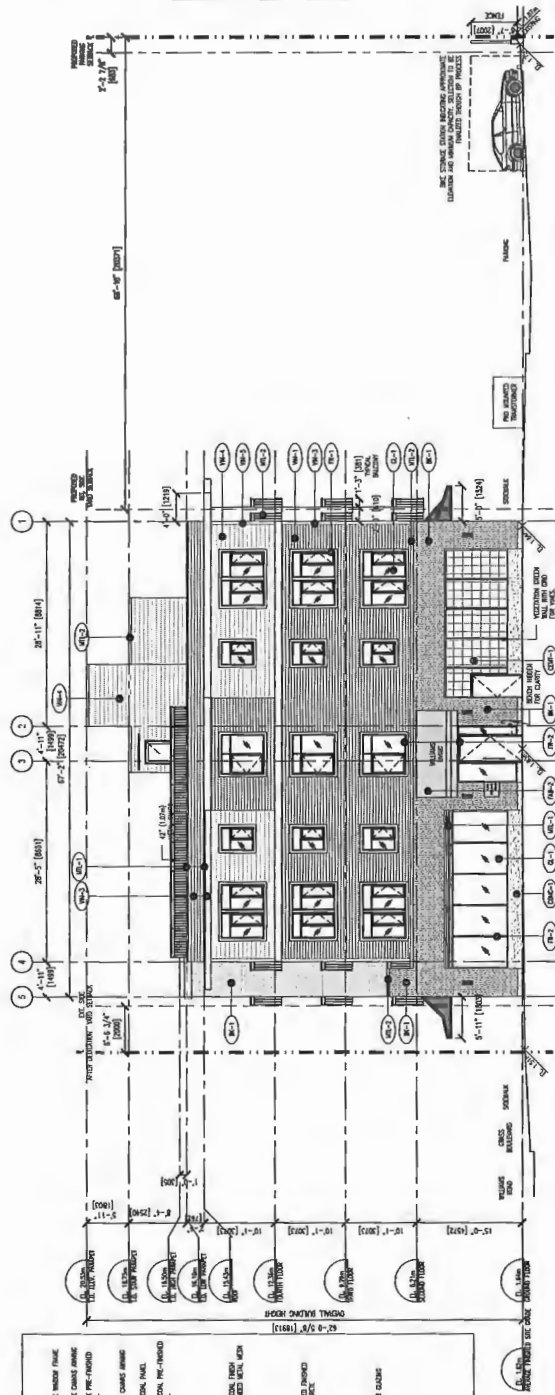
ENC. 23.15 - 2006

ENCLOSURE 101

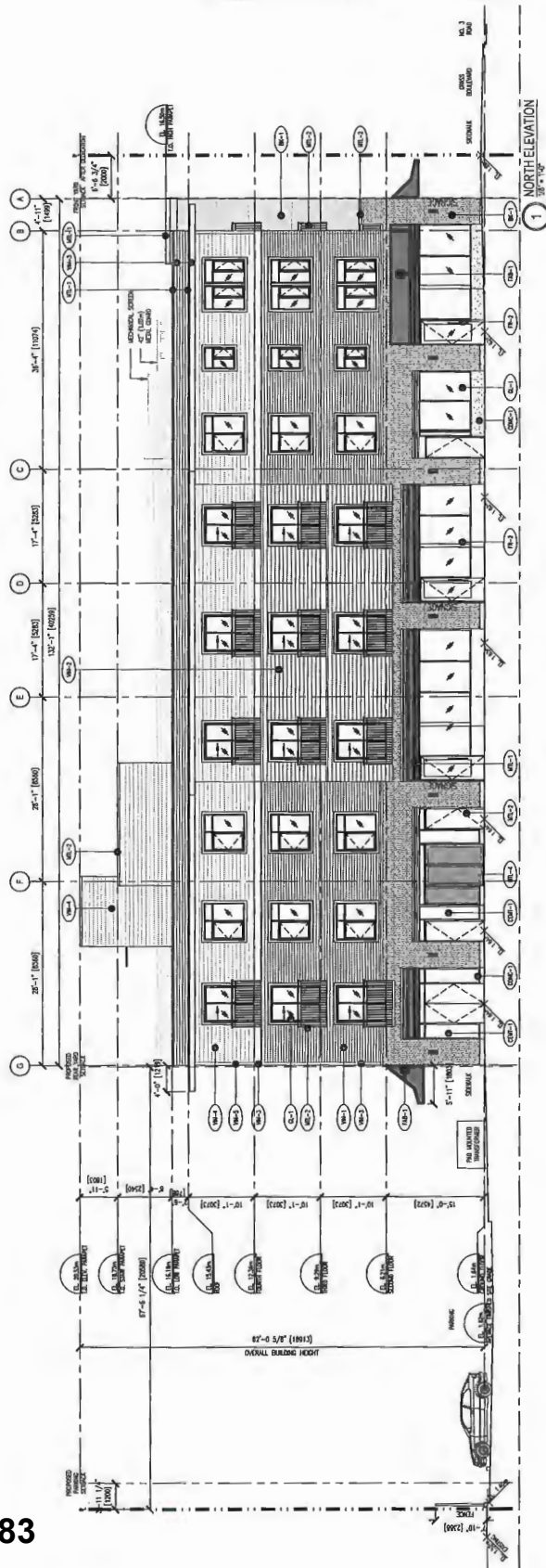
REALTY SERVICES
9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	PROJECT NUMBER 18-02	
	SHEET NO. A300	

DATE APRIL 2018	SCALE 1/8"=1'-0"	DRAWN AT	CHECKED HC
--------------------	---------------------	-------------	---------------



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION

[illegible]

ALL OF THE INFORMATION REGARDING THE PERSONAL AND PROFESSIONAL ACTIVITIES OF AN INDIVIDUAL OR FIRM, INCLUDING BUT NOT LIMITED TO, EDUCATION, EMPLOYMENT, AND CREDIT RECORDS, ARE MAINTAINED IN CONNECTION WITH THE PROJECT ARE INSTRUMENTS OF SERVICE FOR THE PROJECT. THE PROJECT PERSONNEL HAVE NO ACCESS TO ANY OF THE PROJECT PERSONNEL INFORMATION IN THE FILES OF THE PROJECT PERSONNEL. THE PROJECT PERSONNEL, HOWEVER, ARE NOTIFIED OF ANY OTHER INFORMATION THAT MAY BE OBTAINED FROM THE PROJECT PERSONNEL FILES THAT MAY BE OF INTEREST TO THE PROJECT PERSONNEL.

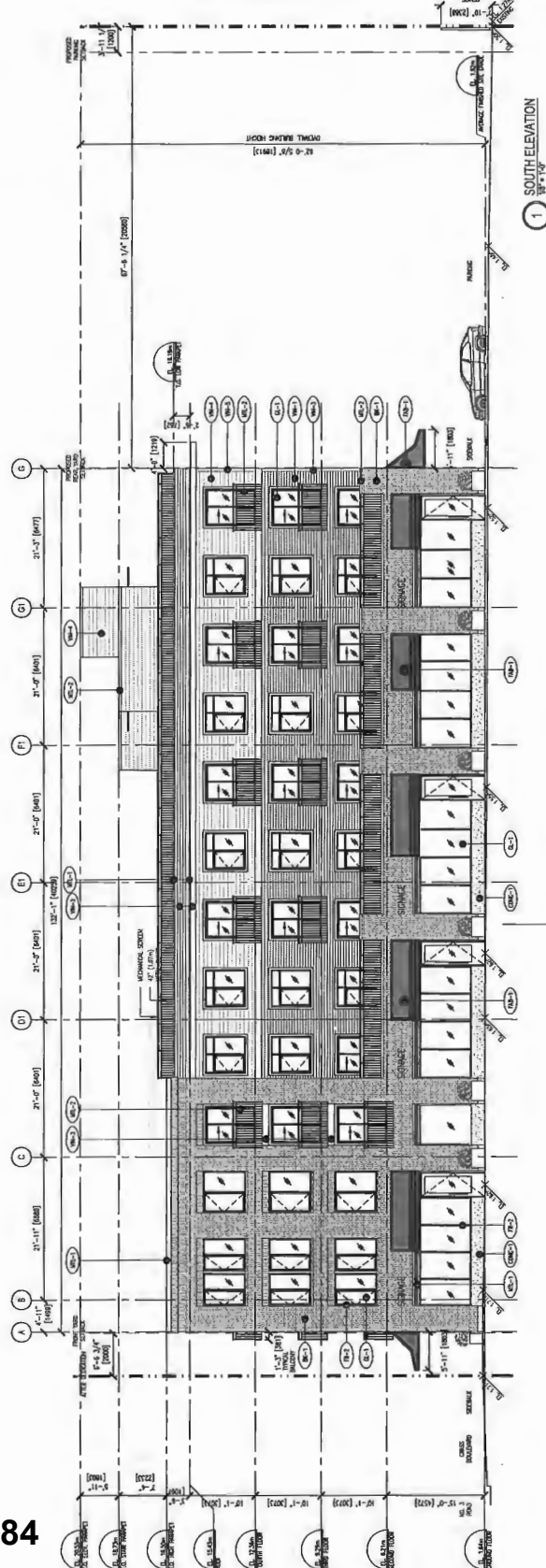
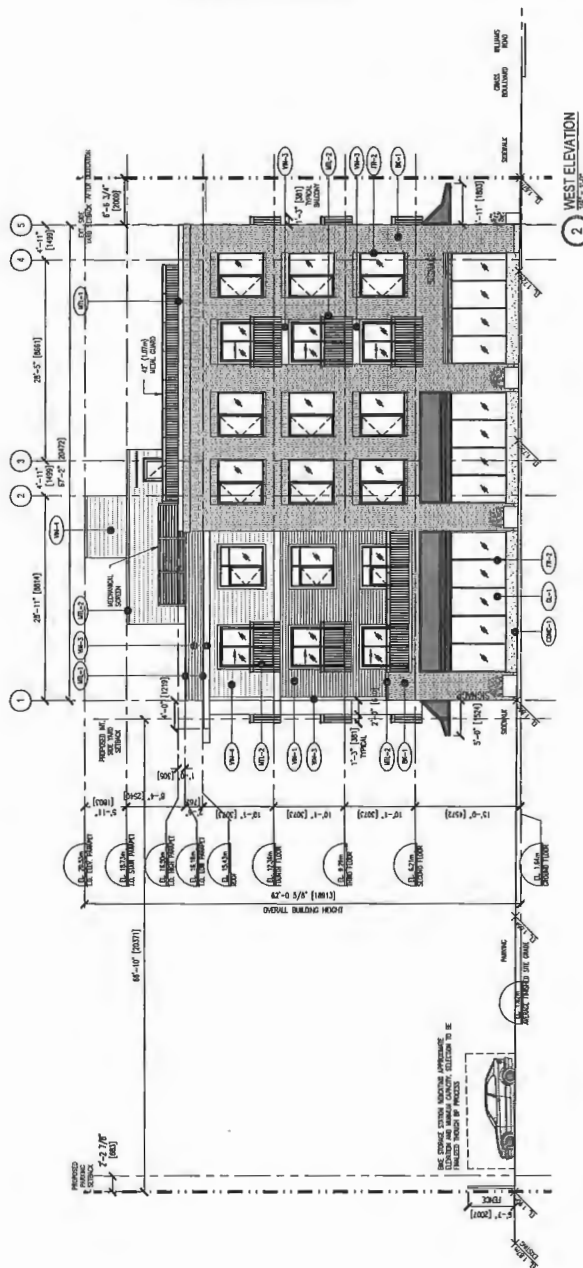
REV	DESCRIPTIONS	BY	DATE
-	ISSUED FOR RETURNING REQUESTION	MC	09.10.18
-	ISSUED FOR RETURNING REQUESTION	MC	09.11.18
-	ISSUED FOR RETURNING	MC	09.07.18

9900 NO.3 ROAD
RICHMOND, BC

PROJECT 9900 NO.3 ROAD & 8031 WILLIAMS ROAD	DRAWING TITLE SOUTH & WEST ELEVATIONS		PROJECT NUMBER 18-02
	SHEET NO. ONE OF TWO		

A301

②	
---	--



PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
2	2	Cornus kousa 'China Girl'	Flowering Dogwood	6cm cal. B&B
3	3	Cornus kousa 'Satan's Blood'	Satan's Blood Dogwood	5cm cal. Contained Grown
2	2	Liquidambar styraciflua	Sweetgum	6cm cal. B&B
2	2	Pinus thunbergii 'Thunderhead'	Thunderhead Japanese Black Pine	2.5m ht. Jotted/Toplary
8	8	Populus tremula 'Erecta'	Columnar Swedish Aspen	6cm cal. B&B
5	5	Picea omorika	Serbian Spruce	6cm cal. B&B
6	6	Street Trees (species to be coordinated w/ CoR), to avoid conflicts with civil utilities servicing building (8m o.c. typ.)		
SHRUBS				
AZ	22	Azalea Gumpo White	White Gumpo Azalea	#2 pot, 18" o.c.
AZ	102	Azalea Gumpo Pink	Pink Gumpo Azalea	#2 pot, 18" o.c.
CI	77	Choliba temita	Mexican Orange Blossom	#3 pot, 24" o.c.
G	13	Gaultheria Shallon	Sallal	#2 pot, 15" o.c.
LP	123	Lonicera pileata	Privet Honeyuckle	#3 pot, 24" o.c.
RS	7	Ribes Sargunum	Flowering Red Currant	#5 pot, 36" o.c.
SP	110	Spirea japonica 'Gold Flame'	Gold Flame Spiraea	#3 pot, 24" o.c.
●	11	Thuja occidentalis 'Emerald'	Topiary Cedar	3' ht. Specimen Topiary
PERENNIALS & GRASSES				
15	15	Acorus calamus var. undulatus	Kickinick	#1 pot, 12" o.c.
15	15	Campanula medium	Trumpet Crocus Vine	#3 pot, 24" o.c.
15	15	Campanula medium	Evergold Japanese Sedge	#1 pot, 12" o.c.
15	15	Campanula medium	Winter Heath	#1 pot, 12" o.c.
15	15	Campanula medium	Elk Blue Ficus	#1 pot, 15" o.c.
15	15	Campanula medium	Shells D'oro Daylily	#2 pot, 15" o.c.
15	15	Campanula medium	Purple Coral Bells	#1 pot, 12" o.c.
15	15	Campanula medium	Porcupine Grass	#3 pot, 18" o.c.

MATERIALS KEY

DETAIL SURFACING	MATERIAL	DETAIL SITE FURNISHING	MATERIAL
	GRAVEL/RIVER ROCK (DRAINAGE STEP)		CONCRETE CURB STOP
	CIP CONCRETE (BROWN FINISHED PATHWAYS 10MM THICK, SAWCUT AS PER PLAN, (NATURAL GREY))		CIRCULAR HORSESHOE BIKE BACK • VICTOR STANLEY, BRIS-101, POWDER COAT FINISH
	CIP CONCRETE (INTEGRAL COLOUR) (BROWN FINISHED PATHWAYS 10MM THICK, SAWCUT AS PER PLAN, (DARK GREY))		PARKING LOT LIGHT STANDARD • REFER TO ELECTRICAL
	PERMEABLE/POROUS PAVING (AT PARKING STALLS PER SITE PLAN - REFER TO CIVIL)		CATANARY LIGHTING • SPEC TO BE CONFIRMED
	HOLLAND PAVERS (MIXED BLEND OF CHARCOAL & NATURAL)		POTTING BENCH WITH TOOL STORAGE • 4 x 2.4" WOOD
	SODDED LAWN		STORAGE BENCH/BOX • 6.6" x 2.4" WOOD WITH HINGE TOP
	HYDROAPRESSED CONCRETE PAVERS (24" x 24" CHARCOAL GREY)		KOMPAN PLAY HOUSE • BASC720
	HYDROAPRESSED CONCRETE PAVERS (24" x 24" NATURAL GREY)		RUBBER STEPPER MOUNDS
	WOOD DECKING S4S - BAS CUT CORNER PATTERN		LEDGESTONE & CONCRETE BBQ COUNTER
	ARTIFICIAL TURF (NORTHWESTERN SYNTHETIC GRASS, GRASS BLUE (OR APPROVED EQUAL))		PING PONG TABLE • BY OWNER
	RUBBER PLAY SURFACING (2" DEPTH, FOUNDED IN PLACE - COLOUR BLOCK PATTERN, (NATURAL SURFACES))		FIBREGLASS PLANTER SCHEDULE QTY SIZE (L x W x H) 2 66" x 48" x 24" 6 48" x 48" x 30" 2 48" x 48" x 30" 3 48" x 30" x 30" 6 60" x 24" x 42"
	CIP CONCRETE WALLS/CURBS • REFER TO ARCHITECT FOR DETAILS • AS OR APPROVED EQUAL		METAL PLANTER SCHEDULE QTY SIZE (L x W x H) 11 24" x 48" x 24" (GROUND LEVEL)
	BLOCK MASONRY RETAINING • AS OR APPROVED EQUAL		LOUNGE FURNITURE • BY OWNER • WOOD HARVEST TABLE, OUTDOOR COUCHES, ABBONARDI CHAIRS
	PRIVACY FENCING AT GROUND PL • 2m HT AT NORTH PL • 2.4m HT AT EAST PL		
	4.5" WOOD FENCING (ROOF LEVEL)		
	3" - 4" ARCHITECTURAL GUARDRAIL • ARCHITECTURAL POCKET (GROUND LEVEL)		
	3" METAL GATE (ROOF LEVEL)		

DRAWING LIST

L0.0	COVERSHEET
L1.1	GROUND LEVEL: MATERIALS & GRADING PLAN
L1.2	GROUND LEVEL: PLANTING PLAN
L1.3	ROOF: LANDSCAPE PLAN
L2.1	LANDSCAPE SECTIONS
L2.2	LANDSCAPE DETAILS

NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA Standard.
- All plants shall be installed in accordance with BCNTA Standards.
- All STREET TREES shall be installed with 8" x 24" Deep Root Barriers centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit.
- All Soil Landscaping shall be irrigated to IABC Standards with a high-efficiency irrigation system.
- All Palios shall be equipped with nose bibs.
- All irrigation valve boxes shall be equipped with quick-couplers.



2. SPT 10-19
1. MAY 24-19
REV: 1.0
DATE: 10/01/2019
BY: [Signature]
PROJECT: 9900 NO.03 ROAD
RICHMOND, BC



MOSAIC
820-2008 Courtenay Rd.
Vancouver BC V6L 1H5
Tel: 604-461-1077
www.mosaic.ca

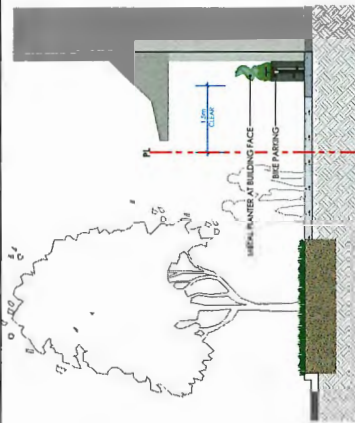
Project:
9900 NO.03 ROAD
Richmond, BC

Drawn by: AGJ
Checked by: PK
Date: June 2018
Scale: 1:100
Drawing Title: **COVERSHEET**

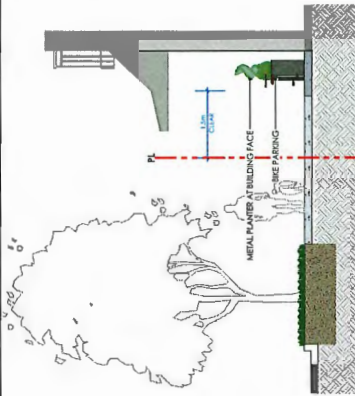
Project No.: 18024
Sheet No.: 18024

L0.0

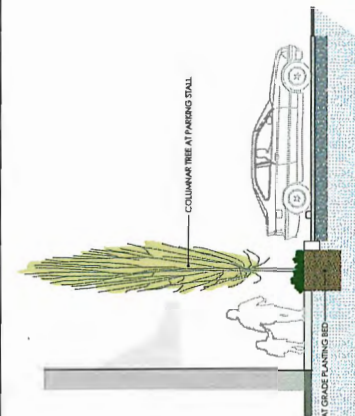
PH - 187



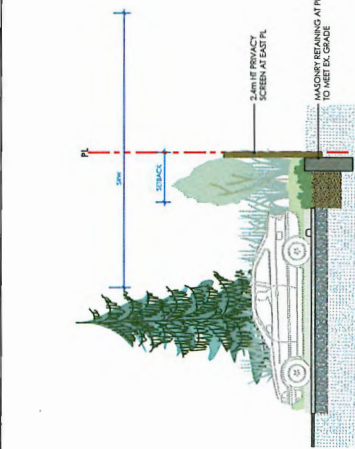
SECTION A: NO. 3 ROAD STREET FRONTAGE (WEST PL)
Scale: 1:50



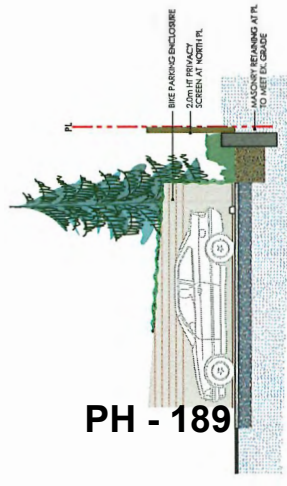
SECTION B: WILLIAMS STREET FRONTAGE (SOUTH PL)
Scale: 1:50



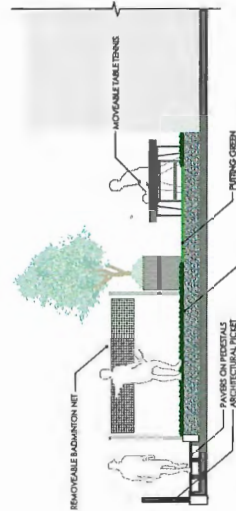
SECTION C: EAST BUILDING FACE
Scale: 1:50



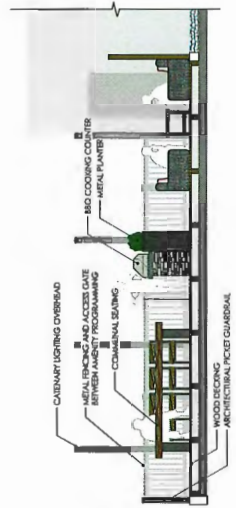
SECTION D: EAST PROPERTY LINE
Scale: 1:50



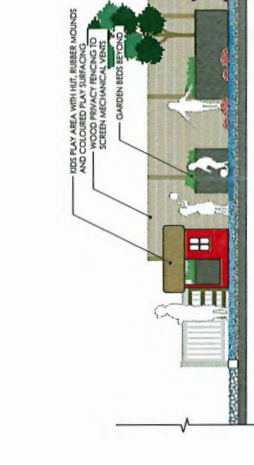
SECTION E: NORTH PROPERTY LINE
Scale: 1:50



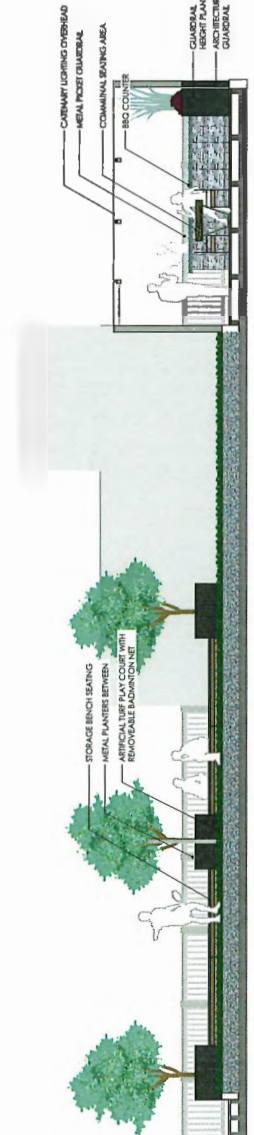
SECTION F: ROOF TOP AMENITY
Scale: 1:50



SECTION G: ROOF TOP AMENITY
Scale: 1:50



SECTION H: ROOF TOP AMENITY
Scale: 1:50



SECTION I: ROOF TOP AMENITY
Scale: 1:50

2 SEPT 16-19 REVISION
1 MAY 24-19 REVISION
1 MAY 24-19 REVISION
1 MAY 24-19 REVISION

Project No. 1114
102 - 1827 West 29th Avenue
Vancouver BC V6S 1S6
Tel: 604 684 0977
www.dk.ca

MOSAIC
500-2009 Glenview St.
Vancouver BC V6H 3C8
Tel: 604 682 3600

Project
9900 NO.03 ROAD
Richmond, BC

Drawn By: AG
Checked By: PK
Date: June 2018
Scale: AS SHOWN
Drawing Title: LANDSCAPE SECTIONS

Project No.: 18024
Sheet No.: 12.1

MOSAIC

October 21, 2019

Cynthia Lussier
Development Applications
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: 9900 NO. 3 ROAD & 8031 WILLIAMS ROAD [RZ 18-835532] – Energy Step Code Compliance

Dear Ms. Lussier,

This letter is to provide confirmation that the proposed development noted above will comply with the requirements of the BC Energy Step Code in place at the time of the associated Building Permit application.

Sincerely,



Elise Spearing
Development Manager
Mosaic Homes
O 604.685.3888



Address: 9900 No. 3 Road and 8031 Williams Road

File No.: RZ 18-835532

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10111, the applicant is required to complete the following:

1. (**OCP Amendment**) Final Adoption of OCP Amendment Bylaw 10110.
2. (**Site Contamination – General**) Submission to the City of a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination for 9900 No. 3 Rd) or an alternative notice from the Ministry of Environment and Climate Change Strategy that the City may approve the zoning, development, subdivision, and demolition applications for 9900 No. 3 Rd.
3. (**Site Contamination – Dedicated and/or Transferred Land**) Submission to the City of sufficient information and/or other assurances satisfactory to the City in its sole discretion to support the City's acceptance of the proposed dedicated or transferred land. Such assurances could include one or more of the following:
 - a) a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the dedication lands);
 - b) evidence satisfactory to the City, in its sole discretion, that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and
 - c) the registration of a legal agreement on the title to the Lands which provides that:
 - i. no occupancy of any building on the Lands shall be granted until such time that the Owner/Developer has satisfied the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained for the proposed dedication lands; and
 - ii. the Owner/Developer shall release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
4. (**Cash-in-lieu of Indoor Amenity Space**) City acceptance of the applicant's offer to voluntarily contribute \$75,200 in-lieu of the provision of on-site indoor amenity space (i.e., \$1,600/dwelling unit for the first 19 units; plus \$3,200 for remaining 14 dwelling units).
5. (**Subdivision**) Registration of a subdivision plan for the subject site that satisfied the following conditions:
 - a) A minimum road dedication of 2.0 m along both of the entire No. 3 Road and Williams Road frontages, as well as a 4.0 m x 4.0 m corner cut dedication at the intersection (the southwest corner of the subject site). The exact area of road dedication is to be confirmed through a functional road design to be finalized as part of the Servicing Agreement (SA) review process.
 - b) Consolidation of the lots into one development parcel (which will require the demolition of the existing dwelling).
6. (**Flood Construction Level**) Registration of a flood indemnity covenant on Title.
7. (**Market Rental Agreement**) Registration of a legal agreement on Title ensuring that:
 - a) The tenure of a dwelling unit is limited to rental only, and at prevailing market rental rates;
 - b) A minimum of 42% (comprising no less than 14 units) of the residential dwelling units are designed with two or more bedrooms that are suitable for families;
 - c) A minimum of 30% (comprising no less than 10 units) of the residential dwelling units are designed with basic universal housing features;

- d) subdivision (including stratification and/or air space parcels) of individual residential dwelling units is prohibited. This restriction only applies to the residential dwelling units;
 - e) The terms of the legal agreement shall apply in perpetuity;
8. **(Parking and Loading)** Registration of a legal agreement on Title ensuring that:
- a) Seven (7) of the non-residential vehicle parking spaces are shared with residential visitor vehicle parking spaces, and that the following are prohibited: reserving, selling, leasing, assigning, or designating any of the shared vehicle parking spaces to individual uses or users;
 - b) Vehicle parking spaces are identified as to their intended usage with signage and in the Development Permit and Building Permit plans;
 - c) Common access to the secured long-term bicycle storage (Class 1 bicycle parking spaces) is provided for the use of residents and non-residential occupants and is maintained for its intended common use.
 - d) Loading facilities are provided for the shared use of all uses on-site and maintained for their intended shared common use.
9. **(Transportation Demand Management (TDM) Measures)** The applicant shall provide the following TDM measures to support the 10% vehicle parking rate reduction for the non-residential uses:
- a) **(Bike Lane)** Upgrades to the Williams Road bike lane as per the functional road design to be finalized during the Servicing Agreement design review process;
 - b) **(Future Streetscape Improvements)** City acceptance of the applicant's offer to voluntarily contribute \$15,000 for future streetscape improvements at the No. 3 Road and Williams Road intersection (e.g., crosswalk decorative surface pavement treatment, tactile warning strips at curb rambs);
 - c) **(Transit Pass Program)** Registration of a legal agreement on Title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
 - i. Provide 1 year of two-zone compass cards for each of the 33 dwelling units restricted to residential rental tenure. The intention of the transit pass program is to offer transit passes on a per unit basis. If a tenant opts out or does not "subscribe" to the transit pass program, that pass remains in the pool for a future tenant until they have all been utilized. Number of passes capped at number of units for a period of one year;
 - ii. Letter of Credit provided to the City for 100% of transit pass program value;
 - iii. Administration by Translink or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program until full unit count is exhausted over a period of one year;
 - iv. If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the one year period, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate TDMs at the City's discretion; and
 - v. The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy agreements.
10. **(Traffic Noise)** Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from the arterial roads abutting the subject site to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
- a) CMHC guidelines for interior noise levels as indicated in the chart below:
- | Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |
- b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

11. (**Mixed-Use Noise**) Registration of a mixed-use noise sensitive use covenant on Title addressing noise impacts on residential uses.
12. (**Commercial Development within 30 m of Residential**) Registration of a legal agreement on Title for commercial developments within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
13. (**Development Permit**) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
14. (**Servicing Agreement**) Entrance into a Servicing Agreement (SA)* for the design and construction of the following improvements. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. Works include, but may not be limited to:

Water Works

- Using the OCP Model, there is 570 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on the proposed development, the subject site requires a minimum fire flow of 220 L/s.
- At the applicant's cost, the applicant is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a SRW for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W20-SD) plus 0.5 m on all sides. Exact SRW dimensions to be finalized during the SA design review process.
- At the applicant's cost, the City will:
 - Cut, cap, and remove all existing water connections and meters serving the development site.
 - Install one new water connection complete with meter and meter box. The meter is to be located on-site in a SRW (as described above) or in a mechanical room.
 - Relocate the existing fire hydrant on Williams Road out of the proposed sidewalk.
 - Replace approximately 6.0 m of asbestos cement (AC) water main on No 3 Road at the crossing location with the proposed storm sewer.

Storm Sewer Works

- At the applicant's cost, the applicant is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design review process.
 - Install approximately 20 m of 600 mm storm sewer along Williams Road at No. 3 Road, to replace the existing 200 mm storm sewer. The alignment shall be consistent with the existing storm sewer to the east.
 - Remove, or fill and abandon per MMCD specifications, the existing 200 mm storm sewer.
- At the applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.
 - Cut, cap, and remove all existing storm connections to the development site.
 - Install one new storm connection, complete with inspection chamber, to serve the development site. The inspection chamber is to be located on-site in a SRW.

Sanitary Sewer Works

- At the applicant's cost, the applicant is required to:
 - Not start on-site excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the applicant's cost, the City will:
 - Install a new manhole on the existing sanitary sewer at the north property line of 8031 Williams Road (i.e. approximately 5.0 m north of the existing manhole) and remove the existing manhole and sanitary sewer up to the new manhole. The new manhole shall serve as the inspection chamber for the development site.
 - (***SRW Discharge and Granting of New SRW***) Discharge of the existing SRW agreement for the sanitary sewer from the Title of the subject properties (G113388 Interlalia, Plan 40608) following the removal of the existing sanitary manhole and main, and registration of a new SRW agreement for the sanitary sewer on Title to reflect the revised location of infrastructure on-site.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- Preparation of functional road designs with cross sections by a civil or transportation engineering consultant based on surveys is required for both the interim and ultimate (full build-out) conditions for the intersection of No. 3 Road and Williams Road, the No. 3 Road and Williams Road frontages, and the new driveway crossings, based on the works described below. The drawings are to be signed and sealed along with the AutoTurn wheel path simulation for the relevant design vehicles based on the proposed uses. AutoTurn wheel path simulations are required to demonstrate the suitability of the access design and on-site turn-around/manoeuvring. The functional road designs are required to confirm the amount of road dedication for the project as well.
- No. 3 Road:
 - Remove the existing sidewalk and construct a new 2.0 m wide concrete sidewalk at the new property line established after the required road dedication;
 - Construct a new 3.0 m wide treed/grass boulevard between the new concrete sidewalk and new curb line of No. 3 Road;
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments north of the subject site;
 - All existing driveways along the No. 3 Road frontage are to be closed permanently. Vehicle access to No. 3 Road is to be from a new driveway crossing at the north property line of the subject development, and will be restricted to right-in/right-out movements only using a physical barrier (i.e., a concrete "pork chop" driveway island). The Applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above;
- Williams Road:
 - Remove and replace the existing concrete curb and gutter along the north side of Williams Road;
 - Remove the existing sidewalk and construct a new 2.0 m wide concrete sidewalk next to the new property line established after the required road dedication;
 - Construct a new treed/grass boulevard between the new sidewalk and the new curb line of Williams Road;
 - Construct a 1.8 m wide protected on-street bike lane along the north side of Williams Road, complete with a 0.3 m raised buffer between the bike lane and vehicle lanes;
 - The new sidewalk, boulevard, and bike lane are to transition to meet the existing frontage treatments east of the subject site;
 - All existing driveways along the Williams Road frontage are to be closed permanently; vehicle access to Williams Road is to be from a new driveway crossing at the east property line of the subject development, and will be restricted to right-in/right-out movements only using a physical barrier (i.e., a concrete "pork chop" driveway island). The Applicant is responsible for the removal of the existing driveway letdowns and the

replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described above;

- Provision and installation of a Traffic Signal Cabinet, and an Uninterrupted Power Supply (UPS) Cabinet for the No. 3 Road and Williams Road intersection. Additional SRWs for aboveground traffic signal equipment on-site may also be required, e.g., 2.0 m x 4.0 m SRW.
- At the applicant's cost, the applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines to the development site.
 - To remove the secondary support wires and pole along the development frontage.
- At the applicant's cost, the applicant is required to:
 - Review street lighting levels along all road frontages, and upgrade as required.
 - Locate/relocate all above-ground utility cabinets and kiosks required to service the proposed development, and all above-ground utility cabinets and kiosks located along the development's frontages, 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. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the Development Permit architectural plans, the SA drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

General Items

- At the applicant's cost, the applicant is required to:
 - Provide, prior to start of site preparation works or within the first SA submission, whichever comes first, a pre-load plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Provide a video inspection report of the existing storm and sanitary sewers adjacent to the development site prior to start of site preparation works or within the first SA submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the applicant's cost.
 - Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the SA design.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.

- Enter into, if required, additional legal agreements, as determined via the subject development's SA(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, 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 applicant is required to:

- Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that:
 - the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw;
 - noise generated from rooftop HVAC units will comply with the City's Noise Bylaw;
 - 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

Prior to Development Permit* issuance, the applicant is required to complete the following requirements:

- (**Rezoning**) Incorporation of features in Development Permit plans as determined via the Rezoning application process.
- (**Landscaping Security**) Receipt of a Letter-of-Credit for the proposed landscaping in the amount of 100% of a cost estimate prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

Prior to removal of the hedge along the Williams Road frontage, the applicant is required to:

- (**Hedge Removal**) Contact the City's Parks Department (604-244-1208 x1317) four business days prior to removal to allow proper signage to be posted.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- (**Rezoning/Development Permit**) Incorporation of features in Building Permit plans as determined via the Rezoning and/or Development Permit application processes, including accessibility and sustainability measures.
- (**Off-site Tree Protection**) Install appropriate tree protection fencing, if applicable, around all off-site trees to be retained prior to any construction activities, including building demolition, occurring on-site.
- (**Construction Parking and Traffic Management Plan**) Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- (**Construction Hoarding**) Obtain a Building Permit 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.

[signed original on file]

Signed _____

Date _____



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10110 (RZ 18-835532)
8031 Williams Road**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it **"Neighbourhood Service Centre"**.

P.I.D. 009-913-262

Lot 2 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10110"**.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 12 2019

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10111 (RZ 18-835532)
9900 No. 3 Road and 8031 Williams Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 20.44 thereof the following:

“ 20.44 Commercial Mixed Use (ZMU44) – Broadmoor

20.44.1 Purpose

This **zone** provides for a limited range of commercial **uses** and services to the surrounding community, along with low rise **apartment housing** and other compatible **uses**.

20.44.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

20.44.3 Secondary Uses

- boarding and lodging
- home business

20.44.4 Residential Rental Tenure

1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure**.
2. For the purposes of this **zone**, “**market rental unit**” means a **dwelling unit** that is rented at prevailing market rates and may be subject to a **market rental agreement**.

3. For the purposes of this **zone**, “**residential rental tenure**” means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit**, including a **market rental unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

20.44.5 Permitted Density

1. The maximum **floor area ratio** is 1.08, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate indoor **amenity space**.
2. Notwithstanding the reference to the maximum **floor area ratio** of “1.08” in Section 20.44.5.1:
 - a) the maximum permitted **floor area ratio** for non-residential **uses** is 0.28 (exclusive of residential **building** entrance lobbies); and
 - b) the maximum permitted **floor area ratio** for **apartment housing** is 0.80 provided that the **owner**:
 - i. provides on the **site** no less than thirty-three (33) **market rental units** having a combined **floor area** of at least 2,230 m²; and
 - ii. enters into a **market rental agreement** with respect to the **market rental units** and registered the **market rental agreement** against the title to the **lot**, and files a notice in the Land Title Office.

20.44.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 40%.

20.44.7 Yards & Setbacks

1. The minimum **setback** to No. 3 Road is 2.0 m.
2. The minimum **setback** to Williams Road is 2.0 m.
3. The minimum **setback** to the east and north **lot line** is 20.0 m.
4. Notwithstanding Sections 20.44.7.1 and 20.44.7.2:
 - a) **awnings**, sunshades and canopies may project into the minimum **setback** for a distance of 1.8 m; and
 - b) **balconies** may project into the minimum **setback** for a distance of 0.6 m.
5. Notwithstanding Section 20.44.7.3, an **accessory building** containing bicycle parking may be located within the **setback** to the north **lot line** but shall be no closer to that **lot line** than 0.85 m, provided that the north side of the

accessory building be landscaped and **screened** by a combination of shrubs, ornamental plants and vines.

20.44.8 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

20.44.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2,800 m².

20.44.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) Portions of the **lot** within 2.0 m of a **property line abutting a road** shall be treated and maintained with a combination of trees, shrubs, ornamental plants, lawn and hard surface; and
 - b) Where a **lot** being developed abuts a **lot** in a **zone** which permits a residential **use**, the **owner** shall erect and maintain a solid **fence** 2.0 m in height parallel to and within 1.0 m of the boundary line of the **adjacent zone**, except that the owner shall erect and maintain a solid **fence** 2.4 m in height parallel to and within 1.0 m of the east **lot line**; and
 - c) Notwithstanding Section 20.44.10.1.b), a **fence** located perpendicular to, and within 4.5 m of, a **lot line** which **abuts a road** shall not exceed 1.2 m in **height**.

20.44.11 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, except that the basic on-site parking requirement for **apartment housing** shall be 1.0 **vehicle parking space** per **dwelling unit**.
2. Notwithstanding Section 20.44.11.1, on-site **parking spaces** shall be located no closer than:
 - a) 2.0 m to a **lot line** which **abuts a road**;
 - b) 0.6 m from the north **lot line**; and
 - c) 1.2 m from the east **lot line**.

20.44.12 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.
3. Notwithstanding Section 20.44.2 and 20.44.3, **apartment housing, boarding and lodging, and home business uses** are only permitted on the second and upper floors of the **building** (exclusive of **building** entrance lobbies, which are permitted on the ground floor of the **building**)."
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 area and by designating it "**COMMERCIAL MIXED USE (ZMU44) - BROADMOOR**":

P.I.D. 001-487-264

Lot 24 Except: Firstly: Part Subdivided by Plan 21062; and Secondly: Part (.001) Acre On Bylaw Plan 56064; Section 28 Block 4 North Range 6 West New Westminster District Plan 19253

P.I.D. 009-913-262

Lot 2 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10111**".

FIRST READING

NOV 12 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER