



City Council

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, January 13, 2025
7:00 p.m.**

Pg. # ITEM

MINUTES

- CNCL-5 1. *Motion to adopt the **minutes** of the Special Council meeting held on December 18, 2024.*

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.

4. *Motion to rise and report.*

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Land use application for first reading, second and third reading:
 - 6251 and 6271 Williams Road – Rezone from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone (1343356 BC LTD. – applicant)

5. *Motion to adopt Items No. 6 and No. 7 by general consent.*



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-15 (1) *the **Community Safety Committee** meeting held on December 10, 2024;*
- CNCL-20 (2) *the **General Purposes Committee** meeting held on December 16, 2024;*
- CNCL-27 (3) *the **Planning Committee** meeting held on December 17, 2024;*
- CNCL-30 (4) *the **Public Works and Transportation Committee** meeting held on December 18, 2024; and*
- CNCL-34 (5) *the **Parks, Recreation and Cultural Services Committee** meeting held on December 18, 2024; and*
- CNCL-36 (6) *the **Finance Committee** meeting held on January 7, 2025,*

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be received for information.



Consent
Agenda
Item

- 7. **APPLICATION BY 1343356 BC LTD. FOR REZONING AT 6251 AND 6271 WILLIAMS ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**
(File Ref. No. 22-019094) (REDMS No. 7819480)

CNCL-40

See Page CNCL-40 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

Council Agenda – Monday, January 13, 2025

Pg. # ITEM

BYLAWS FOR ADOPTION

CNCL-40 Business Regulation Bylaw No. 7538, Amendment **Bylaw No. 10620**
Opposed at 1st/2nd/3rd Readings – None.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

8. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

CNCL-77 (1) Harold Goodwyn, RCG Group, to delegate on 11371 Coppersmith Way.

CNCL-107 (2) Demetre Lazos and Sadru Ramji, to delegate on the Steveston Hotel.

9. *Motion to rise and report.*

ADJOURNMENT



**Special Council
Wednesday, December 18, 2024**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

Mayor Brodie recessed the meeting at 4:01 p.m. for the Open Public Works & Transportation Committee, the Open and Closed Parks, Recreation & Cultural Committee meetings and the Special Closed Council meeting.

The meeting reconvened at 4:36 p.m. following the Open Public Works & Transportation Committee, the Open and Closed Parks, Recreation & Cultural Committee meetings and the Special Closed Council meeting with all members of Council present.

SP24/8-1 It was moved and seconded
That Councillor Hobbs be permitted to join the meeting electronically.

CARRIED



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RES NO. ITEM

MINUTES

- SP24/8-2 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on December 9, 2024, be adopted as circulated; and*
 - (2) *the Metro Vancouver 'Board in Brief', dated November 29, 2024, be received for information.*

CARRIED

COMMITTEE OF THE WHOLE

- SP24/8-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (4:37 p.m.).
3. Delegations from the floor on Agenda items – None.
- SP24/8-4 4. It was moved and seconded
That Committee rise and report (4:38 p.m.).

CARRIED

CARRIED



Special Council
Wednesday, December 18, 2024

RES NO. ITEM

CONSENT AGENDA

- SP24/8-5 5. It was moved and seconded
That Items No. 6 through No. 12 be adopted by general consent.

CARRIED

GENERAL PURPOSES COMMITTEE

- 6. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO.10620 – 4151 HAZELBRIDGE WAY UNIT 1350**
(File Ref. No. 12-8060-20-010620) (REDMS No. 7845144, 7845082)
That the staff report titled “Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10620 – 4151 Hazelbridge Way Unit 1350” dated November 12, 2024 from the Director, Community Bylaws and Licencing, which amends Schedule A of Bylaw No. 7538 to add the address of 4151 Hazelbridge Way Unit 1350 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.

ADOPTED ON CONSENT

- 7. **INTERIM HOUSING NEEDS REPORT 2024**
(File Ref. No. 08-4375-03) (REDMS No. 7841389)
(1) That the Interim Housing Needs Report provided as Attachment 3 to the staff report titled “Interim Housing Needs Report 2024” dated December 3, 2024 from the Director, Housing Office be received for information and published on the City of Richmond’s website, as required by the British Columbia Local Government Act; and



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- (2) *That a letter be sent to the Minister of Housing and Municipal Affairs from the Mayor identifying issues in the Province's standardized Housing Needs Report Method (HNR Method), as outlined in Attachment 1, and the potential implications of an overestimate of housing need as it relates to planning for community amenities and growth-related infrastructure.*

ADOPTED ON CONSENT

Discussion took place on amending the hours to the temporary winter shelter and the drop-in centre to better transition between the switch over. Direction was provided to staff to provide a memorandum on operational hour changes and the impacts.

PLANNING COMMITTEE

8. RICHMOND CHILD CARE STRATEGY 2024–2034

(File Ref. No. 07-3070-04) (REDMS No. 7779006, 7850077)

- (1) *That the Richmond Child Care Strategy 2024–2034, as outlined in the staff report titled “Richmond Child Care Strategy 2024–2034”, dated November 19, 2024, from the Director, Community Social Development, be adopted; and*
- (2) *That the Richmond Child Care Strategy 2024–2034 be posted on the City website and distributed to key community partners and elected officials including Richmond Members of the Legislative Assembly, Richmond Members of Parliament, Minister of Education and Child Care, Minister of State for Child Care and Youth with Support Needs, Minister of Children and Family Development, Minister of Social Development and Poverty Reduction, Federal Minister of Families, Children and Social Development, and the Richmond School Board.*

ADOPTED ON CONSENT



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RES NO. ITEM

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

9. TRANSPORTATION DEMAND MANAGEMENT (TDM) RESERVE FUND ESTABLISHMENT

(File Ref. No. 12-8060-20-010563; 12-8060-20-010616) (REDMS No. 7836018, 7909499, 7909660)

- (1) That the Transportation Demand Management Reserve Fund Establishment Bylaw No.10563 as described in the staff report titled “Transportation Demand Management (TDM)Reserve Fund Establishment” dated November 19, 2024, from the Director, Transportation be introduced and given first, second and third readings; and*
- (2) That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10616 to include the provision of a Transportation Demand Management Reserve Fund, be introduced and given first reading.*

ADOPTED ON CONSENT

10. TRANSLINK 2025 COST-SHARE FUNDING APPLICATIONS – TRANSPORTATION PROJECTS

(File Ref. No. 01-0154-04; 10-6500-01) (REDMS No. 7831660)

- (1) That the submission of road, pedestrian and bicycle improvement projects as part of the TransLink 2025 Cost-Share Programs, as described in the report titled “TransLink 2025Cost-Share Funding Applications – Transportation Projects”, dated November 18, 2024, from the Director, Transportation be endorsed;*
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the successful funding agreements; and*
- (3) Should the grant applications be successful, the budget of the capital projects will be increased to reflect the external contributions and will be included in a Consolidated 5Year Financial Plan accordingly.*

ADOPTED ON CONSENT



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RES NO. ITEM

11. **8205Q - AWARD OF CONTRACT FOR FIVE ELECTRIC ICE RESURFACERS**

(File Ref. No. 03-1000-20-8205) (REDMS No. 7570819)

- (1) *That Contract 8205Q, for the supply and delivery of five electric ice resurfacers be awarded to Engo Equipment Sales Ltd. for a total cost of \$971,000 excluding taxes as described in the staff report entitled “8205Q – Award of Contract for Five Electric Ice Resurfacers” dated November 7, 2024, from the Director, Public Works Operations;*
- (2) *That staff be authorized to issue change orders as required up to an additional \$50,000 for contingency, for a maximum total value of \$1,021,000, excluding taxes; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Engo Equipment Sales Ltd.*

ADOPTED ON CONSENT

PARKS RECREATION AND CULTURAL SERVICES
COMMITTEE

12. **CAMBIE COMMUNITY GATHERING PLACE ARTWORK PARTIAL DEACCESSION**

(File Ref. No. 11-7000-09-01) (REDMS No. 7855249, 7858656, 7747228)

That deaccession of the ten painted wood posts of the Cambie Community Gathering Place artwork, as described in the staff report titled, “Cambie Community Gathering Place Artwork Partial Deaccession”, dated November 25, 2024, from the Director, Arts, Culture and Heritage Services be approved.

ADOPTED ON CONSENT



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RES NO. ITEM

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

The following were appointed to the Sister City Advisory Committee for a two-year term to expire on December 31, 2026:

- Anna Fei;
- Nina Pangilinan;
- Danny Chen; and
- William Ying.

The following were appointed to the Richmond Accessibility Advisory Committee for a two-year term to expire on December 31, 2026:

- Pamela Andrews;
- Melanie Arnis;
- Shaan Lail;
- Tommy Leung;
- Rob Sleath;
- Sue Jones;
- Cindy Larden;
- Mark Downey;
- Deborah Ling;
- Laura Clarke;
- Ian Yeung; and
- Ariana Galeano Garcia.



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The following were appointed to the Richmond Seniors Advisory Committee for a two-year term to expire on December 31, 2026:

- Penny Chan;
- Frank Deyell;
- Nina Graham;
- Diana Leung;
- David Richardson;
- Munjeet Booton;
- Sheilah Marcelino;
- Christopher Mok; and
- Kanwarjit Sandhu.

The following were appointed to the Richmond Youth Advisory Committee for a one-year term to expire on December 31, 2025:

- Ekatarina Gofsky;
- Joe Vu; and
- Wendy Zhang;
- Jasmine Bains;
- Maryum Butt;
- Owen Chan;
- Mengna Ma;
- Nayis Majumder;
- Miranda Se; and
- Priesha Thakur.



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The following were appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2026:

- Michelle Li;
- Victoria Grigorenko;
- Jose Larano; and
- Jerome Teo.

BYLAWS FOR ADOPTION

SP24/8-6

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (Affordable Housing) (5300 No. 3 Road) Bylaw No. 10569;

Housing Agreement (Market Rental Housing) (5300 No. 3 Road) Bylaw No. 10570;

Wharves Regulation Bylaw No. 10182, Amendment Bylaw No. 10605; and

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10606.

CARRIED

DEVELOPMENT PERMIT PANEL

SP24/8-7

It was moved and seconded

(1) *That the Chair's report for the Development Permit Panel meetings held on November 27, 2024, be received for information; and*

(2) *That the recommendations of the Panel to authorize the approval of:*

- (a) *changes to the design of the Development Permit (DP 17-772227) issued for the property located at 11671 Cambie Road; and*



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*(b) changes to the design of the Development Permit
(DP 23-025993) issued for the property located at 4831
Steveston Highway;*

*be endorsed and the changes be deemed to be in General Compliance
with the Permits.*

CARRIED

ADJOURNMENT

SP24/8-8

It was moved and seconded
That the meeting adjourn (4:55 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Special meeting of the
Council of the City of Richmond held on
Wednesday, December 18, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



Community Safety Committee

Date: Tuesday, December 10, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Alexa Loo, Chair
Councillor Andy Hobbs
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Bill McNulty

Also Present: Councillor Chak Au
Councillor Carol Day (entered the meeting at 4:11 p.m.)
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on November 13, 2024, be adopted.

CARRIED

PRESENTATION

1. Fire Chief Jim Wishlove, Richmond Fire Rescue, and Brennan MacLachlan, Program Manager, Emergency Planning provided a presentation on the status of Emergency Preparedness and Management in Richmond (Copy on-file, City Clerk's Office) highlighting that:
 - The *Emergency and Disaster Management Act* is the Provincial legislation that mandates each local authority to have an Emergency Management Organization (EMO);

Community Safety Committee

Tuesday, December 10, 2024

- Emergency Programs department represents the subject matter experts to ensure that the strategic direction stipulated by the EMO is carried out;
- There are four risk-based functions of Emergency Management, Prevention and Mitigation, Preparedness, Response and Recovery;
- Emergency Programs department, write and implement, or support the implementation of the plans and activities to enable the four functions;
- Some initiatives that were undertaken by Emergency Programs since 2021 include: (i) transition of public education to community engagement, (ii) developed a heat response plan, (iii) emergency management staff training program for front line staff to Emergency Operation Centre (EOC) staff, (iii) leveraging grant funding for providing supplies to the EOC, (iv) conducting over 12 public engagement events reaching approximately 5860 people, and streamlining the sign up process for the emergency notification system, and (v) coordinating support for neighboring municipalities;
- EOC serves as the coordination center for analysing the situation, providing situation reports, developing response plans, documenting the rationale for decisions, tracking financial expenditures, and planning for the recovery;
- Many key partners are engaged with on a routine basis through response coordination, exercises, and professional organizations;
- Primary EOC is located in City Hall and a backup EOC is located at Cambie Fire Hall 3;
- The Emergency Support Services (ESS) program provides up to 72 hours of funding support for food, clothing, and lodging for displaced community members and is delivered by the City on behalf of the Provincial government;
- ESS has established and maintained a two hour service delivery benchmark starting from notification to delivery of services;
- Emergency Preparedness participates and conducts regular exercises that can take the form of table top ‘discussion’ based exercises most often employed during plan review and validation processes, activation exercises that involve full or partial EOC activations, and full scale exercises that involve response agencies conducting live drills; and

Community Safety Committee

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- Public sign up for the Richmond.ca/alert can be done through the MyRichmond web portal or residents can reach out to Emergency Programs staff for assistance signing up. This allows staff to communicate directly with members of the public during an event. The City of Richmond and Richmond Fire Rescue's (RFR) websites both have an Emergency Programs webpage that will give residents information on how to prepare for an emergency.

Councillor Carol Day entered the meeting (4:11 p.m.).

Discussion ensued with respect to (i) conducting large scale exercises, (ii) home checklists for creating a 72 hour emergency kit and the provision of prepackaged kits available during an emergency, (iii) translation of Emergency Programs information into Cantonese and Punjabi languages, (iv) current inventory of a 10 year food supply, (v) alerts being specific and directive as to what is happening, and direction for what needs to be done, (vi) food, water and emergency kits being available for on-duty staff to operate up to two weeks, and (vii) best before dates for supplies and food being regularly reviewed.

In response to a query from Committee, Chief Wishlove advised that in an emergency situation, the first 72 hours are critical for emergency services to assess viable assets for sheltering. As such, it is important that the public be independently prepared to get through the first 72 hours of an emergency.

Committee provided direction to staff to provide a memorandum on the chain of command in case of an emergency and that the Emergency Preparedness presentation be presented to Council.

COMMUNITY SAFETY DIVISION

2. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – OCTOBER 2024**

(File Ref. No. 12-8375-02) (REDMS No. 7858227)

Discussion ensued regarding soil activity and the quantitative and qualitative downward trend of calls for service with respect to homelessness.

It was moved and seconded

That the staff report titled "Community Bylaws Monthly Activity Report – October 2024", dated November 15, 2024, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

3.

Community Safety Committee
Tuesday, December 10, 2024

3. **BUSINESS LICENCE ACTIVITY REPORT – THIRD QUARTER 2024**
(File Ref. No. 12-8375-02) (REDMS No. 7834273)

It was moved and seconded

That the staff report titled “Business Licence Activity Report – Third Quarter 2024”, dated October 18, 2024, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

4. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – OCTOBER 2024**
(File Ref. No. 09-5140-01/) (REDMS No. 7855584)

It was moved and seconded

That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – October 2024”, dated November 6, 2024, from the Fire Chief, be received for information.

CARRIED

5. **FIRE CHIEF BRIEFING**
(Verbal Report)

Items for discussion: None

6. **RCMP MONTHLY ACTIVITY REPORT – OCTOBER 2024**
(File Ref. No. 09-5000-01) (REDMS No. 7841582)

Discussion ensued with respect to mental health and sexual assault related incidents.

It was moved and seconded

That the report titled “RCMP Monthly Activity Report – October 2024”, dated November 15, 2024, from the Officer in Charge, be received for information.

CARRIED

Councillor Andy Hobbs left the meeting (5:01 p.m.) and did not return.

7. **RCMP/OIC BRIEFING**
(Verbal Report)

Items for discussion: None

8. **MANAGER’S REPORT**

None.

Community Safety Committee
Tuesday, December 10, 2024

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:05 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, December 10, 2024.

Councillor Alexa Loo
Chair

Raman Grewal
Legislative Services Associate



General Purposes Committee

Date: Monday, December 16, 2024

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (entered the meeting at 4:01 p.m.)
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs (by teleconference)
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

It was moved and seconded
That Councillor Hobbs be permitted to enter the meeting electronically.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on December 2, 2024, be adopted as circulated.

CARRIED

General Purposes Committee
Monday, December 16, 2024

DELEGATION

1. Nancy Small, CEO, and Ceri Chong, Director of Destination Development, Tourism Richmond, with the aid of a PowerPoint presentation (copy on file, City Clerk's Office), provided an update on Fishers Walk, An Interpretive Walking Experience.

Discussion ensued regarding (i) the connection to the City's Wayfinding Strategy and the community outside of Steveston and (ii) the role of Britannia Shipyards National Historic Site and Gulf of Georgia Cannery in Steveston's history.

LAW AND COMMUNITY SAFETY DIVISION

2. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO.10620 – 4151 HAZEL BRIDGE WAY UNIT 1350**
(File Ref. No. 12-8060-00) (REDMS No. 7845144)

It was moved and seconded

That the staff report titled "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10620 – 4151 Hazelbridge Way Unit 1350" dated November 12, 2024 from the Director, Community Bylaws and Licencing, which amends Schedule A of Bylaw No. 7538 to add the address of 4151 Hazelbridge Way Unit 1350 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.

CARRIED

General Purposes Committee
Monday, December 16, 2024

DEPUTY CAO'S OFFICE

3. INTERIM HOUSING NEEDS REPORT 2024

(File Ref. No. 08-4057-05) (REDMS No. 7841389)

Staff provided an overview of the report, highlighting that the *Bill 44 Housing Statutes (Residential Development) Amendment Act* now requires municipalities to complete and publish an Interim Housing Needs Report (IHNR) that would acknowledge the 5 and 20-year housing needs required to address housing demand. The Province introduced a series of calculations to be used in forecasting local housing needs. These calculations, carried out through what is referred to as the "HNR Method", estimate the housing supply that is presumably needed to meet growth-driven demand in addition to housing supply that targets latent demand. The Province's new HNR Method includes housing supply required to address low levels of rental vacancy, suppressed household formation, housing for persons experiencing homelessness, rental vacancy, and a demand buffer.

In response to queries from Committee, staff advised that (i) staff believe the HNR Method overestimates the housing needs tied to several of the components of need listed, (ii) the number of one and two person households has grown, resulting in a growing demand for studio and 1-bedroom units, along with a continuing need to provide 2-bedroom and 3-bedroom units, (iii) zoning and the Official Community Plan (OCP) have to enable the overall supply of housing as identified in the HNR, (iv) the HNR will feed into the OCP review and the City's role is to enable the supply of housing through pre-zoning, (v) the delivery of housing for very-low income households and housing with supports for some of the most vulnerable members of the community requires the involvement of senior levels of government, (vi) the 1,980 housing units in Figure 1 reflect the housing unit completions annually over the past decade, (vii) when someone applies to the BC Subsidized Housing Registry, they are offered housing based on need rather than solely based on the amount of time since registering and a number of considerations can affect the amount of time an applicant is on the Registry, and staff will provide more information on the reassessment of applicants, and (viii) the number of units needed for persons experiencing homelessness pertains to new units.

It was moved and seconded

(1) *That the Interim Housing Needs Report provided as Attachment 3 to the staff report titled "Interim Housing Needs Report 2024" dated December 3, 2024 from the Director, Housing Office be received for information and published on the City of Richmond's website, as required by the British Columbia Local Government Act; and*

3.

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- (2) *That a letter be sent to the Minister of Housing and Municipal Affairs from the Mayor identifying issues in the Province's standardized Housing Needs Report Method (HNR Method), as outlined in Attachment 1, and the potential implications of an overestimate of housing need as it relates to planning for community amenities and growth-related infrastructure.*

CARRIED

4. ESTABLISHING A HOUSING AUTHORITY - REFERRAL RESPONSE

(File Ref. No. 08-4057-05) (REDMS No. 7876551)

Staff provided a brief overview of the functions of the Housing Office, highlighting that (i) in Q2 2024 the City's Housing Office was established as a new in-house department to lead initiatives to deliver more housing, (ii) with the receipt of external funding through Canada Mortgage and Housing Corporation's Housing Accelerator Fund, the City is advancing work to expand the scope and delivery of affordable housing across the community, (iii) the City's Housing Office is comprised of eight staff, with two additional Temporary Full-Time positions supported in the 2025 Operating Budget, (iv) the current main areas of focus of the Housing Office include working with developers on the approval of Low-End Market Rental (LEMR) units, working with the Development Applications department to review rental-only housing development applications, and supporting the delivery of the actual built projects in partnership with BC Housing and other non-profit organizations, and (v) the Housing Office in tandem with other departments continues to provide a strong focus on housing needs in the community and a housing authority remains an important tool that the City may pursue to achieve its objectives.

In response to a query from Committee, staff advised that the City has been an active leader in supporting the direct delivery of housing across the full housing continuum and the incorporation of a new entity may be beneficial as the City moves ahead and looks to expand its role.

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Discussion ensued regarding (i) the suitability of a housing authority and when it might be utilized, (ii) the success of a housing authority when a concrete deliverable is defined, (iii) an outstanding referral regarding the management of the LEMR program, (iv) the comparison between an in-house department and a housing authority in regards to access to grants, (v) the potential operating model and functions of a housing authority, including establishing a society versus a corporation, (vi) the degree of control of Council being dependent on objectives, risks associated with financial assistance provided by the City and/or the need to involve community interests, (vii) the typical roles of a municipal housing authority, (viii) funds available in the Affordable Housing Reserve, (ix) further analysis of the Burnaby Housing Authority, and (x) funding through the Housing Accelerator Fund to build the capacity of non-profit organizations and cooperative housing buildings to deliver more affordable housing for low and moderate-income households.

In response to a further query from Committee, staff advised that the OCP Market Rental Housing Policy, that requires developers to provide market rental housing or cash-in-lieu of built contribution, remains unchanged and still applies.

It was moved and seconded

- (1) *That the staff report titled 'Establishing a Housing Authority – Referral Response' from the Director, Housing Office, be received for information; and*
- (2) *That staff be directed to take the next steps in establishing a Housing Authority, including analysis of:*
 - (a) *Structure options;*
 - (b) *Financing model;*
 - (c) *Terms of Reference;*
 - (d) *When to utilize the Housing Authority;*
 - (e) *Results of stakeholder consultation;*
 - (f) *The implications to the development community; and report back in three months.*

The question on the motion was not called as discussed ensued regarding (i) further analysis of a housing authority, including next steps in establishing a housing authority and (ii) the level of involvement of a housing authority to be outlined in the terms of reference.

The question on the motion was then called and it was **CARRIED**.

General Purposes Committee

Monday, December 16, 2024

5. MAJOR PROJECTS OVERSIGHT - REFERRAL RESPONSE (File Ref. No. 10-6000-01) (REDMS No. 7845033)

Staff provided a brief overview of the report, highlighting (i) two active City infrastructure projects over \$50 million are the Steveston Community Centre and Library Replacement and the Works Yard Replacement Project, (ii) an outline of some of the oversight and quality assurance practices the City has in place for major infrastructure projects, (iii) various approaches to project oversight committees, and (iv) the delivery of over \$500 million in projects since 2014 that have been completed on or under budget.

Discussion ensued regarding (i) accountability within projects in excess of \$50 million, (ii) the formation of an oversight committee and developing terms of reference unique to each project, (iii) the typical composition of project oversight committees, and (iv) the financial impact as determined by the recommended billable hourly rates for senior-level professional services as outlined in the professional fee guides for Architectural Institute of British Columbia and Association of Consulting Engineering Companies British Columbia.

It was moved and seconded

- (1) *That the report titled, "Major Projects Oversight – Referral Response", dated November 15, 2024, from the Director, Facilities and Project Development, be received for information;*
- (2) *That staff be directed to develop Terms of Reference for an Oversight Committee for the Works Yard Replacement Project; and*
- (3) *That staff be directed to develop a policy that an Oversight Committee be considered at the outset of each project for projects with a Capital cost exceeding \$50 million dollars.*

The question on the motion was not called as discussed ensued regarding (i) the difference between a standing committee versus a project-based committee, (ii) the multiple layers of accountability and transparency built into the City's capital management and delivery process that are essential to creating successful outcomes, and (iii) the consideration of committee term limits when developing terms of reference.

The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:40 p.m.).

CARRIED

6.

General Purposes Committee
Monday, December 16, 2024

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, December 16, 2024.

Mayor Malcolm D. Brodie
Chair

Shannon Unrau
Legislative Services Associate



Planning Committee

Date: Tuesday, December 17, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs (by teleconference)

Also Present: Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on December 3, 2024, be adopted as circulated.

CARRIED

The Chair noted that the Planning Committee meeting on January 9, 2025 is cancelled and that the next Planning Committee is scheduled on January 21, 2025.

PLANNING AND DEVELOPMENT DIVISION

1. **RICHMOND CHILD CARE STRATEGY 2024–2034**
(File Ref. No. 07-3070-04) (REDMS No. 7779006)

Planning Committee
Tuesday, December 17, 2024

In response to queries from Committee, staff advised that (i) the City received a BC Healthy Communities grant this year to address the need for additional school age child care spaces, (ii) the grant will be used to develop a new model for school aged child care as well as develop business plans in order to create additional spaces on an accelerated time line, (iii) Richmond School District No. 38 is currently undertaking a number of projects to enhance child care on school sites and will be a significant member of the Advisory Committee for the BC Healthy Communities grant, and (iv) staff will provide more information regarding the decrease in child care spaces in the Hamilton area.

It was moved and seconded

- (1) *That the Richmond Child Care Strategy 2024–2034, as outlined in the staff report titled “Richmond Child Care Strategy 2024–2034”, dated November 19, 2024, from the Director, Community Social Development, be adopted; and*
- (2) *That the Richmond Child Care Strategy 2024–2034 be posted on the City website and distributed to key community partners and elected officials including Richmond Members of the Legislative Assembly, Richmond Members of Parliament, Minister of Education and Child Care, Minister of State for Child Care and Youth with Support Needs, Minister of Children and Family Development, Minister of Social Development and Poverty Reduction, Federal Minister of Families, Children and Social Development, and the Richmond School Board.*

CARRIED

2. MANAGER’S REPORT

(i) Update on Port of Vancouver Land Use Plan-

Staff provided an update on the Port of Vancouver’s Land Use plan noting that a recent amendment has been made to the plan to designate the property at 13751 Steveston Highway to industrial land use.

(ii) New Planner

Staff introduced Dilys Huang as the new Planner 3 in the Development Applications department, and will primarily focus on rental applications.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:08 p.m.).

CARRIED

2.

Planning Committee
Tuesday, December 17, 2024

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 17, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



Public Works and Transportation Committee

Date: Wednesday, December 18, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Carol Day, Chair
Councillor Michael Wolfe
Councillor Chak Au
Councillor Kash Heed (entered the meeting at 4:03 p.m.)
Councillor Alexa Loo

Also Present: Mayor Malcolm Brodie
Councillor Laura Gillanders
Councillor Andy Hobbs (by teleconference)
Councillor Bill McNulty

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works and Transportation Committee held on November 20, 2024, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 22, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

DELEGATION

1. Nathan Davidowicz spoke on ameliorating the SkyTrain and bus systems specifically examining funding sources, additional elevators at stations, accessibility of stations, and upgrading bus services.

Public Works & Transportation Committee
Wednesday, December 18, 2024

Councillor Kash Heed entered the meeting (4:03 p.m.).

Direction was provided to staff to provide Mr. Davidowicz's submission on TransLink.

ENGINEERING AND PUBLIC WORKS DIVISION

2. **TRANSPORTATION DEMAND MANAGEMENT (TDM) RESERVE FUND ESTABLISHMENT**

(File Ref. No. 10-6500-00) (REDMS No. 7836018)

In response to queries from Committee, staff advised that (i) funds collected in the Transportation Demand Management (TDM) reserve fund can be used by the City to support future active transportation programs and infrastructure to promote increased walking and cycling trips in the City, (ii) the staff report outlines a cash-in-lieu option for developers in addition to the TDM measures, and (iii) the proposed change provides developers with options.

It was moved and seconded

- (1) *That the Transportation Demand Management Reserve Fund Establishment Bylaw No.10563 as described in the staff report titled "Transportation Demand Management (TDM) Reserve Fund Establishment" dated November 19, 2024, from the Director, Transportation be introduced and given first, second and third readings; and*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10616 to include the provision of a Transportation Demand Management Reserve Fund, be introduced and given first reading.*

CARRIED

3. **TRANSLINK 2025 COST-SHARE FUNDING APPLICATIONS – TRANSPORTATION PROJECTS**

(File Ref. No. 10-6500-01) (REDMS No. 7831660)

It was moved and seconded

- (1) *That the submission of road, pedestrian and bicycle improvement projects as part of the TransLink 2025 Cost-Share Programs, as described in the report titled "TransLink 2025 Cost-Share Funding Applications – Transportation Projects", dated November 18, 2024, from the Director, Transportation be endorsed;*

Public Works & Transportation Committee
Wednesday, December 18, 2024

- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the successful funding agreements; and*
- (3) *Should the grant applications be successful, the budget of the capital projects will be increased to reflect the external contributions and will be included in a Consolidated 5Year Financial Plan accordingly.*

CARRIED

4. **8205Q - AWARD OF CONTRACT FOR FIVE ELECTRIC ICE RESURFACERS**

(File Ref. No. 02-0780-01) (REDMS No. 7570819)

Staff highlighted that Engo Equipment Sales Ltd. (i) provided multiple demonstrations of their electric ice resurfacer units, (ii) meets all City specifications and had the lowest cost submission, (iii) has the several machine enhancements that other companies do not, and (iv) has the best overall value while meeting Richmond arena's unique operations.

In reply to queries from Committee, staff advised that (i) the old units will be retired and go to auction, and (ii) Engo Equipment Sales Ltd. provides a 2 year warranty for parts and labour for the entire unit and a 5 year warranty for parts and labour for the battery.

It was moved and seconded

- (1) *That Contract 8205Q, for the supply and delivery of five electric ice resurfacers be awarded to Engo Equipment Sales Ltd. for a total cost of \$971,000 excluding taxes as described in the staff report entitled "8205Q – Award of Contract for Five Electric Ice Resurfacers" dated November 7, 2024, from the Director, Public Works Operations;*
- (2) *That staff be authorized to issue change orders as required up to an additional \$50,000 for contingency, for a maximum total value of \$1,021,000, excluding taxes; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Engo Equipment Sales Ltd.*

CARRIED

5. **MANAGER'S REPORT**

None.

3.

Public Works & Transportation Committee
Wednesday, December 18, 2024

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:20 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, December 18, 2024.

Councillor Carol Day
Chair

Sarah Goddard
Legislative Services Associate



Parks, Recreation and Cultural Services Committee

Date: Wednesday, December 18, 2024

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe
Councillor Laura Gillanders
Councillor Andy Hobbs (by teleconference)
Councillor Bill McNulty

Also Present: Mayor Malcolm Brodie
Councillor Carol Day
Councillor Kash Heed
Councillor Alexa Loo

Call to Order: The Chair called the meeting to order at 4:21 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on November 26, 2024, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 28, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

Parks, Recreation & Cultural Services Committee
Wednesday, December 18, 2024

PARKS, RECREATION AND CULTURE DIVISION

1. **CAMBIE COMMUNITY GATHERING PLACE ARTWORK
PARTIAL DEACCESSION**

(File Ref. No. 11-7000-09-01) (REDMS No. 7855249)

It was moved and seconded

That deaccession of the ten painted wood posts of the Cambie Community Gathering Place artwork, as described in the staff report titled, “Cambie Community Gathering Place Artwork Partial Deaccession”, dated November 25, 2024, from the Director, Arts, Culture and Heritage Services be approved.

CARRIED

2. **MANAGER’S REPORT**

Winter Break Community Opportunities

Staff highlighted numerous programs and activities taking place in the City throughout the winter break and noted that all information can be found on the City’s website, social media platform and at community facilities.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Wednesday, December 18, 2024.

Councillor Chak Au
Chair

Sarah Goddard
Legislative Services Associate



Finance Committee

Date: Tuesday, January 7, 2025
Place: Anderson Room
Richmond City Hall
Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

It was moved and seconded

That Rick Dusanj be permitted to join the meeting electronically.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on December 2, 2024, be adopted as circulated.

CARRIED

DELEGATION

1. Aanu Adeleye, Engagement Partner, KPMG, presented the Audit Planning Report (Copy on File, City Clerk's Office).

FINANCE AND CORPORATE SERVICES DIVISION

2. FINANCIAL INFORMATION – 3RD QUARTER SEPTEMBER 30, 2024

(File Ref. No. 03-0905-01) (REDMS No. 7842837)

It was moved and seconded

That the staff report titled, “Financial Information – 3rd Quarter September 30, 2024”, dated December 12, 2024, from the Director, Finance, be received for information.

CARRIED

3. ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE – 3RD QUARTER SEPTEMBER 30, 2024

(File Ref. No. 03-0975-01) (REDMS No. 7845719)

In response to queries from Committee, staff advised that (i) active capital projects noted in this report have already been approved from previous years, (ii) Watermania should have a lifespan of 15-20 years if maintained properly, (iii) an assessment of recreation facilities in Richmond has been conducted and more information is to come, and (iv) non-cash assets could consist of upgrades to services, and road dedications.

It was moved and seconded

That the staff report titled, “Active Capital Projects Financial Update – 3rd Quarter September 30, 2024”, dated November 29, 2024 from the Director, Finance, be received for information.

CARRIED

LULU ISLAND ENERGY COMPANY

4. LULU ISLAND ENERGY COMPANY - 2024 3RD QUARTER FINANCIAL INFORMATION

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 7892 I 76)

It was moved and seconded

That the Lulu Island Energy Company report titled "Lulu Island Energy Company - 2024 3rd Quarter Financial Information", dated December 13, 2024, from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

5. **RICHMOND OLYMPIC OVAL CORPORATION – 3RD QUARTER 2024 FINANCIAL INFORMATION**

(File Ref. No. 03-1200-09) (REDMS No. 7895732)

Committee requested a (i) summary of allocation of the Hotel Tax, (ii) budget for sport hosting, and (iii) more details on the investments noted in the report.

It was moved and seconded

That the Richmond Olympic Oval Corporation – 3rd Quarter 2024 Financial Information report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

CARRIED

6. **RICHMOND OLYMPIC OVAL CORPORATION – 2025 ANNUAL OPERATING AND CAPITAL BUDGETS**

(File Ref. No. 03-1200-09) (REDMS No. 7895782)

It was moved and seconded

That the Richmond Olympic Oval Corporation – 2025 Annual Operating and Capital Budgets report from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

The question on the motion was not called as discussion took place on (i) the marketing budget, (ii) strategic plan process, and (iii) examining efficiencies to lower costs.

The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:32 p.m.).

CARRIED

Finance Committee
Tuesday, January 7, 2025

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Tuesday, January 7, 2025.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate



To: Planning Committee

Date: November 5, 2024

From: Joshua Reis
Director, Development

File: RZ 22-019094

Re: Application by 1343356 BC Ltd. for Rezoning at 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to the “Low Density Townhouses (RTL4)” Zone

Staff Recommendation

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ta
Att. 7

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

Staff Report

Origin

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road. A location map and aerial photograph are provided in Attachment 1.

A Development Permit (DP) application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement (SA) will be required for this development prior to Building Permit (BP) issuance for frontage improvements along the site’s frontage and new service connections to the site.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The subject site consists of two lots each with a single-family dwelling. Both dwellings are currently tenanted. The applicant has indicated that there are no secondary suites in any of the dwellings. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. All existing dwellings are proposed to be demolished.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Single-family dwellings fronting Sheridan Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

To the South: Across Williams Road, single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: Single-family dwellings fronting Williams Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” designated for future townhouse development.

To the West: A two-unit dwelling fronting Williams Road on a lot zoned “Two-Unit Dwellings (RD1)” designated for future townhouse development.

Related Policies & Studies

Official Community Plan/Blundell Planning Area

The Official Community Plan (OCP) identifies that the subject site is in the Blundell planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). The “Neighbourhood Residential” designation accommodates single-family, two-family and multiple-family housing (specifically townhouses). The proposed redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is generally in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

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.

Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, Staff have received two written submissions from the public about the application. The written submissions include two emails from residents in the neighbouring developments (Attachment 5).

A summary of the emails received regarding the application includes the following:

- Concern regarding townhouse development in the neighbourhood.
The proposed development is consistent with the City’s OCP and the Arterial Road Land Use Policy which anticipates the development of townhouses on the subject site. With regards to adjacency considerations, the City’s design guidelines require an increased setback and/or the stepping-down of three-storey townhouses to two-storeys for developments that are adjacent to single-family dwellings. The townhouse units proposed at the rear of the subject site, adjacent to the single-family dwellings fronting Sheridan Road, are proposed to be two storeys. The form and character of the development will be further reviewed at the DP stage.
- Concern regarding the potential loss of greenery.
The application has been reviewed with consideration given to preserving as many existing on-site healthy trees where possible. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

The Province granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023, which came into force on December 7, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Built Form and Architectural Character

The proposed development consists of ten townhouse units on a site that is 2,025.3 m² (21,806 ft²) in area after the required road dedication on William Road. Conceptual development plans proposed by the applicant are included in Attachment 2.

The proposed site layout includes four buildings arranged around a T-shaped driveway with access from Williams Road. The units are in two to three-unit building clusters.

Main entries for the southern units front Williams Road, while the entries to the internal units are proposed off the internal driveway.

Existing Legal Encumbrances

There is an existing City utilities SRW RD47827 [Plan 52339] along the north property line of the subject site. The existing city utilities SRW agreement is to remain. No encroachment is permitted within the SRW area.

Housing Type and Tenure

This proposal is for ten townhouse units that are intended to be strata titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$20,660.00 in lieu of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 60.5 m² meets the minimum guideline (6.0 m² of outdoor space per unit for a total of 60.0 m²) of the OCP. Staff will work with the applicant at the DP stage to review the configuration and the design of the common outdoor amenity space.

Transportation and Site Access

Access to the subject site will be from Williams Road. Prior to the final adoption of the rezoning bylaw, registration of a SRW will be secured over the internal drive-aisle of the subject development in favour of future townhouse development to the east and west to provide for access should the neighbouring properties redevelop in the future.

A 0.60 m wide road dedication will also be required along the site's entire Williams Road frontage for frontage improvements which include a landscaped boulevard and sidewalk. The frontage improvements will be provided through the SA which is required prior to BP issuance.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Ten bylaw-sized trees (tag# 001, 002, 003, 004, 005, 006, 007, 008, 011 and 014) on the subject property.
- Two trees (tag# OS-1 and OS-2) on neighbouring properties (6311 Williams Road and 6230 Sheridan Road).
- One Buxus hedge (no tag) along the south property line on City property.
- Four non-bylaw-sized Palm trees (tag# 009, 010, 012 and 013), on the subject property.

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

- One tree located on-site, specifically tag# 001 (41.0 cm DBH - Blue spruce) is located along the site's frontage and is in good condition. This tree will be retained with modifications made to the required sidewalk upgrade through the SA.
- One tree located on-site, tag# 003 (46.0 cm DBH – Western hemlock), located by the north property line is in fair condition. This tree is to be retained and protected.
- Two trees located on-site, specifically tag# 004 (48.0 cm DBH – Norway spruce) and tag# 005 (28.0 cm DBH - Locust) are identified to be in good condition. The outdoor amenity space has been strategically located in order to enable retention of these trees. The trees are to be retained and protected accordingly.
- One tree located on-site, specifically tag# 014 (28.0 cm DBH - Cypress) is located along the site's frontage and is in good condition. This tree has been identified for relocation due to its conflict with the required frontage improvements. The new onsite location for the relocated tree (tag# 014) will be determined further through the DP application review process.

- One tree located on-site, specifically tag# 002 (75.0 cm DBH – Red cedar), located by the east property line, is in fair condition but in conflict with the proposed development such that it cannot be retained.
- One tree located on-site, specifically tag# 006 (22.0 cm DBH - Cypress), by the north property line, is in good condition, it is identified to be retained and protected in the Arborist report. Two trees located on-site, specifically tag# 007 (36.0 cm DBH – Japanese maple) and tag# 008 (40.0 cm DBH - Magnolia) are in good condition but are located close to the proposed development and in the middle of the development site respectively, such that they cannot be retained.
- One tree, specifically tag# 011 (36.0 cm DBH – Japanese maple) is in good condition but is less than 1.0 m from the existing house. Therefore, the tree will be negatively impacted by the demolition works and is in the middle of the development site such that it cannot be retained.
- Two trees, specifically tag# OS-1 (a significant 120.0 cm DBH - Western Red cedar) and tag# OS-2 (40.0 cm DBH - Black locust) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property line are identified to be retained and protected as per Arborist report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Four non-bylaw palm trees (tag# 009, 010, 012 and 013) are to be removed as per arborist report. No compensation is required.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove four bylaw-sized on-site trees (tag # 002, 007, 008 and 011). The 2:1 replacement ratio would require a total of eight replacement trees. Based on the preliminary landscape plan (Attachment 2), provided as part of the rezoning application, the applicant has indicated 14 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8.0 cm	4.0 m

Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscape Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a ten per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Tree Protection

Six on-site trees (tag # 001, 003, 004, 005, 006 and 014) located by the north and south property lines and two neighbouring trees (tag# OS-1 and OS-2) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property lines are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$46,080.00 is required to ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005 and 006) and the relocation of one on-site tree (tag# 014).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site are completed.

Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft² (2024 rate) for a total amount of \$13,341.69

Affordable Housing Strategy

The City's Affordable Housing Strategy seeks Cash-in-Lieu (CIL) contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental housing units. In this case, the rezoning application proposes ten townhouse units.

The applicant has agreed to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot to the City's Affordable Housing Reserve Fund, consistent with contributions for projects located outside of the City Centre.

The lands subject to this application are 21,800.15 ft² in area. The "Low Density Townhouse (RTL4)" zone will establish a residential floor area ratio (FAR) of 0.60, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 13,080.09 ft². The affordable housing CIL requirement applicable for this application is \$156,961.06 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City of Richmond's OCP establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund. The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m²). Consistent with the OCP, the CIL contribution applicable to this proposal is \$34,662.23 and must be provided to the City prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., 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). In addition, the applicant proposes two Convertible Units, one located in Building A (Unit 1) and the other in Building D (Unit 10). Further review of the Convertible Unit design will be undertaken as part of the DP application review process.

Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with EL-4.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review processes.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the front yard setback from 6.0 m to 4.5 m.
 - The applicant is proposing a reduced front yard setback to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent residential developments to the north. The increased rear yard setback would also provide a larger protection buffer for six trees (tag# 003, 004, 005, 006, OS1 and OS2) along the north and east property line that are to be retained as part of the development.
 - The resulting distance from the back of curb to the building face would be approximately 8.16 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Williams Road, a restrictive covenant will be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is to be incorporated into dwelling unit design and construction.

Prior to a DP application being considered by the DP Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

- Staff support the requested variance recognizing that a minor road dedication (approximately 0.60 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.

2. Allow ten small car parking stalls.

- The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed ten-unit townhouse development will provide 20 residential, plus two visitor parking spaces on-site. The small car stalls will be located in all ten side-by-side double garages. Each of the garages will contain one small car stall alongside with one standard-size stall.
- Transportation staff support the proposed variances to allow one small car stall in each of the ten side-by-side double-car garages.

These variances will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the DP stage.

Development Permit Application

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Site plan: Refinement of the site plan to finalize the frontage improvements, shared outdoor amenity area, pedestrian circulation and site grading to ensure the survival of all proposed protected trees and appropriate transition between the proposed development and the adjacent existing developments.
- Landscape plan: The new onsite location for the relocated tree (tag# 014) will be reviewed and determined. Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west residential developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of CPTED.

- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Site Servicing and Frontage Improvements

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- A 0.60 m wide road dedication and boulevard improvements including a 1.5 m wide treed/grassed boulevard and 2.0 m wide sidewalk along the portion of Williams Road adjacent to the site.
- A new water service connection to the existing watermain along the Williams Road frontage.
- A new storm sewer service along the Williams Road frontage to service the proposed lot.
- A new sanitary service connection in the SRW located along the rear property line of the proposed site.
- Street lighting levels along all road and lane frontages are to be reviewed and upgrade as required.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road.

Frontage and engineering improvement works required with respect to the subject development will be secured through the City’s standard SA. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10618 be introduced and given first, second and third reading.



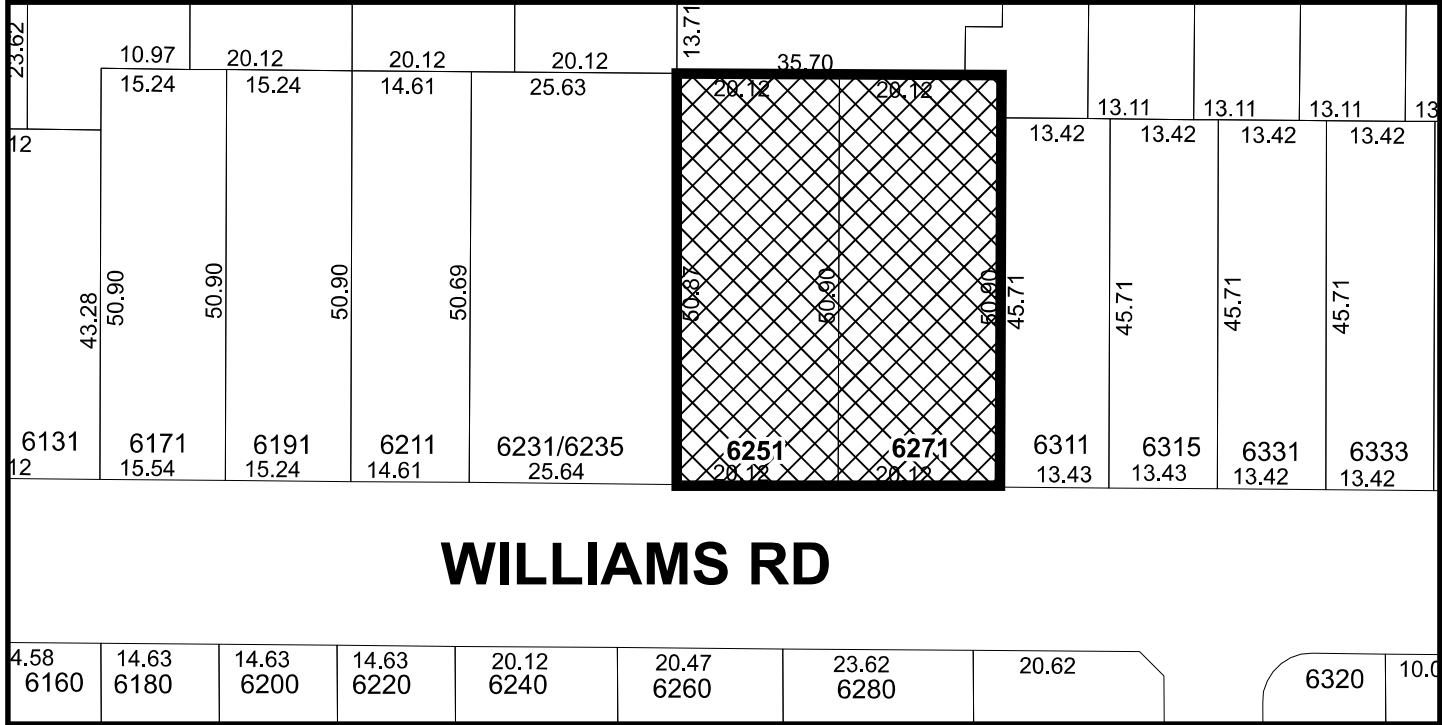
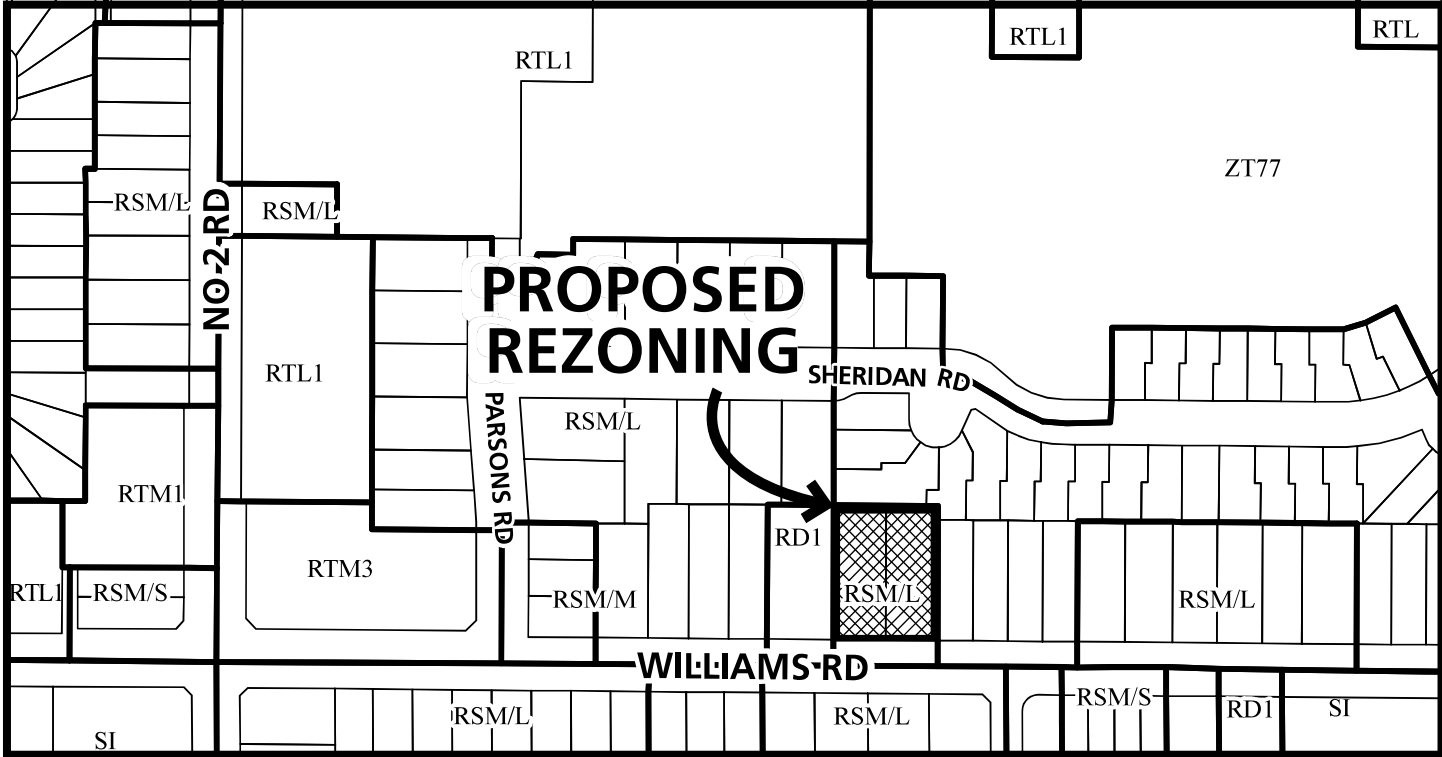
Tolu Alabi
Planner 2
(604-276-4092)


TA:js

- Att. 1: Location and Aerial Maps
 2: Conceptual Development Plans
 3: Development Application Data Sheet
 4: Blundell Planning Area
 5: Public Correspondence
 6: Tree Management Plan
 7: Rezoning Considerations



City of Richmond





RZ 22-019094

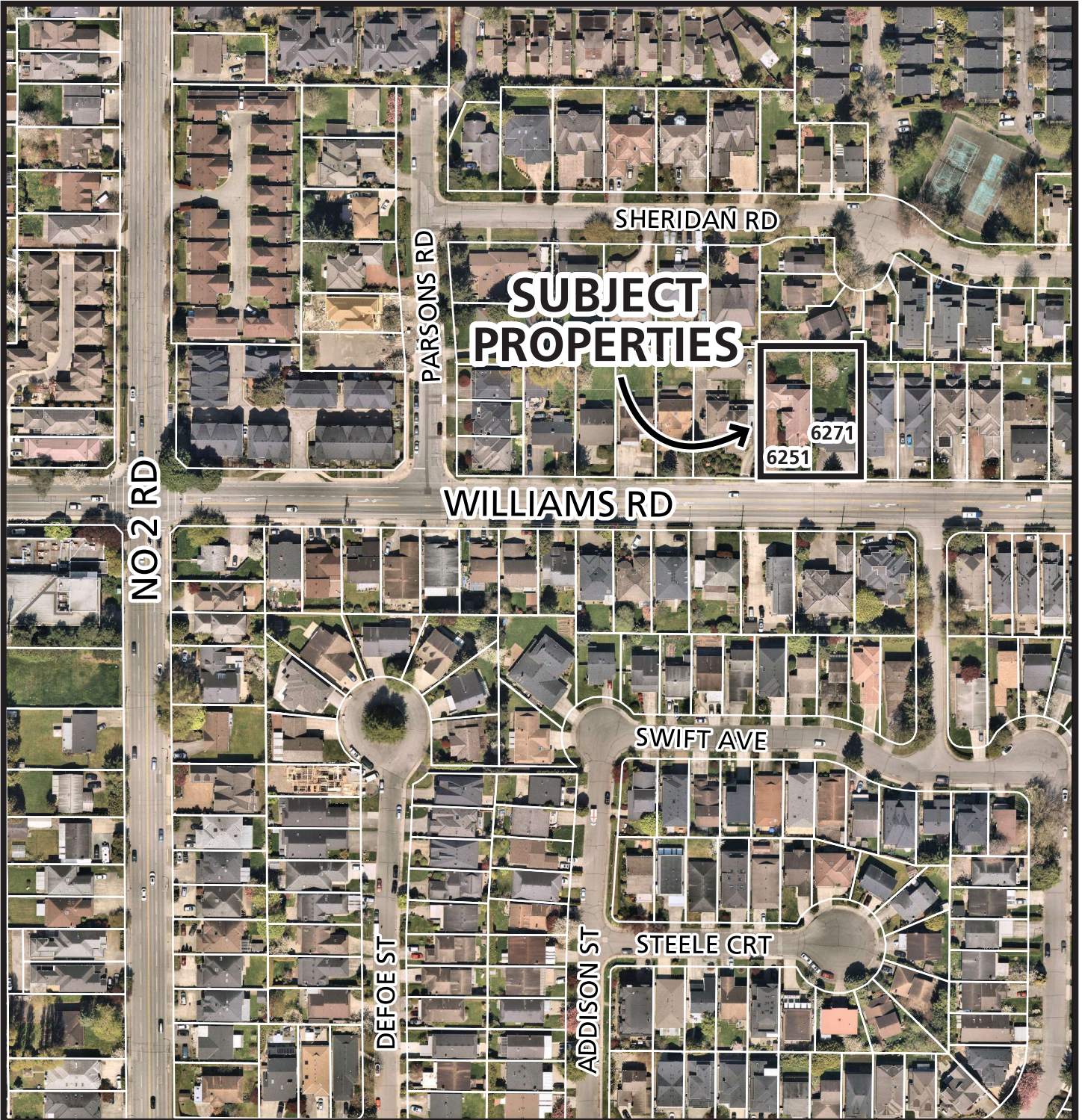
Original Date: 08/22/22

Revision Date: 10/19/24

Note: Dimensions are in METRES



City of Richmond



RZ 22-019094

Original Date: 08/22/22

Revision Date: 10/16/24

Note: Dimensions are in METRES

CNCL - 52

REZONING FOR PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS ROAD, RICHMOND, BC

DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 6251 & 6271 WILLIAMS ROAD, RICHMOND, BC
- (B) LEGAL DESCRIPTION: LOT B PLAN 6489 AND LOT 104 PLAN 33385, BOTH OF SECTION 30, BLOCK 4 NORTH, RANGE 6 WEST, NWD BEFORE DEDICATION 2050 SM (22,066 SF), AFTER DEDICATION APPROX. 2025.3 SM (21800 SF)
- (C) LOT AREA: 0.60 X 2025.3 SM = 1215.18 SM
- (D) ZONING USE: CURRENT: RS1/E, PROPOSED REZONING (UNDER RS1/E ZONING) (RTL4)

(E) FLOOR AREA RATIO	PROPOSED DEVELOPMENT
0.35 TO 0.54:5 SM	0.60
0.3 TO REST OF SITE AREA	1215.17 SM (13,080 SF) FAR FLOOR AREA
TOTAL FAR FLOOR AREA	
0.60 X 2025.3 SM = 1215.18 SM	
(13,080 SF)	

(F) NUMBER OF UNIT:	PROPOSED DEVELOPMENT
1 PER LOT	10 UNITS
MAX - 45%	39.2% (8543 SQ. FT.)

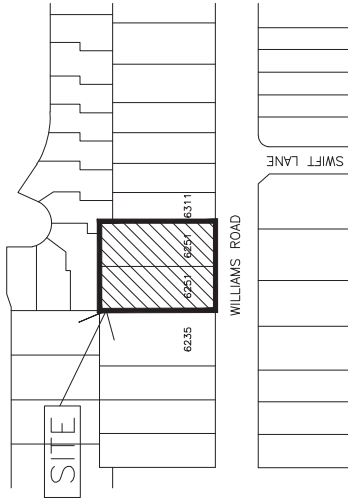
(H) BUILDING HEIGHT:	BUILDING HEIGHT
MAX HEIGHT - 9M	- 10.97M
FRONT YARD - 6M	- 4.51M (14'10") [VARIANCE REQUIRED]
SIDE YARD - 2M	(4.5M FRONT YARD WITH 6M REARYARD ALLOWABLE IN ARTERIAL ROAD POLICY)
REAR YARD - 6M	- 3.19M (10'6")
	- 3.02M (9'11")
	- 6.00M (19'8")

(I) SETBACK:	FRONT YARD WILLIAMS RD - 12M
MAX MAIN BUILDING HEIGHT - 12M	
FRONT YARD WILLIAMS RD - 6M	
SIDE YARD - 3M	
REAR YARD - 3M	

(J) PARKING:	RESIDENTIAL PARKING:	10 REGULAR
2 PER DWELLING UNIT	10 SMALL [VARIANCE REQUIRED]	
	2 REGULAR	
	22 PARKING	
	TOTAL	

(K) BICYCLE	BICYCLE
1.25 PER DWELLING UNIT X10=13	20
0.2 PER DWELLING UNIT X10= 2 VISITOR	VISITOR BIKE RACK 2

(L) OPEN SPACE	OPEN AMENITY SPACE= 6 SM PER UNIT	60.5 SM (651 SQ. FT.)
	X10= 60 SM (646 SF)	



TWO CONVERTIBLE UNITS (UNIT #1 AND 10) ARE PROVIDED IN THIS DEVELOPMENT

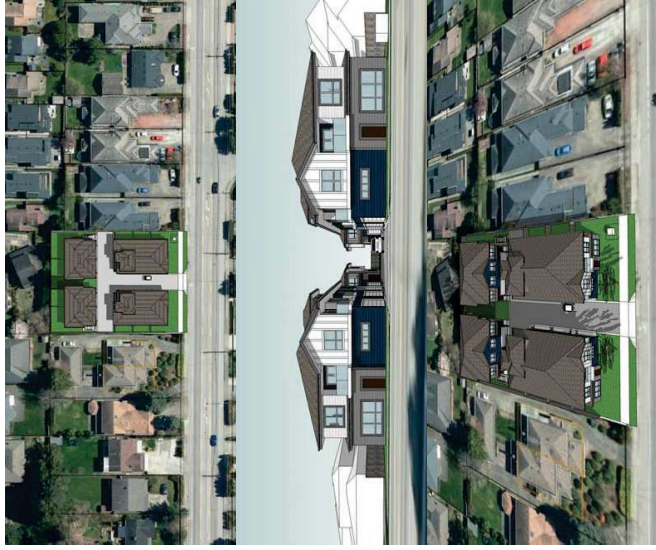
ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS
 (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
 (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 (a) STAIRWELL HANDRAILS
 (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



ERIC LAW ARCHITECT
 6111 WILKINSON AVENUE, SUITE 100
 RICHMOND, BC V6X 3A8
 TEL: (604) 590-3999

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ISSUED FOR REZONING APPLICATION
 2. 2025.04.15 FOR REZONING REVIEW
 3. 2025.04.15 FOR REZONING REVIEW
 4. 2024.11.04 FOR ARCHIBUS SITE PLAN UPDATE



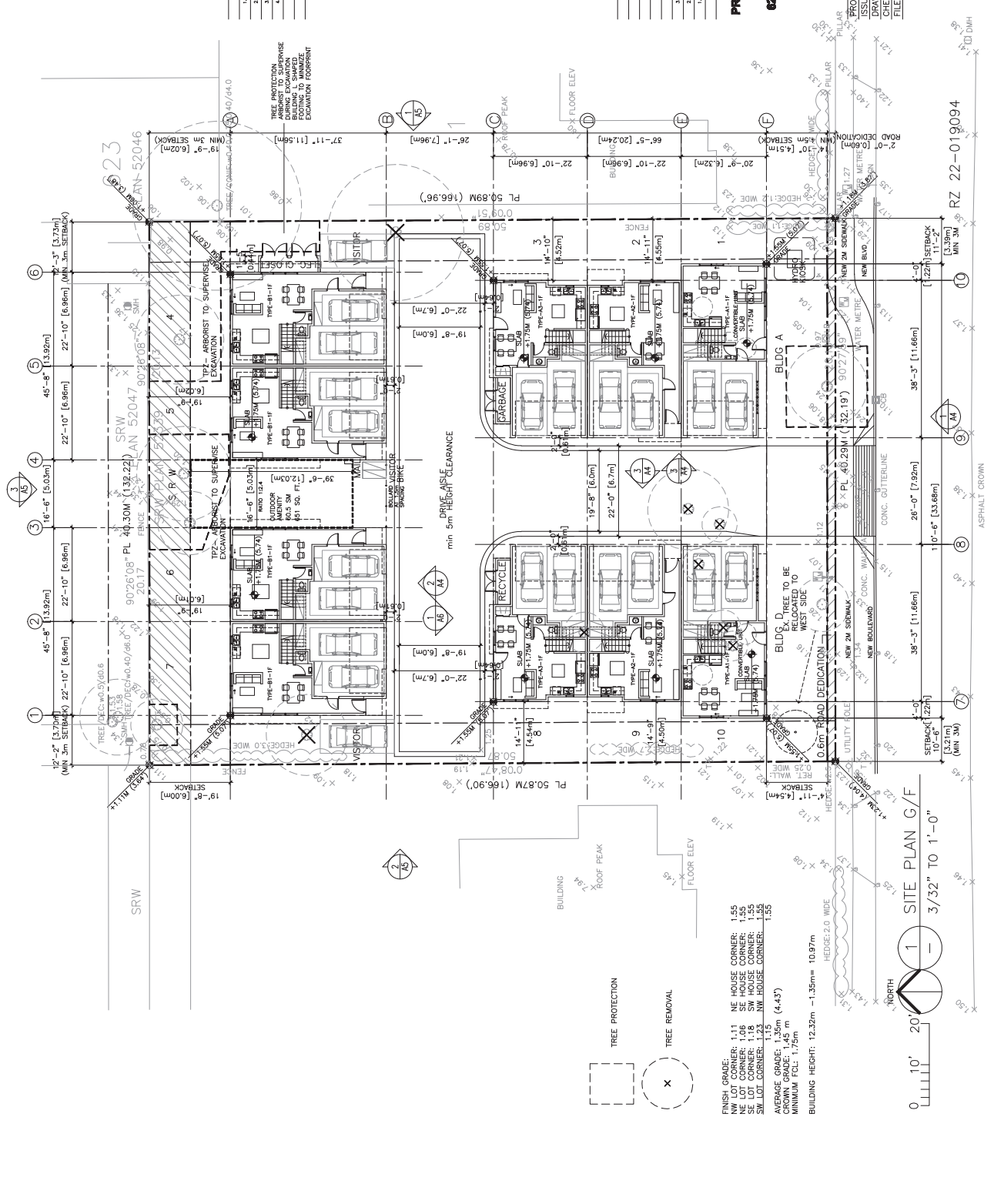
- 3. 2024.11.04 REVISIONS MADE AT PERMITTING
- 2. 2025.04.15 FOR REZONING REVIEW
- 1. 2025.04.15 FOR REZONING REVIEW

PROPOSED TOWNHOUSE
AT
6251-6271 WILLIAMS RD
RICHMOND BC
DEVELOPMENT SUMMARY

PROJECT NUMBER: 22-02
 ISSUED: 11/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-RTL4-SITE PLAN-REZONING

A1
 REZONE

RZ 22-019094



FINISH GRADE: 1.11 NE HOUSE CORNER: 1.55
 NW LOT CORNER: 1.06 SE HOUSE CORNER: 1.55
 SW LOT CORNER: 1.23 NW HOUSE CORNER: 1.55
 AVERAGE GRADE: 1.35m (4.43')
 MINIMUM FCL: 1.75m
 BUILDING HEIGHT: 12.32m - 1.35m = 10.97m

0 10' 20'
 NORTH
 1 SITE PLAN G/F
 3/32" TO 1"=0"

A2

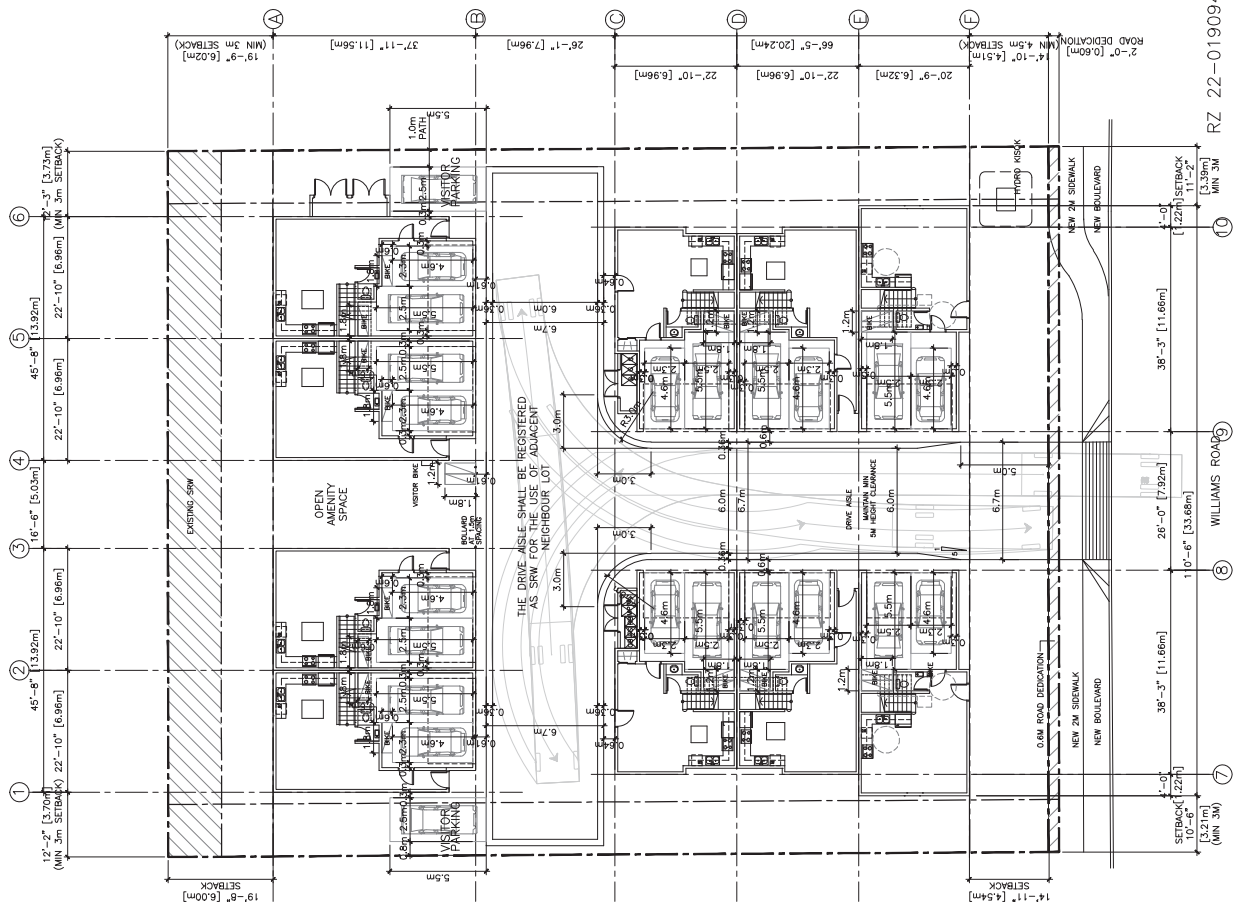
RZ 22-019094

- 1. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 3. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 4. 2024.11.04 FOR ARCHITECT SITE PLAN UPDATE

PROPOSED TOWNHOUSE AT 6271 WILLIAMS RD RICHMOND BC PARKING PLAN

PROJECT NUMBER: 22-02
 ISSUED: 11/7/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-6271-1104-RZ-22

A2A
 REZONE



- GARBAGE NOTES**
- MC= MIXED CONTAINER
 - RB= REFINISHABLE BEVERAGE
 - MP= MIXED PAPER
 - GB= GLASS BOTTLES & BOTTLES
 - FS= FOOD SCRAPS
 - G= GARBAGE

1 PARKING PLAN
 3/32" TO 1"=0"

NORTH

ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS CURRENTLY TO 240V AC AND CURRENT OF 16A TO 80A

ERIC LAW ARCHITECT

1111 W. 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2Y6
 TEL: (604) 550-2099

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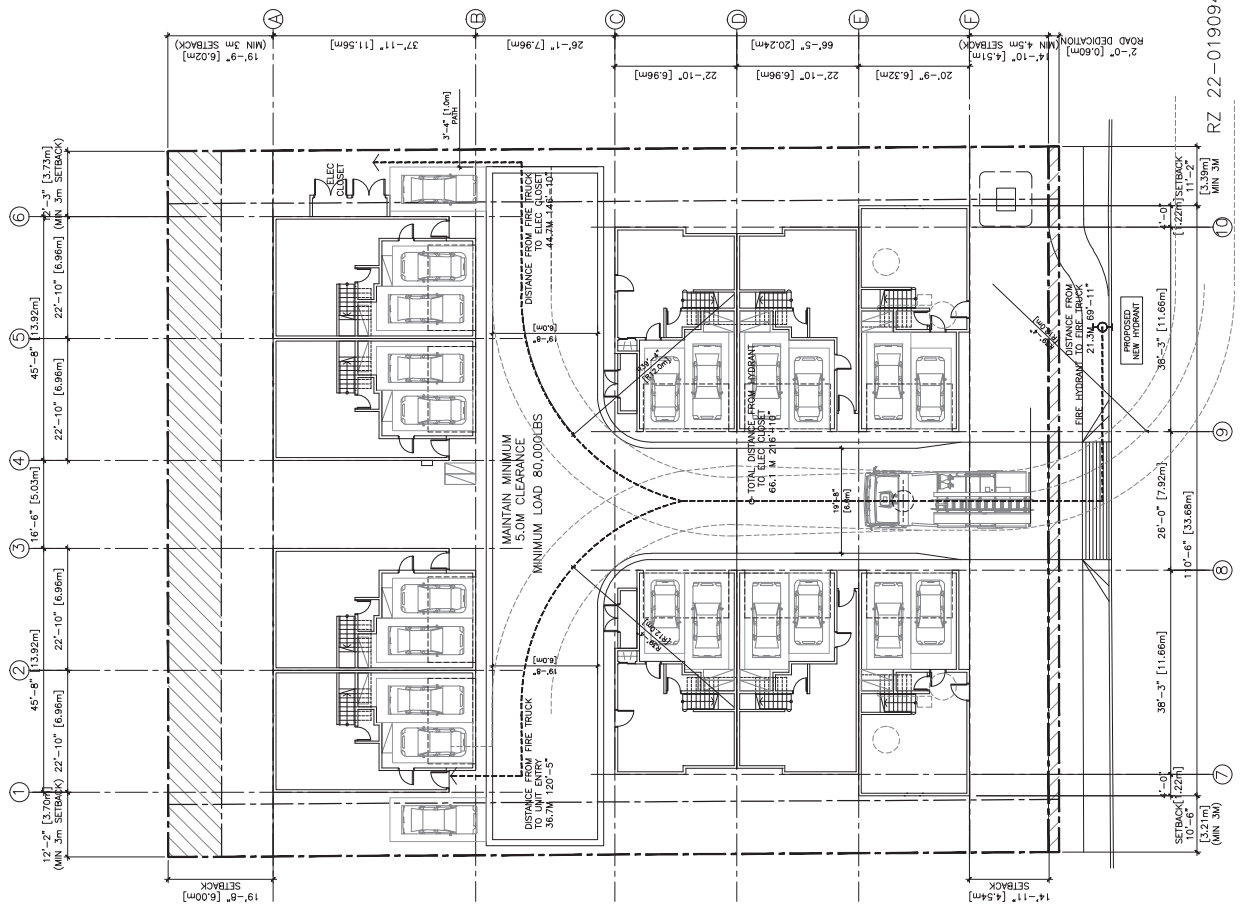
- 1. 2022.11.04 FOR ARCHITECT SITE PLAN UPDATE
- 2. 2022.04.15 FOR REZONE DEDICATION
- 3. 2022.04.15 FOR REZONE REVIEW
- 4. 2022.04.15 FOR REZONE APPLICATION

3. 2022.11.04 REZONE TIME AT PROVISION
 4. 2022.11.04 REZONE TIME AT PROVISION
 5. 2022.11.04 REZONE TIME AT PROVISION

PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC FIRE FIGHTING

PROJECT NUMBER: 22-02
 ISSUED: 11/7/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-SETBACKS-14104-RZ-ENG

A2B
 REZONE



ERIC LAW ARCHITECT

1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: (303) 555-2099

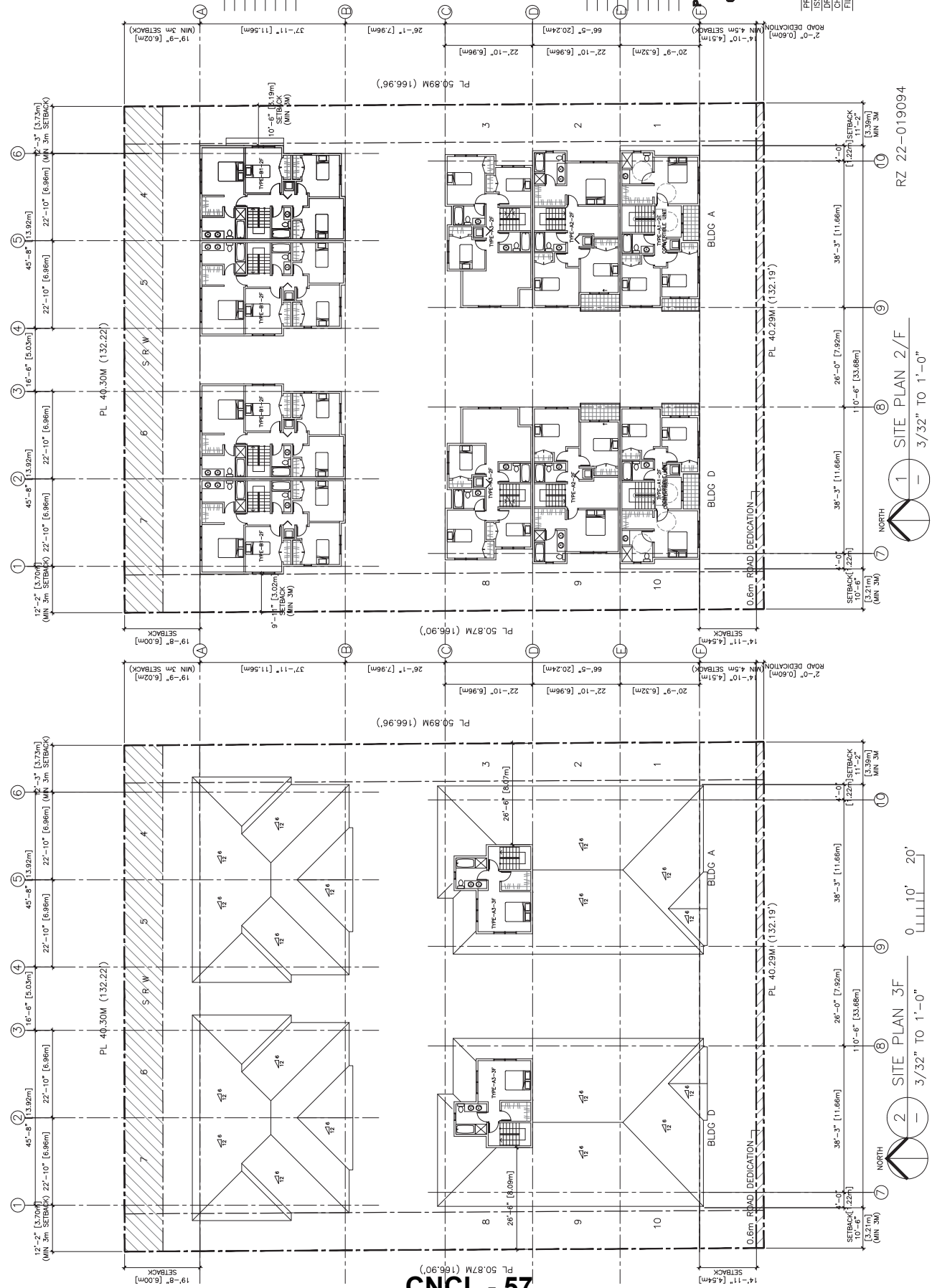
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- REVISIONS
1. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
 2. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
 3. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE
 4. 2024.11.14 FOR ARCHITECT SITE PLAN UPDATE

PROPOSED TOWNHOUSE AT
6251-6271 WILLIAMS RD
RICHMOND BC
SITE PLAN (2F & RF)

PROJECT NUMBER: 22-02
ISSUED: 11/7/2024
DRAWN BY: EL
CHECKED BY: BE
FILE NAME: 22-02-019094-02-02

A3
REZONE

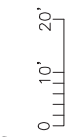


RZ 22-019094



1 SITE PLAN 2/F

3/32" TO 1'-0"



2 SITE PLAN 3F

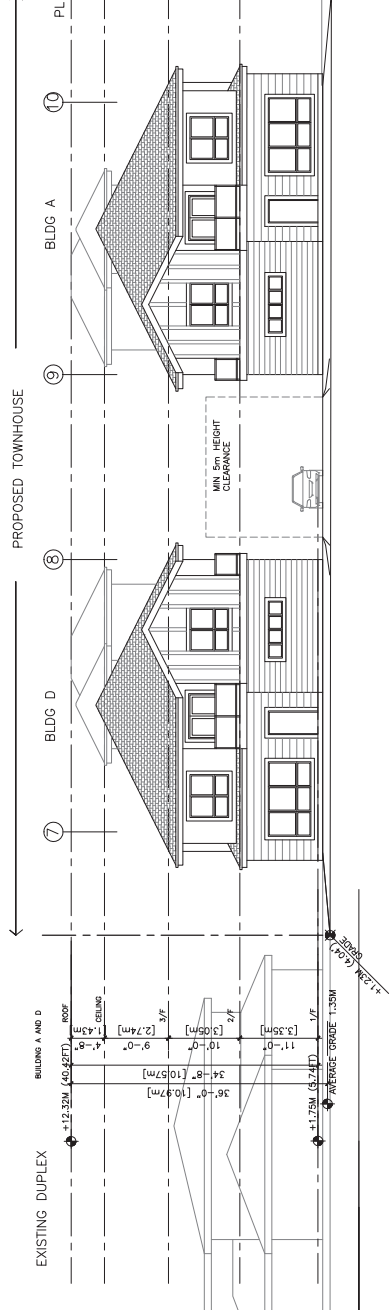
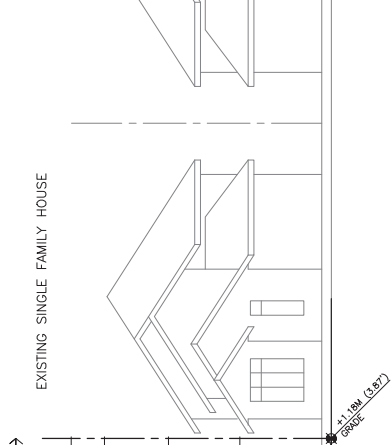
3/32" TO 1'-0"

CNCL - 57

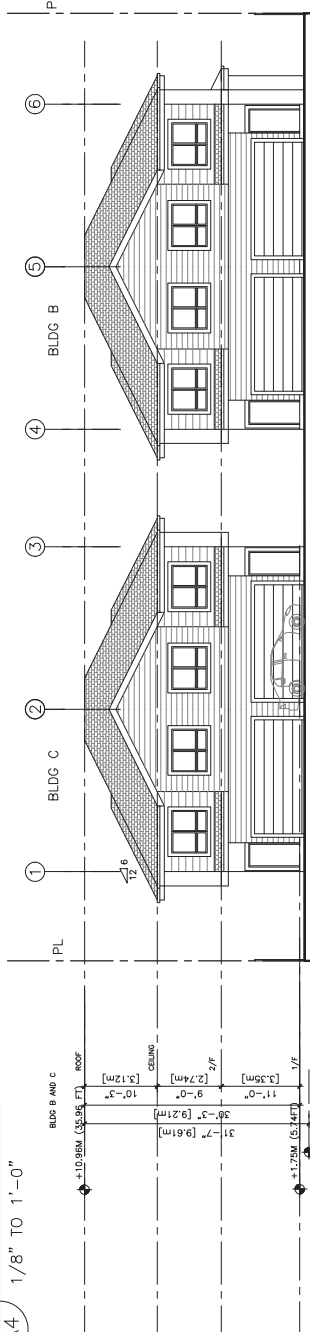
ERIC LAW ARCHITECT
 1000 WEST 10TH AVENUE, RICHMOND BC
 TEL: (604) 505-2099

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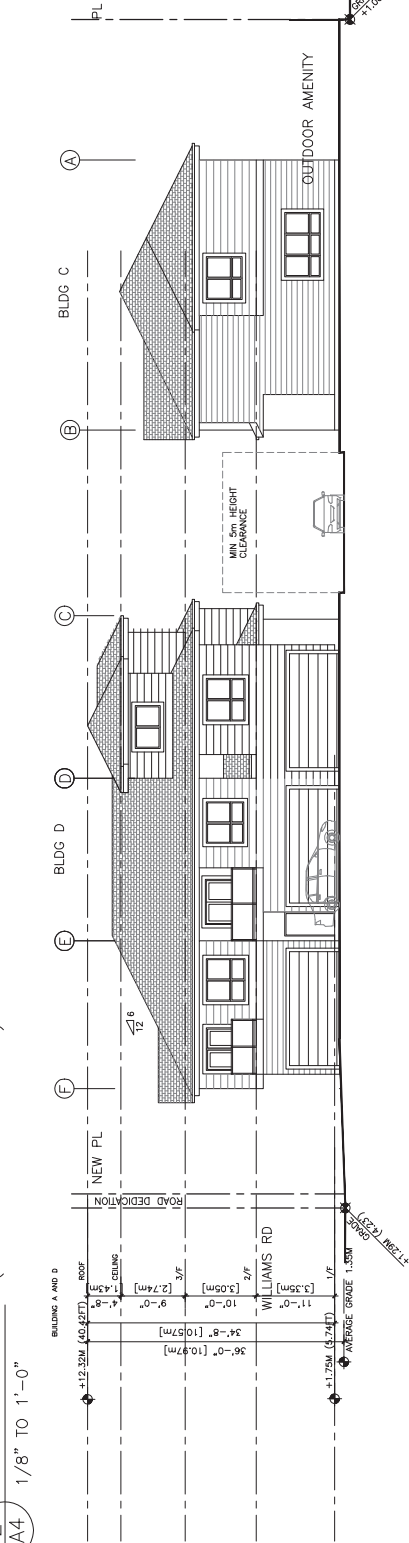
ISSUED FOR RECORD APPLICATION
 2022.04.15 FOR REZONE REVIEW
 2022.04.15 FOR REZONE REVIEW
 2024.11.04 FOR AMBUSH SITE PLAN UPDATE



1 SOUTH ELEVATION (CONTEXT FACING WILLIAMS RD)
 A4 1/8" TO 1'-0"



2 SOUTH ELEVATION (INTERNAL DRIVE AISLE)
 A4 1/8" TO 1'-0"



3 WEST ELEVATION (INTERNAL DRIVE AISLE) (MIRROR TO EAST INTERNAL ELEV)
 A4 1/8" TO 1'-0"

PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS RD RICHMOND BC ELEVATIONS

PROJECT NUMBER: 22-02
 ISSUED: 11/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-6251-6271-04-ELEV.DWG

A4
 REZONE

RZ 22-019094

ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, RICHMOND BC
 TEL: (604) 550-2099

CONSENTING ARCHITECT: THIS PLAN HAS BEEN REVIEWED BY THE CITY OF RICHMOND AND APPROVED FOR THE REZONE APPLICATION. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

- 1. 2024.11.04 FOR REZONE APPLICATION
- 2. 2024.04.15 FOR REZONE REVIEW
- 3. 2024.04.15 FOR REZONE REVIEW
- 4. 2024.11.04 FOR AMENDMENT SITE PLAN UPDATE

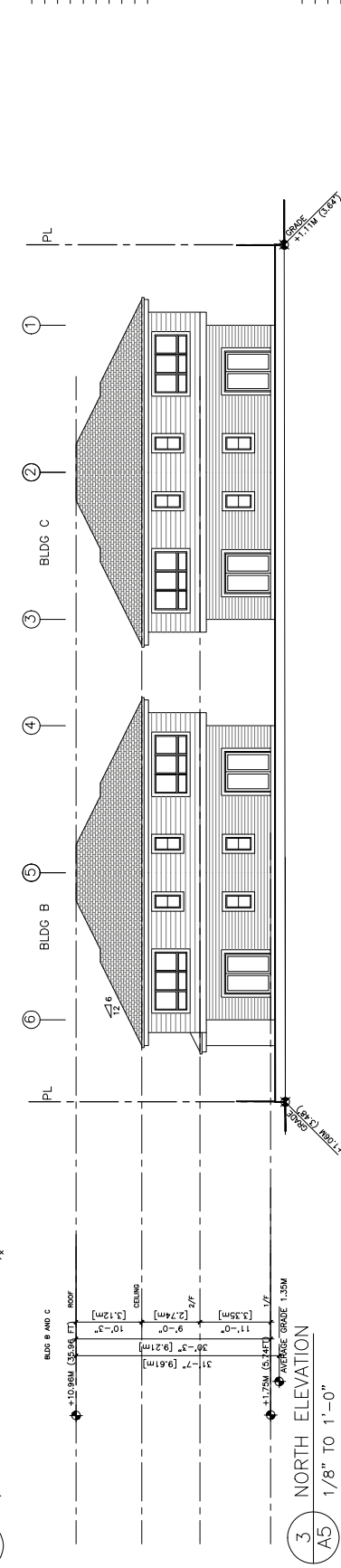
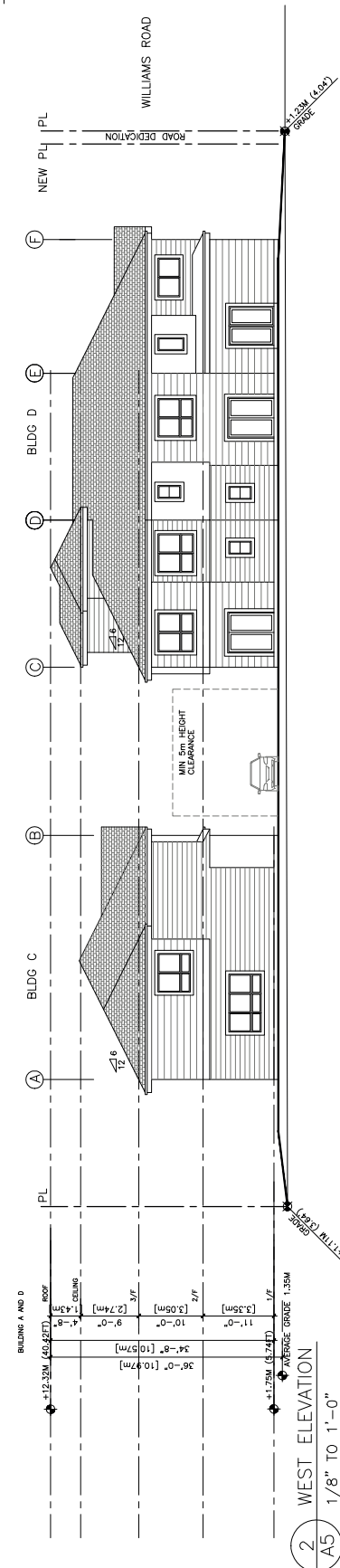
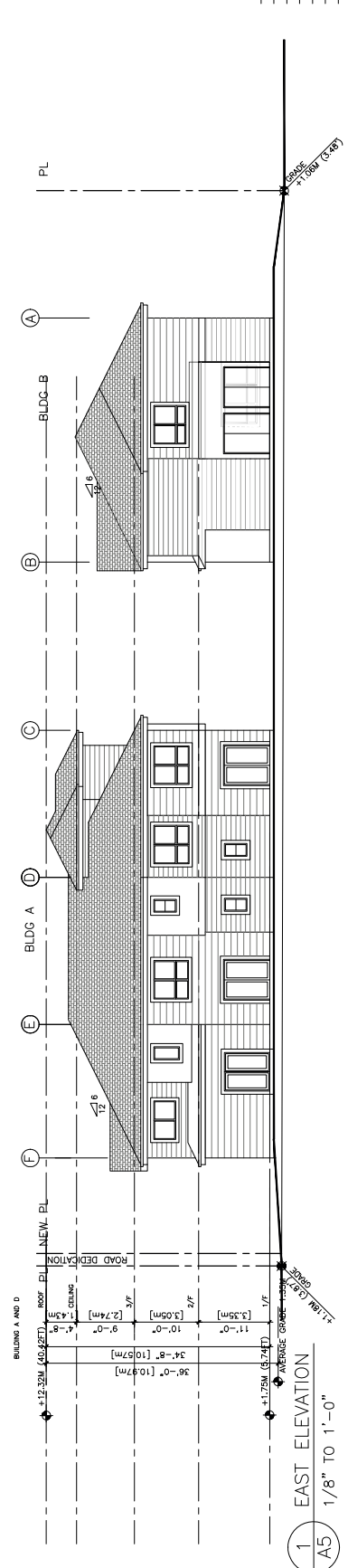
- 1. 2024.11.04 REVISIONS: THIS PLAN HAS BEEN REVIEWED BY THE CITY OF RICHMOND AND APPROVED FOR THE REZONE APPLICATION.
- 2. 2024.04.15 FOR REZONE REVIEW
- 3. 2024.04.15 FOR REZONE REVIEW
- 4. 2024.11.04 FOR AMENDMENT SITE PLAN UPDATE

PROPOSED TOWNHOUSE AT 6221-6271 WILLIAMS RD RICHMOND BC ELEVATIONS

PROJECT NUMBER: 22-02
 ISSUED: 11/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-01-04-01-04-RZ-02

A5
 REZONE

RZ 22-019094

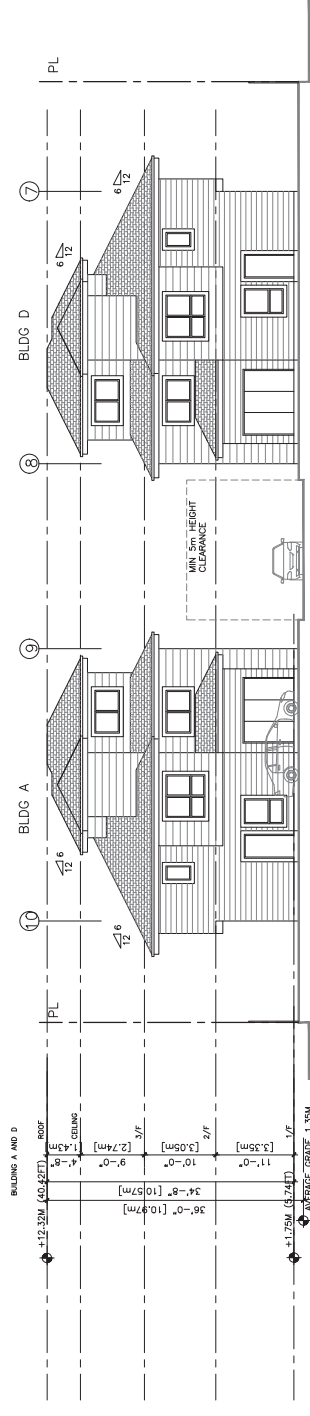


ERIC LAW ARCHITECT

2510 WILKINSON AVENUE, SUITE 100
 VANCOUVER, BC V6M 2K9
 TEL: (604) 550-2099

CONSENT REQUIRED. THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

- 1. 2024.11.04 FOR REZONE APPLICATION
- 2. 2024.04.24 FOR REZONE REVIEW
- 3. 2024.04.15 FOR REZONE REVIEW
- 4. 2024.11.04 FOR ARCHIBIT SITE PLAN UPDATE



1 NORTH ELEVATION (INTERNAL ROAD)
 1/8" TO 1'-0"

- 1. 2024.11.04 FOR REZONE APPLICATION
- 2. 2024.04.24 FOR REZONE REVIEW
- 3. 2024.04.15 FOR REZONE REVIEW
- 4. 2024.11.04 FOR ARCHIBIT SITE PLAN UPDATE

PROPOSED TOWNHOUSE
AT
6251-6271 WILLIAMS RD
RICHMOND BC
ELEVATIONS

PROJECT NUMBER: 22-02
 ISSUED: 11/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 22-02-511104-REZ-DWG

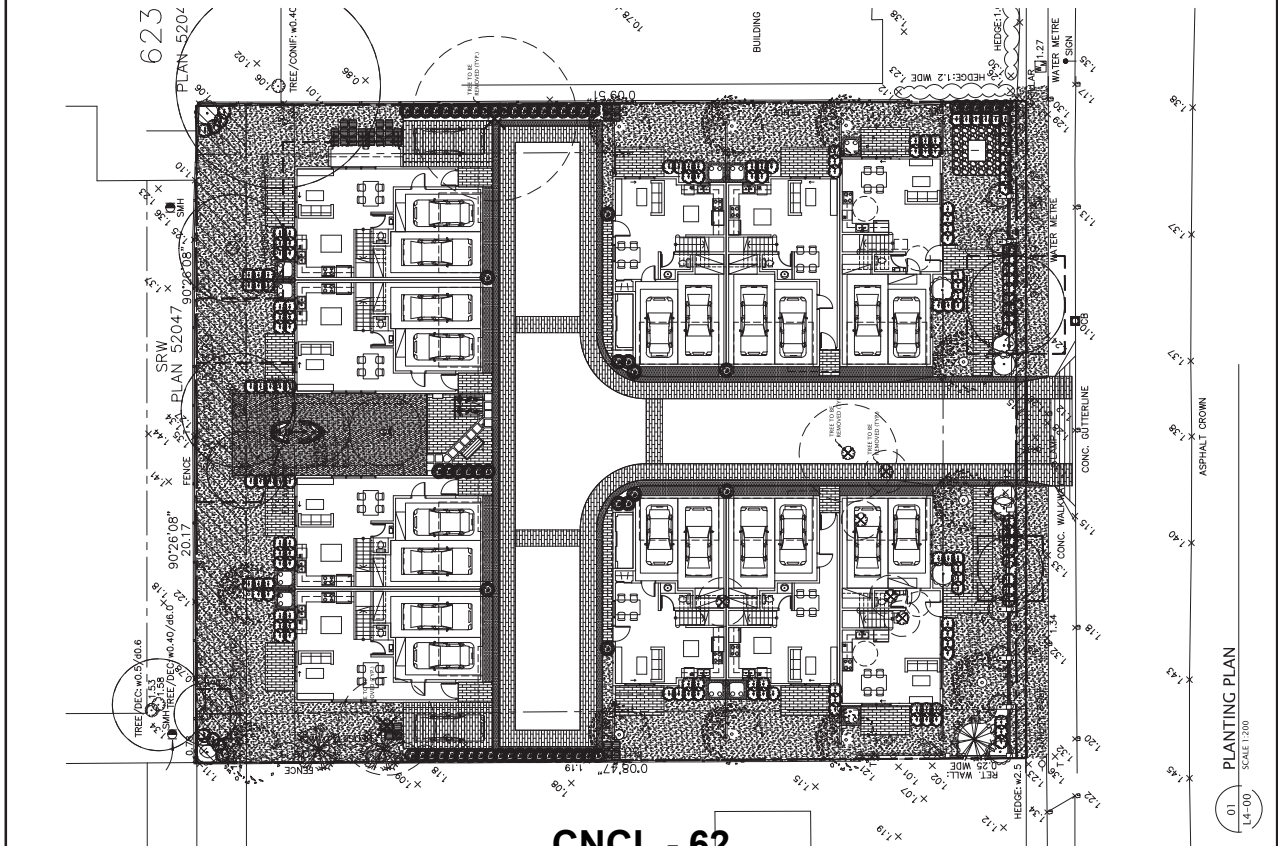
A6
 REZONE

RZ 22-019094

DATE	ISSUED FOR	REV
2022-07-12	REZONING / DP	A
2023-12-15	REZONING / DP	B

PLANT LIST	SYMBOL	SCIENTIFIC NAME	SIZE	COMMENTS	PLANTING DATE	PLANTING RATE
TREES	LS	Pinus strobus	10-12	Pinus strobus	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Abies balsamea	10-12	Abies balsamea	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024	100%
	LS	Thuja occidentalis	10-12	Thuja occidentalis	2024 </tr	

GENERAL NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE BRITISH STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, LATEST EDITION.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RICHMOND'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE BRITISH STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, LATEST EDITION.
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PLANTING PLAN
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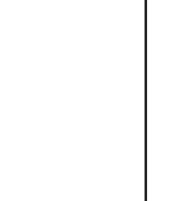
All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the architect.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Architectural:
 Architect:
 Civil:
 Mechanical:
 Electrical:

Consultants



Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT
 105 West Vancouver Street
 New Westminster BC
 Canada V3M 6N9
 Tel: 604-271-1111
 dveduncan@gmail.com

Richmond Project #
 RZ 22-019094

Project Leader	Drawn
D. Duncan	D. Duncan

PROPOSED TOWNHOUSES
 6351 - 6371 Williams Road
 Richmond BC

CHECK SCALE (may be photo reduced)
 0 1.0m
 Project No: 22-0143
 Drawing No: L4-00

DATE	ISSUED FOR	REV
2022-07-12	REZONING / DP	A
2023-12-15	REZONING / DP	B

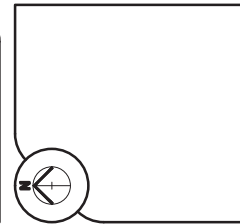
All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of any kind made by Donald V. S. Duncan in any party with whom Donald V. S. Duncan has not signed and dated by the Landscape Architect.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consulants

Architectural: -
 Architect: -
 Civil: -
 Mechanical: -
 Electrical: -



D.V.S. Duncan
 LANDSCAPE ARCHITECT
 6351-6371 Williams Road
 Richmond BC
 Canada V6X 3M8
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 (604) 273-8888
 dvc@dmvsa.com

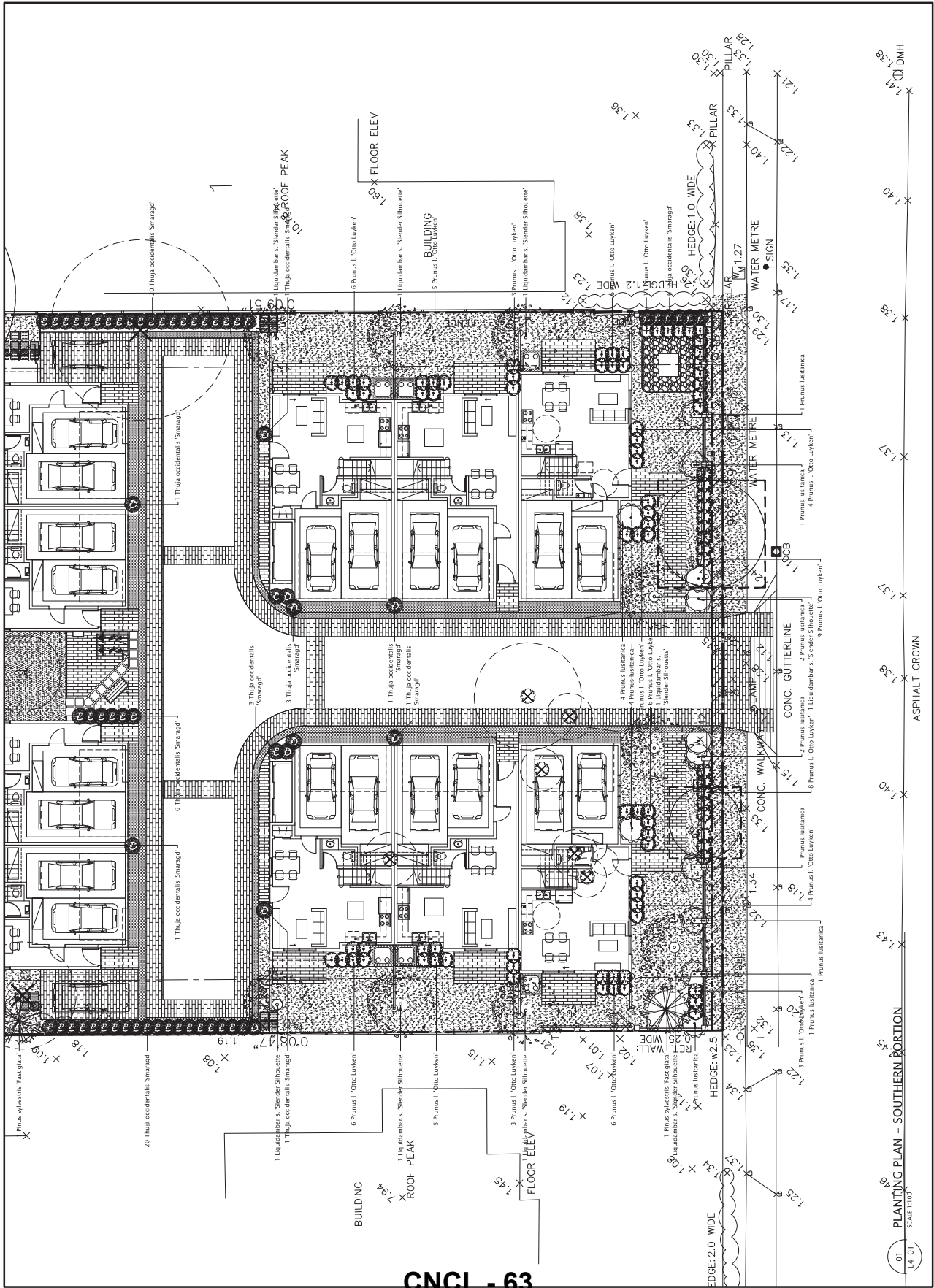
Richmond Project #
 RZ 22-019094

Revision	Drawn	Project Leader
B	D. Duncan	D. Duncan

PROPOSED TOWNHOUSES
 6351 - 6371 Williams Road
 Richmond BC

PLANTING PLAN

Check Scale may be photo reduced
 0 10mm
 Project No: 22-0143
 Drawing No: L4-01



CNCL - 63

DATE	ISSUED FOR	REV
2022-07-12	REZONING / DP	A
2023-12-15	REZONING / DP	B

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the party with whom Donald V. S. Duncan has not been obtained.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

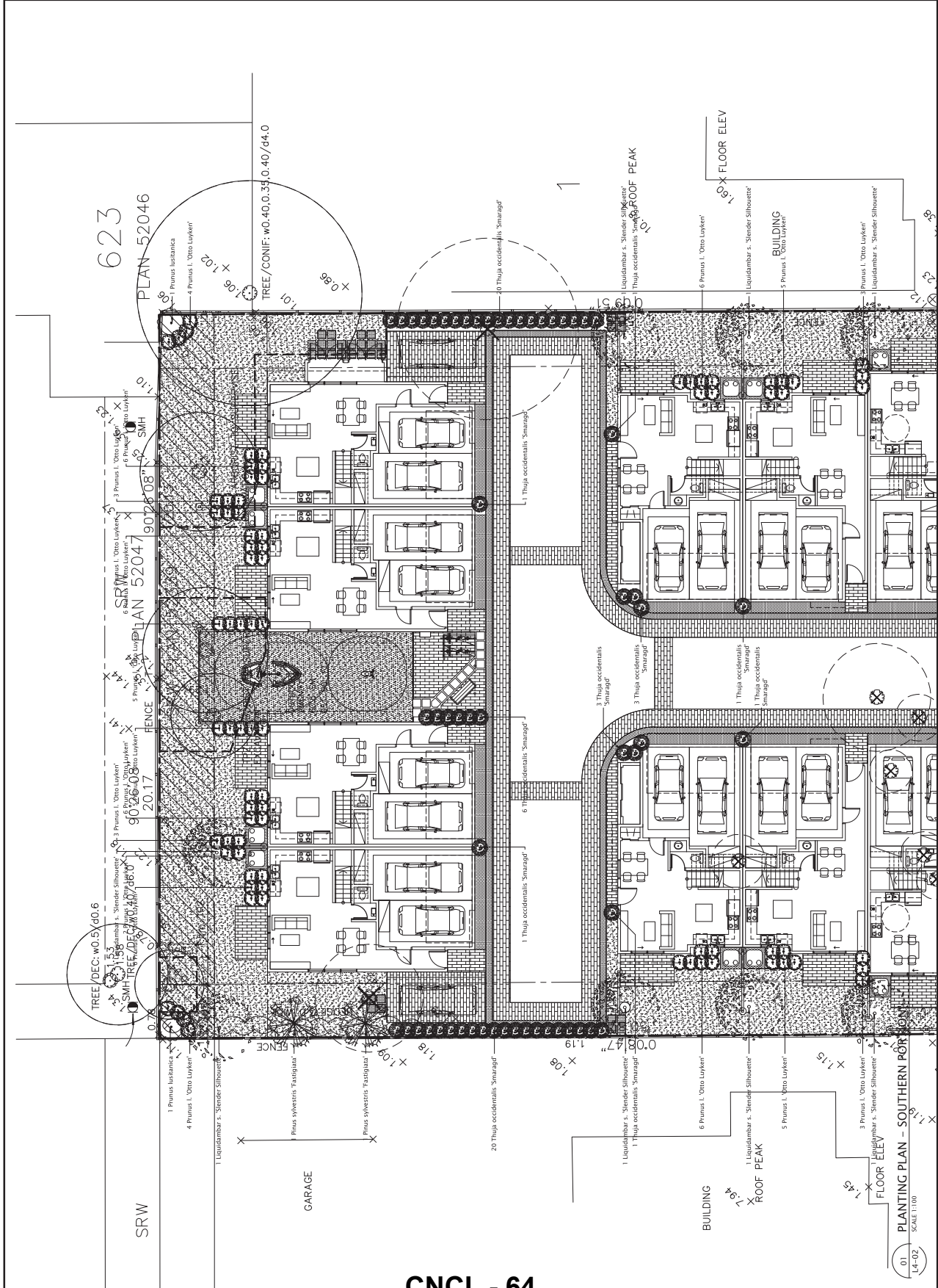
Architectural: _____
 Architect: _____
 Civil: _____
 Electrical: _____
 Mechanical: _____
 Structural: _____



DVS Donald V. S. Duncan
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 Canada V3M 6N9
 New Westminster BC
 d.duncan@gmail.com

Richmond Project #
 RZ 22-019094

Project Lead	D. Duncan
Drawn	D. Duncan
Revision	
PROPOSED TOMNHUSES	
6351 - 6371 Williams Road Richmond BC	
PLANTING PLAN	
CHECK SCALE (may be photo reduced) 0 10mm 0 1 inch	
Project No.	22-0143
Drawing No.	L4-02



CNCL - 64

01
 L4-02
 SCALE: 1:100



RZ 22-019094

Attachment 3

Address: 6251 and 6271 Williams Road

Applicant: 1343356 BC Ltd.

Planning Area(s): Blundell Area Plan

	Existing	Proposed
Owner	1343356 BC Ltd.	No change
Site Area	6251 Williams Road: 1026.0 m ² 6271 Williams Road: 1024.0 m ²	2,025.3 m ²
Land Uses	Single Family Residential	Townhouse
OCP Designation	Neighbourhood Residential	No change
Zoning	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
Number of Units	2	10

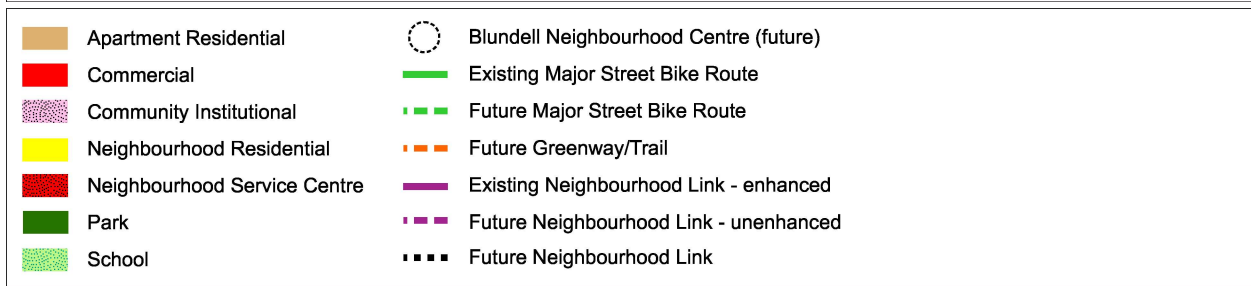
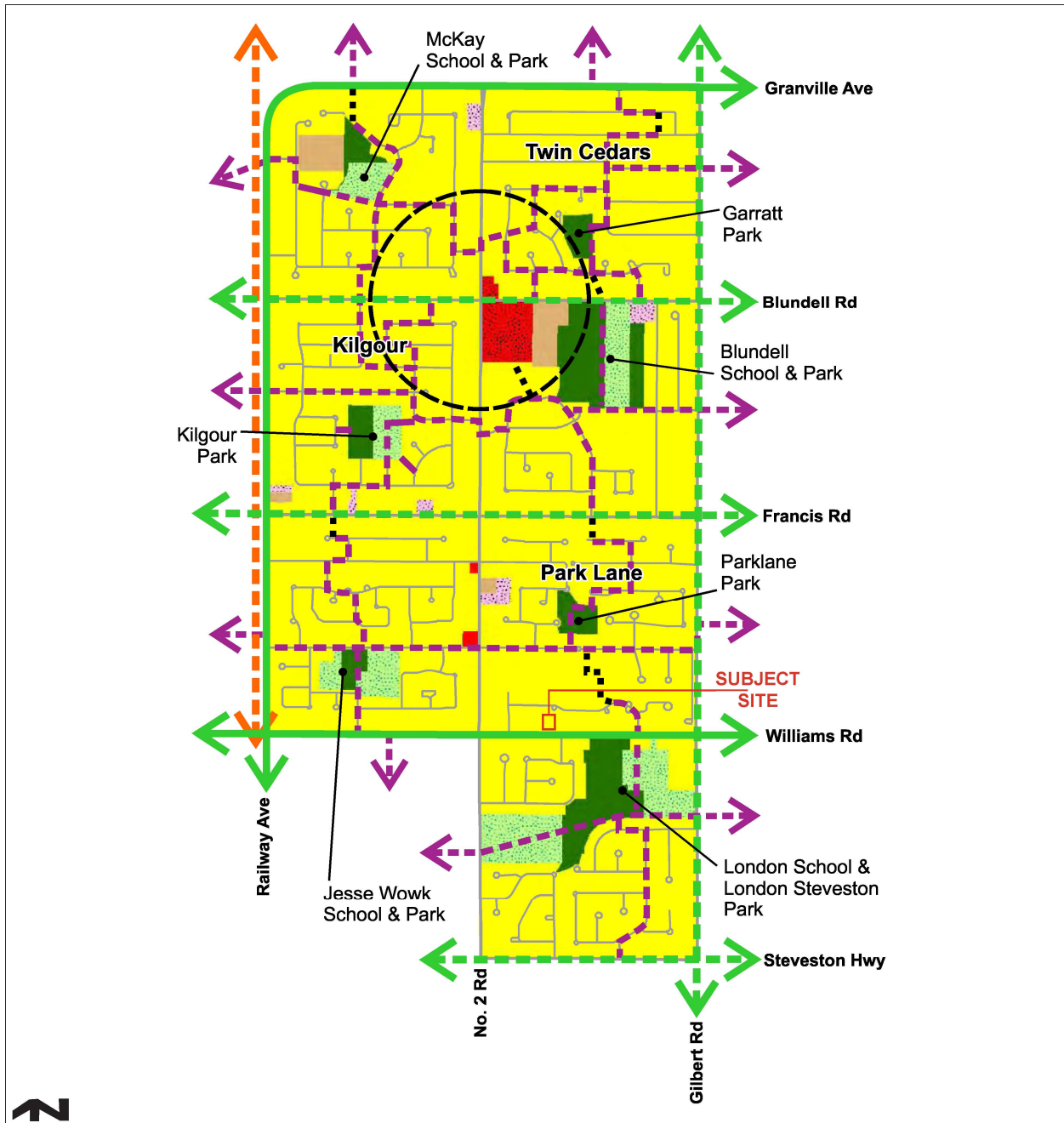
On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.60	None permitted
Buildable Floor Area*	Max. 1,215.18 m ² / (13,086.76 ft ²)	1,215.17 m ² / (13,079.99 ft ²)	None permitted
Lot Coverage - Buildings	Max. 40.0 %	39.2 %	None
Lot Coverage - Non-porous Surfaces	Max. 65.0 %	61.4 %	None
Lot Coverage - Live Landscaping	Min. 25.0 %	26.4 %	None
Lot Width	Min. 40.0 m	40.29 m	None
Lot Depth	Min. 35.0 m	50.89 m	None
Setback - Front Yard	Min. 6.0 m	4.51 m	Variance
Setback - East Side Yard	Min. 3.0 m	3.19 m	None
Setback - West Side Yard	Min. 3.0 m	3.02 m	None
Setback - Rear Yard	Min. 3.0 m	6.0 m	None
Height	Max. 12.0 m at 3 storeys	10.97 m	None
Parking Spaces - Resident	Min. 2.0/unit (Min. 20 spaces)	20 spaces	None
Parking Spaces - Visitor	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Parking Spaces - Total	Min. 22 spaces	22 spaces	None

On Future Lot	Bylaw Requirement	Proposed	Variance
Parking Spaces - Accessible	N/A	N/A	None
Tandem Parking Spaces	Max. 50% (10 spaces)	0 spaces	None
Small Car Parking Spaces	N/A	10 spaces	Variance
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 13 spaces)	16 spaces	None
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 2 spaces)	2 spaces	None
Amenity Space – Indoor	Min. 50 m ² / Cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60.0 m ²	60.5 m ²	None

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



5. Blundell



From: [Emma.M](#)
To: [DevApps](#)
Subject: Development Plans in 6251 and 6271 Williams Road
Date: Wednesday, March 6, 2024 9:30:08 AM

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am writing to express my concerns regarding the proposed development of townhouses in the vicinity of 6251 and 6271 Williams Road, Richmond.

As a resident in close proximity to this area, I currently enjoy excellent natural light and unobstructed views from my property. However, I am apprehensive about the potential impact of townhouse construction on the skyline above my backyard. I fear that this development could lead to a crowded and congested environment surrounding my home.

Please reconsider the implications of this development plan. Thank you for your attention to this matter.

Best regards,
Tse

From: [DevApps](#)
To: [Alabi,Tolu](#)
Subject: FW: 6251 & 6271 Williams Rd Rezoning
Date: Monday, October 17, 2022 8:31:11 AM

From: X J <davinci0179@hotmail.com>
Sent: October 14, 2022 6:42 PM
To: DevApps <DevApps@richmond.ca>
Subject: 6251 & 6271 Williams Rd Rezoning

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

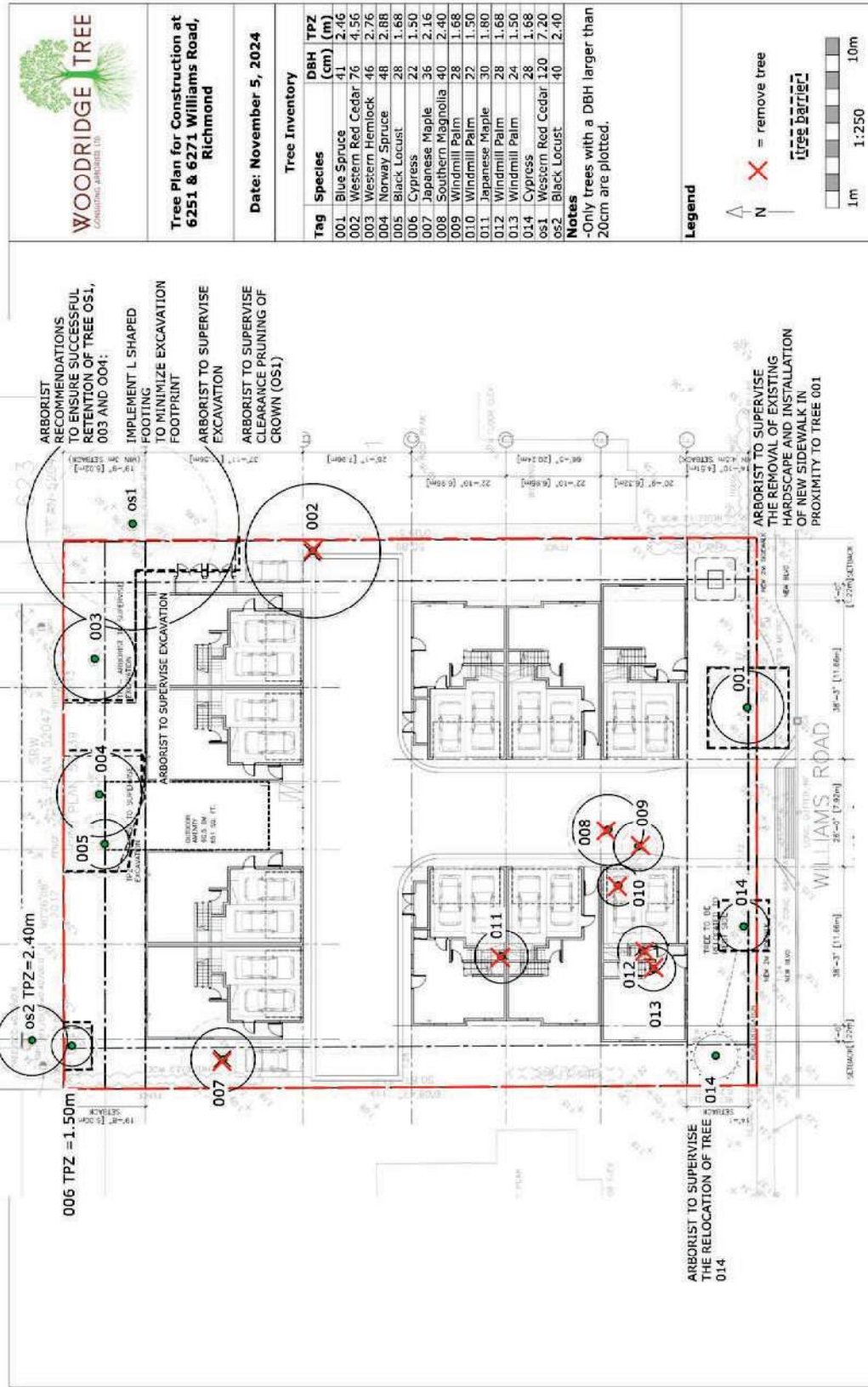
To whom it may concern,

I'm writing to express my opposition to the "Single Detached Homes" (RS1/E) zone being rezoned to "Low Density Townhouses, 6251 & 6271 Williams Road." Our worries include the reduction in sunshine we would be able to receive once the townhouses' taller stature is built adjacent to our property. Our other concern is in relation to the lack of greenery we would be able to see from our window after the construction of townhouses.

As a residence on Williams Road we are strongly against the rezoning of "Single Detached Homes" to "Low Density Townhouses" as it directly affects our family and neighbors well being.

Thank you for your understanding,

Emma





Address: 6251 and 6271 Williams Road

File No.: RZ 22-019094

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10618, the developer is required to complete the following:

1. **(Road Dedication)** 0.60 m wide road dedication along the entire Williams frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
2. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$46,080.00 ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005, 006) and the relocation of one on-site tree (tag# 014) located by the north and south property lines.
5. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all eight trees [Six on-site trees - tag # 001, 003, 004, 005, 006 and 014 located by the north and south property lines and two neighbouring trees - tag# OS-1 and OS-2, located on neighbouring properties at 6311 Williams Road and 6230 Sheridan Road] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
8. **(Contribution – Indoor Amenity)** Contribution of \$2,066.00 per dwelling unit (e.g. \$20,660.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
9. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$156,961.06) to the City's Affordable Housing Reserve Fund.
10. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$34,662.23) to the City's Affordable Housing Reserve Fund.
11. **(Access to Future Development Site)** Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future adjacent development to the east and west, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
12. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft ²	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	13,080.09 ft ²	\$13,341.69

b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

13. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
14. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City’s Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City’s Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements (Williams Road)

- (i) Frontage improvements (cross-section): Across the subject site's entire Williams Road frontage, the Developer is required to provide the following frontage improvements (measured north to south):
 - New south property line of the subject site. (Note: a 0.60 m wide dedication is required to meet minimum frontage improvement standards).
 - 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.(Note: The exact road dedication required to support the above frontage improvements is to be confirmed through legal survey).
- (ii) Frontage improvements (sidewalk alignment): The subject site's new sidewalk (at the property line) is to connect to the existing sidewalk (along the curb) to the immediate east and west neighbouring developments at the common property line. Sidewalk transition sections are required, i.e.
 - The transition sections are to be constructed based on a reverse curve design (e.g. 3 m x 3 m).
 - The sidewalk may need to be aligned around trees that have been identified for retention.
- (iii) Hydro kiosk: The proposed Hydro kiosk at the subject site's road frontage is to have a minimum setback of 1.0 m from the sidewalk. A landscaped buffer strip in the setback area is also required.
- (iv) Driveway closures/backfill: All existing driveways along the subject site's Williams Road frontage are to be closed permanently. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- (v) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- (vi) Engineering requirements: Consult Engineering on lighting and other utility requirements that are to be included as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

II. Water Works

- (i) Using the OCP Model, there is 657 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Developer's cost, the Developer is required to:
 - (a) 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.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - (d) Cut and cap all the existing water service connections servicing 6251 and 6271 Williams Road.
 - (e) Install a new water service connection complete with water meter and meter box to service the proposed lot, as per standard City specifications.
- (iii) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

- (i) At Developer's cost, the Developer is required to:

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Cut and cap all the existing storm sewer service connections servicing 6251 and 6271 Williams Road.
 - (c) Install a new storm sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Developer's cost, the City will:
- (i) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

- (i) At Developer's cost, the Applicant is required to:
- (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (b) Cut and cap all the existing sanitary sewer service connections servicing 6251 and 6271 Williams Road.
 - (c) Install a new sanitary sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Applicant's cost, the City will:
- (a) Complete all tie-ins for the proposed works to existing City infrastructure.

V. Street Lighting

- (i) At Applicant's cost, the Applicant is required to:
- (a) Review street lighting levels along all road and lane frontages, and upgrade as required.

VI. General Items

- (i) At Applicant's cost, the Applicant is required to:
- (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along required road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement 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
 - (d) 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 Applicant's cost.

- (e) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City’s Engineering Department.

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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City’s Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10618 (RZ 22-019094)
6251 and 6271 Williams Road

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

- 1. 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 003-666-531

Lot B Except: Firstly: Part Subdivided by Plan 33385 Secondly: Part Subdivided by Plan 46369, Section 30 Block 4 North Range 6 West New Westminster District Plan 6489

P.I.D. 006-841-503

Lot 104, Section 30 Block 4 North Range 6 West New Westminster District Plan 33385

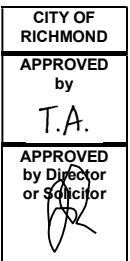
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10618".

FIRST, SECOND AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Three horizontal lines for signature or stamp



MAYOR

CORPORATE OFFICER



Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10620

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in numerical order, and renumbering the rest of the remaining items in Schedule A in numerical order:

Civic Address	Civic Number	Original Bylaw Reference
6. Hazelbridge Way	4151 Unit 1350	10620

2. This Bylaw is cited as **“Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10620”**.

FIRST READING

DEC 18 2024

SECOND READING

DEC 18 2024

THIRD READING

DEC 18 2024

LEGAL REQUIREMENTS SATISFIED

JAN 03 2025

ADOPTED



MAYOR

CORPORATE OFFICER



Delivered by Hand

October 28, 2025

**CITY OF RICHMOND
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

ATTENTION: MAYOR & COUNCIL

REQUEST TO MAYOR AND COUNCIL

Goodwyn Enterprises (2015) Ltd. requests the approval of and direction by City Council that (unused and obsolete) City of Richmond Statutory Right of Way AC199343, which remains registered against title to the Property be discharged, as had been agreed by City officials in 2001.

BACKGROUND:

1. Ownership and Description of Property:

Goodwyn Enterprises (2015) Ltd. (the “**Owner**”), formerly Richmond Holdings Ltd. (“**RHL**”), owns the following lands in the City of Richmond:

11371 Coppersmith Way
Richmond, BC

legally described as:

PID: 014-761-157
Lot 15
Section 1
Block 3 North
Range 6 West
New Westminster District
Plan 82571

(the “**Property**”).

The Owner acquired the Property in October 1989, and has continued to own the Property since then.

2. SRW:

On August 16, 1989, Statutory Right of Way AC199343 (the “**SRW**”) was registered against the Property in favour of the Township of Richmond (now the City of Richmond).

The SRW granted a statutory right-of-way to the City for the possible installation of municipal services and utilities within a 1.5m wide portion of the Property within Plan 82572 (the “**SRW Area**”).

Copies of the SRW and SRW Plan 82572 accompany this Request to Council.

It is the Owner’s understanding from its own investigations, including communications with City officials, that the SRW has never been used by the City or by any other utility.

All services and utilities supplying the Property originate from the south property boundary along Coppersmith Way.

3. Building Permit Approval Processes:

In 1989, RHL applied for and received a building permit to construct an industrial building of approximately 13,500 sq. ft. on the Property (the “**Existing Building**”).

In 2000, RHL applied for a building permit to construct an addition (the “**Addition**”) to the Existing Building, adding approximately 10,328 sq. ft. of building area to the north side of the Existing Building, extending to the northern property line of the Property.

Following review of the application and building plans submitted to the City for the Addition, the City’s Urban Development Division issued a February 14, 2001 letter (signed by the Plan Reviewer and Supervisor, Permits) advising RHL of the then-current status of the application, and listing a number of completed and open tasks.

The February 14, 2001 letter included a notation stating:

“Proposed addition appears to encroach on right of way at rear of property, contact George Liew at 276-4025 to address”

In accordance with the notation in the February 14, 2001 letter, RHL’s architects contacted George Liew (“**GL**”) to discuss appropriate arrangements to address the identified encroachment issue.

On February 28, 2001, RHL’s Architect wrote to the City Solicitor, Paul Kendrick, referencing Lots 15 and 16 Coppersmith Way, requesting the “*removal of the drainage right-of-ways on both the properties*”, with George Liew of the City copied on the letter to the City Solicitor. (The February 28, 2001 letter also requested the discharge of the unused SRW from title to RHL’s easterly-adjacent property (Lot 16), municipally described as 11191 Coppersmith Place.)

Among the materials involved in the approval of the Addition's Building Permit were building permit plans "**RE-ISSUED FOR BUILDING PERMIT JAN 23/01**", which include a hand-written note in the north-east corner of the plans for the "Expansion" (i.e. the Addition) stating "**1.5 m R.O.W TO BE DISCHARGED G.L. 01.03.05**".

Logic and records available to the Owner persuasively suggest that the initials "**G.L.**" refer to George Liew and that the notation was made by G.L. on March 5, 2001.

Through RHL's architect's and other consultants' communications with City officials, including G.L., by a March 7, 2001 letter, the City approved the issuance of the building permit for the Addition, subject to various items and tasks being satisfied, including payment of applicable fees and completion/execution of the Servicing Agreement. No further reference was made in this letter to the previously-identified encroachment.

On May 15, 2001, the City's Urban Development Division issued a letter advising that the plan review process had been completed and that a building permit would be issued for the Addition, subject only to the payment of the applicable fees. Again, no reference was made in this letter to the previously-identified encroachment item.

Following the issuance of the Building Permit for the Addition, in accordance with the approved Building Permit plans (which included a notation stating "**Site Survey Certificate Required**") RHL's BC Land Surveyor prepared (and RHL submitted to the City) a survey certificate, dated August 27, 2001, for the foundations of the Addition. The survey certificate includes a notation in reference to the SRW and SRW Plan 82572, stating "***TO BE REMOVED - SEE APPROVED BUILDING PLANS NOTE**".

4. Accompanying Materials:

For ease of reference, copies of the following items accompany this Request to Council:

- a) SRWAC199343;
- b) SRW Plan 82572;
- c) February 14, 2001 letter from the City's Urban Design Division;
- d) February 28, 2001 Architect's letter to the City Solicitor;
- e) January 23/01 Building Permit Plans with the "G.L. March 5, 2001 notation";
- f) March 7, 2001 Urban Design Division Building Permit approval letter;
- g) May 15, 2001 Urban Design Division "final" Building Permit approval letter; and
- h) August 27, 2001 Foundation Survey Certificate,

RATIONALE FOR THIS REQUEST:

1. RHL (and its design and construction professionals) followed and fully complied with all relevant City processes to apply for and to obtain all required approvals, permits and inspections for the construction and occupancy of the Addition, from application to completion of the Addition in and around 2000 to 2001.

2. It is apparent that City officials reviewed and permitted the construction and occupancy of the Addition in conjunction with the Existing Building, and the City issued all required permits, including over portions of the SRW Area, with obvious knowledge of the SRW.
3. It is reasonable to expect that the City officials who approved of the building permit for the Addition had determined that SRW 82572 was not in use, had never been used by the City (nor any other utility) and was not required by the City.
4. It was the understanding and expectation of RHL (and its consultants) that the City had agreed and would proceed to complete the discharge of the SRW. RHL had not monitored the City's actions as to the discharge thereafter.
5. In reliance on the permits issued by the City, RHL constructed, completed, and has occupied the Property for many years, without any apparent controversy relating to the SRW, until recently.
6. When the Owner (recently) became aware that the SRW had not been discharged by the City as expected, the Owner promptly approached City permitting officials to have the apparent oversight on the SRW discharge corrected.
7. City permitting staff advised the Owner that the City Solicitor had intervened to prevent the discharge of the SRW from proceeding.
8. The City's Solicitor stated his view that no discharge of the SRW (nor any SRW) was authorized without City Council approval. The Owner's and the City's solicitors had discussed, at the suggestion of the City Solicitor, the possibility that an "Encroachment Agreement" might be utilized as a means of not requiring or seeking City Council approval for a discharge.
9. After careful consideration, and based on legal counsel's advice, the Owner has determined that an Encroachment Agreement is an inappropriate mechanism in the circumstances relating to the Property and the history of the issuance of the development approvals issued by the City (and relied upon by the Owner) for the Addition.
10. An Encroachment Agreement may be a suitable arrangement if an owner wrongly or mistakenly encroaches on City-owned properties. However, the Owner is not "at fault" in this case.

11. It is unacceptable to the Owner to be asked to agree (as suggested in a draft Encroachment Agreement from the City Solicitor) that the Owner has (despite the obvious issuance of all permits expressly relating to the Addition) no rights or permits to occupy the SRW Area, must remove all buildings from the SRW Area if the City terminates the Encroachment Agreement, must release and indemnify the City in respect of any possible damages or claims.
12. In addition, many suggested "standard" provisions of the City's form of Encroachment Agreement will logically significantly reduce or impair the value, marketability and financeability of the Property.

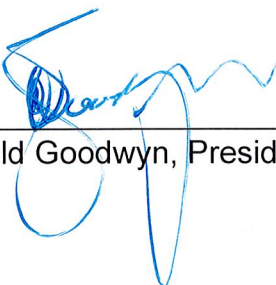
RESTATEMENT OF REQUEST TO CITY COUNCIL:

For all the reasons stated in this Request (and more as may be discussed with City Council in session), the Owner has determined that this request must be presented to City Council for consideration.

Accordingly, Goodwyn Enterprises (2015) Ltd. respectfully requests that Richmond City Council approve and direct City staff to complete the timely discharge of the SRW from title to the Property.

Representatives of the Owner will be available and prepared to speak with City Council if and as may be required.

GOODWYN ENTERPRISES (2015) LTD.

By:  _____
Harold Goodwyn, President

SRW AC199343

Status: Registered

Doc #: AC199343

RCVD: 1989-08-16 RQST: 2023-12-05
09.35.53

199343

S.P.T. 5
(Underground)

FORM 17

CHARGE

True Value: nominal

Charge by way of Statutory Right-of-Way
with ancillary rights with priority over
AB218330

(nature of charge)

HEREWITH FEES OF \$35.00

Address of person entitled to be registered as owner, if
different than shown in instrument
Legal description, if not shown in instrument being submitted with this
application
Full name, address, telephone number of person presenting
application

Paul E. Kendrick, Law Department
Richmond Municipal Offices
6911 No. 3 Road, Richmond, B.C. V6Y 2C1 276-4000

[Handwritten scribbles and stamps]

(signature of applicant or solicitor
or authorized agent)

PID

THIS INDENTURE made the *2nd* day of *August*, 1989

BETWEEN:

DAVARIA DEVELOPMENT CORPORATION (Incorporation
#3,417,040) having an office at 220 - 10451
Shellbridge Way, in the Municipality of
Richmond, in the Province of British Columbia
V6X 2N8

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF RICHMOND, a
Municipal Corporation under the Municipal Act,
and having its municipal offices at 6911 No. 3
Road in the Municipality of Richmond, Province
of British Columbia, V6Y 2C1,

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of that certain parcel
or tract of land and premises situate, lying and being in the Municipality of
Richmond, in the Province of British Columbia, more particularly known and
described as follows:

Lots 15 and 16 Plan *21571* ~~and 1571~~
~~Plan~~ ALL OF Section 1 Block 3 North
Range 5 West New Westminster District

(hereinafter called "the land");

AND WHEREAS the Grantee desires to obtain from the Grantor a

AC199340
014-761-157
AC199341
014-761-165

199343

- 2 -

statutory right-of-way to construct certain works on, over and under the hereinafter described portion of the said land;

AND WHEREAS the said statutory right-of-way is necessary for the operation and maintenance of the Grantee's undertaking.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby grant, convey and confirm unto the Grantee the full, free and uninterrupted right, liberty and right-of-way for the Grantee, its licencees, servants, officials, workmen, machinery and vehicles, at all times hereafter by night and day and at their will and pleasure for the benefit of the Grantee,

FIRSTLY: to enter, labour, go, return, pass and repass upon and along that portion of the said land more particularly known and described as:

Those portions of the said lands shown outlined in Black on explanatory plan of statutory right-of-way deposited under number E7572-

(hereinafter called the "right-of-way"),

and

SECONDLY: to make surveys, tests and examinations upon the right-of-way, and to excavate the soil thereof and to construct, install, lay down, place and maintain watermains, sewers, storm sewers, drains, conduits, lines and pipes of every kind, together with ancillary appliances and fittings, for the purpose of conveying, draining, disposing, transmitting, transporting, containing, controlling, protecting or metering gas, water, sanitary sewage, storm sewage, liquid waste, electrical energy, communication service or any of them, in, under and through the said right-of-way as the Grantee may require or may deem expedient, and the same to cover with soil, alter, enlarge, remove, repair, renew, maintain, inspect and replace as may be deemed necessary and expedient by the Grantee or its licencees, agents, servants, officials and workmen, and

THIRDLY: to have reasonable access to the right-of-way over the land, for the purpose of carrying out the said works, and

FOURTHLY: to clear the right-of-way and keep it clear of all or any part of any trees, damaging growth, buildings or obstructions, now or hereafter on the right-of-way; PROVIDED THAT the Grantor may gravel, or pave with asphalt, the surface of the said right-of-way, and may use the surface of the said right-of-way for the lawful parking of automobiles (or storage of goods) provided the same does not interfere with the said works, and subject always to the right of the Grantee to remove the same at any time for the purpose of facilitating the installing, maintaining, repairing, replacing or removing of any of the said works; and further subject to the right of the Grantee to cut, break up, excavate in and remove any such gravel or asphaltic paving for the aforementioned purposes, provided the said Grantee replaces the same in as near its former condition as practicable;

AND FURTHER PROVIDED that the Grantor may erect and maintain a wooden boundary fence, so long as the same does not interfere with the said works, and subject to the right of the Grantee to remove such fence at any time for the purpose of facilitating the installation, maintenance, repair, replacement or removal of any of the said works, provided the said Grantee replaces such fence in as near its former condition as practicable, and

FIFTHLY: generally to do all acts necessary or incidental to the business of the Grantee in connection with the foregoing works,

TO HAVE AND TO HOLD, unto and for the benefit of the Grantee, from and after the date hereof, FOREVER.

746AM

Status: Registered

Doc #: AC199343

RCVD: 1989-08-16 RQST: 2023-12-05
09.35.53**199343**

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In this Indenture the said watermains, sewers, storm sewers, drains, conduits, lines and pipes, together with ancillary appliances and fittings, and other utilities, and each and every one of them, and all works forming part thereof located on the right-of-way herein called "the works".

THE GRANTOR DOES HEREBY COVENANT AND AGREE WITH THE GRANTEE:

THAT the Grantor will not erect, place or maintain any building, structure, concrete driveway or concrete patio, or store any flammable material on any portion of the right-of-way, including the subsoil thereof;

AND THAT the Grantor will not do or knowingly permit to be done any act or thing which will interfere with or injure the construction or maintenance of the said works, and in particular, will not carry out blasting on or adjacent to the right-of-way;

AND THAT the Grantor will not diminish the ground cover over the right-of-way;

AND THAT the Grantor will from time to time and at all times upon every reasonable request and at the cost and charges of the Grantee, do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances in law whatsoever for the better assuring unto the Grantee of the right-of-way hereby granted;

AND THE GRANTOR COVENANTS AND AGREES with the Grantee that any and all chattels and fixtures installed by the Grantee on the said right-of-way shall be and shall remain chattels, any rule at law to the contrary notwithstanding, and shall belong solely and exclusively to the Grantee;

THE GRANTEE HEREBY COVENANTS AND AGREES with the Grantor that the Grantee:

- (a) will not bury debris or rubbish of any kind in excavations or backfill, and that it will remove shoring and like temporary structures as backfilling proceeds;
- (b) will thoroughly clean the site, raking up all rubbish and construction debris and leave the site in a neat and clean condition;
- (c) will, as soon as weather and soil conditions permit, and insofar as it is practicable so to do, carry out the construction, maintenance, repair and/or replacement, and renewal of all underground works so as not to interfere unduly with the drainage of the said land;
- (d) will, as far as reasonably necessary, carry out the construction, maintenance, repair, and/or replacement and renewal of the said works in a proper and workmanlike manner so as to do as little injury as possible.

THE GRANTOR DOES HEREBY RELEASE AND FOREVER DISCHARGE the Grantee from and against all manner of actions, causes of action, suits and demands, whatsoever at law or equity other than for negligence which the Grantor may at any time have by reason of the laying, construction, repair, renewal, maintenance, inspection or removal of the said works or any of them or any portions thereof.

IT IS MUTUALLY UNDERSTOOD, AGREED AND DECLARED by and between the parties hereto that the covenants herein contained shall be covenants running with the land and that none of the covenants herein contained shall be personal or binding upon the parties hereto SAVE AND EXCEPT during the Grantor's seisin or ownership of any interest in the right-of-way and with respect only to that portion of the right-of-way of which the Grantor shall be seised or in which it shall have an interest, but that the land shall, nevertheless, be and remain at all times charged therewith;

AND THAT, save as aforesaid, nothing in these presents shall be interpreted so as to restrict or prevent the Grantor from using the said

Page 3 of 3

199343

- 4 -

right-of-way in any manner which does not interfere with the security or efficient functioning of or unobstructed access to the said works;

AND THAT, notwithstanding anything contained in these presents, there are hereby reserved to the Grantee all its rights and powers of expropriation or other powers or privileges granted to the Grantee, or enjoyed by it, by or under any Act of the Legislature of the Province of British Columbia;

AND THAT nothing herein contained shall be deemed to include or imply any covenant or agreement on the part of the Grantee with the Grantor or with any other person or persons as a condition hereof or otherwise to construct, install, or maintain the said works, or any of them, or any public works or utility whatsoever in the right-of way or any portion thereof.

The expressions "Grantor" and "Grantee" herein contained shall be deemed to include the executors, administrators, successors and assigns of such parties wherever the context or the parties hereto so require.

Wherever the singular or the masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties so require.

This Indenture shall enure to the benefit of and be binding upon the parties hereto, their executors, administrators, successors and assigns respectively.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed the day and year first above written.

The Corporate Seal of BAVARIA DEVELOPMENT CORPORATION was hereunto affixed in the presence of:

[Signature]
Authorized Signatories

The corporate seal of THE CORPORATION OF THE TOWNSHIP OF RICHMOND was hereunto affixed in the presence of:

[Signature] Mayor
[Signature] Municipal Clerk (Authorized Signatories)

Municipality of Richmond APPROVED as to services only. E.D. Dist. Head APPROVED as to land use. K.D. Mayor. COUNCIL APPROVAL as applicable. N/A

7468H

Status: Registered

Doc #: AC199343

RCVD: 1989-08-16 RQST: 2023-12-05
09.35.53

199343

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PROOF OF EXECUTION BY CORPORATION

I certify that on the 3 day of AUGUST
1989 at VANCOUVER in British
Columbia H. H. RIDGWAY (whose identity has been proved
by the evidence on oath of
who is) personally known to me, appeared before me and
acknowledged to me that he/she is the authorized
signatory of

BAVARIA DEVELOPMENT CORPORATION

and that he/she is the person who subscribed his/her name
and affixed the seal of the corporation to the
instrument, that he/she was authorized to subscribe
his/her name and affix the seal to it.

In testimony of which I set my hand and seal of office
at VANCOUVER, British Columbia
this 3 day of AUGUST, 1989.

Spolwick

A Commissioner for Taking Affidavits
for British Columbia

ROBERT BESTWICK
SOLICITOR & BARRISTER
LAW OFFICES
220 - 1010 BURNABY STREET
VANCOUVER, B.C. V6C 2B8

PROOF OF EXECUTION BY CORPORATION

RFB

I certify that on the 2ND day of AUGUST, 1989
at Richmond, in British Columbia
~~GORDON H. HOOPER~~ RODNEY DRENNAN *K10*
personally known to me, appeared before me and
acknowledged to me that he is the authorized signatory of
THE CORPORATION OF THE TOWNSHIP OF RICHMOND
and that he is the person who subscribed his name and
affixed the seal of the Corporation to the instrument,
that he was authorized to subscribe his name and affix
the seal to it.

RFB

In testimony of which I set my hand and seal of office at
Richmond, British Columbia this 2ND day
of AUGUST, 1989.

RFB

Ronald F. Schultz

A Commissioner for Taking Affidavits
for British Columbia
RONALD F. SCHULTZ

7468H

Status: Registered

Doc #: AC199343

RCVD: 1989-08-16 RQST: 2023-12-08 09:35:53

199343

- 6 -

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS
CANADIAN IMPERIAL BANK OF COMMERCE

having an interest as Mortgagee under charge number AB218330

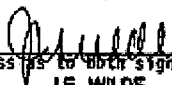
C O N S E N T


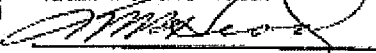
The undersigned, having an interest as Mortgagee, under charge number AB218330 registered in the Land Title Office in the City of New Westminster, in the Province of British Columbia, being an interest on or in the lands of the Grantor referred to in the Memorandum above written, for valuable consideration hereby approve and join in and consent to the foregoing grant of easement and to its registration in the Land Title Office with priority over the registration of the said charge, and agree that the same shall be binding upon all our interest in or charges upon the said lands of the Grantor, and that any and all encumbrances, liens or interests that we have therein shall henceforth be subject to the same.

IN WITNESS WHEREOF these presents have been executed the 8th day of August, 1989.

SIGNED, SEALED AND DELIVERED in the presence of:

CANADIAN IMPERIAL BANK OF COMMERCE
by its lawful attorneys:


(Witness as to both signatures)
J.E. WILDE
614 FL., 400 BURRARD ST.
VANCOUVER, B.C.
BANKER


ASSISTANT GENERAL MANAGER

INSPECTOR

LAND TITLE ACT
Form 4
(Section 45(1)(a))

STATUTORY DECLARATION WHERE ATTORNEY IS NOT A CORPORATION

We, _____ and _____ of the City of Vancouver in the Province of British Columbia, SEVERALLY DO SOLEMNLY DECLARE THAT:

1. _____ is of Canadian Imperial Bank of Commerce and _____ is _____ of Canadian Imperial Bank of Commerce and by virtue of holding such offices we are two of the attorneys for Canadian Imperial Bank of Commerce under a power of attorney filed under the Land Title Act.
2. At the time of our respective appointments to such offices each of us had attained the age of 21 years.
3. We are the persons who subscribed the name of Canadian Imperial Bank of Commerce and our names in the instrument as a transferor.
4. At the time of execution of the instrument the power of attorney had not been revoked by or on behalf of Canadian Imperial Bank of Commerce, that Canadian Imperial Bank of Commerce is legally entitled to hold and dispose of land in British Columbia, and we had not received any notice or information of the bankruptcy or dissolution of Canadian Imperial Bank of Commerce.
5. We know the contents of the instrument and subscribed the name of Canadian Imperial Bank of Commerce to it voluntarily as the free act of the transferor.

AND we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

SEVERALLY DECLARED before me)
at Vancouver, in British)
Columbia this _____ day of)
, 1989.)

A Commissioner for taking
affidavits for British Columbia
7468H

Status: Registered

Doc #: AC199343

RCVD: 1989-08-16 RQST: 2023-12-05
09:35:53

199343

LAND TITLE ACT

FORM 4

[Section 45 (1) (a)]

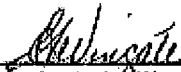
STATUTORY DECLARATION WHERE ATTORNEY IS NOT A CORPORATION


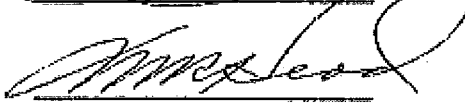
We, Robert Clair Bissillion and David Ivan Ralph Head, of the City of Vancouver, in British Columbia, severally solemnly declare that:

1. Robert Clair Bissillion is an Assistant General Manager of Canadian Imperial Bank of Commerce and David Ivan Ralph Head is an Inspector of Canadian Imperial Bank of Commerce and by virtue of holding such offices we are two of the attorneys for Canadian Imperial Bank of Commerce under a power of attorney filed under the Land Title Act.
2. At the time of our respective appointments to such offices each of us had attained the age of 21 years.
3. We are the persons who subscribed the name of Canadian Imperial Bank of Commerce and our names in the instrument as a transferor.
4. At the time of execution of the instrument the power of attorney had not been revoked by or on behalf of Canadian Imperial Bank of Commerce, that Canadian Imperial Bank of Commerce is legally entitled to hold and dispose of land in British Columbia, and we had not received any notice or information of the bankruptcy or dissolution of Canadian Imperial Bank of Commerce.
5. We know the contents of the instrument and subscribed the name of Canadian Imperial Bank of Commerce to it voluntarily as the free act of the transferor.

and we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Severally declared before me
at Vancouver, in British Columbia)
this 8th day of August, 1989)


 _____)
 Elizabeth A. Wingate)
 6th Floor, 400 Burrard Street)
 Vancouver, B.C.)
 Bank Officer)
 A Commissioner for Taking)
 Affidavits for British Columbia)


 _____)

 _____)

Status: Registered

Doc#: AC199343

RCVD: 1989-08-16 RQST: 2023-12-05
09.35.53

199343

**LAND TITLE ACT
FORM 2
[Sections 43(a) and 44(a)]**


AFFIDAVIT OF WITNESS

I, **Jacqueline E. Wilde**, of
Vancouver, in

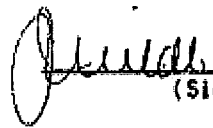
British Columbia, make oath and say:

1. I was present and saw this instrument duly signed and executed by **Robert Clair Bissillion** and **David Ivan Ralph Head**, the parties to it, for the purposes named on it.
2. The instrument was executed at **Vancouver, B.C.**
3. I know the parties who are 19 years old or more.
4. I am the subscribing witness to the instrument and am 16 years old or more.

Sworn before me at **Vancouver**
in **British Columbia**, this **8th** day of **August**, 19 **89**.



A Commissioner for Taking
Affidavits in British Columbia



(Signature)

**ELIZABETH A. WINGATE
8th FL., 400 BARRARD ST.
VANCOUVER, B.C.
BANK OFFICER**

Status: Registered

Doc #: AC199343

RCVD: 1989-08-18 RQST: 2023-12-05
09.35.53

199343

DATED _____

THE CORPORATION OF THE
TOWNSHIP OF RICHMOND

BAVARIA DEVELOPMENT CORPORATION

Statutory right of way

THE CORPORATION OF THE TOWNSHIP OF RICHMOND
6911 No. 3 Road
RICHMOND, B.C. V6Y 2C1
276-4000

FILE: 88-103

SRW Plan 82572

Status: Filed

Plan #: NWP82572 App #: NA Cnt#

RCVD: 1998-02-16 ROST: 2024-10-23 09:48 4

MAS 82-103

**EXPLANATORY PLAN OF STATUTORY RIGHT OF WAY OVER PORTIONS OF LOTS 15 AND 16
PLAN 82571, AND LOT B PLAN 81575, ALL IN SEC. 1 B.3 N. R.6 W., N.W.D.**

ACCORDING TO PLAN FOR PUBLIC UTILITIES PURPOSES PURSUANT TO SECTION 80 (1)(a) OF THE LAND TITLE ACT THESE DIMENSIONS INDICATED, ALL DIMENSIONS ARE IN METRES AND ALL AREAS ARE EXPRESSED AS SQUARE METRES.



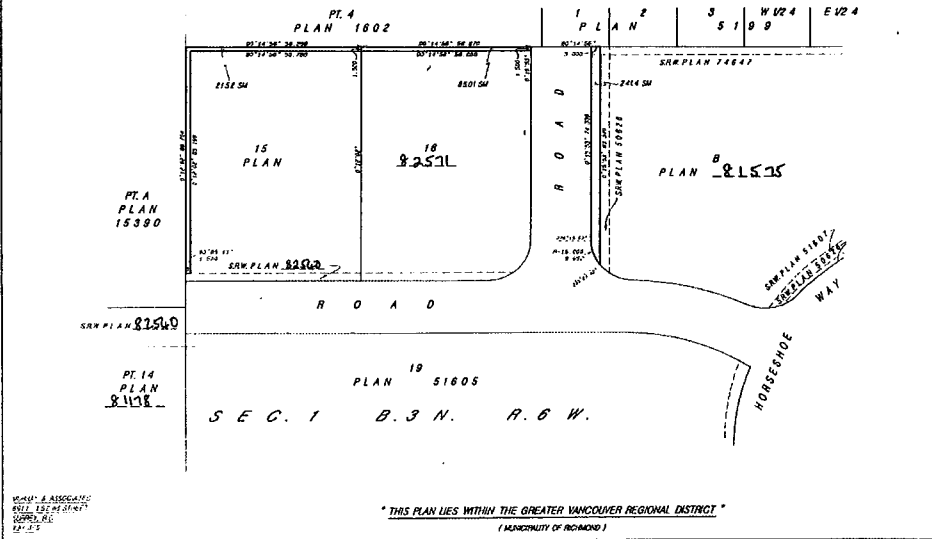
SCALE 1:750
DIMENSIONS IN METRES

11-320-R10,17,29+M7

PLAN 82572

DEPOSITED IN THE LAND TITLE OFFICE AT NEW BRUNSWICK THIS 10th DAY OF AUGUST 1998
G. J. [Signature]

REF: AC199362



CHECKED CORRECT ACCORDING TO TITLE OFFICE RECORDS
5th DAY OF JANUARY
[Signature]

Request to Mayor & Council, City of Richmond

February 14, 2001 Letter from the City's Urban Design Division



City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

RECEIVED
FEB 16 2001

CTA DESIGN GROUP

February 14, 2001
File:

Urban Development Division
Fax: (604) 276-4177

Via Fax: 732-7451

Ciaran J. Deery
c/o CTA Design Group
925 West 8th Avenue, #101
Vancouver, BC V5Z 1E4

Dear Sir:

Re: **11371 Coppersmith Way, Richmond, B.C.**
Building Permit No. 00184622

Further to your application for a plan review on December 28, 2000, this is to advise you that the current status of this project is as follows:

1. Development Application Section:

Review pending Servicing Agreement required; contact Jim DeKleer at 276-4090.

2. Health Department: Review complete.

3. Zoning Division: Review complete.

4. Fire Prevention Department: Review complete.

5. Building Approvals Department:

a) Structural: Review in progress.

b) Sprinkler: Review in progress.

c) Plumbing: Review complete.

d) Building Code Review (Part 3):

Effective 01.02.01

1. Provide sprinkler permit application and fee,

2. Complete schedule I - add permit numbers and check owner on first page and add company name on last page



28655G

02/16/01 10:34 FAX 6047327451

CTA DESIGN GROUP +--+ RICHMOND HOLDING 003/003

- 2 -

3. Correct and complete assurance letters: 1. schedule A - add name of company on second page or provide proof of ownership to verify 3. plumbing engineer cannot cross off foundation on item 4.2 on schedule B2 4. geo-technical original schedule H, not faxed; electrical engineer to provide current schedule H 5. fire suppression engineer - provide current insurance certificate

Effective 01.02.13

4. Proposed addition appears to encroach on right of way at rear of property, contact George Liew at 276-4025 to address
5. Confirm existing exit door remains at south east corner of building as travel distance to an exit exceeds 45m without it
6. Address disabled access with regards to the lunchroom and offices on the upper level as these facilities do not exist on the main floor
7. Confirm occupant load and washrooms to 3.7.4.2 as code analysis shows 80 occupants

Please review the above list and provide the requested information as soon as possible to avoid delay in the permit issuance or your construction schedule.

The above list of items, should not be taken as a complete lists of deficiencies. This list does not relieve the applicant, designer or owner from conforming to the requirements of every pertinent bylaw and regulation enforced within the City of Richmond.

We request acknowledgement of the above by March 22, 2001.

If you have any questions, please contact Bernadette D.M. Keenan at 276-4226.

Yours truly,



Bernadette D.M. Keenan
Plan Reviewer

Reviewed By



E.S. Nishi
Supervisor, Permits

BDK:

pc: Bob Furlong, Fire Inspector, Richmond Fire Dept.

February 28, 2001 Architect's Letter to the City Solicitor



cta design group

ARCHITECTURE AND ENGINEERING

February 28, 2001

(Fax: 278-5139)

*File
219
KADW
File*

City of Richmond
Legal Department
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

ATTENTION: Mr. Paul Kendrick

Dear Sir:

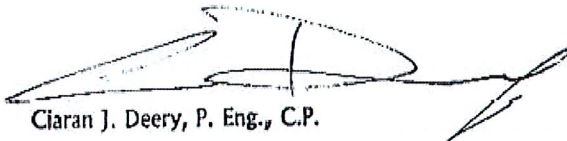
RE: Lots 15 and 16
Coppersmith Way

On behalf of the Owner of the above referenced properties, we ask you to approve the removal of the drainage right-of-ways on both the properties.

Should you have any queries please do not hesitate to contact the undersigned.

Yours truly,

CTA DESIGN GROUP



Ciaran J. Deery, P. Eng., C.P.

CD/lr

cc: George Liew – City of Richmond



JOHN A.R. COOPER, P.ENG. CIARAN J. DEERY, P.ENG. JOHN E. KRISTIANSON, M.A.I.B.C. - A PARTNERSHIP OF LIMITED COMPANIES

101 - 825 WEST 8TH AVENUE, VANCOUVER, B.C. V5Z 1E4 TEL: (604) 736-2554 FAX: (604) 732-7451 E-MAIL: ctadesign@aol.com

January 23/01 Building Permit Plans with the "G.L. March 5, 2001 notation"



11371 COPPERSMITH WAY

AREA OF THE CONSTRUCTION

NO.	DATE	REVISION
1	01/23/01	ISSUED FOR BUILD PERMIT
2	01/23/01	ISSUED FOR PERMIT

ISSUED FOR BUILDING PERMIT
JAN 23/01

ADDITION TO 11371 COPPERSMITH WAY FOR RICHMOND HOLDINGS LTD

ctd design group
11371 COPPERSMITH WAY
RICHMOND, ONTARIO L4B 1W8
TEL: 905-709-2214
FAX: 905-709-7000

SITE PLAN
ROOF DRAIN PLAN
5

0018 S101 2

11371 COPPERSMITH WAY 001811002

EXISTING BUILDING

EXPANSION

STANDARD CURB DETAILS

SECTION 1.1 GENERAL NOTES

SECTION 1.2 SITE DATA

SECTION 1.3 BUILDING AREA

SECTION 1.4 PARKING

SECTION 1.5 ACCESS

SECTION 1.6 SIGNAGE

SECTION 1.7 LIGHTING

SECTION 1.8 MECHANICAL

SECTION 1.9 ELECTRICAL

SECTION 1.10 PLUMBING

SECTION 1.11 HEATING

SECTION 1.12 COOLING

SECTION 1.13 ELEVATION

SECTION 1.14 FINISHES

SECTION 1.15 SPECIAL REQUIREMENTS

SECTION 1.16 NOTES

SECTION 1.17 NOTES

SECTION 1.18 NOTES

SECTION 1.19 NOTES

SECTION 1.20 NOTES

SECTION 1.21 NOTES

SECTION 1.22 NOTES

SECTION 1.23 NOTES

SECTION 1.24 NOTES

SECTION 1.25 NOTES

SECTION 1.26 NOTES

SECTION 1.27 NOTES

SECTION 1.28 NOTES

SECTION 1.29 NOTES

SECTION 1.30 NOTES

SECTION 1.31 NOTES

SECTION 1.32 NOTES

SECTION 1.33 NOTES

SECTION 1.34 NOTES

SECTION 1.35 NOTES

SECTION 1.36 NOTES

SECTION 1.37 NOTES

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SECTION 1.96 NOTES

SECTION 1.97 NOTES

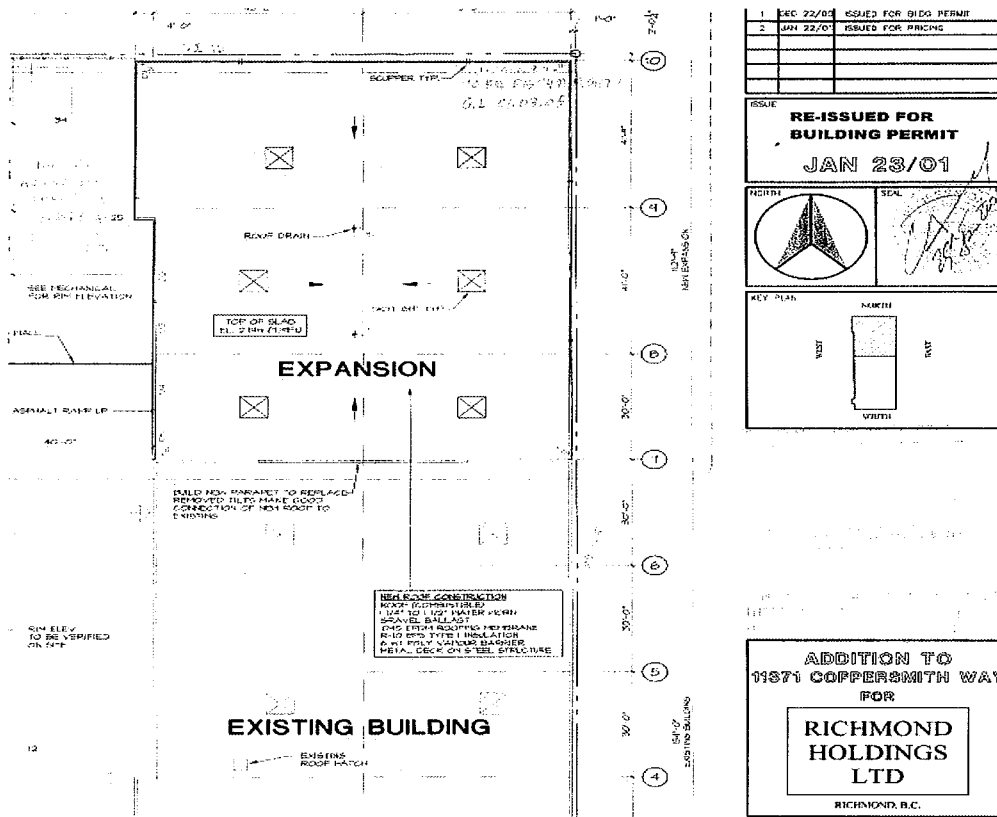
SECTION 1.98 NOTES

SECTION 1.99 NOTES

SECTION 2.00 NOTES

Request to Mayor & Council, City of Richmond

DETAIL FROM PREVIOUS PAGE - JANUARY 23/01 BUILDING PLANS



Request to Mayor & Council, City of Richmond

March 7, 2001 Urban Design Division Building Permit Approval Letter

03/28/01 11:29 FAX 6047327451

CTA DESIGN GROUP +--+ RICHMOND HOLDING 001/006

**City of Richmond**

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

RECEIVED
 MAR - 9 2001

CTA DESIGN GROUP
 FILE #0018

March 7, 2001
 File:

Urban Development Division
 Fax: (604) 276-4177

Via Fax: 732-7451

Ciaran J. Deery
 c/o CTA Design Group
 925 West 8th Avenue, #101
 Vancouver, BC V5Z 1E4

Dear Sir:

Re: **11371 Coppersmith Way, Richmond, B.C.**
Permit No. 00184622

This letter is to advise you that your application for a plan review has been completed. A building permit will be issued subject to:

Effective February 1, 2001:

1. Provide sprinkler permit application and fee.
2. Complete Schedule I – Add permit numbers and check owner on the first page and add company name on the last page.
3. Correct and complete assurance letters:
 - Schedule A – Add name of company on the second page or provide proof of ownership to verify;
 - Plumbing Engineer – Cannot cross off foundation on Item 4.2 on Schedule B2;
 - Geotechnical – Schedule H "original" required, fax copy not acceptable;
 - Electrical Engineer – Provide current Schedule H; and
 - Fire Suppression Engineer – Provide current insurance certificate.
4. Obtain Servicing Agreement. Contact Jim DeKleer at 276-4090.

Effective February 13, 2001:

5. Confirm existing exit door remains at the south east corner of the building, as travel distance to an exit exceeds 45m without it.

RICHMOND
Island City, by Nature

301215

03/28/01 11:29 FAX 6047327451

CTA DESIGN GROUP +--+ RICHMOND HOLDING 002/006

- 2 -

6. Payment of all applicable fees, which are estimated as follows for this project:

A. Building Approvals Department		
1. Based on \$270,000.00		\$2,530.00
2. On site services (includes catch basins, sumps, storm sewer, firelines, etc.)		318.00
Minus application fee		-1,265.00
	Sub Total	\$1,583.00
B. Urban Development (Subject to Change)		
1. Damage Deposit		5,100.00
	Sub Total	\$5,100.00
C. Total Fees Payable:		
	plus letter of credit (to be valid for 13 months from the date the building permit is issued)	\$6,683.00

*CP# 9811
3/28/01*

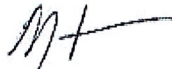
Please make arrangements to obtain this permit, or advise us of your intentions by **March 28, 2001**. **If the permit is to be picked up, please endeavour to be in the office BEFORE 3:00 p.m. to facilitate the issuance.** Permits not issued may be subject to revised fees, or bylaw changes as they are adopted. The plan processing fee is forfeited after 30 days of notification that the permit is ready for issuance, and the application may be cancelled within 60 days of notification.

The granting of this permit does not relieve the applicant, occupier or owner, from conforming to the requirements of every pertinent bylaw and regulation enforced within the City.

Should you require any further assistance, contact Bernadette D.M. Keenan at 276-4226.

Yours truly,

Reviewed By




Bernadette D.M. Keenan
Plan Reviewer

E.S. Nishi
Supervisor, Permits

BDK:jd

pc: B. Venturas, Urban Development
S. Sharma, Revenue

03/28/01 11:30 FAX 6047327451

CTA DESIGN GROUP --- RICHMOND HOLDING 003/008

FEB 23 2001 12:11 FR CITY OF RICHMOND

276 4157 TO 97327451

P.01/04

RECEIVED
FEB 26 2001



CTA DESIGN GROUP

City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Main (604) 276-4000 Fax (604) 276-4177

FAX COVER LETTER

- URGENT - please deliver as soon as possible
- CONFIDENTIAL
- For your information
- In response to your request
- For your comment, reply requested
- For your action

DATE: FEB. 23/2001

No. of Pages
(including cover sheet): 4

Original to follow by mail: No Yes

TO: NAME: <u>CIARAN DEERY P.E.S.</u>	FAX NO.: <u>732-7451</u>
COMPANY: <u>CTA</u>	DEPARTMENT:

FROM: NAME: <u>Jim DeKleer</u>
DIVISION/DEPARTMENT:
<input type="checkbox"/> Urban Development, Fax No. (604) 276-4177 <input type="checkbox"/> Engineering, Fax No. (604) 276-4197
<input type="checkbox"/> Building Approvals, Fax No. (604) 276-4063
<input type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Development Applications
<input type="checkbox"/> Transportation
<input type="checkbox"/> Community Bylaws and Administration
<input type="checkbox"/> Zoning

Please contact the person below if you receive this fax in error; or you receive an incomplete fax.

Name: JIM Phone: (604) 276-4090

MESSAGES:

- COPY OF SCHEDULE COST BREAKDOWN WITH OH WILL FORM PART OF SERVICING AGREEMENT
- COPY OF REQUIREMENTS FOR LETTERS OF CREDIT
- COPY " " " 5 MIL. LIABILITY INSURANCE WHICH IS REQUIRED FOR TIME OF CONSTRUCTION PLUS A 1 YEAR MAINTENANCE PERIOD.

05048 / 0180-20-001
AS-49 / rev. August 17, 2000

05/28/01 11:30 FAX 6047327451

CTA DESIGN GROUP --- RICHMOND HOLDING 0004/006

FEB 23 2001 12:11 FR CITY OF RICHMOND

604 276 4157 TO 97327451

P.02/04

SCHEDULE 2

**CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION**

DEVELOPER: Richmond Holdings Ltd.		DATE: February 23, 2001	
LOCATION: 11371 Coppersmith Way		FILE: SA 01-114120	
PROJECT NAME: Addition to existing building			
1. PERFORMANCE SECURITY:			
WORKS		ESTIMATED COST	
(a)	Sidewalk Construction	\$	6,940.00
(i)	Final Asphaltic Lift	\$	0.00
(ii)	Landscaping	\$	3,310.00
(b)	Watermain	\$	0.00
(c)	Storm Sewer	\$	0.00
(d)	Sanitary Sewer	\$	0.00
(e)	Street Lighting	\$	0.00
(f)	Engineering	\$	513.00
TOTAL ESTIMATED COST OF WORKS:		\$	10,763.00
TOTAL PERFORMANCE SECURITY:		\$	10,763.00
2. MAINTENANCE SECURITY:			
(15% of Total Estimated Cost of Works for a,a(ii),b,c,d,e plus 100% of a(i) & f)		\$	2,050.50
3. PUBLIC WORKS & SERVICES INSPECTION COST:			
4% of	\$ 10,250.00	\$	410.00
G.S.T.		\$	28.70
		\$	438.70
4. TRAFFIC SIGNS:			
COST		\$	
G.S.T.		\$	0.00
		\$	0.00
5. DEVELOPMENT COST CHARGES:			
(To be determined at Building Permit stage)		\$	0.00

03/28/01 11:31 FAX 6047327451
 FEB 23 2001 12:12 FR CITY OF RICHMOND

CTA DESIGN GROUP --- RICHMOND HOLDING @005/008
 604 276 4157 TD 97327451 P.03/04



Finance Division

7577 Elmbridge Way
 Richmond, BC V6X 2Z8

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

ACCEPTABLE LETTERS OF CREDIT

In situations where, for any purpose, the City of Richmond requires the security of a Letter of Credit, such Letter of Credit shall contain statements, clauses or provisions to ensure the following:

1. That the Letter of Credit is irrevocable;
2. That the issuing financial house is a bank, credit union, or trust company;
3. That draws on the Letter of Credit must be able to be presented to and acceptable by a financial house in Richmond. In extreme cases, presentation in Vancouver may be acceptable, but reasons why presentation in Richmond is not possible must satisfy the City Treasurer-Collector;
4. That demands for payment will be honoured without questioning the City's right to make draws or the reasons given for making such draws;
5. That the City, in its covering letter to the sight draft, need only identify the Letter of Credit number, the company or party for whom it was supplied, and an identification of the project by address;
6. That partial drawings are permitted;
7. That the project to which the Letter of Credit applies is identified by civic address and, where such exists, the City's file number for the subdivision, Development Permit or Development Cost Charge with reference to which the Letter of Credit is provided; and
8. That the Letter of Credit contain an "Automatic Renewal Clause" as follows:
 "It is a condition of this credit that it shall be deemed to be automatically extended, without amendment, for one year from the present or any future expiration date hereof, unless thirty (30) days prior to such date, we [bank] shall notify the beneficiary [Richmond] in writing by registered mail, that we elect not to consider this credit to be renewed for any such additional period. Upon receipt by the beneficiary of such notice, they may draw here under by means of their signed written demand for payment".

For all Letter of Credit adjustments, changes and drawdowns, the City will issue letters directly to the Developer with a copy to the Financial Institution. We will either send these documents through the mail or fax the appropriate material directly.

If a Financial Institution requires an acknowledgement of a Letter of Credit, the Letter of Credit must be sent in duplicate. The City will acknowledge receipt of the duplicate and return it to sender. Separate letters of acknowledgement will not be issued.

All cheques requested by the City as part of Development Cost Charge drawdown must be certified and must accompany the reduced Letter of Credit when submitted to the City. We must have both documents to accept the reduced Letter of Credit.

A Letter of Credit containing any restriction or requirement other than those outlined above is not acceptable. Acceptance of any Letter of Credit by City staff is subject to its approval by the City Treasurer-Collector.

77784 / 0189-20-001

03/28/01 11:31 FAX 6047327451

CTA DESIGN GROUP +++ RICHMOND HOLDING 21008/006

FEB 23 2001 12:12 FR CITY OF RICHMOND

604 276 4157 TO 97327451

P.04/04



City of Richmond

INSURANCE COVERAGE REQUIREMENTS

It is a requirement of an Agreement with the City of Richmond that insurance be provided, therefore please forward a copy of this sheet to your insurance agent which sets out the insurance obligations that are contained in the agreement. Please also remember that failure to keep your insurance in force as required under the agreement is considered a breach of that agreement.

The Developer will, at its sole expense, before commencing work and throughout the currency of the Agreement, in partial discharge of its obligation, procure and maintain Comprehensive Liability Insurance in the amount of five million (\$5,000,000.00) dollars in a form acceptable to Richmond, with an insurance company licensed to carry on business in the Province of British Columbia and acceptable to Richmond, and providing the following coverage:

- (a) The Developer and Richmond will be protected against all claims arising out of:
- (i) death or injury to person; and
 - (ii) damage to, or loss of use of, any property of third persons, including without limiting the foregoing; the following classes of property: real property, chattels, land, works, buildings, structures, wires, conduits, pipes, mains, shafts, sewers, tunnels, and apparatus in connection therewith; even when the damage or loss of use is caused by vibration, moving, shoring, underpinning, raising, rebuilding or demolition of any building, structure or support, or by excavation, tunnelling or other work below the surface of the ground or water; and
 - (iii) damage to or loss of all buildings, structures, stores and materials included in or required for the carrying out of the Works.
- (b) Every policy of insurance required shall:
- (i) name "CITY OF RICHMOND" as additional insured; and
 - (ii) state that the policy applied to each insured in the same manner and to the same extent as if a separate policy had been issued to each insured; and
 - (iii) state that the policy cannot be cancelled, lapsed or materially changed without a least ten (10) days written notice to Richmond, delivered to the City of Richmond's City Clerk at 6911 No. 3 Road, Richmond, B.C. V6Y 2C1.

December 19, 1996\UD-03-03.FRM

May 15, 2001 Urban Design Division "Final" Building Permit Approval Letter

Received: 5/15/01 2:26PM; 6047327451 -> Richmond Holdings Group; Page 2
05/15/01 14:19 FAX 6047327451 CTA DESIGN GROUP +--+ RICHMOND HOLDING 002/004
MAY 15 2001 14:14 FR CITY OF RICHMOND 604 226 4177 TO 97327451 P.01/03

RECEIVED
MAY 15 2001



CTA DESIGN GROUP
FILE #0018

CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

FAX COVER SHEET

May 15, 2001

FILE:

TO:	NAME/COMPANY:	Claran J. Deery c/o CTA Design Group
	FAX NO.	732-7451
FROM:	DEPARTMENT:	URBAN DEVELOPMENT DIVISION
	NAME:	Bernadette D.M. Keenan Plan Reviewer
	FAX NO.	(604) 276-4063

TOTAL NO. OF PAGES, INCLUDING COVER SHEET: 3

If you have any problems with this fax, contact: Bernadette D.M. Keenan at 276-4226

MAILED ORIGINAL TO FOLLOW: Yes

- URGENT
- For your information

MESSAGE:

IMPORTANT - CONFIDENTIAL INFORMATION

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. Any other distribution, copying, or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and return the original transmission to us by mail without making a copy.

Received: 5/15/01 2:27PM; 6047327451 -> Richmond Holdings Group; Page 3
05/15/01 14:19 FAX 6047327451 CTA DESIGN GROUP -> RICHMOND HOLDING 0003/004
MAY 15 2001 14:14 FR CITY OF RICHMOND 604 276 4177 TO 97327451 P.02/03



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone: (604) 276-4000
www.city.richmond.bc.ca

May 15, 2001
File:

Urban Development Division
Fax: (604) 276-4177

Via Fax: 732-7451

Ciaran J. Deery
c/o CTA Design Group
925 West 8th Avenue, #101
Vancouver, BC V5Z 1E4

file
2001 RZ1
Permit
Constr. Contract
file

Dear Sir:

Re: 11371 Coppersmith Way, Richmond, B.C.
Permit No. 00184622

This letter is to advise you that your application for a plan review has been completed. A building permit will be issued subject to:

Effective February 1, 2001:

1. Provide sprinkler permit application and fee.
2. Payment of all applicable fees (revised May 14, 2001), which are estimated as follows for this project:

A. Building Approvals Department		
1. Based on \$270,000.00		\$2,530.00
2. On site services (Includes catch basins, sumps, storm sewer, firelines, etc.)		318.00
Minus application fee		-1,265.00
	Sub Total	\$1,583.00
B. Total Fees Payable:		
	plus letter of credit	\$1,583.00
	(to be valid for 13 months from the date the building permit is issued)	

Please make arrangements to obtain this permit, or advise us of your intentions by May 28, 2001. If the permit is to be picked up, please endeavour to be in the office BEFORE 3:00 p.m. to facilitate the issuance. Permits not issued may be subject to revised

15/5/01
445pm
Amir - pls confirm back that
Permit will cover this
directly



401376

August 27, 2001 Foundation Survey Certificate

File # 11371 Coppersmith Way #00-184622

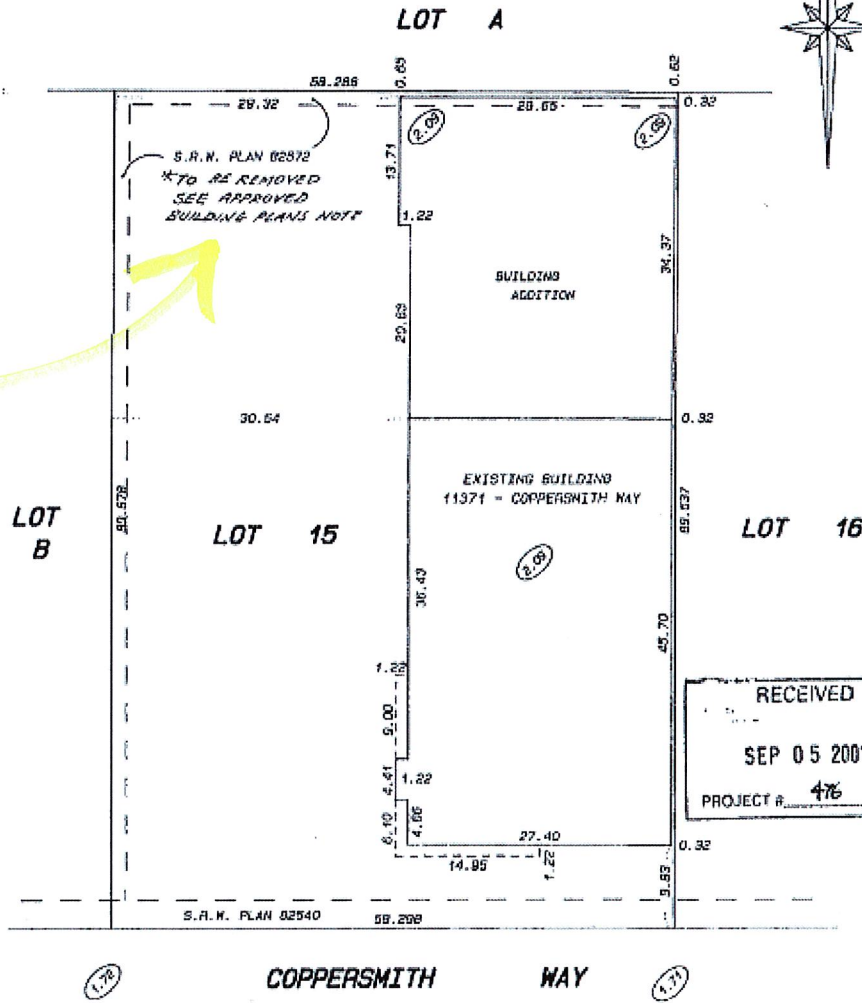
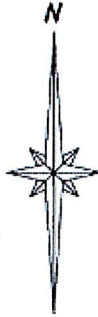
B.C. LAND SURVEYOR'S - CERTIFICATE OF LOCATION

**SHOWING LOCATION OF BUILDING FOUNDATION ON
LOT 15, SEC. 1, B.3 N., R.6 W., NWD, PLAN 82571
CITY OF RICHMOND**

SCALE: 1:250 

CIVIC ADDRESS: 11371 - COPPERSMITH WAY, RICHMOND, B.C.

NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.



RECEIVED
SEP 05 2001
PROJECT # 476

NOTE: THIS SKETCH IS PREPARED FOR INSPECTION PURPOSES AND IS NOT TO BE USED TO ESTABLISH THE LOT BOUNDARIES IN THE FIELD.
ELEVATIONS ARE GEODETIC, SHOWN IN METRES, DERIVED FROM RICHMOND'S GEODETIC NETWORK, AND ARE TAKEN TO THE CENTRELINE OF THE ROAD AND TOP OF FOUNDATION SLAB.

THIS 27th DAY OF AUGUST, 2001

S. D. Milner

© S.D. MILNER, B.C.L.S., 2001
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

STEPHEN D. MILNER - B.C. LAND SURVEYOR TEL.: 946-1788
#102-5007-47A AVENUE, DELTA, B.C. V4K 1T8 FAX.: 946-1789

CLIENT REFERENCE: FILE: 5916
PRISM CONSTR., LTD. MAP: 01-3-B

Subject: We need your attention
Attachments: Letter to the Council regarding the Heritage Status of Steveston Hotel..pdf

Subject: We need your attention
Date: Sun, 22 Dec 2024 14:58:43 -0800
From: Demetre Lazos
To: city clerk richmond <cityclerk@richmond.ca>

Dear RICHMOND City Hall clerk hi,

Please take a look at the attachment. This letter was send to the Mayor s office and all councilors .

It is the owner s wish and mine to ask you to present our letter and our concerns at the open session of the first upcoming meeting of the City Hall Councillors.

We are expecting that you will inform us when this meeting will take place ahead of time so we will make sure that we will attend in person.

Thank you for your time and your services.

Have a great holiday season.

K.D. Lazos

----- Forwarded Message -----

Subject: Fwd: We need your attention
Date: Sun, 22 Dec 2024 14:40:32 -0800
From: Kanaris Lazos
To: Demetre, Kanaris Lazos

Please send the attached letter to the City Clerk and request him to present your letter at the next Open session meeting of the City Councillors for discussion and to inform you when it would be presented so that you can attend the meeting.

Thanks:

KANARIS D. LAZOS

TO: The mayor and Councilors of RICHMOND B.C. Date : December 05 2024

Dear Mayor, Malcolm Brodie and all Councilors, may this letter find you all in a great health and in an even greater happy spirits.

I wanted to get in touch with you to share my lengthy experience dealing with the city hall since 1981 (Long Ago but I really miss those days. And I m not the only one) .

I am 100% positive and another 100% sure that there is a lot of room for improvements in the way the city workers are handling matters such as applications for BP or DP (PLUS PLUS) .

Long ago we used to be able to get permits very fast even withing one or two weeks. This created the affordable housing and buildings. Today and especially the last 6 to 7 years has become unreasonably extremely **expensive**, extremely **unreasonable** (too many roosters not enough chickens situation) AND THIS IS JUST THE START OF WHAT CREATES UNAFORTABLE HOUSING AND BUILDINGS.

I have been the applicant for many dozens of various permits since 1981, Some of you masy even know me.

We just got the permits (both HAP and BP) for 12111 STEVESTON (the Steveston hotel)

PLEASE NOTE it TOOK a little over 3 years to get these permits with all the nonsense going back and forth demands , and all the wrong and inaccurate recommendations given to me/us from various different departments and individuals (*** Too many roosters*** called job creations)

And this is not the first time . Please note I have been saving all of my emails for many years . I have a great amount of evidence to back up what I m saying PLUS a great evidence to show that most workers of the various departments do not work a full week. I CAN PROVE THIS STATEMENT AT ANY TIME .

The main and major part I wanted to write to you is regarding the Steveston Hotel and the unfortunate ,unreasonable and the most terrible experience I had during the last three years.

Some individuals who most likely love history and antiques has classified this structure as a Heritage building etc.

This address may have some historic value but as far as the actual structure and exterior finishes has not even a worth of a \$ 10.00 item with any architectural value of a heritage building.

PAGE # 2

This address may have some historic value to those who spend all day reading history , without using any of their own money (they get paid by the tax payers money to sit at home read and direct sometime useless opinions and wants without thinking of the expenses and cost that they create to the owners and businessmen, What a waste of TIME & MONEY. They cause more aggravations and embarrassments, than serving the public, or rendering any valuable improvement to the city or the taxpayers.)

THERE IS NO VALUE to the real owner or owners and any businessman who wants to own this building and contact business from this structure. NO value zero historic value to anyone.

As I said earlier I have all proofs in my hands to show the facts of what I have been saying. TOOK 3 Years to get these permits mainly because the HAP ppl , the historic society plus plus provided so many obstacles , so many none-senses, so many unnecessary go back and forth and so many costly get me this,, now get me that. I feel sorry to say after so many years of technologies and such vast of experience, instead of going forwards we are going backwards at a speed of a bullet. THIS IS VERY SAD.

People who are handling the HAP and the historic society never take into consideration the damages causing to owners and business owners (3 years to get a PERMIT?????? has any one took any time to think what this means to any owner or to any businessman???? 3 years??? lost of income....maintenance related costs??? Tenants lose interest and they walk away? I can name you many more damages caused by the unfortunate and unseasonable way these permits are handled (too many roosters and too many who get paid to wants to make others to believe that they care about history and to protect garbage such as the building we are talking about) They get paid in full, they do not put a full week of work, they come up with so many requirements and demands, we go back and forth a few hundred times and at the end we get what we want because their demands have no leg to stand on. WHY DO YOU ALLOW THEM TO WASTE THE MONEY OF YOUR OWN TAXPAYERS??

these people do not create anything good for the community. They are only there to make a good salary, good future with great pension, good holiday times, great sick pay days stay home on Fridays , make 3 day long weekend into a four of five day long weekend, (as I said I have plenty of emails to show this fact.

REGARDLESS :

I am very interested to sit down with you and reason with you or allow me to show you what we have been going through for the last 10 years . Hopefully I/we can convince you to include in your monthly meeting agenda a specific item regarding the heritage status of this building which building very obviously has a ZERO value in and Architectural item (interior or exterior)

We / I making a petition to all of you to include this matter in one of your monthly meetings and we will be there.

Conclusion:

1. Steveston Hotel is an old building with no history. It emerged that the businesses had some contents which have historical values, it would be to very few members of the community.
2. Old buildings are not suitable for hospitality businesses, as visitors are getting used to modern buildings with large windows, more natural light and all-round views. Old buildings cannot offer these, hence hotels operating in these buildings cannot compete with hotels in new buildings. We only get guests when others are full.
3. Old buildings cannot conform to the new building codes in respect of energy retention and losses, these have higher operating costs.
4. In a few years to come this building will be vacant and derelict unless demolished and replaced with a modern building that can offer attractive facilities.
5. The village has to have new developments otherwise it will fall aside with an attractive shoreline and Fraser River creek that nobody would like to visit. It is like owning a vintage car, which you would store in your garage but will not be driving around in it. The village will have no economic value. We cannot live in the past; it only belongs to history books but not on the streets.